

# FIRST SUPPLEMENTAL CONDOMINIUM MAP FOR GROUSE GLEN AT VAIL CONDOMINIUMS TOWN OF VAIL, EAGLE COUNTY, COLORADO

### CERTIFICATE OF DESIGNATION AND COMMENT

Know all men by these presents that Crossview Properties, Ltd., a Colorado limited partnership and Buffer Creek Townhomes, Ltd., a Colorado limited partnership and their owners in fee simple of all that real property situated in the Town of Vail, Eagle County, Colorado, described as follows:

That part of Tract B, "Phase II, Tract A and Tract F" according to the description in page B-1 of Exhibit B of the Planned Unit Development Plan and Declaration of Protective Covenants recorded in Book 300 at Page 758 in the office of the Eagle County, Colorado, Clerk and Recorder, described as follows:

Beginning at a point on the westerly right-of-way line of Lion's Ridge Way, according to the map of Lion's Ridge Subdivision, Filing No. 2 recorded in the office of the Eagle County, Colorado, Clerk and Recorder, whence the north 1/4 corner of Section 12, Township 5 South, Range 91 East of the Sixth Principal Meridian bears 091°14'34"E 344.46 feet distant, said point of beginning also being the northerly corner of Eastern Valley Condominiums - Phase 2A One, the Condominium Map of which is recorded in the office of the Eagle County, Colorado, Clerk and Recorder; thence, departing the easterly line of said Eastern Valley Condominiums - Phase 2A One, the following two courses along said westerly right-of-way line: (1) 88°12'59" 24.00 feet; 60 100.00 feet along the arc of a curve to the right, having a radius of 941.59 feet, a central angle of 17°00'13", and a chord which bears 87°44'42" 180.20 feet; thence, departing said westerly right-of-way line, the following three courses along the continuation of a pedestrian access easement described in the document recorded in Book 200 at Page 758 in the office of the Eagle County, Colorado, Clerk and Recorder: (1) 81°00'00" 21.00 feet; (2) 284°23'20"E 41.50 feet; (3) 85°19'46"W 64.21 feet; (4) 83°29'07"W 25.00 feet to the easterly line of Grouse Glen at Vail Condominiums, according to the map thereof recorded in the office of the Eagle County, Colorado, Clerk and Recorder; thence the following three courses along the westerly and northerly lines of said Grouse Glen at Vail Condominiums: (1) 80°06'37"W 13.80 feet; (2) 86°31'07"W 79.47 feet; (3) 251°12'42"W 35.50 feet to the easterly line of said Eastern Valley Condominiums - Phase 2A One; thence, departing the northerly line of said Grouse Glen at Vail Condominiums, the following three courses along said easterly line of Eastern Valley Condominiums - Phase 2A One: (1) 841°53'17"W 52.00 feet; (2) 841°50'55"E 27.50 feet; (3) 81°00'00"W 23.10 feet to the point of beginning, containing 4.3025 acres, more or less.

do hereby submit this "First Supplemental Condominium Map for Grouse Glen at Vail Condominiums" to the provisions of the Condominium Declaration for Grouse Glen at Vail Condominiums recorded in Book 624 at Page 225; the First Supplemental Condominium Declaration for Grouse Glen at Vail Condominiums recorded in Book 322 at Page 102; the First Amendment to the Condominium Declaration for Grouse Glen at Vail Condominiums recorded in Book 624 at Page 615.

Executed this 21<sup>st</sup> day of February, A.D., 1992.

**OWNERS:** Crossview Properties, Ltd., a Colorado limited partnership and Buffer Creek Townhomes, Ltd., a Colorado limited partnership. Address: 4100 W. Highway 6 & 24, Eagle-Vail, CO 81624.

By: **Claudia Ventura, Inc.**, a Colorado corporation, general partner. Address: 4100 W. Highway 6 & 24, Eagle-Vail, CO 81624.  
By: **John F. Kyle**, general partner.

By: **Buffer Creek Townhomes, Ltd.**, a Colorado limited partnership. Address: 4100 W. Highway 6 & 24, Eagle-Vail, CO 81624.

By: **Peter F. Kyle**, general partner. Address: 4100 W. Highway 6 & 24, Eagle-Vail, CO 81624.

STATE OF Colorado ) ss.  
COUNTY OF Eagle )

The foregoing instrument was acknowledged before me on this 21<sup>st</sup> day of February, A.D., 1992, by Jack L. Ryan as general partner of Crossview Properties, Ltd., a Colorado limited partnership, by Peter F. Kyle as general partner of Buffer Creek Townhomes, Ltd., a Colorado limited partnership, and by Claudia Ventura, Inc., a Colorado corporation, general partner of Crossview Properties, Ltd., a Colorado limited partnership.

My Commission expires: 03/31/95. Notary Public, Eagle County, Colorado.  
Witness my hand and seal.

STATE OF Colorado ) ss.  
COUNTY OF Eagle )

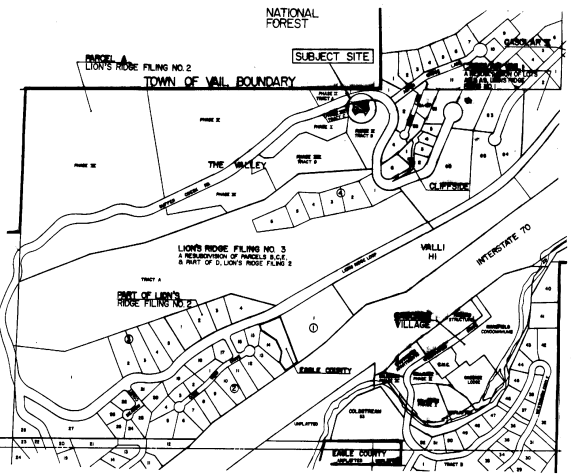
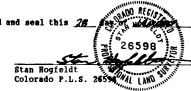
The foregoing instrument was acknowledged before me on this 21<sup>st</sup> day of February, A.D., 1992, by Jack L. Ryan as general partner of Crossview Properties, Ltd., a Colorado limited partnership, by Peter F. Kyle as general partner of Buffer Creek Townhomes, Ltd., a Colorado limited partnership, and by Claudia Ventura, Inc., a Colorado corporation, general partner of Crossview Properties, Ltd., a Colorado limited partnership.

My Commission expires: 03/31/95. Notary Public, Eagle County, Colorado.  
Witness my hand and seal.

### SURVEYOR'S CERTIFICATE

I do hereby certify that I as a registered Land Surveyor licensed under the laws of the State of Colorado, that this condominium map is true, correct and complete as laid out, plotted, dedicated and shown hereon, that such condominium map was made from an accurate survey of said property by me and under my supervision and correctly shows the horizontal and vertical location and dimensions of the building containing the condominium units, the condominium walls, parcels and easements of said condominium map, and the parcels is staked upon the ground in compliance with applicable regulations governing the subdivision of land.

In witness thereof I have set my hand and seal this 28<sup>th</sup> day of February, A.D., 1992.



VICINITY MAP



### ZONING ADMINISTRATOR CERTIFICATE

This condominium map is hereby approved by the Town of Vail Zoning Administrator this 18<sup>th</sup> day of February, A.D., 1992.

By: **John A. L.**  
**John A. L.**  
Town Clerk  
Town of Vail, Colorado

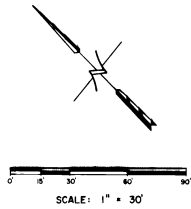
By: **Andres M. Pando**  
**Andres M. Pando**  
Zoning Administrator  
Town of Vail, Colorado

### TITLE CERTIFICATE of Eagle County Inc.

Stewart Title Guaranty Company does hereby certify that the title to all lands shown upon this final plat has been examined and is vested in: Crossview Properties, Ltd., a Colorado limited partnership and Buffer Creek Townhomes, Ltd., a Colorado limited partnership.

and that title to such lands is free and clear of all liens and encumbrances, except as follows: **Recorded** Covenants in 225444, 225491, 225492, 225493, 225494, 225495, 225496, 225497, 225498, 225499, 225500, 225501, 225502, 225503, 225504, 225505, 225506, 225507, 225508, 225509, 225510, 225511, 225512, 225513, 225514, 225515, 225516, 225517, 225518, 225519, 225520, 225521, 225522, 225523, 225524, 225525, 225526, 225527, 225528, 225529, 225530, 225531, 225532, 225533, 225534, 225535, 225536, 225537, 225538, 225539, 225540, 225541, 225542, 225543, 225544, 225545, 225546, 225547, 225548, 225549, 225550, 225551, 225552, 225553, 225554, 225555, 225556, 225557, 225558, 225559, 225560, 225561, 225562, 225563, 225564, 225565, 225566, 225567, 225568, 225569, 225570, 225571, 225572, 225573, 225574, 225575, 225576, 225577, 225578, 225579, 225580, 225581, 225582, 225583, 225584, 225585, 225586, 225587, 225588, 225589, 225590, 225591, 225592, 225593, 225594, 225595, 225596, 225597, 225598, 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# FIRST SUPPLEMENTAL CONDOMINIUM MAP FOR GROUSE GLEN AT VAIL CONDOMINIUMS



N. 1/4 CORNER  
SEC. 12, T5S, R81W, 6th. P.M.  
FOUND: 1 1/2" BRASS CAP ON A 1" IRON PIPE,  
1942 U.S. GENERAL LAND OFFICE SURVEY

1/4 SECTION  
3000' x 3000' (E.V.S.D. AS-BUILT)  
EASTERN VALLEY  
SUBDIVISION

For zoning purposes, the phasing lines shown on this map should not be considered property lines. Development standards (such as OZFA, site coverage, etc.) are based on the development rights granted to THE VALLEY PHASE II in its entirety, which includes both Tract A and Tract B.

U.S. FOREST SERVICE

TRACT A

PART OF PARCEL A

FOUND BY:  
REBAR WITH  
ALUM. CAP I.D.  
No. 16466

N 89° 04' 11" E  
380.00'

(VARIABLE)  
ROAD

ROAD

CREEK

BUFFER

THE VALLEY  
CONDOMINIUMS

EASTERN VALLEY  
CONDOMINIUMS  
PHASE 2A-ONE

GROUSE GLEN  
AT VAIL  
CONDOMINIUMS

GROUSE GLEN AT VAIL  
CONDOMINIUMS, PHASE II

A PART OF TRACT B

BUFFER  
CREEK  
ROAD

PART OF PARCEL A

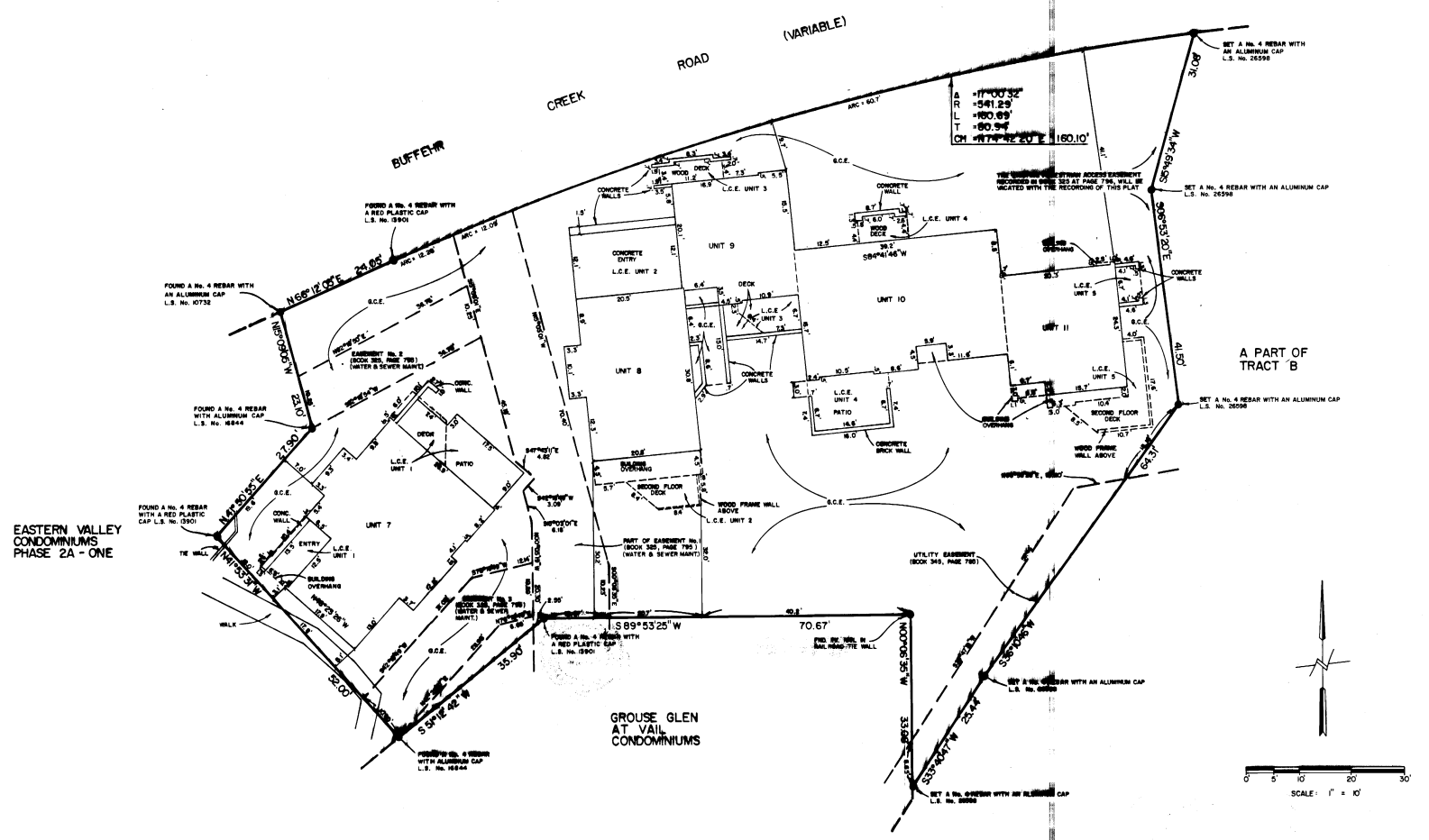
LION'S RIDGE SUBDIVISION  
FILING No. 3

EAGLE VALLEY SURVEYING, INC.  
11199 Highway 6 & 24, Eagle-Vail  
Head Office Box 1290  
Silverthorn, CO 80492  
303-646-1406

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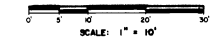
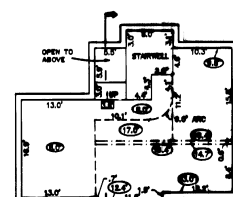
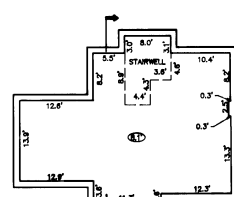
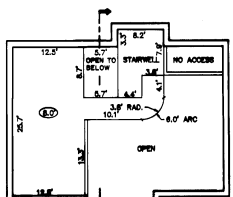
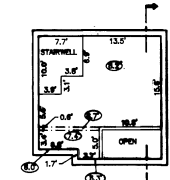
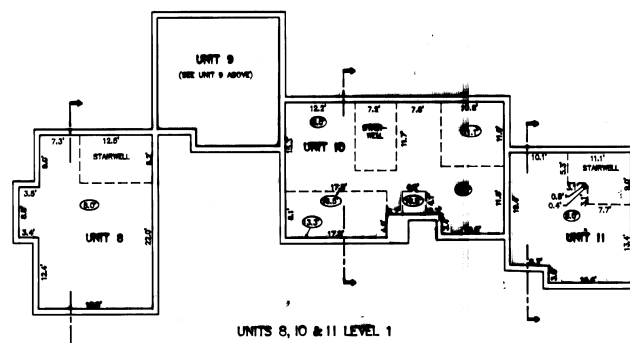
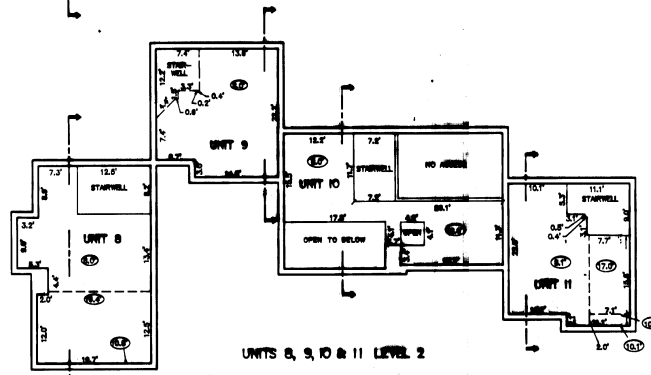
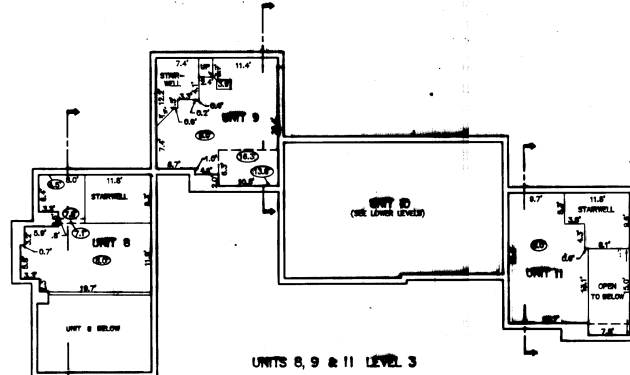
**NOTES:**

- (1) Date of Survey: November and December, 1991
- (2) Street Address: 1400 Buffehr Creek Road
- (3) Basis of Bearings is a line connecting the existing monuments marking the North 1/4 corner of Section 12 and the northeast corner of Tract A being WEST 1/4 (see sheet 2).
- (4) Monumentation as noted hereon (see sheets 2 and 3).
- (5) Elevations shown hereon are based on Upper Eagle Valley Sanitation District as-built invert elevation for Manhole A-1 being 8404.4 feet (see sheet 2).
- (6) As shown hereon, "L.C.E." indicates General Common Elements, as the same are defined in the Condominium Declaration.
- (7) As shown hereon, "L.C.E. Unit" indicates Limited Common Elements appurtenant to a particular unit, as the same are defined in the Condominium Declaration.
- (8) For zoning purposes, the phasing lines shown on this map should not be considered property lines. Development standards (such as setbacks, site coverage, etc.) are based on the development rights granted to THE VALLEY PHASE II in its entirety, which includes both Tract A and Tract B.



# FIRST SUPPLEMENTAL CONDOMINIUM MAP FOR GROUSE GLEN AT VAIL CONDOMINIUMS

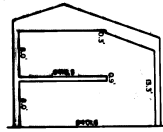
- LEGEND**
- INDICATES A BREAK IN THE FLOOR LEVEL.
  - INDICATES A BEAM.
  - - - INDICATES A CHANGE IN CEILING HEIGHT.
  - CEILING HEIGHT DIMENSION.
  - CHANGE IN FLOOR LEVEL.



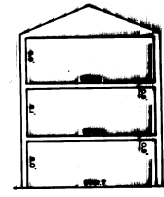
**BRUSHWORTH SURVEYING, INC.**  
 4189 Highway 24.5, Englewood  
 Post Office Box 1259  
 Englewood, CO 80152  
 303-948-1405

**NOTICE:**  
 According to Colorado law you ~~may~~ commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

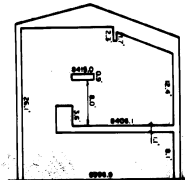
# FIRST SUPPLEMENTAL CONDOMINIUM MAP FOR GROUSE GLEN AT VAIL CONDOMINIUMS



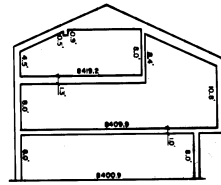
UNIT 10



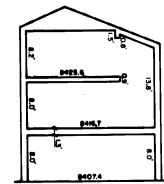
UNIT 11



UNIT 7

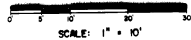


UNIT 8



UNIT 9

## CROSS SECTIONS - UNITS 7 THRU 11



SCALE: 1" = 10'