

Vicinity Map  
 Not to Scale

LEGEND:

- C.H. indicates Ceiling Height
- C.E. indicates Common Element
- L.C.E. indicates Limited Common Element

Elevation Datum: (Bench mark)

The Elevation Datum for this Condominium Map was taken from a Banner Associates survey Control Station AR-11 Being Elevation 9527.18

316792

PLAT

651 A & B LLC

TO

TERRACES AT MEADOWS RUN

STATE OF COLORADO  
 COUNTY OF SAN MIGUEL  
 FILED FOR RECORD AT 3:24 O'CLOCK  
 P. M. JANUARY 29, 1998  
 AND ONLY RECORDED IN  
 BOOK PL#1 PAGE 2321-2326  
 GAY CAPPIS  
 BY Rocky Williams  
 FEES \$ 61.00

According to Colorado law you must 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.

RECORDATION OF DECLARATION:

Condominium Declarations for THE TERRACES AT MEADOWS RUN, A COMMON INTEREST COMMUNITY recorded in Book Number \_\_\_\_\_, at Page \_\_\_\_\_.

EASEMENT RESEARCH:  
 SECURITY TITLE GUARANTY COMPANY

Commitment No: J045686497-3  
 Commitment Date: December 4, 1997

DEVELOPMENT RIGHTS

The entire Community is subject to development rights of the Declarant reserved in the Declaration. These reserved development rights shall be exercised only on those portions of the Real Property indicated on this Map with diagonal lines including, without limitation, the area designated for "Additional Units Development Rights".

SQUARE FOOTAGE CHART:

BUILDING A	UNIT NO.	SQUARE FOOTAGE
	101	953
	201	953
	102	1092
	202	1092
BUILDING B	UNIT NO.	SQUARE FOOTAGE
	301	953
	401	953
	302	1092
	402	1092

SURVEYOR'S CERTIFICATE

I Alan E. Jacobsen, a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this map of THE TERRACES AT MEADOWS RUN, A CONDOMINIUM COMMON INTEREST COMMUNITY, has been prepared under my direct supervision and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, and Article 33, Section 38-33.3-209 C.R.S. to the best of my knowledge and belief.

IN WITNESS WHEREOF, I here unto affix my hand and official seal this 29 day of JAN. A.D. 1998.

Alan E. Jacobsen

P.L.S. 28652



MORTGAGEE'S CERTIFICATE

The undersigned The Bank of Telluride, as beneficiary of a deed of trust which constitutes a lien upon the Declarant's property, recorded at Book \_\_\_\_\_, Page \_\_\_\_\_, in the San Miguel County Clerk and Recorder's real property records hereby consents to the subdivision and dedications as designated on this map, and hereby subordinates the lien created by said instrument to the dedication of the Community effected hereby.

By: Peter F. Kenworthy

Title: SENIOR VICE PRESIDENT

NOTARIAL

State of Colorado  
 County of San Miguel

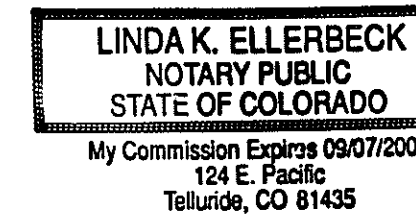
The foregoing instrument was acknowledged before me this 29th day of JANUARY, A.D. 1998.

By: Peter F. Kenworthy as Senior Vice President of The Bank of Telluride

My Commission Expires on: 9-7-01

Witness my hand and official seal:

Notary Public Linda K. Ellerbeck



TITLE INSURANCE COMPANY CERTIFICATE

Security Title Guaranty Co. does hereby certify that we have examined the title to the lands and rights shown on this Map of THE TERRACES AT MEADOWS RUN, A CONDOMINIUM COMMON INTEREST COMMUNITY, and that title to these lands is in the name of 651 A & B L.L.C., a Limited Liability Company, and is free and clear of all encumbrances, liens, taxes and special assessments except as follows:  
ad valorem taxes, Deed of Trust in Book 574 at page 489 and Deed of Trust in Book 585 at page 62

By: Rocky Williams  
 Rocky Williams/President  
 Vice

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that 651 A & B L.L.C., a Colorado Limited Liability Company, (the "Declarant") being the owner in fee simple of all Real Property described as follows, does hereby Plat said Real Property, in accordance with the Plat shown hereon:

That portion of Lot 651B, Replat of Lot 651-B, Town of Mountain Village, according to the Plat recorded October 3, 1996 in Plat Book 1 at Page 2125

County of San Miguel  
 State of Colorado.

KNOW ALL MEN BY THESE PRESENTS FURTHER that the Declarant do hereby dedicate, grant and submit both the Real Property together with all improvements located thereon, to condominium common interest ownership under the style and name of "THE TERRACES AT MEADOWS RUN, A COLORADO CONDOMINIUM COMMON INTEREST COMMUNITY" (the "Community"), together with the Easements as shown on this Map and the various portions of such Real Property and development rights being designated for separate and common ownership, as shown on this Map and in accordance with that certain Declaration of Grants, Covenants, Conditions and Restrictions for the Community recorded herewith on 1997 in Book 585 at Page 489.

1998, in Book \_\_\_\_\_ at Page \_\_\_\_\_  
 San Miguel County, Colorado

By: Stephen Finger, Manager

By: Jeffrey Lehrer, Manager as attorney in fact

By: Jeffrey Lehrer, Manager

NOTARIAL

State of Colorado  
 County of San Miguel

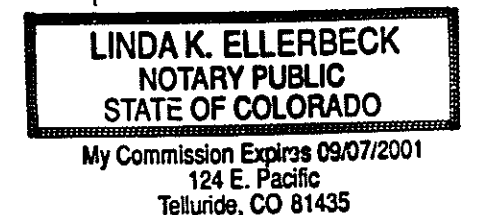
The foregoing instrument was acknowledged before me this 29th day of JANUARY, A.D. 1998.

By: Stephen H. Finger

My Commission Expires on: 9-7-01

Witness my hand and official seal:

Notary Public Linda K. Ellerbeck



NOTARIAL

State of Colorado  
 County of San Miguel

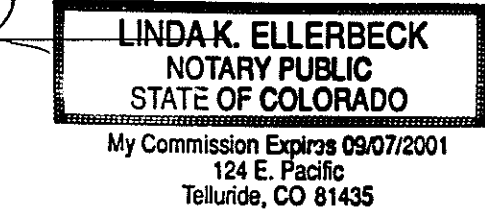
The foregoing instrument was acknowledged before me this 29th day of JANUARY, A.D. 1998.

By: Jeffrey Lehrer by Stephen Finger as Attorney in Fact

My Commission Expires on: 9-7-01

Witness my hand and official seal:

Notary Public Linda K. Ellerbeck



COUNTY TREASURER'S CERTIFICATE

I certify that according to the records in my office that there are no liens against this subdivision or any part thereof for unpaid State, County, Municipal, or local taxes or special assessments due and payable in accordance with The Town of Mountain Village, Policies and Procedures, Section 19.1.7 and C.R.S. 38.36.156.

County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

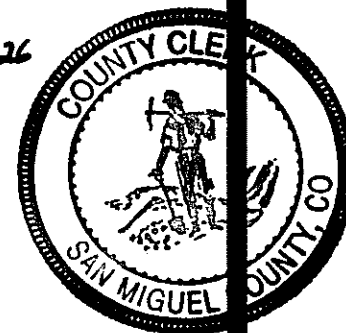
SAN MIGUEL COUNTY CLERK'S ACCEPTANCE

This Map was accepted for filing in the office of the Clerk and Recorder of San Miguel County, Colorado on this 29th day of JANUARY, A.D. 1998. Plat Book Number 2321-2326

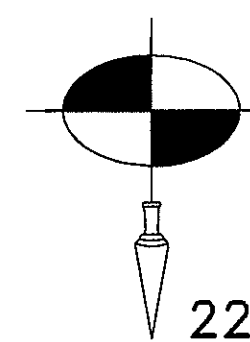
316792

By: Gay Cappis

San Miguel County Clerk

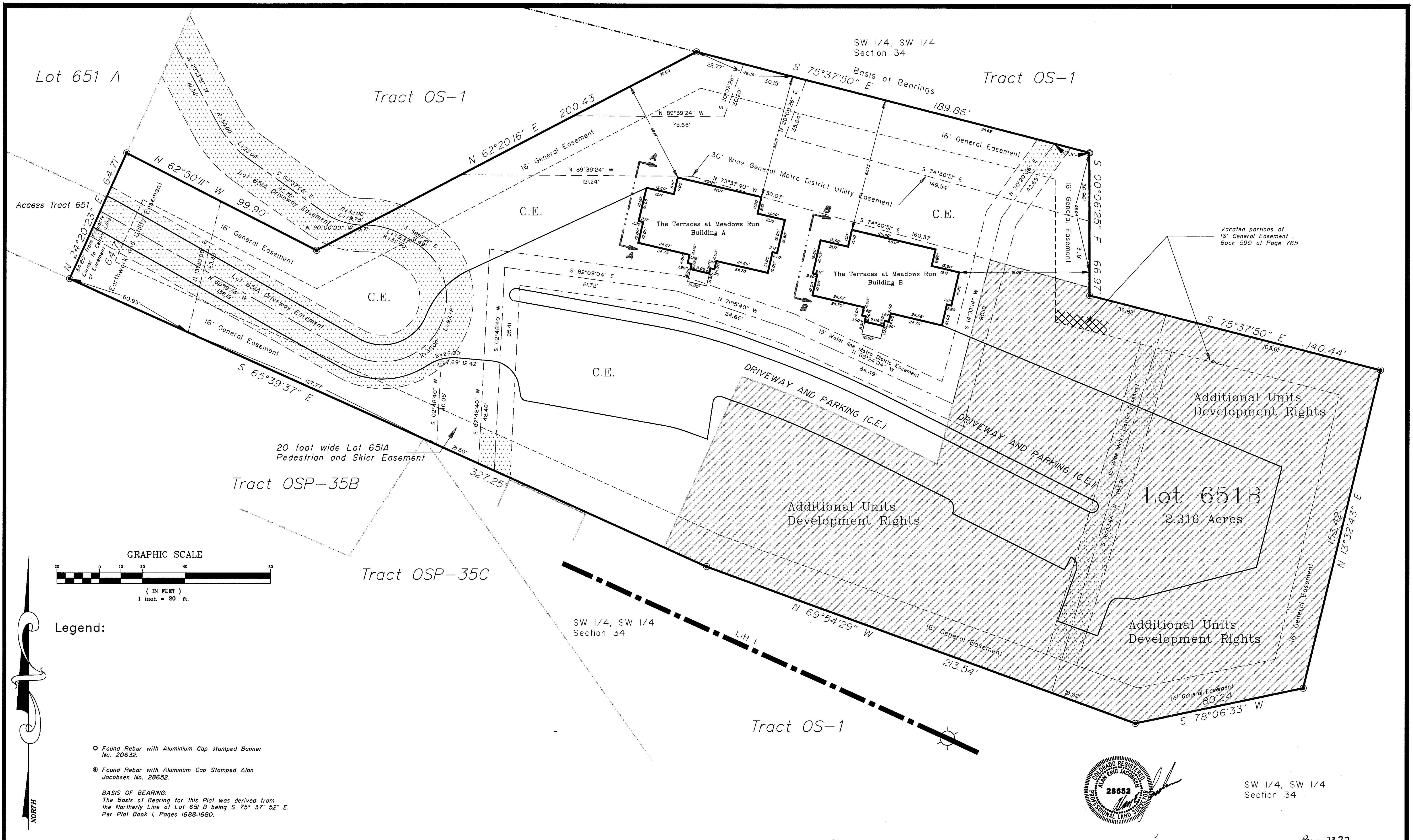


THE TERRACES AT MEADOWS RUN  
 A CONDOMINIUM COMMON INTEREST COMMUNITY  
 in Section 34, T.43 N., R.9 W. N.M.P.M., Town of Mountain Village, Colorado



JACOBSEN ASSOCIATES  
 ENGINEERING \* PLANNING \* SURVEYING  
 225 S. Oak, P.O. Box 3730, Telluride CO. 81435, (970)728-1128

date 1-29-1998  
 job number 960/651bcon  
 drawn by KLD  
 checked by AEJ  
 sheet number 1 of 6



Vacated portions of  
 16' General Easement  
 Book 590 at Page 765

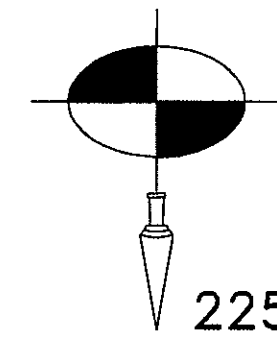


SW 1/4, SW 1/4  
 Section 34

Page 2322

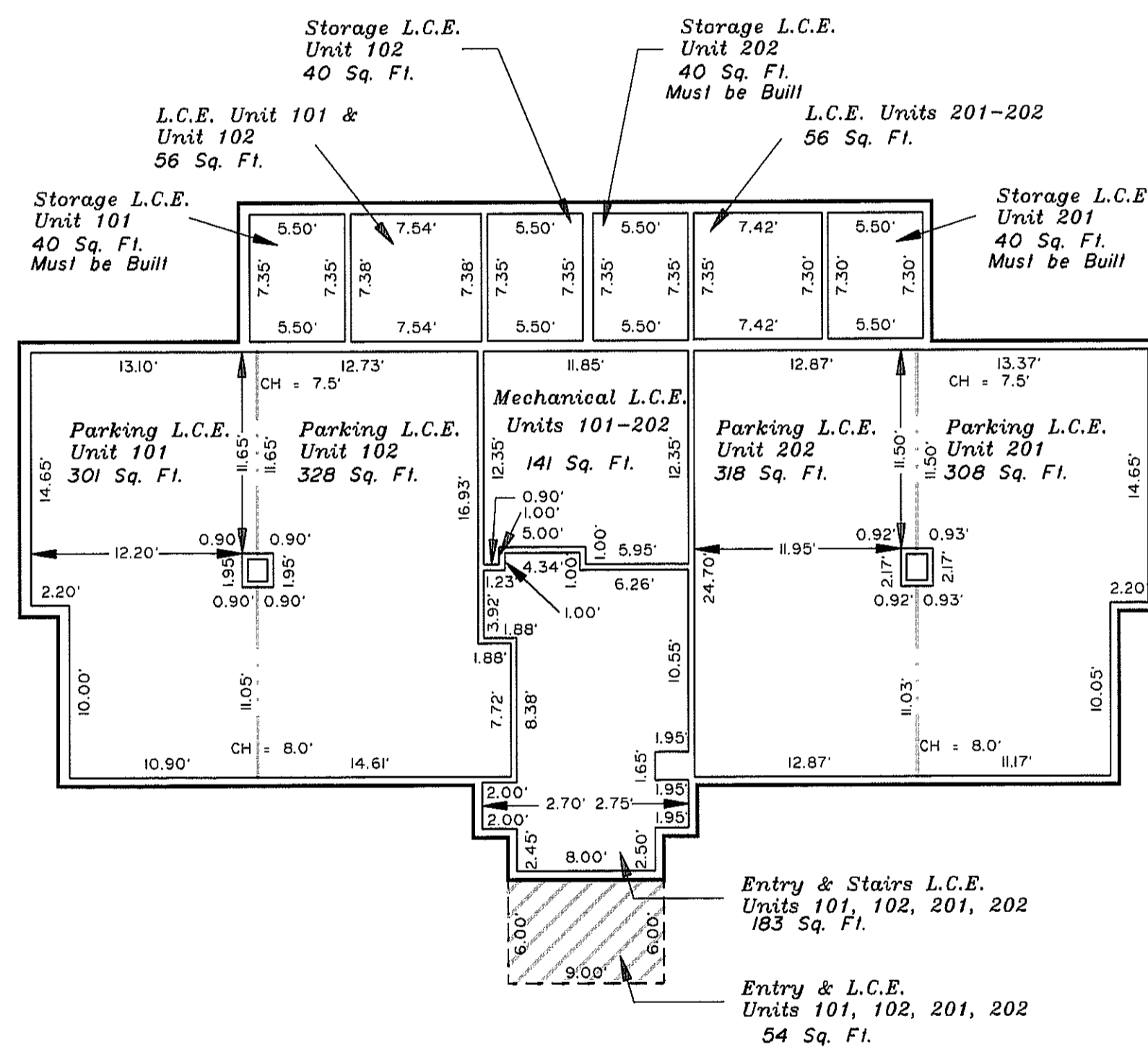
# THE TERRACES AT MEADOWS RUN

## A CONDOMINIUM COMMON INTEREST COMMUNITY



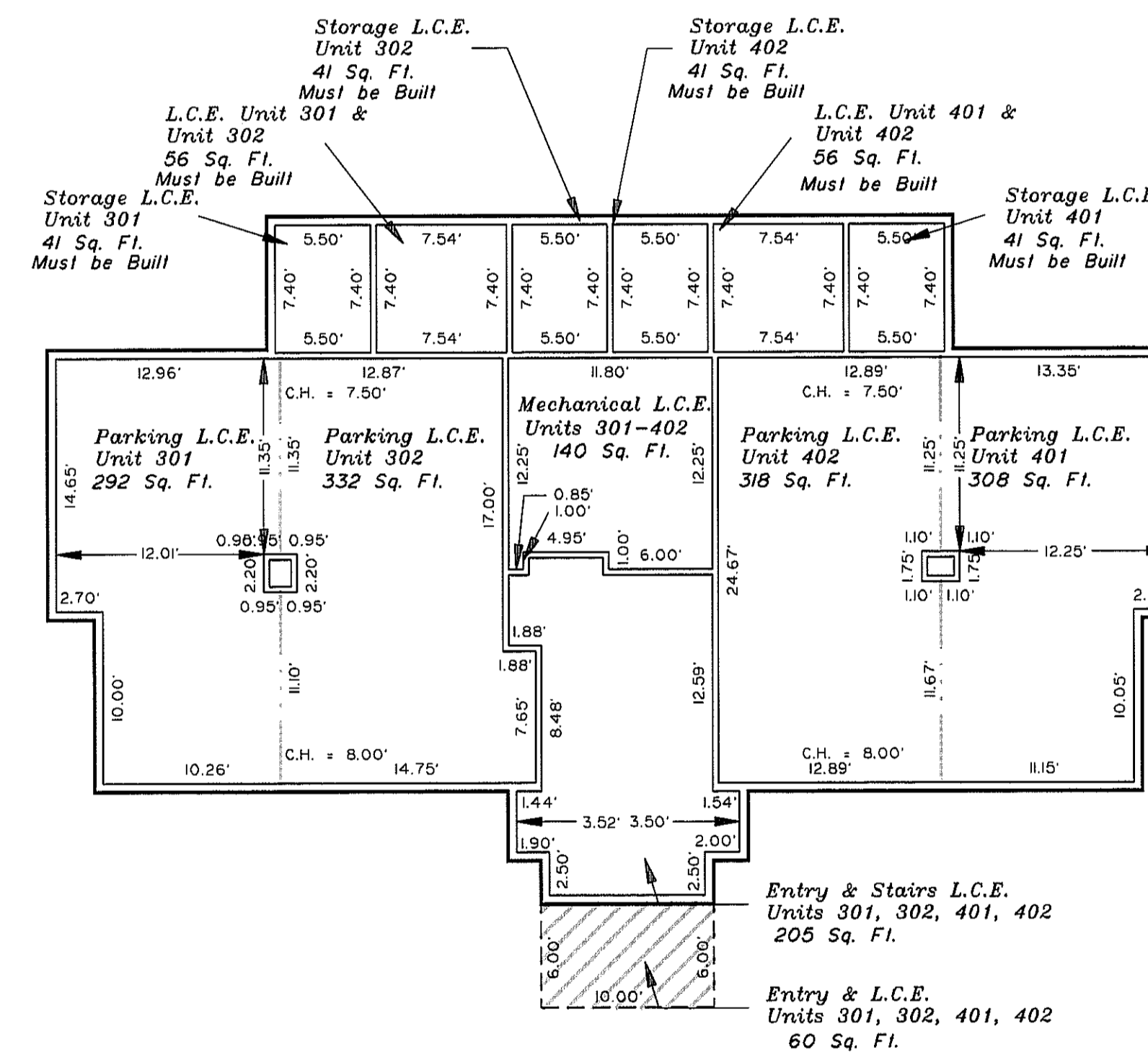
**JACOBSEN ASSOCIATES**  
 ENGINEERING \* PLANNING \* SURVEYING  
 225 S. Oak, P.O. Box 3730, Telluride CO. 81435, (970)728-1128

date	1-29-1998
job number	960/69bcon
drawn by	KLD
checked by	AEJ
sheet number	2 of 6



Garage Level Building A

Scale 1" = 8'

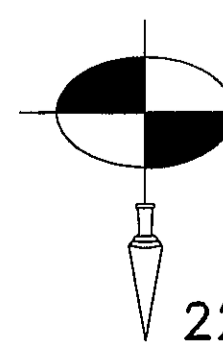


Garage Level Building B

Scale 1" = 8'



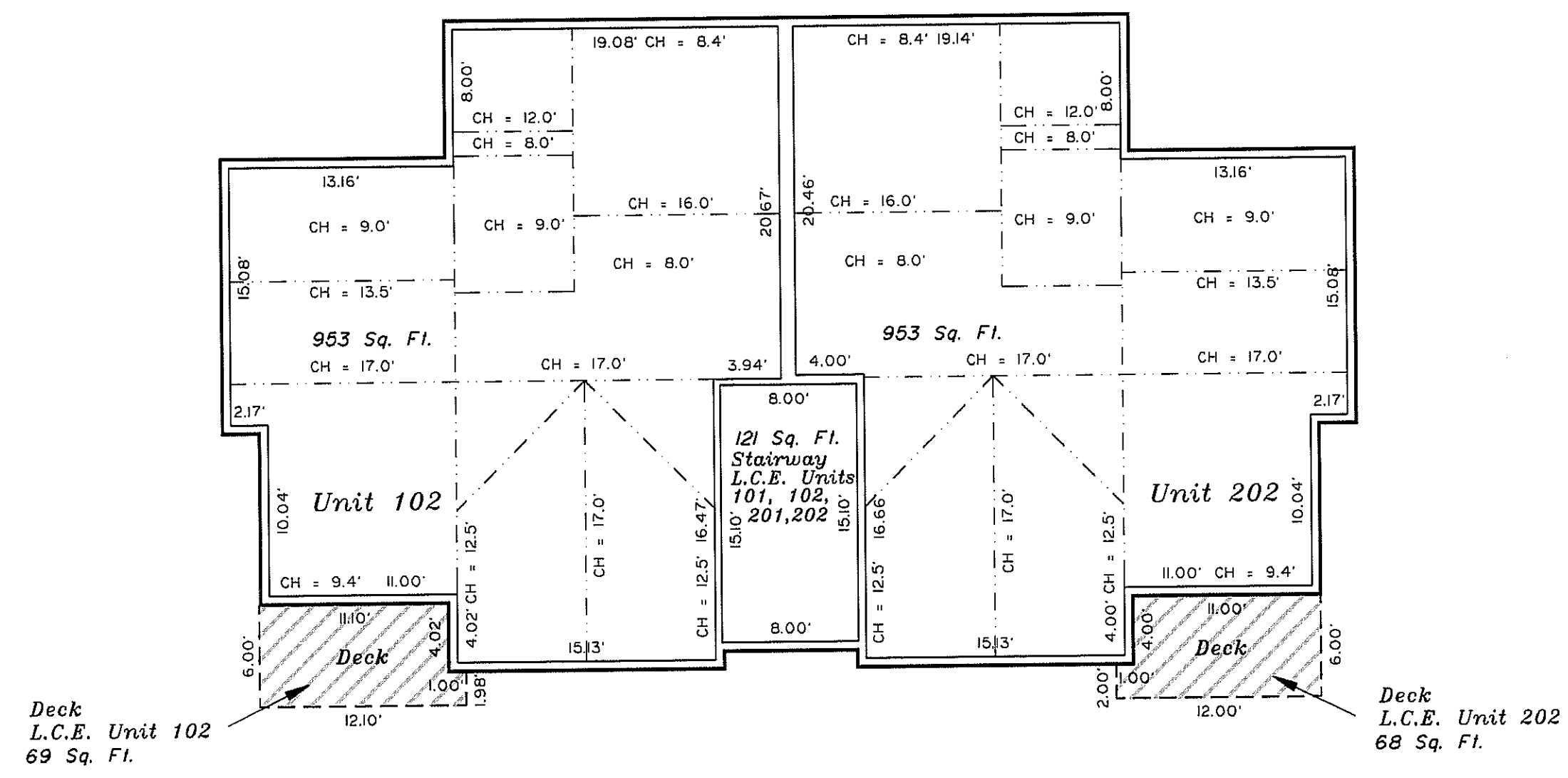
THE TERRACES AT MEADOWS RUN  
 A CONDOMINIUM COMMON INTEREST COMMUNITY



JACOBSEN  
 ASSOCIATES

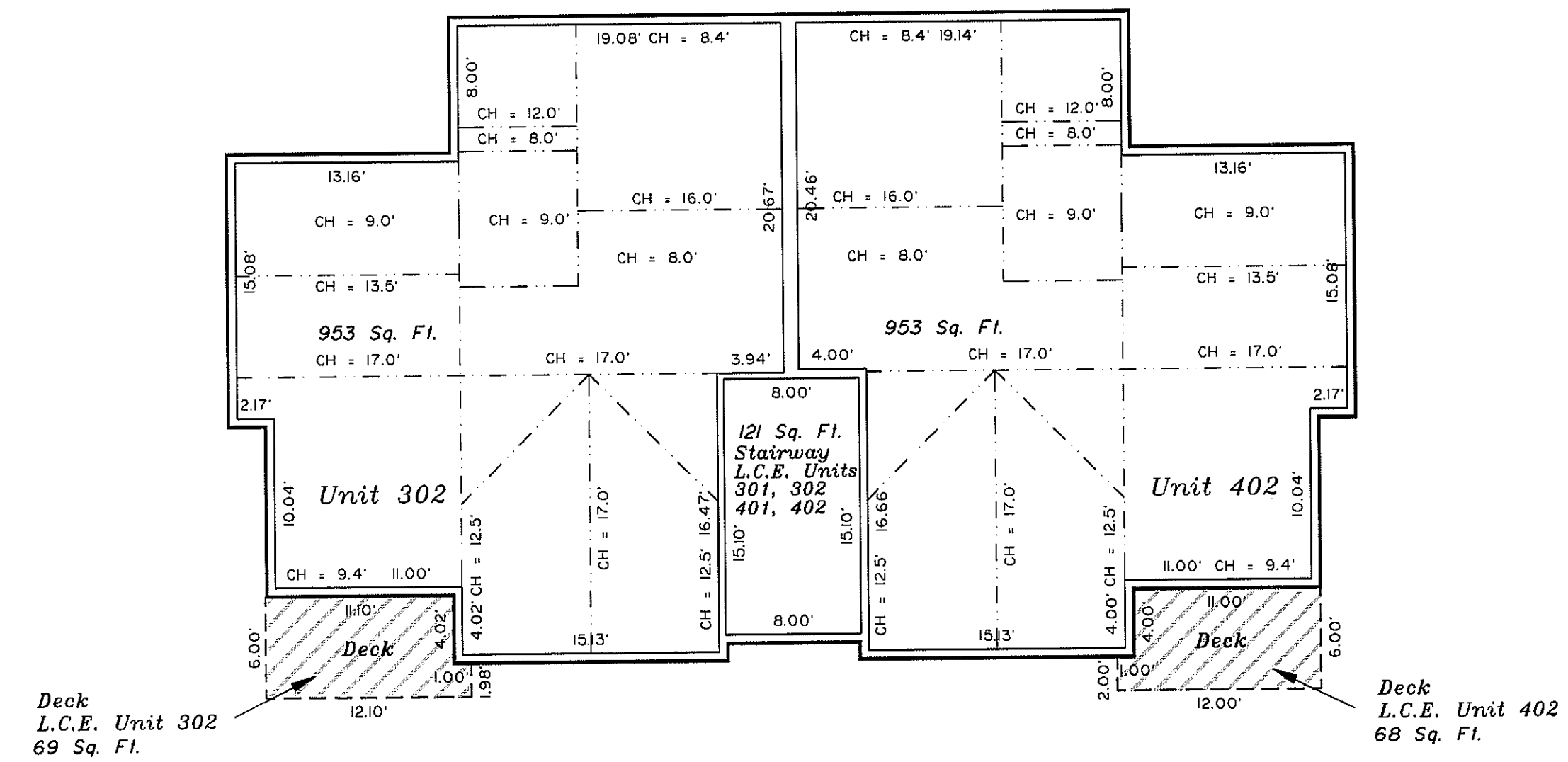
ENGINEERING \* PLANNING \* SURVEYING  
 225 S. Oak, P.O. Box 3730, Telluride CO. 81435, (970)728-1128

date	1-29-1998
job number	960/65tbcn2
drawn by	KLD
checked by	AEJ
sheet number	3 of 6



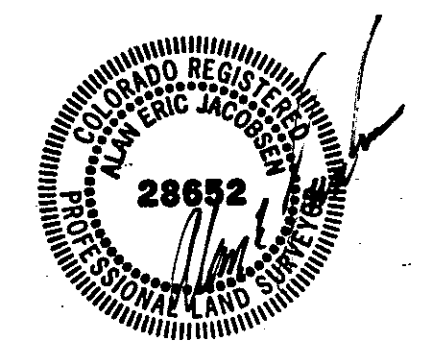
Second Floor Building A

Scale 1" = 8'

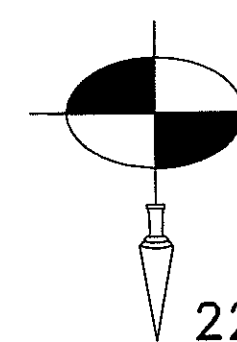


Second Floor Building B

Scale 1" = 8'



THE TERRACES AT MEADOWS RUN  
 A CONDOMINIUM COMMON INTEREST COMMUNITY

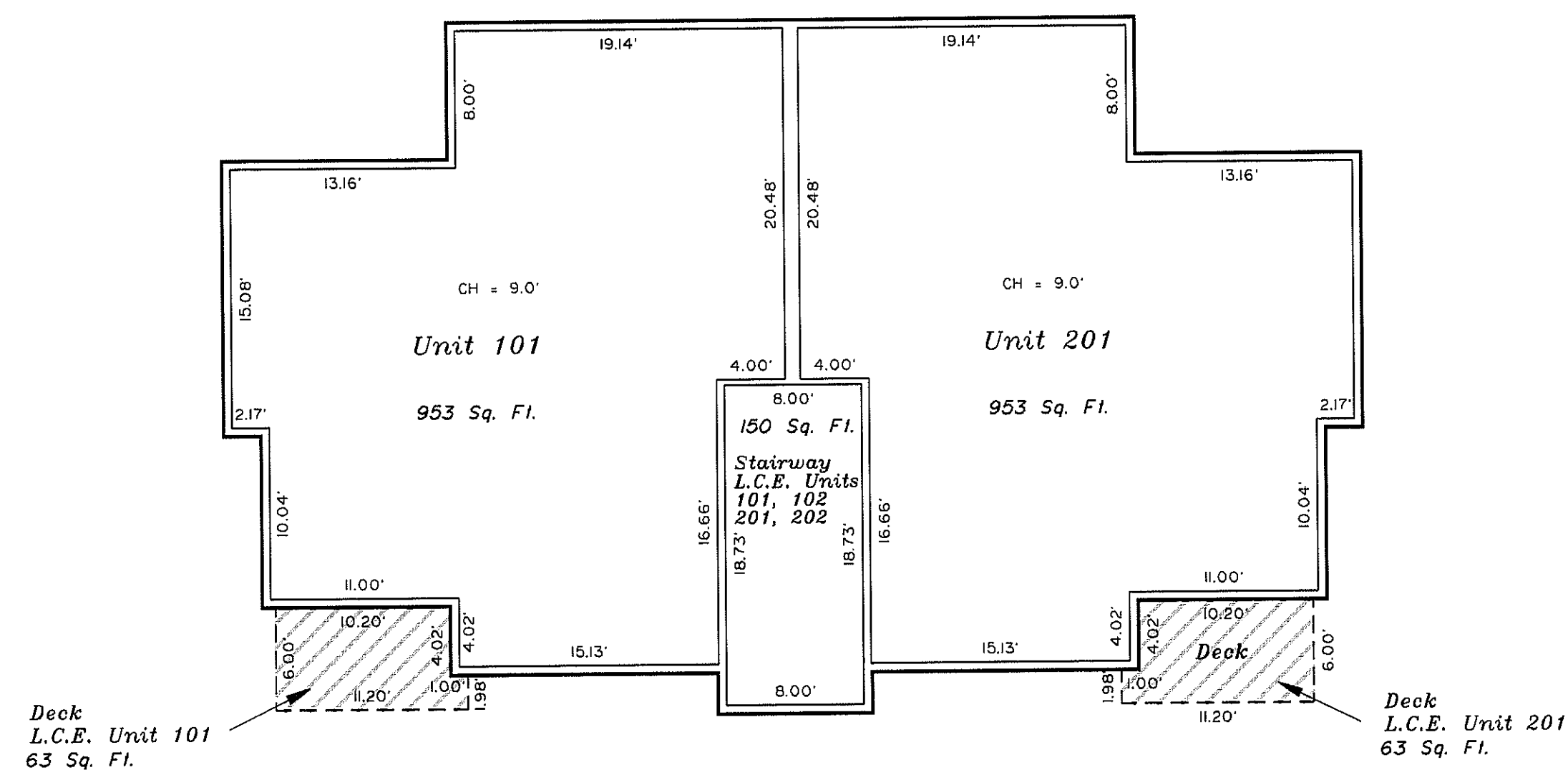


JACOBSEN  
 ASSOCIATES

ENGINEERING \* PLANNING \* SURVEYING

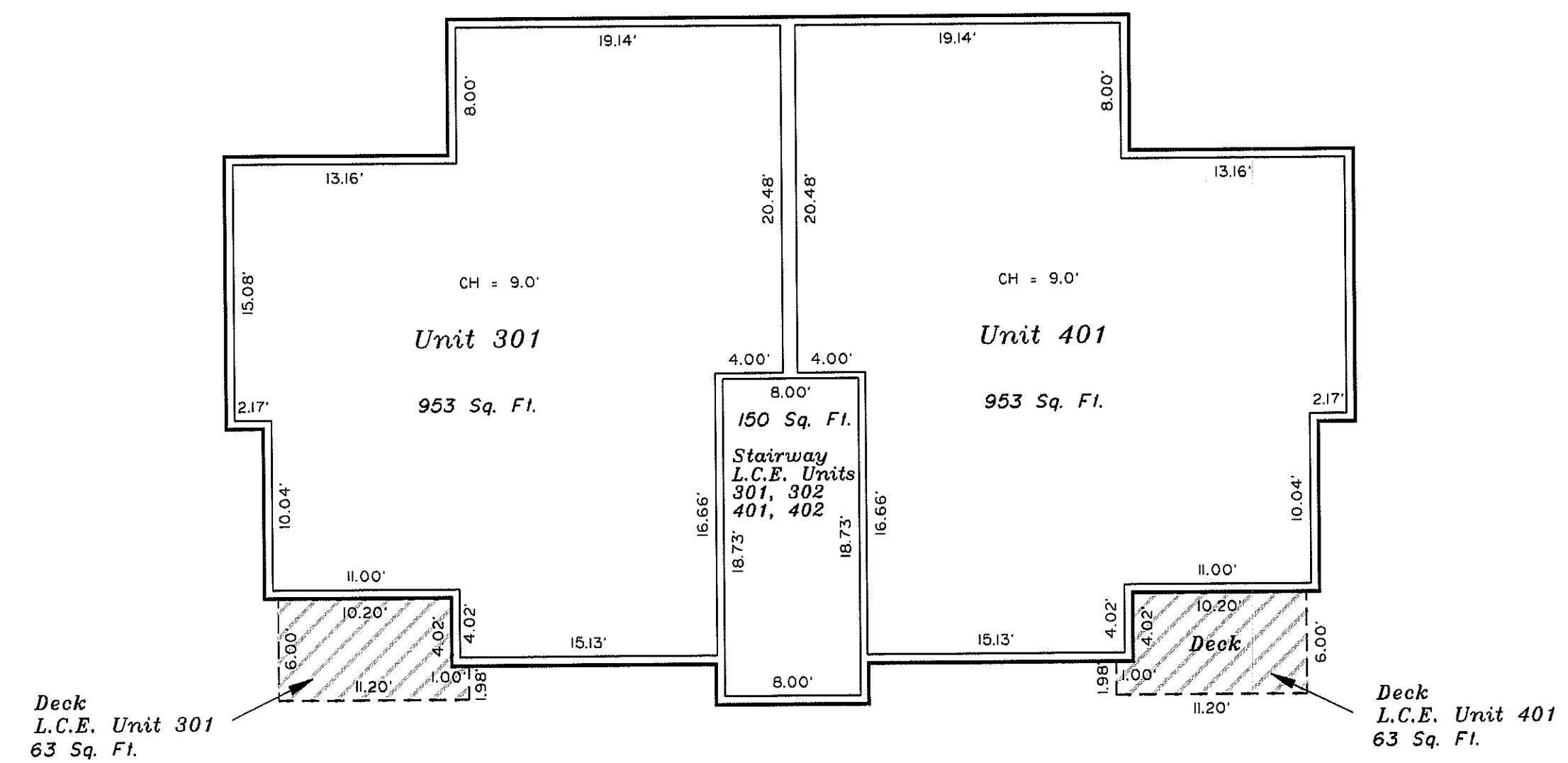
225 S. Oak, P.O. Box 3730, Telluride CO. 81435, (970)728-1128

date	1-29-1998
job number	960/65/bcon2
drawn by	KLD
checked by	AEJ
sheet number	5 of 6



First Floor Building A

Scale 1" = 8'

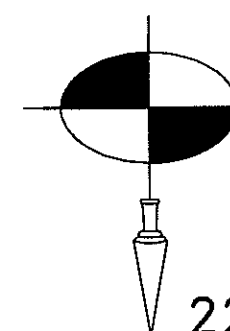


First Floor Building B

Scale 1" = 8'



THE TERRACES AT MEADOWS RUN  
 A CONDOMINIUM COMMON INTEREST COMMUNITY

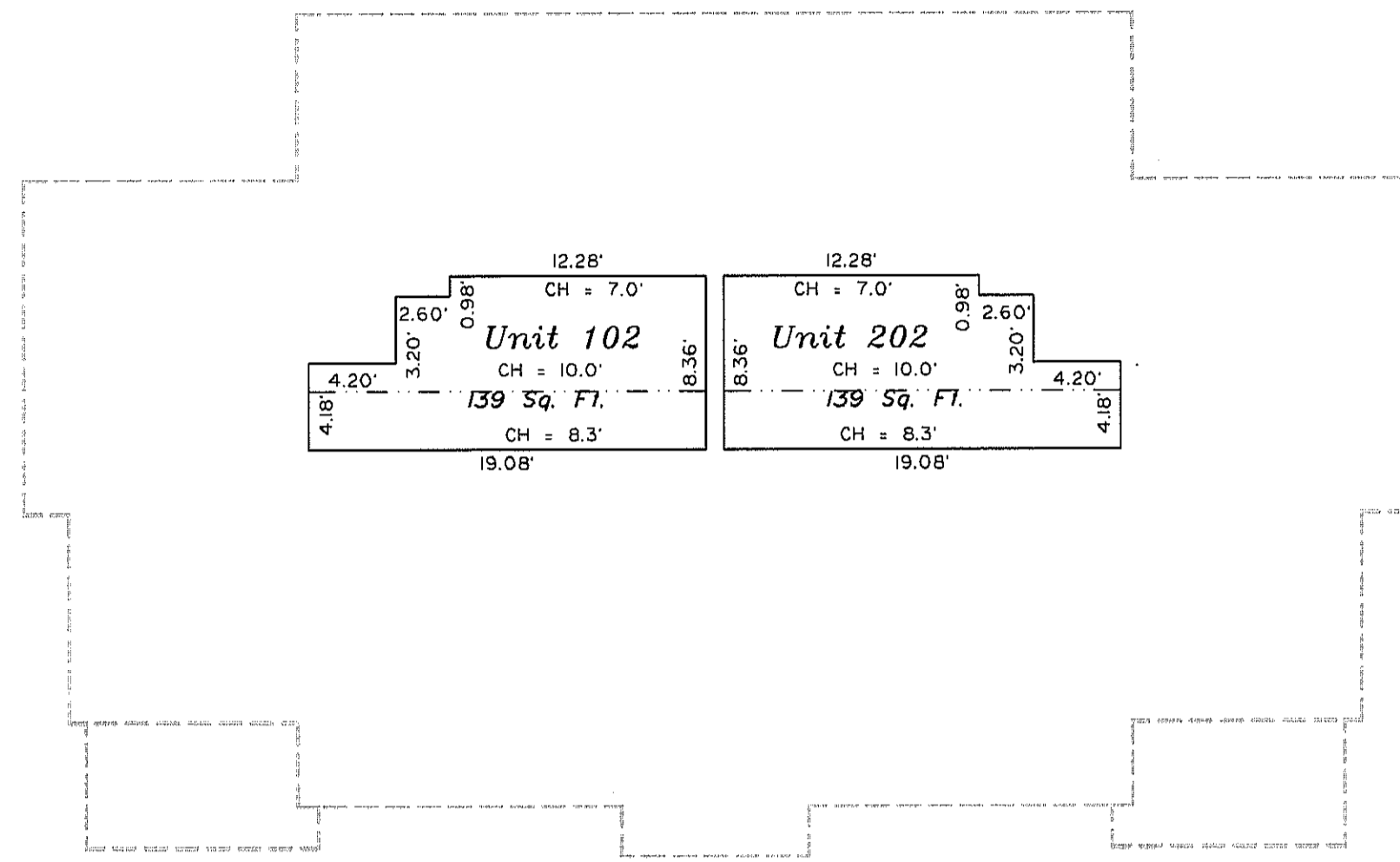


JACOBSEN  
 ASSOCIATES

ENGINEERING \* PLANNING \* SURVEYING

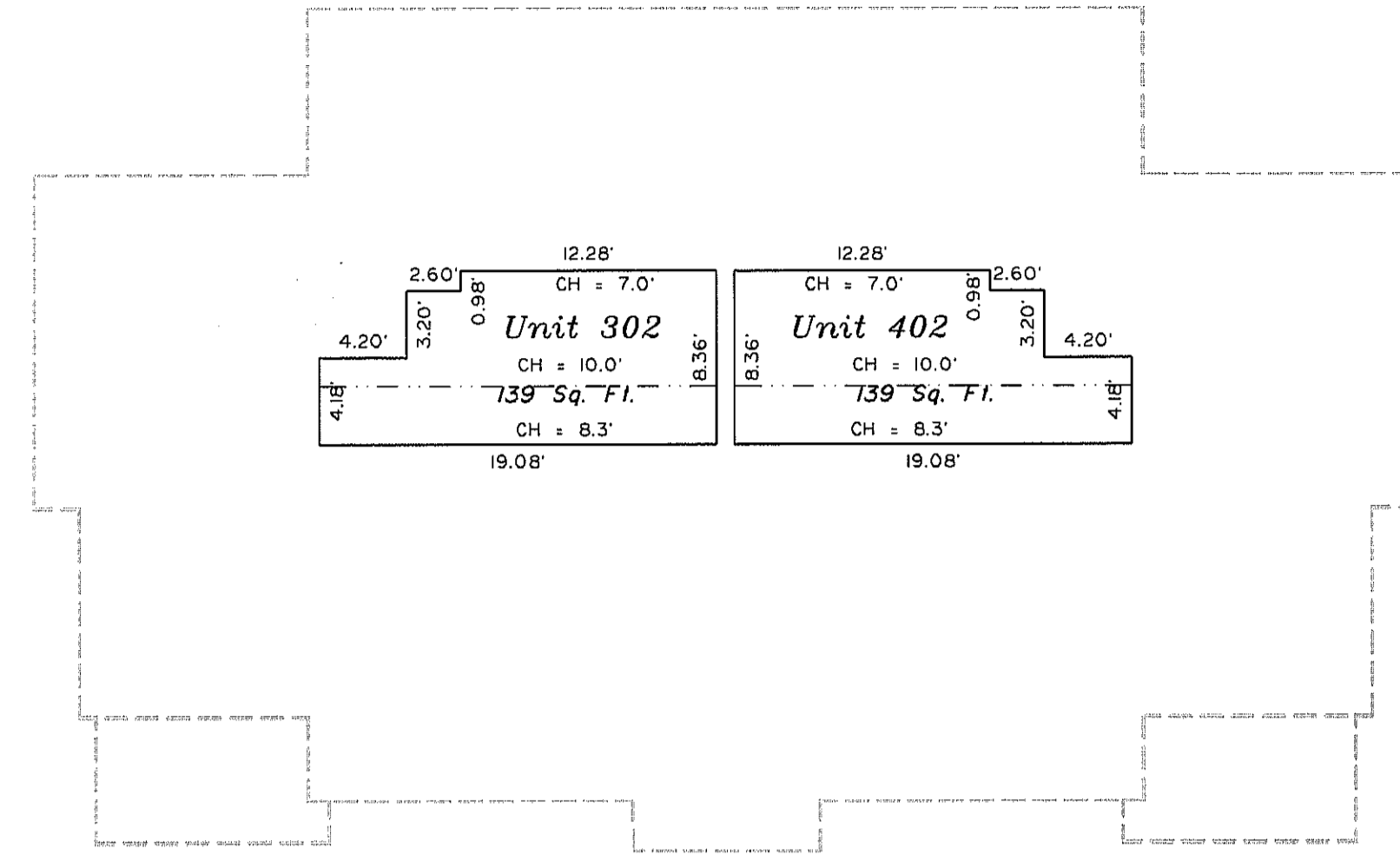
225 S. Oak, P.O. Box 3730, Telluride CO. 81435, (970)728-1128

date	1-29-1998
job number	960/651bcn2
drawn by	KLD
checked by	AEJ
sheet number	4 of 6



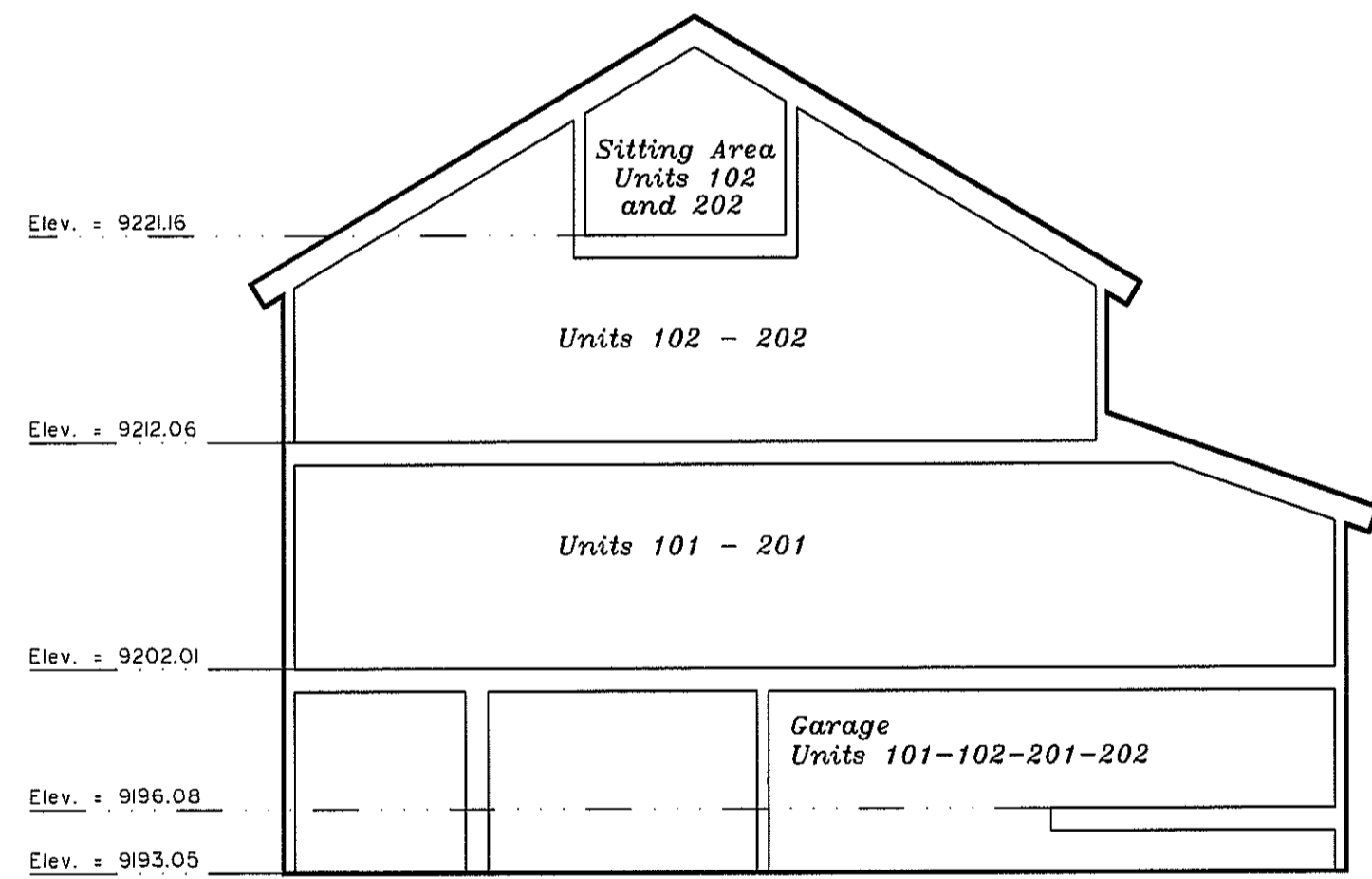
*Sitting Area Building A*

Scale 1" = 8'



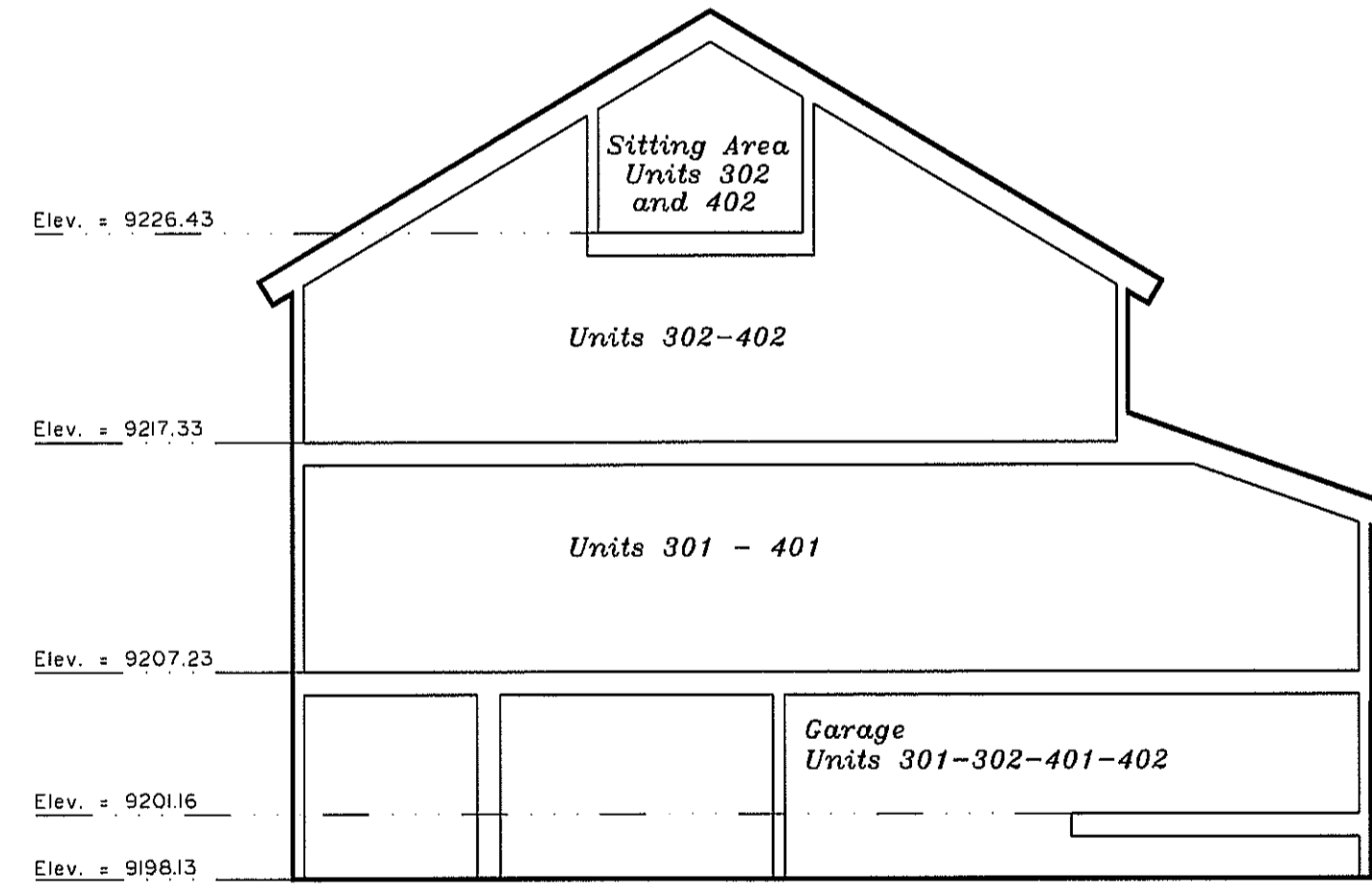
*Sitting Area Building B*

Scale 1" = 8'



*Section A-A Building A*

Scale 1" = 8'



*Section B-B Building B*

Scale 1" = 8'

