

MISSION ROCK CONDOMINIUM MAP

West 82' of Lots 13, 14, 15 & 16
Block 6
Sec. 31, T44N, R7W, N.M.P.M.
City of Ouray, Colorado

SEVENTH AVENUE - 100' R.O.W.

NOTE: Encroachment Permit for use of City property outside property boundary approved at Ouray City Council Meeting on August 5, 2002. Said encroachments rights and obligations are hereby exclusively assigned to appropriate units as shown hereon.

North

Scale: 1"=10'

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned owners of said property, located in the City of Ouray, State of Colorado, being described as the west 82 feet of Lots 13, 14, 15 & 16, Block 6, City of Ouray, Colorado. HAVE BE THESE PRESENTS, caused to be laid out, platted and subdivided the above described into units, as shown on this plat, under the name and style of Mission Rock Condominiums pursuant to the Declaration of Conditions, Covenants and Restrictions recorded on the same day as this plat.

OWNERS
Richard L. Hanson
Sharon Serpico Hanson
Richard L. Hanson and Sharon Serpico Hanson
My commission expires 02/24/08
Witness my hand and seal [Signature] Notary Public

STATE OF COLORADO } ss
COUNTY OF OURAY }

The foregoing signatures were acknowledged before me this 2nd day of October, A.D., 2004 by [Signature]
Ouray, CO 81427.

CERTIFICATE OF LIEN HOLDERS:

The undersigned holders of mortgages, which encumber the land subdivided, hereby agree to the subdivision and dedications.
1st Mortgage: First National Bank, 917 Main St., Ouray, CO 81427

2nd Mortgage: None

STATE OF COLORADO } ss
COUNTY OF OURAY }

The foregoing signature was acknowledged before me this 1st day of Nov., A.D., 2004 by Mike Baker, EYP, First National Bank

STATE OF } ss
COUNTY OF }

The foregoing signature was acknowledged before me this / day of /, A.D., 2004, by /
My commission expires /
Witness my hand and seal [Signature] Notary Public

ATTORNEY'S CERTIFICATE:

I certify that I have examined the title to the platted property and that the record owners and holders of encumbrances affecting the property have executed this plat and joined in the subdivision and grant of easements. [Signature]
Pursuant to Fidelity Title Insurance Company Contract No. 26376 dated 11/2/04. Nov. 5, 2004
Attorney at Law Registration No. Date

APPROVAL OF PLANNING COMMISSION:

Approved by the City of Ouray Planning Commission this 14th day of SEPTEMBER, A.D., 2004

APPROVAL OF CITY COUNCIL:

Approved by the Ouray City Council this 4th day of OCTOBER, A.D., 2004

APPROVAL OF CITY ATTORNEY:

Approved for recording this 29 day of NOV, A.D., 2004, by [Signature] City Attorney.
[Signature] at Law Registration No. Date

BASIS OF BEARING:

The bearing between the Northwest corner of Block 10, City of Ouray, CO, defined by a 10'x10' offset tack & shiner, LS 31160, and the Southeast corner of Lot 16, Block 6, of said city, defined by a tack & shiner, LS 12457 is assumed to be S39°28'06"W as determined by a GPS survey.

I, Robert A. Larson, a Registered Surveyor in the State of Colorado, do hereby certify that this plat, consisting of one sheet, accurately represents to the best of my knowledge and information, a survey made by me or under my direct supervision, and that said survey conforms to all State laws and standards for property boundaries.

[Signature]
Robert A. Larson
11-10-04
PLS 31160 Date

RECORDER'S CERTIFICATE:

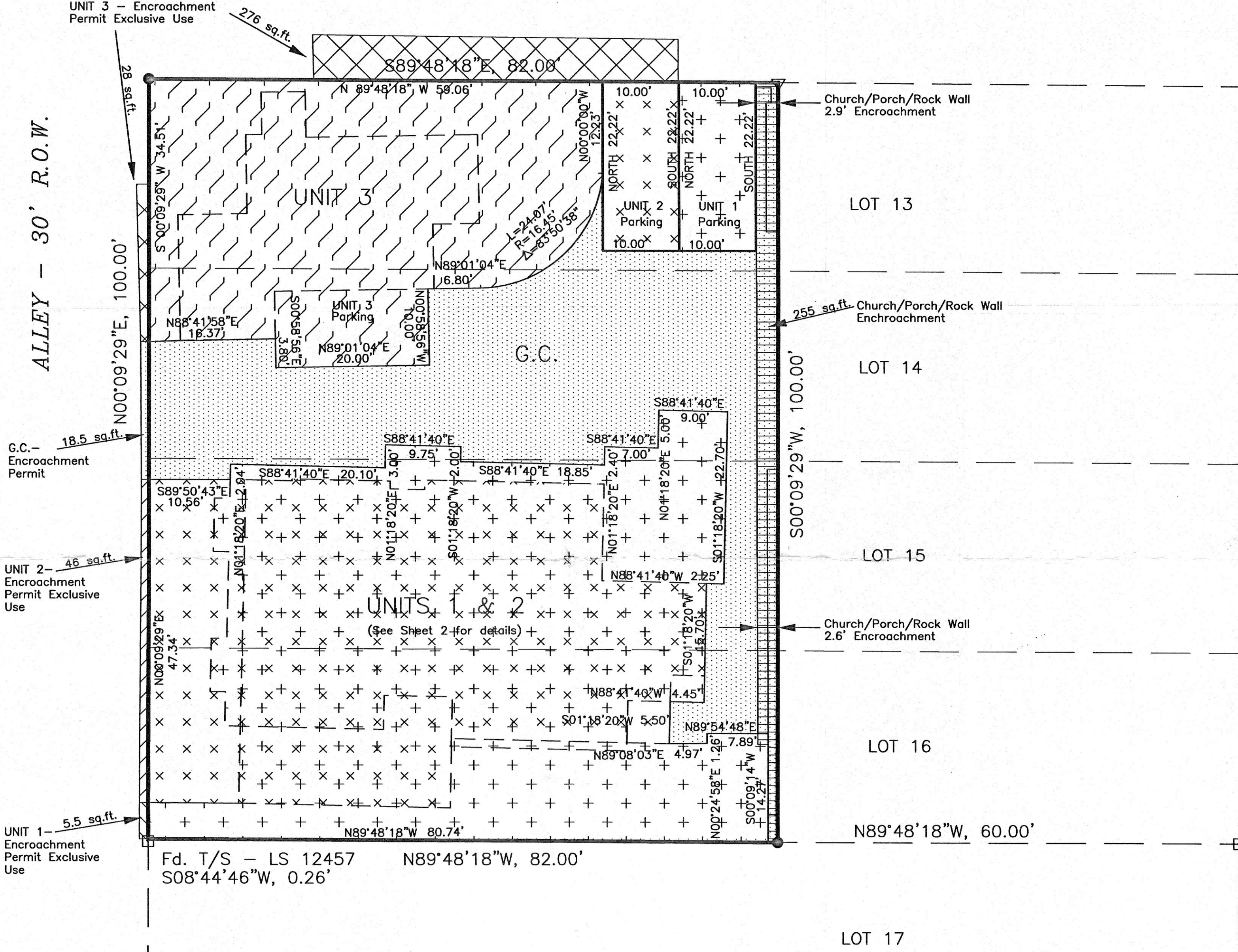
This plat was filed for record in the office of the Clerk and Recorder of Ouray County at 3:55 P.M., on the 10 day of December, A.D., 2004, in Book 18, Page 18 Reception No. 186518

Michelle Nauer
County Clerk and Recorder

NOTICE: According to Colorado Law you must commence any legal action upon any defect in this survey within three years after you first discovered 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.

REVISED: 8/23/04	SURVEYED BY: R.A.L.	DATE: 8/12/04	DISK: 186518
DRAWN BY: R.A.L.	SCALE: 1"=10'	ACCT. NO.: J04096	SHEET 1 of 2
MONADNOCK MINERAL SERVICES 542-7778 Ave. - P.O. Box 85, Ouray, Colorado 81427 PLS 31160 - CPO 4682			
Rick & Sharon Hanson Ouray, Colorado 81427			

ALLEY - 30' R.O.W.



BLOCK 6

LEGEND

- Found Tack & Shiner - LS 12457
- Found Tack & Shiner - LS 31160
- Found Tack & Shiner - LS 31160
- Found 5/8" Rebar and 2" Survey Cap - LS 31160
- G.C. General Common Element
- UNIT 1
- UNIT 2
- UNIT 3

12-1-07

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1865

MISSION ROCK CONDOMINIUM MAP

12-1-07

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1865

[illegible]UNIT 1 AREAUNIT 3

— Unit 2 Floor — 7724.5'

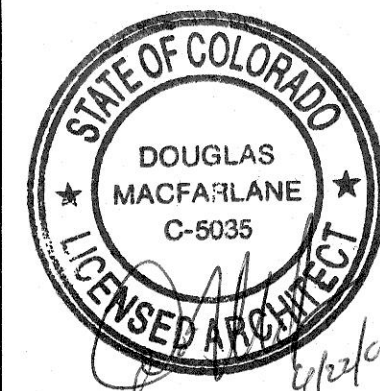
UNIT 2 AREA

LOWER LEVEL

[illegible]

	<i>General Common Element</i>
	<i>Unit 1 & 2 Mechanical Element</i>
	<i>UNIT 1</i>
	<i>UNIT 2</i>
	<i>UNIT 3</i>

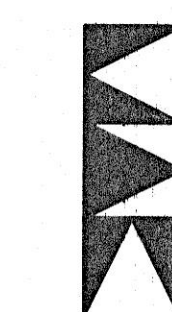
	Reception # 186518
SURVEYED BY R. A. L.	Rick & Sharon Hanson Ouray, Colorado 81427
DATE 9/12/04	MONADNOCK MINERAL SERVICE 342-77th Ave. - P.O. Box 85, Ouray, Colorado 81427 PLS 31160 - CPD 4682
SCALE 1" = 10'	ACCT. NO. J04096
11-10-06	SHEET 2



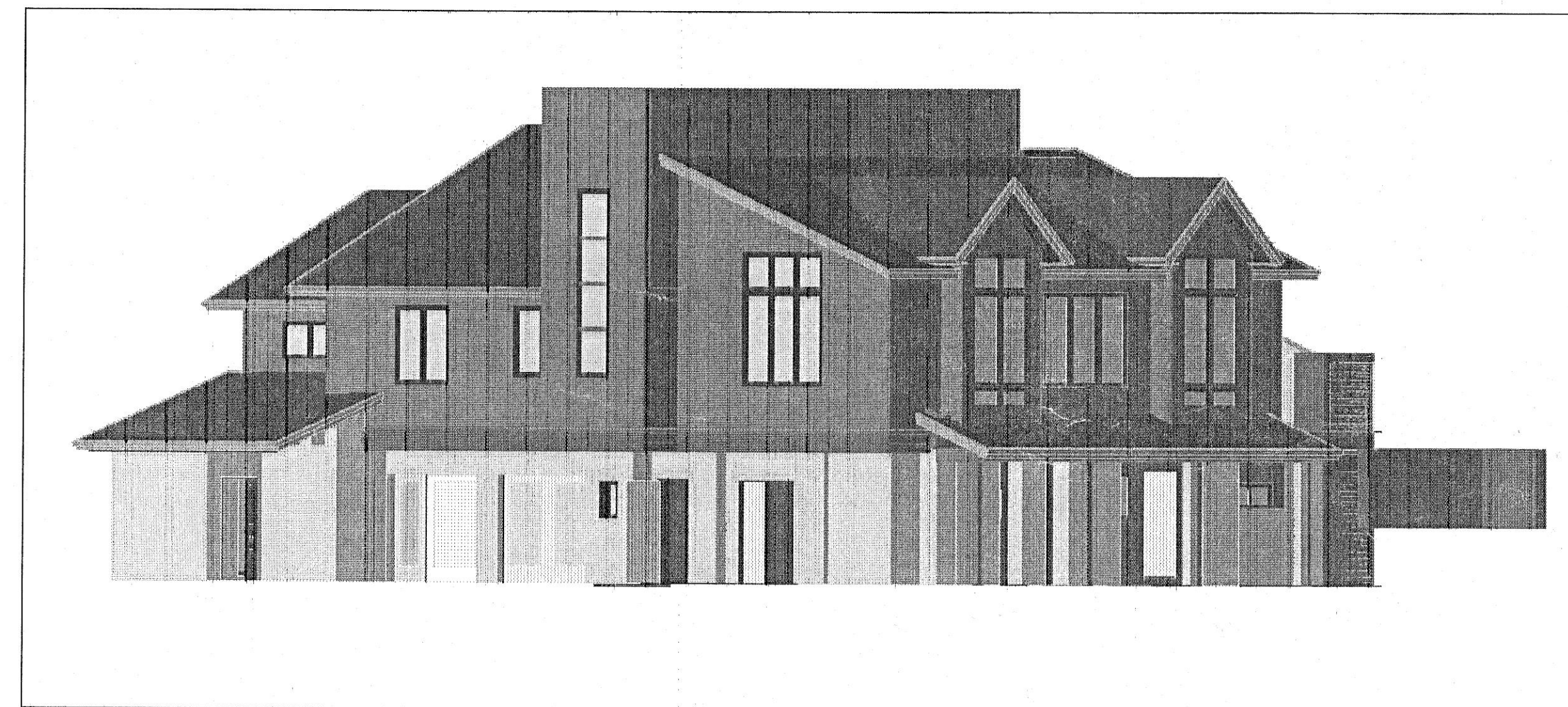
REVISIONS:

HANSON DUPLEX
SITE PLAN

DOUG MACFARLANE, ARCHITECT - LLC
112 VILLAGE SQUARE WEST, SUITE 216
(970)-626-3308



JOB: HANSON
DATE: 5/04
SHEET:
A-1



PROJECT DATA

R-2 ZONING
8200 SQ. FT. LOT
35' MAX. ALLOWABLE HEIGHT (ACTUAL MAX. HEIGHT: 32')
PROJECT TO BE 2 UNIT BUILDING UTILIZING EXISTING ONE STORY STONE STRUCTURE:
TO CONSIST OF 2-DU (IN ADDITION TO EXISTING DU ON PROPERTY)
SITE DEVELOPMENT PERMIT GRANTED: 8/6/03

DENSITY: (INCLUDING EXISTING HOUSE @ CORNER)
TOTAL: 3DU X 2370 = 7110 SQ. FT.
7110 SQ. FT. TOTAL MIN. LOT AREA OK LESS THAN 8200 SQ. FT.

TAP: PROJECT TO HAVE ONE NEW TAP ADDED FOR 2 UNIT BUILDING
(EXISTING TAP TO CONTINUE TO BE USED FOR EXISTING HOUSE)

COVERAGE:
LOT COVERAGE: 761 EXISTING HOUSE, 2634 NEW = 3395 / 8200
-MAX. SITE COVERAGE / BLDG. (50%) <41% ACTUAL - OK
-MAX. IMPERVIOUS COVERAGE (80%) = 80% ACTUAL - OK

SETBACKS: DEGREE OF NON-CONFORMITY WILL NOT BE INCREASED
BY NEW CONSTRUCTION OF SECOND LEVEL.

FLOOR AREA:
LOWER LEVEL 2126 SQ. FT.
UPPER LEVEL 2184 SQ. FT.
DECK 284 SQ. FT.
STORAGE AND MECH. 460 SQ. FT.
TOTAL HEATED LIVING SPACE 4310 SQ. FT.

SCHEDULE OF DRAWINGS

A-1	SITE PLAN
A-2	LOWER LEVEL FLOOR PLAN
A-2.1	LOWER LEVEL DIMENSION PLAN
A-3	UPPER LEVEL FLOOR PLAN
A-3.1	UPPER LEVEL DIMENSION PLAN
A-4	NORTH AND WEST ELEVATIONS
A-5	SOUTH AND EAST ELEVATIONS
A-6	SECTIONS
A-6.1	SECTIONS
A-6.2	DETAILS
A-6.3	DOOR WINDOW DETAILS
A-7	SCHEDULES
A-8	FOUNDATION PLAN AND DETAILS
A-8.1	FLOOR FRAMING
A-8.2	ROOF FRAMING
A-9	GENERAL NOTES AND SPECIFICATIONS
A-10	LOWER LEVEL ELECTRICAL / MECHANICAL PLANS
A-10.1	UPPER LEVEL ELECTRICAL / MECHANICAL PLANS

DESIGN DATA

CONSTRUCTION TYPE:	UBC 1997 EDITION, TYPE V-N
SNOW LOAD:	68 PSF
WIND LOAD:	70 MPH
SEISMIC ZONE:	ONE

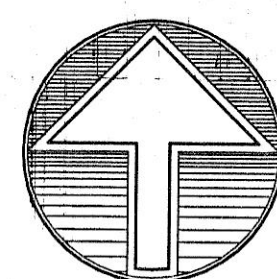
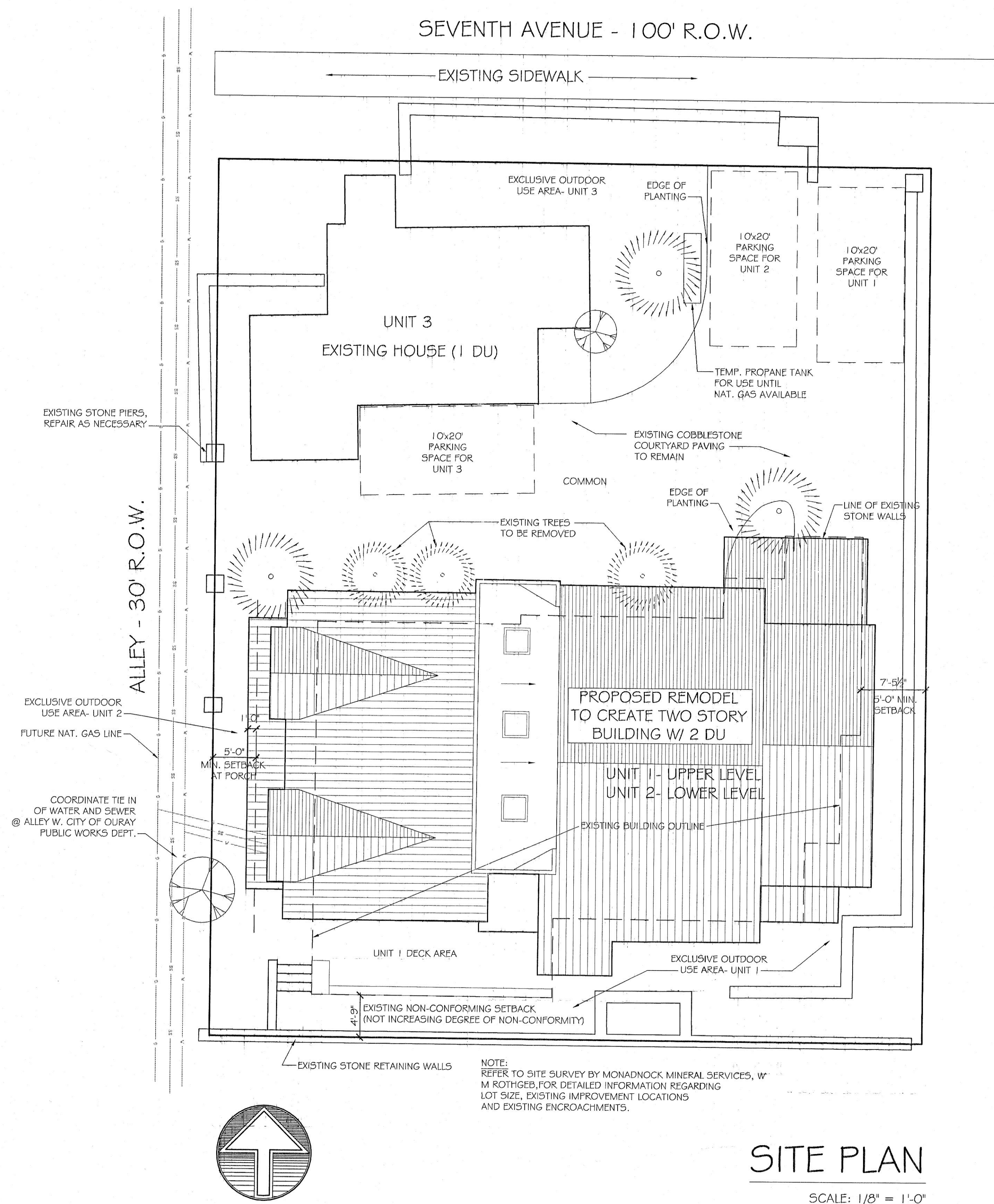
PROJECT INFORMATION

ADDRESS: 115 SEVENTH AVE
WEST 82' OF LOTS 13, 14, 15, & 16,
BLOCK 6, CITY OF OURAY, COLORADO

OWNER: RICK AND SHARON HANSON

BUILDER: BARRY MACLENNAN

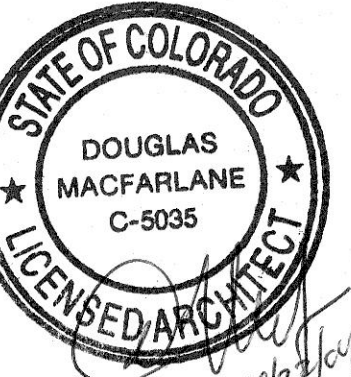
ARCHITECT: DOUG MACFARLANE, ARCHITECT - LLC



NORTH

SITE PLAN

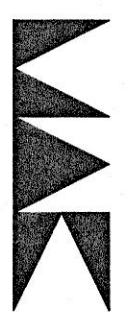
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REVISIONS:

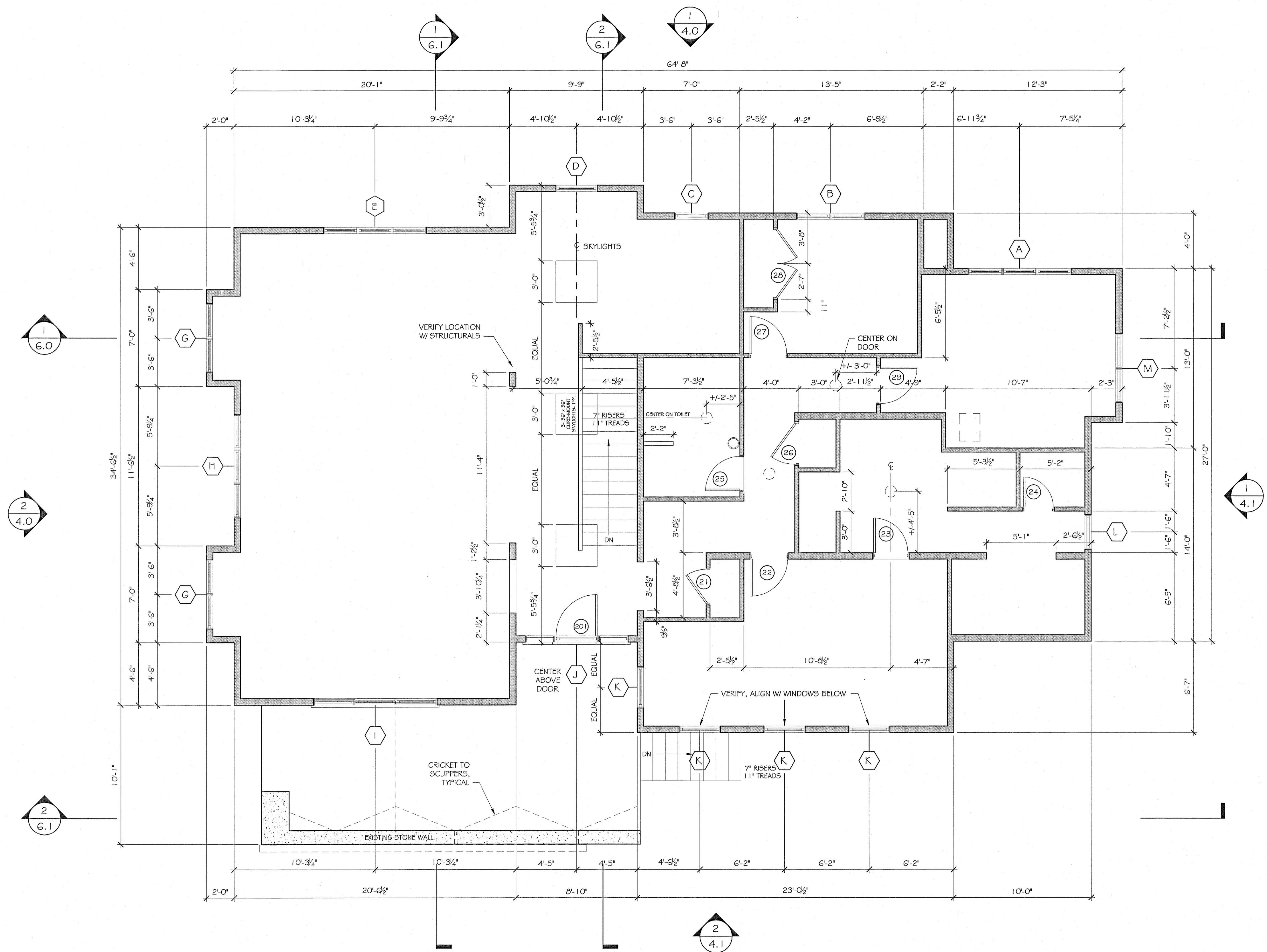
HANSON DUPLEX
UPPER LEVEL DIMENSION PLAN

DOUG MACFARLANE, ARCHITECT - LLC
112 VILLAGE SQUARE WEST, SUITE 216
(970) 626-3308



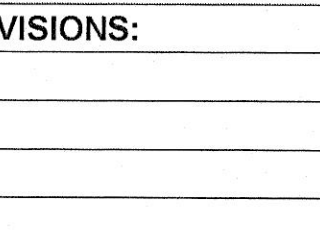
JOB: HANSON
DATE: 5/04
SCALE: 1/4" = 1'-0"
SHEET:

A-3.1



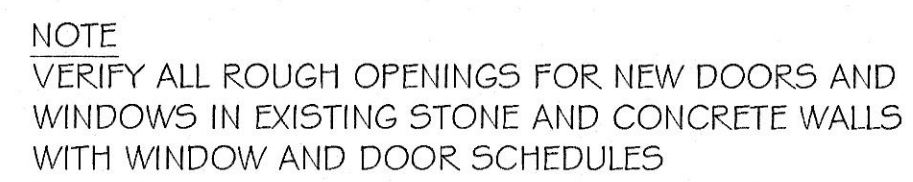
UPPER LEVEL DIMENSION PLAN

SCALE: 1/4" = 1'-0"



DOUG MACFARLANE, ARCHITECT-LLC
1112 VILLAGE SQUARE WEST, SUITE 216
(970) 626-3308

A-2.1



SCALE: $\frac{1}{4}'' = 1'-0''$



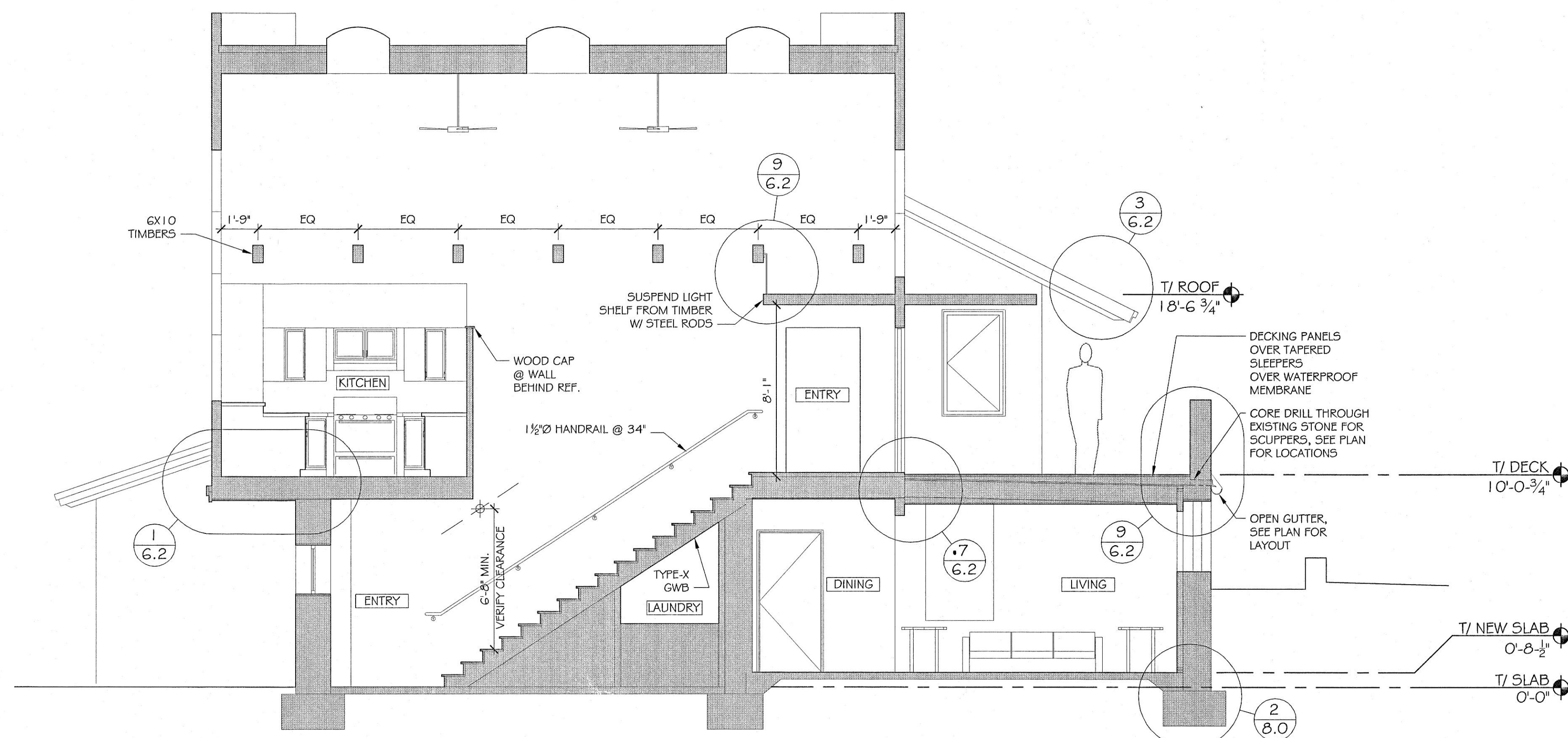
REVISIONS:

HANSON DUPLEX
SECTIONS

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112 VILLAGE SQUARE WEST, SUITE 216
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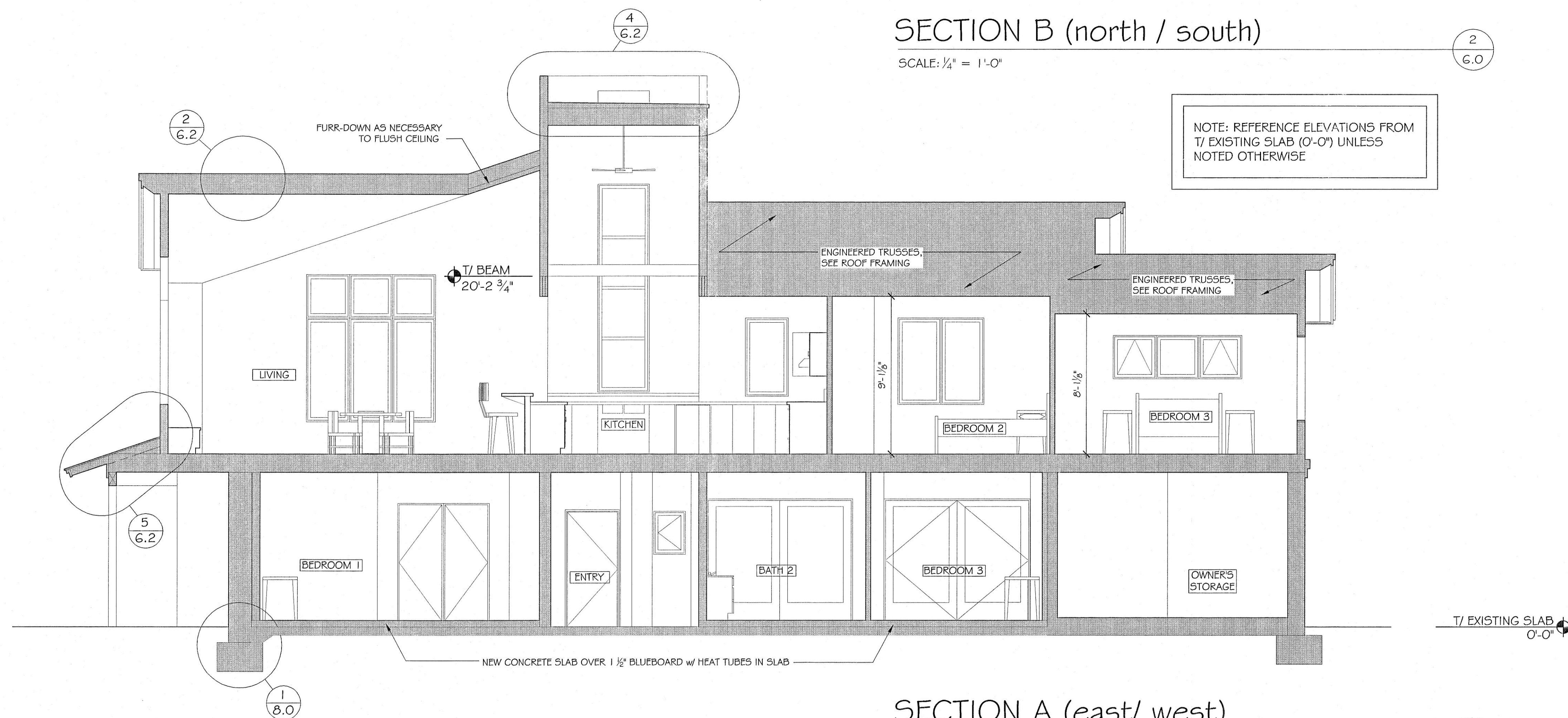
JOB: HANSON
DATE: 5/04
SCALE: 1/4" = 1'-0"
SHEET:

A-6



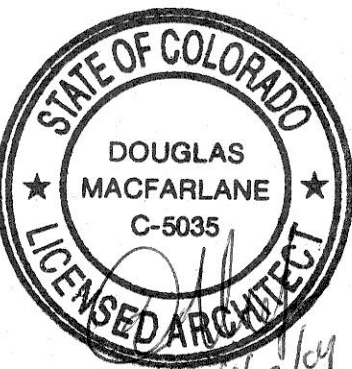
SECTION B (north / south)

SCALE: 1/4" = 1'-0"



SECTION A (east / west)

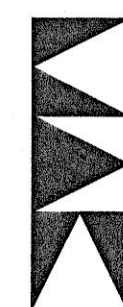
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REVISIONS:

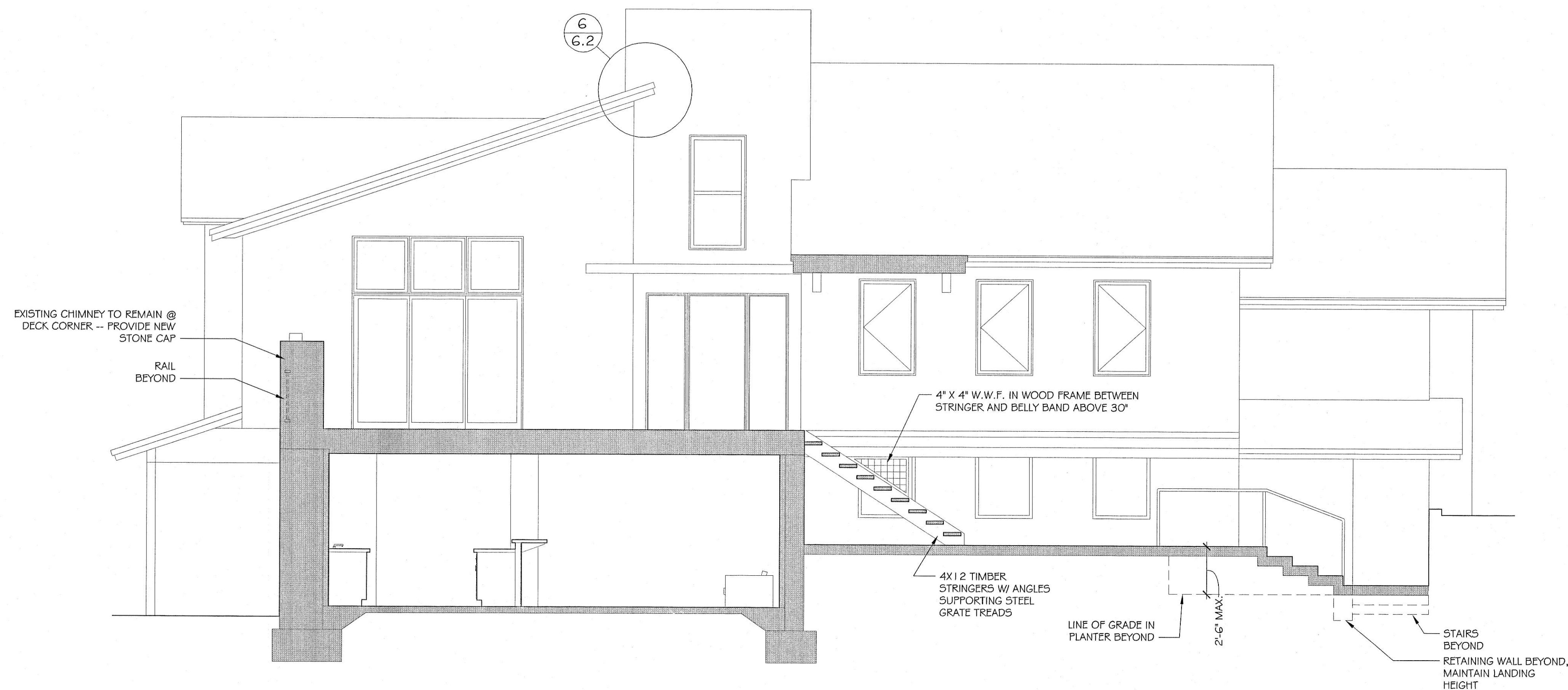
HANSON DUPLEX
SECTIONS

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SHEET:

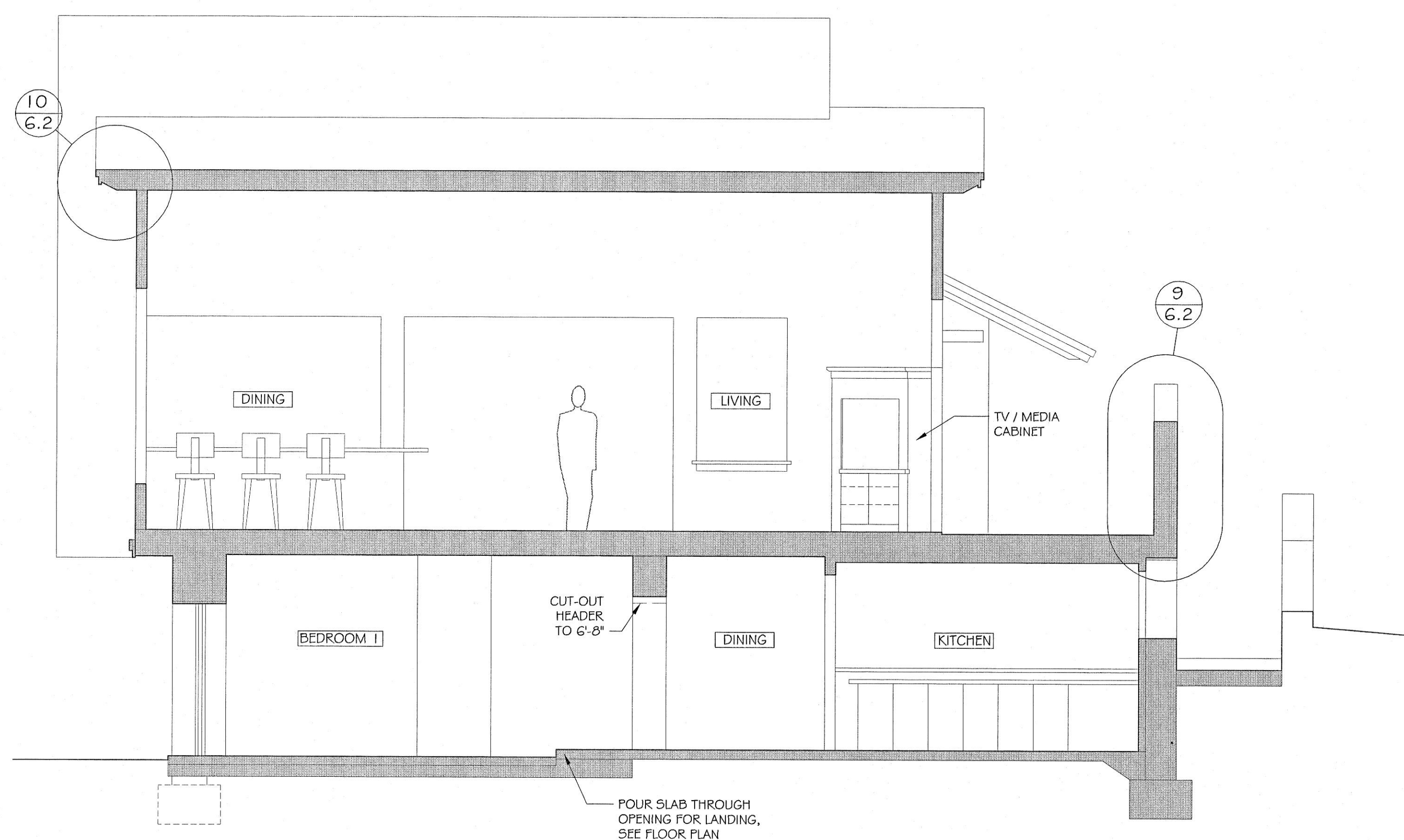
A-6.1



SECTION D (east / west)

SCALE: 1/4" = 1'-0"

2
6.1



SECTION C (north / south)

SCALE: 1/4" = 1'-0"

1
6.1