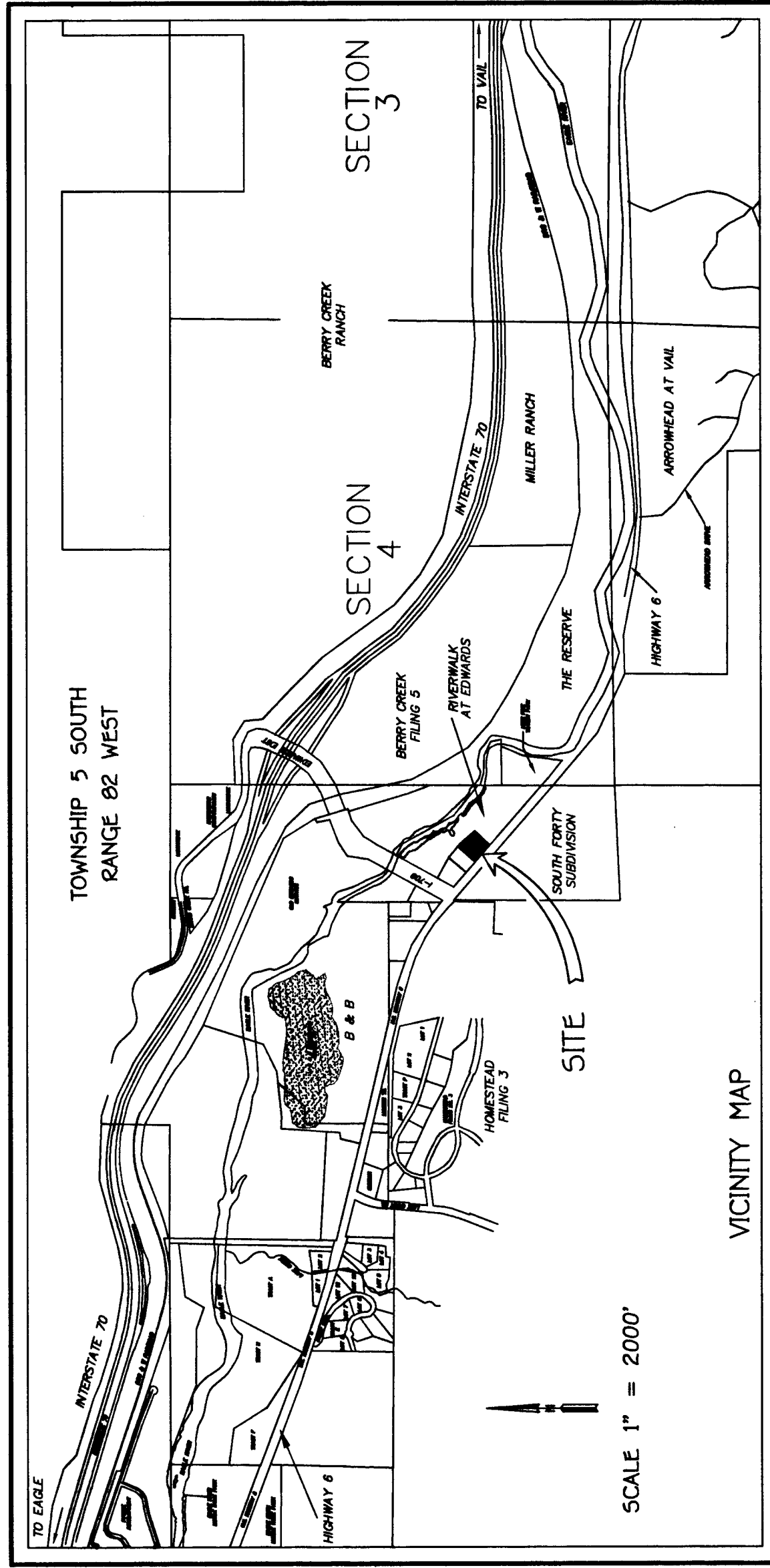


# CONDOMINIUM MAP RIVERWALK VILLAGE MARKET CONDOMINIUMS LOT 2, RIVERWALK AT EDWARDS - PHASE 2 EAGLE COUNTY, COLORADO



### CERTIFICATION OF DEDICATION AND OWNERSHIP

Know all men be these presents that Eagle II Developers, a Colorado Corporation, being owners in fee simple and in full ownership of the real property described as follows:

Lot 2, Riverwalk at Edwards, Phase 2, recorded in Book 629 at Page 281, in the Records of the Eagle County Clerk and Recorder, containing 1.727 acres more or less.

have by these presents laid out, platted and subdivided the same into condominium units shown on this Condominium Map under the name and style of Riverwalk Village Market Condominiums, a subdivision in the County of Eagle; and does hereby accept the responsibility for the completion of required improvements; and does hereby dedicate and set apart all of the public roads and other public improvements and places as shown on this map, including the easements and rights of way shown on this map, to the public for the use and enjoyment of the real property which are indicated as easements on the accompanying plat as set forth herein; and does hereby grant the right to install and maintain necessary structures to the extent necessary for providing the services for which the easements are established.

EXECUTED this 9th day of Feb, A.D., 1995.

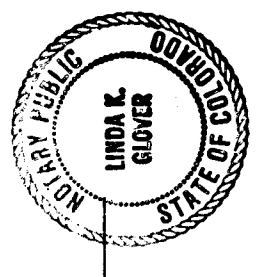
OWNER:  
Eagle II Developers, A Colorado Corporation  
P.O. Box N  
Edwards, CO 81632

By: William L. Williams  
William L. Williams, President

STATE OF COLORADO }  
COUNTY OF EAGLE } SS

The foregoing instrument was acknowledged before me this 9th day of February, A.D., 1995 by William L. Williams, as President of Eagle II Developers, a Colorado Corporation.

My commission expires: 12/23/97  
Notary Public



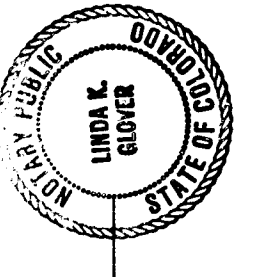
MORTGAGEE:  
Eagle Associates, a Colorado Limited Partnership  
P.O. Box N  
Edwards, CO 81632

By: William L. Williams  
William L. Williams, General Partner

STATE OF COLORADO }  
COUNTY OF EAGLE } SS

The foregoing instrument was acknowledged before me this 9th day of February, A.D., 1995 by William L. Williams, as General Partner of Eagle Associates, a Colorado Limited Partnership.

My commission expires: 12/23/97  
Notary Public



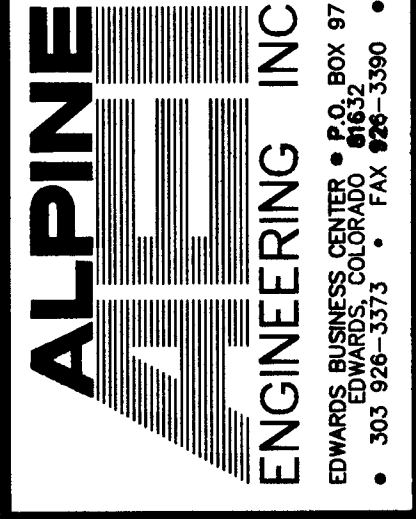
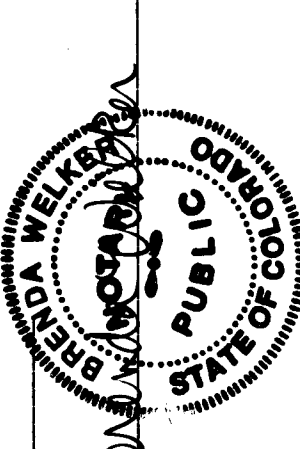
MORTGAGEE:  
First Bank of Eagle County  
246 Broadway  
Eagle, CO 81631

By: Richard C. Rodgers  
Richard C. Rodgers, President

STATE OF COLORADO }  
COUNTY OF EAGLE } SS

The foregoing instrument was acknowledged before me this 3 day of Feb, A.D., 1995 by Richard C. Rodgers, President of First Bank of Eagle County.

My commission expires: 9-1-98  
Notary Public



### TABLE OF CONTENTS

SHEET #	TITLE SHEET
1	TITLE SHEET
2	SITE PLAN
3-4	PLAN VIEWS
5	CROSS SECTIONS

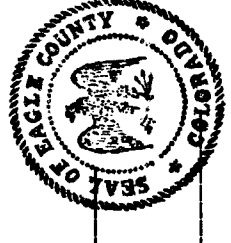
### GENERAL NOTES

- Date of Survey: November 11, 1994
- Basis of Bearing: S15°58'19"E between the northeast corner of Lot 2, Riverwalk at Edwards, Phase 2 (set rebar & cap LS # 24325) and the southeast corner of Section 5 (found 3 1/2" aluminum cap, LS 16836).
- All notes set forth on the Final Plat, Riverwalk at Edwards - Phase 2 are applicable and remain in effect for this Condominium Map.
- The platted address is 34295 U.S. Highway 6.
- Benchmark: 7234.27 on the top nut of the fire hydrant as shown on Sheet 2 of this Condominium Map.
- This property is subject to the Declaration of Covenants, Conditions, Restrictions, and Lien of The Riverwalk at Edwards recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_ in the Records of the Eagle County Clerk and Recorder's Office.
- This property is subject to the P.U.D. Control Document as recorded in Book 626 at Page 192 and as amended and recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_ in the Eagle County Clerk and Recorder's Office.
- NOTICE: 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 hereon.
- EAGLE II DEVELOPERS, for itself, its successors and assigns, hereby reserves perpetual non-exclusive easement excepting over areas designated for parking, designated "PEDESTRIAN PATH EASEMENT" as shown hereon.

### CLERK AND RECORDER'S CERTIFICATE

This Condominium Map was filed in the office of the Clerk and Recorder at \_\_\_\_\_ on this 9th day of February, A.D., 1995, and is duly recorded in Book 629 Page 281 at 557435

By: Sandra Fisher  
Clerk and Recorder



By: Dees B. Gai Pao  
Deputy

### CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of 12-31-95 upon all parcels of real estate described on this Condominium Map are paid in full.

Dated this 9 day of February, A.D., 1995.  
By: Merry Brennan by T. Sheffer  
Treasurer of Eagle County

### TITLE CERTIFICATE

FIRST AMERICAN HERITAGE TITLE COMPANY, does hereby certify that it has examined the Title to all lands shown upon this Condominium Map and that Title to such lands shown upon this Final Plat is vested in Eagle II Developers, Inc. and its successors, its heirs, assigns, and assigns, except as follows:  
- Block Partially Released 5/15/94, Book 610, Page 541, recorded 5/15/94, Book 519, Page 510, recorded 4/7/94.  
- Block Partially Released Assignment of Rights Recorded 4/7/94, Book 613, Page 581.  
- Eagle County Resolution No. 94-89 Recorded 7/6/94, Book 614, Page 512.  
- State of Colorado VCE-1 Recorded 1/22/94, Book 621, Page 583.

Dated this 3rd day of January, A.D., 1995.

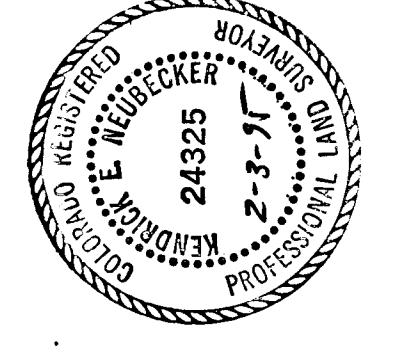
FIRST AMERICAN HERITAGE TITLE COMPANY  
By: Richard S. Vannoy  
Vice Officer

### SURVEYOR'S CERTIFICATE

I, Kendrick E. Neubecker, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete Plat of Riverwalk Village Market Condominiums as laid out, platted, dedicated and shown hereon, and that the location and dimensions of the lots, easements, and streets shown on this plat are in accordance with the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

IN WITNESS whereof I have set my hand and seal this 3rd day of February, A.D., 1995.

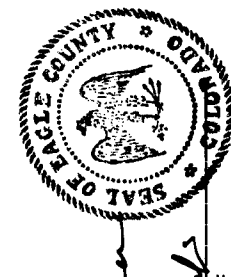
By: Kendrick E. Neubecker  
Kendrick E. Neubecker, LS #24325



### COUNTY COMMISSIONER'S CERTIFICATE

Based upon the review and recommendation of the Eagle County Director of Community Development, the Board of County Commissioners of Eagle County, Colorado, hereby approves this Condominium Map this 14th day of February, A.D., 1995, for filing with the Clerk and Recorder of Eagle County and for conveyance to the County of the public dedications shown hereon; subject to the provision that approval in no way obligates the County for maintenance of roads indicated on the public dedications until such time as the Board of County Commissioners of Eagle County has by a subsequent resolution, agreed to undertake maintenance of the same. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, sewage disposal permit or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the subdivider and not the County of Eagle.

By: George A. Slater  
Chairman  
Board of County Commissioners  
County of Eagle, Colorado



Witness my hand and seal of the County of Eagle

By: John J. Frazier  
Clerk to the Board of  
County Commissioners

### COMMUNITY DEVELOPMENT CERTIFICATE

Pursuant to the Eagle County Land Use Regulations, the Director of Eagle County Community Development hereby approves this Condominium Map the 13th day of February, A.D., 1995.

By: Paul P. Mott  
Director, Community Development  
County of Eagle, Colorado

STATE OF COLORADO }  
COUNTY OF EAGLE } SS

The foregoing instrument was acknowledged before me this 13th day of February, A.D., 1995 by George A. Slater

My Commission expires January 26, 1998

WITNESS my hand and official seal.

By: Stanley L. Seibert  
Notary Public

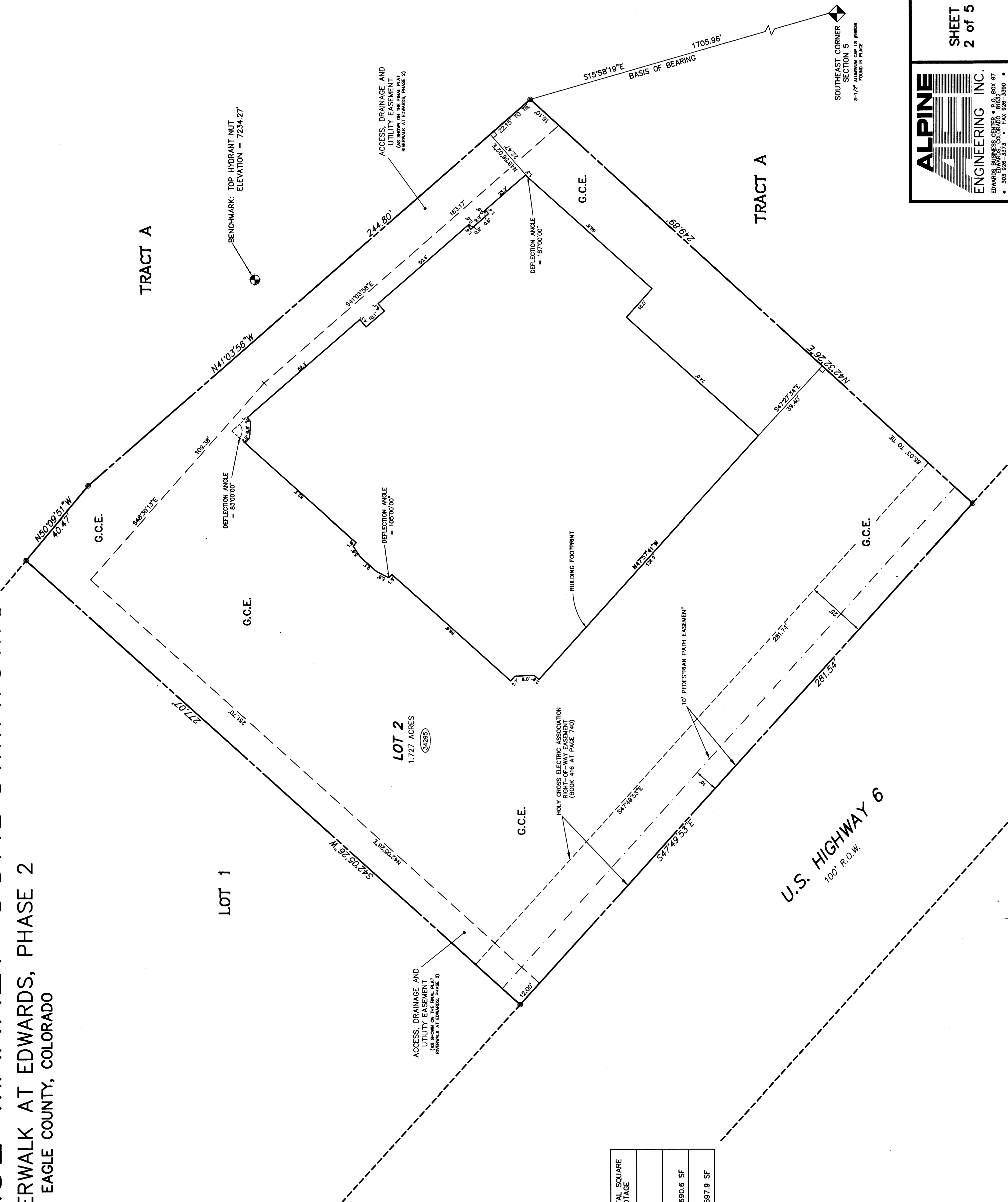


# CONDOMINIUM MAP

## RIVERWALK VILLAGE MARKET CONDOMINIUMS

### LOT 2, RIVERWALK AT EDWARDS, PHASE 2

EAGLE COUNTY, COLORADO



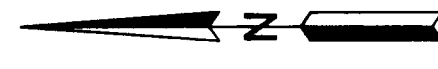
#### LEGEND

- 4295 PLATTED ADDRESS (HIGHWAY 6)
- SET 1-1/2" ALUMINIUM CAP AND #5 REBAR - LS No. 24325
- G.C.E. GENERAL COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT

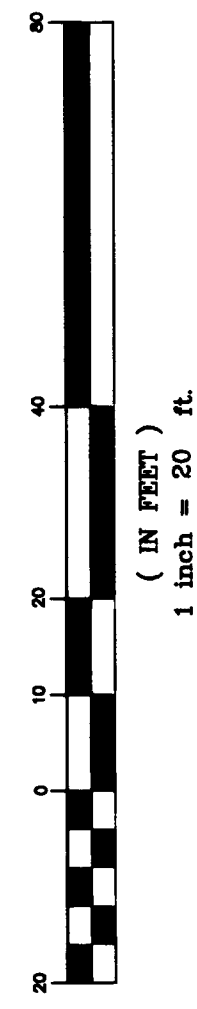
#### LAND USE SUMMARY

LOT/UNIT	USE	UNITS	ACREAGE	TOTAL SQUARE FOOTAGE
LOT 2, RIVERWALK AT EDWARDS	P.U.D./COMMERCIAL/RESIDENTIAL		1.727 ACRES	
UNITS C-1 THRU C-6 AND UNIT VILLAGE MARKET	COMMERCIAL	7 UNITS		21690.6 SF
UNITS 201-213	RESIDENTIAL	13 UNITS		11597.9 SF

Residential Units may be designated as Employee Housing Units pursuant to the P.U.D. Control Document as amended (Sections XX, XXV and XXVI) and deed restrictions recorded in accordance therewith.

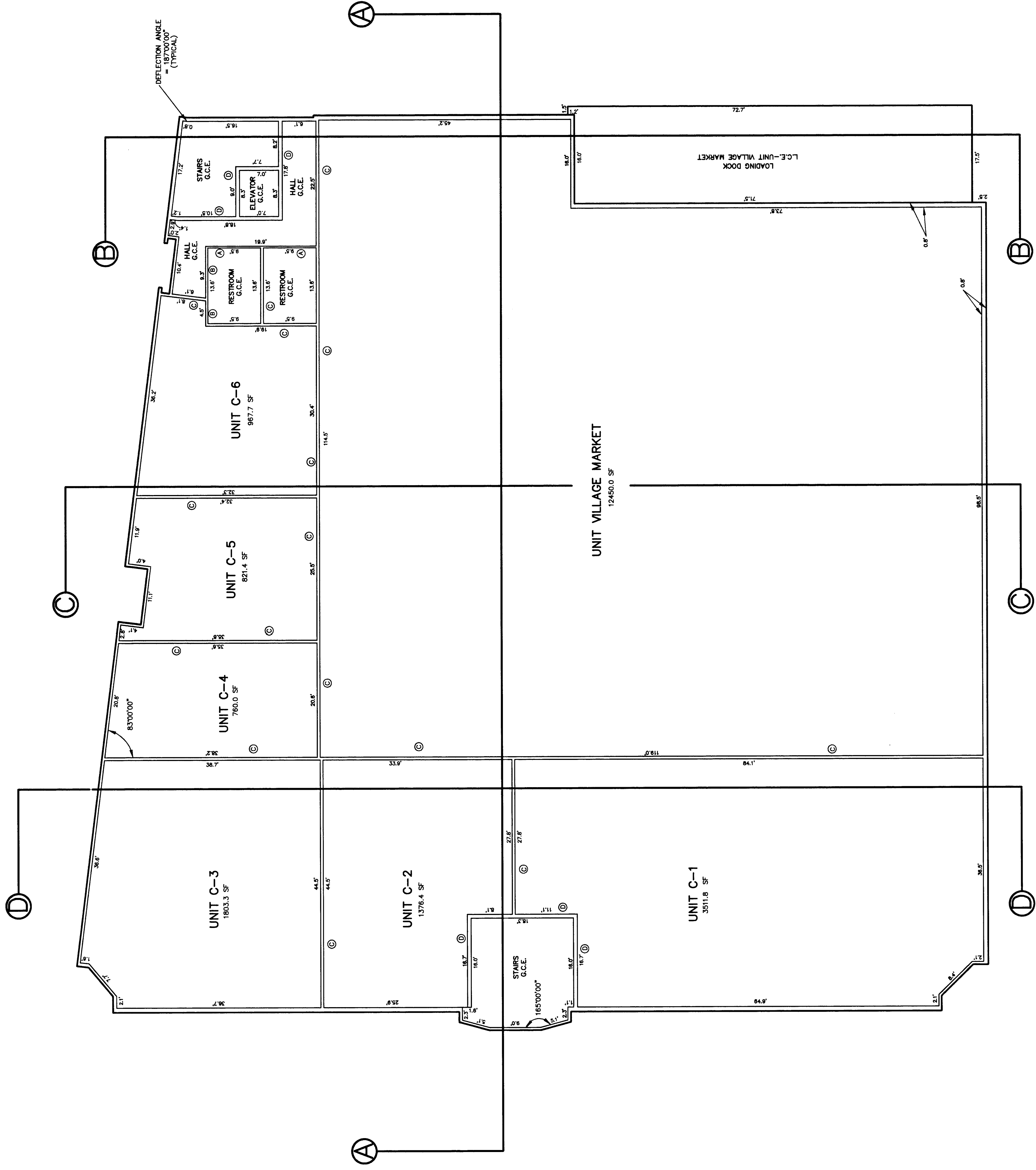


GRAPHIC SCALE



EDWARDS, COLORADO 81635 • P.O. BOX 97  
• 303 826-3373 • FAX 826-3380

# CONDOMINIUM MAP RIVERWALK VILLAGE MARKET CONDOMINIUMS



### NOTES

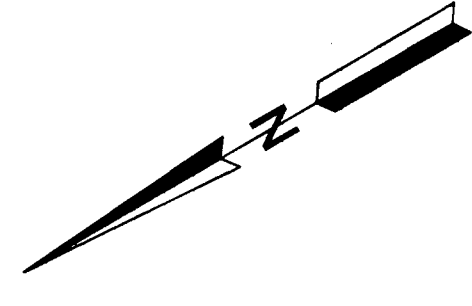
1. G.C.E. - GENERAL COMMON ELEMENT
2. L.C.E. - LIMITED COMMON ELEMENT
3. REFER TO SHEET 5 FOR VERTICAL INFORMATION
4. DIMENSIONS, UNLESS OTHERWISE INDICATED ARE PARALLEL, PERPENDICULAR, OR AT 45° TO THE WESTERLY OR NORTHERLY WALL OF THE BUILDING.
5. THE NORTHERLY WALL OF THE BUILDING FORMS AN ANGLE OF 83° WITH THE WESTERLY WALL.
6. ALL DISTANCES ARE MEASURED IN FEET.

### LEGEND

- EXTERIOR WALL
- INTERIOR WALL
- SECTIONS

### WALL THICKNESS TABLE

- (A) 0.3 FEET
- (B) 0.4 FEET
- (C) 0.5 FEET
- (D) 0.7 FEET
- (E) 0.8 FEET



**ALPINE**  
ENGINEERING INC.  
EDWARDS BUSINESS CENTER • P.O. BOX 97  
• 303 926-3373 • FAX 926-3390 •

# CONDOMINIUM MAP RIVERWALK VILLAGE MARKET CONDOMINIUMS

EAGLE COUNTY FILE No. SM-957-94

### NOTES

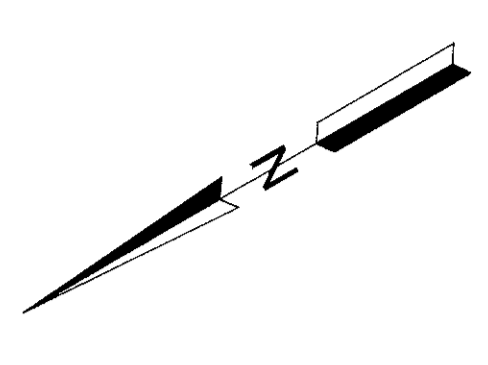
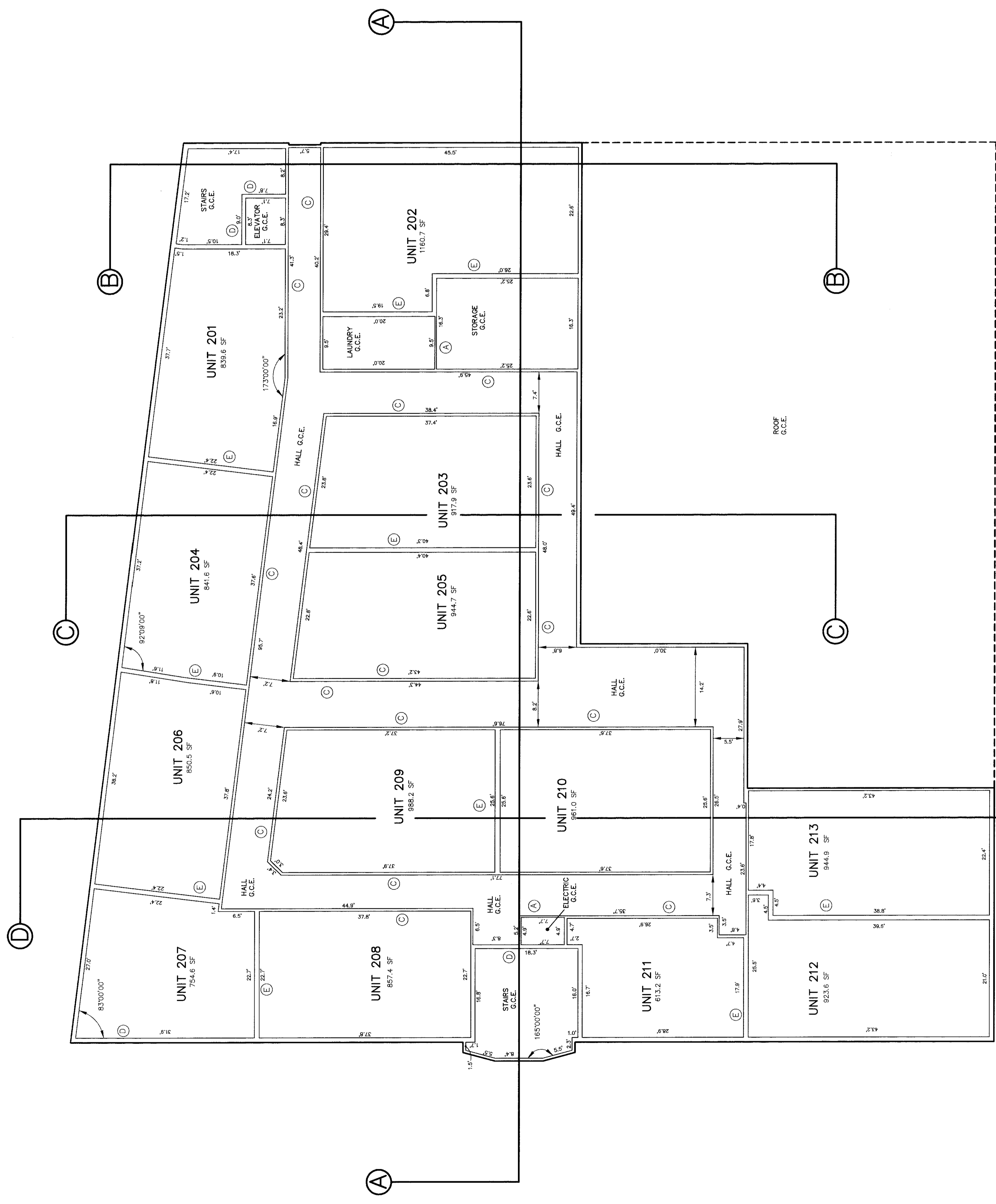
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6. ALL DISTANCES ARE MEASURED IN FEET.

### LEGEND

- EXTERIOR WALL
- INTERIOR WALL
- SECTIONS

### WALL THICKNESS TABLE

- |   |          |
|---|----------|
| A | 0.3 FEET |
| B | 0.4 FEET |
| C | 0.5 FEET |
| D | 0.7 FEET |
| E | 0.8 FEET |



GRAPHIC SCALE



**ALPINE**  
ENGINEERING INC.  
EDWARDS BUSINESS CENTER • P.O. BOX 97  
EDWARDS, COLORADO 81632 • TEL. 970-868-3373 • FAX 970-868-3390

557935 661/907  
Riverwalk Village Market  
Condominiums  
Phase II  
Edwards Phase II  
secs 661/906  
4 of 5

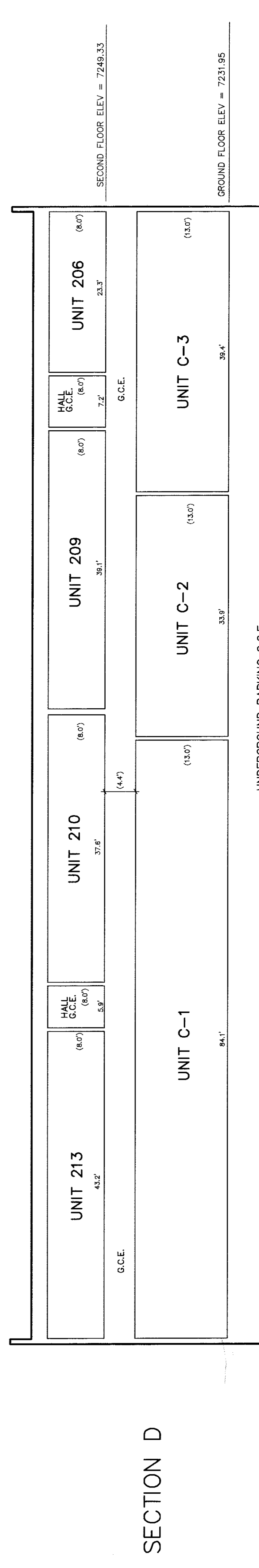
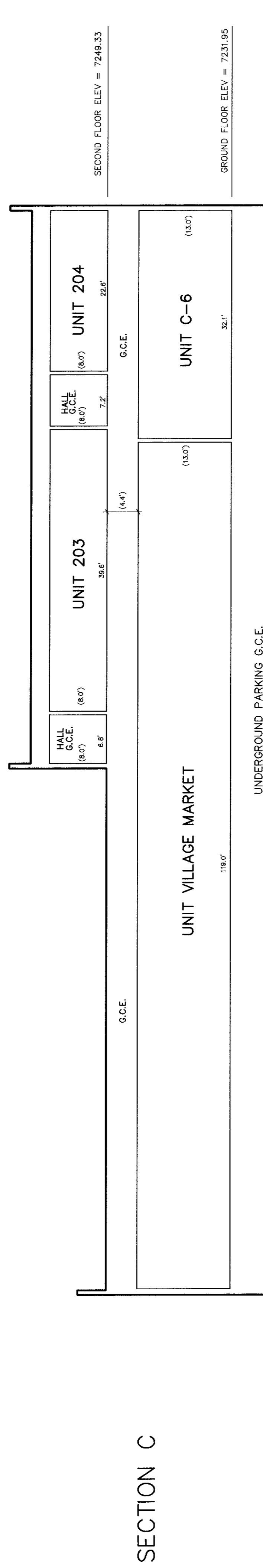
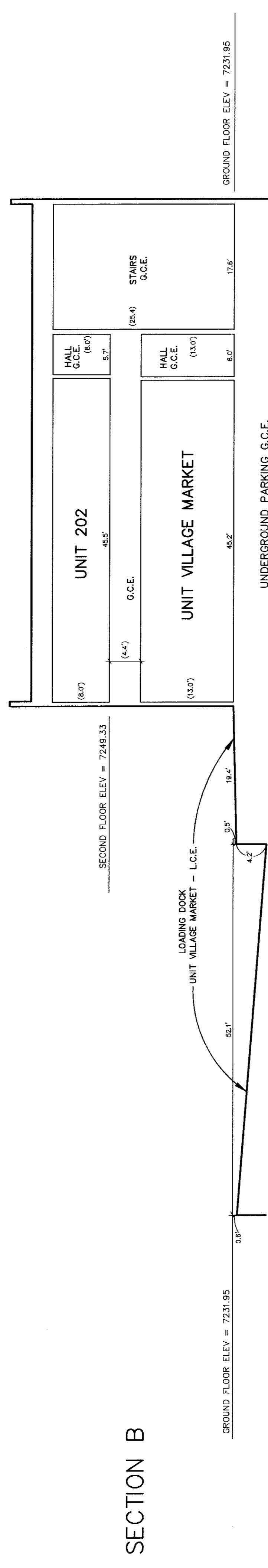
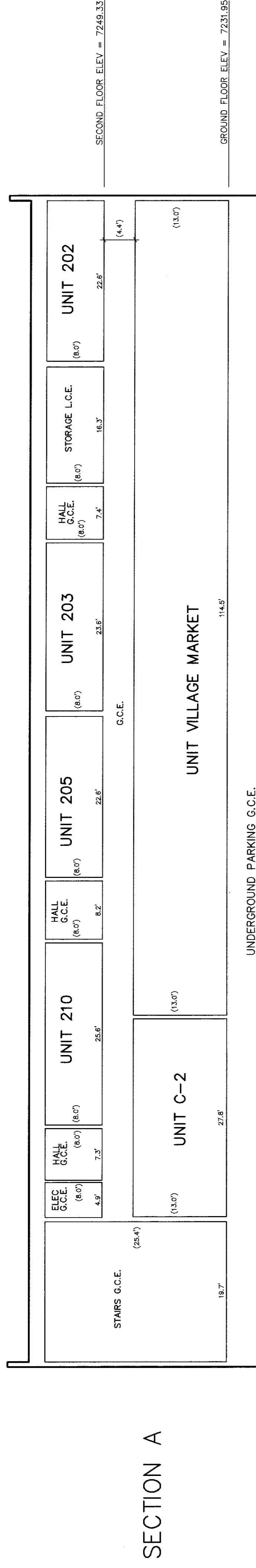
РБМВМВ ДИВАРД

РБМВМВ ДИВАРД

РБМВМВ ДИВАРД

# RIVERWALK VILLAGE MARKET CONDOMINIUM MAP

# VILLAGE MARKET CONDOMINIUMS



1. G.C.E. - GENERAL COMMON ELEMENT
2. L.C.E. - LIMITED COMMON ELEMENT
3. REFER TO SHEET 2 FOR BENCHMARK INFORMATION
3. REFER TO SHEETS 3 AND 4 FOR WALL THICKNESSES

(8.0) VERTICAL DIMENSION  
 8.0 HORIZONTAL DIMENSION  
 ——— EXTERIOR WALL  
 ——— INTERIOR WALL

SCALE 1" = 10'

## CROSS SECTIONS



557935  
 6/1/907  
 Riverwalk Village Market  
 2nd Flr of 2  
 Riverwalk of Edwards Phase II  
 Decs 6/1/906  
 585