

THE OVERLOOK AT TELLURIDE SUBDIVISION / P.U.D.

A LARGE SCALE SUBDIVISION OF PORTIONS OF EAST TELLURIDE ADDITION TO THE TOWN OF TELLURIDE, LOCATED WITHIN SECTION 36, T.43N, R.9W, N.M.P.M, SAN MIGUEL COUNTY, COLORADO.

REPLAT OWNERS CERTIFICATE:

DEFINITIONS: As used in this Replat, the following terms are ascribed the meanings stated below.

"Act" means the Colorado Common Interest Ownership Act, Section 38-33.3-101, et seq. of the Colorado Revised Statutes, as it may be amended from time to time.

"Access Agreement" shall mean and refer to that certain Driveway Use, Access and Maintenance Agreement between the Town and Windhorse, recorded on August 30, 2018 in Reception No. 454591.

"Block 2 Entity" shall mean Block 2 Owners Group, LLC, a Colorado limited liability company.

"Block 2 Entity Property" shall mean the following described property owned by the Block 2 Entity situated in San Miguel County, State of Colorado: Lots 1-8 (inclusive) of Block 2, East Telluride Addition to the Town of Telluride, according to the Plat recorded June 23, 1998 in Plat Book 28 at Page 13, County of San Miguel, State of Colorado.

"Common Area" means any portion of the Community designated in the Declaration or on this Plat or any Supplemental Plat as a Common Area, a General Common Area or a Limited Common Area and which is owned or leased or maintained by the Association for the common use and enjoyment of the lot owners and Occupants or some of them.

"Community" shall mean and refer to the duly formed and validly existing Colorado common interest ownership community consisting of the Approved Lots and Tract OS-C, formed in connection with and pursuant to the Community Documents.

"Community Association" shall mean and refer to The Overlook At Telluride Homeowners Company, Inc., a Colorado nonprofit corporation, which is the duly formed homeowners association for the Project.

"Community Documents" shall mean and refer to the documents enacted to form the Community and establish the manner and method that the Community will be administered, including, without limitation, this Replat and the Declaration.

"Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions for the Community recorded on August 30, 2018 in Reception No. 454591.

"Design Guidelines" shall mean the duly adopted Telluride Design Guidelines, as modified or amended from time to time.

"Development Agreement" shall mean and refer to that certain Planned Unit Development and Development Agreement between the Town and Windhorse recorded on August 30, 2018 in Reception No. 454591.

"HARC" shall mean the Telluride Historic and Architectural Review Commission.

"Land Dedication Resolution" shall mean and refer to that Resolution duly adopted by the Town accepting certain land dedications from the Owners in compliance with LUC Section 6-410. The Land Dedication Resolution was recorded on August 30, 2018 in Reception No. 454591.

"LUC" shall mean the duly adopted Telluride Land Use Code, as modified or amended from time to time.

"Owners" collectively means Windhorse and the Block 2 Entity.

"Permit Authority Approval" shall mean and refer to the documentation of the Town of Telluride Permit Authority review and approval of development in a designated area of local government interest recorded on August 30, 2018 in Reception No. 454591.

"Project" shall mean and refer to development of twenty residential lots approved on the Property as authorized by the Town Approvals and depicted and described in this Replat, which is being developed under the name "The Overlook At Telluride". The Project was previously referred to in the Applications for the Town Approvals as the Windhorse Subdivision/PUD.

"ROW Ordinance" shall mean and refer to that certain Ordinance duly adopted by the Town vacating certain rights of way, which vacated areas have been incorporated into the Project and Property. The ROW Ordinance was recorded on August 16, 2018 in Reception No. 454591.

"SIA" shall mean and refer to that Subdivision Improvement Agreement between the Town and Windhorse recorded on August 30, 2018 in Reception No. 454591.

"Subject Property" collectively means the Windhorse Property and the Block 2 Entity Property.

"Town" shall mean the Town of Telluride, Colorado.

REPLAT OWNERS CERTIFICATE (cont.):

DEFINITIONS (cont.):

"Town Approvals" shall mean and refer to certain applications submitted by Windhorse and approved by the Town consisting of: (1) a Large Scale Subdivision and Planned Unit Development to create twenty lots in the Hillside Developing Two Zone District pursuant to LUC Section 6-303.A, Section 6-402.A and Section 3-203; (2) Review of the Hillside Master Plan designation of the sites suitability for development pursuant to LUC Section 3-203.E.7; (3) Right of Way Vacation pursuant to ROW Ordinance; (4) Consideration of a Construction Impact Mitigation Plan pursuant to LUC Section 3-203.E.3; and (5) Town acceptance of Subdivision Land Dedication pursuant to LUC Section 6-410.

"Town Approval Documents" shall mean and refer to this Replat, the Access Agreement, the Development Agreement, the SIA, the Permit Authority Approval and the ROW Ordinance.

"Town Laws" shall mean the Telluride Land Use Code, the Telluride Design Guidelines, the Town Building Code and applicable effective laws, regulations, charters and codes.

"Windhorse" shall mean Windhorse Properties, LLC, a Colorado limited liability company.

"Workforce Housing Deed Restriction" shall mean and refer to that certain Deed Restriction recorded on August 30, 2018 in Reception No. 454591 burdening and restricting the use and occupancy of Lots 2, 17 and 18 to certain persons, as provided for in the instrument.

"Windhorse Property" shall mean the following described property owned by Windhorse situated in San Miguel County, State of Colorado: A parcel of land located within the East Telluride Addition to the Town of Telluride, according to the Plat recorded June 23, 1998 in Plat Book 28 at Page 13, County of San Miguel, State of Colorado, further described as follows:

Beginning at the Northeast corner of Block 6, within said East Telluride Addition, being the POINT OF BEGINNING:
Thence N 175°4'00" E a distance of 22.28 feet along the extension of the eastern boundary of said Block 6;
Thence N 71°32'27" E a distance of 875.04 feet to the intersection with the centerline of Hemlock Street;
Thence S 175°4'00" W a distance of 310.31 feet along the centerline of Hemlock Street to the intersection with the centerline of Galena Avenue;
Thence S 72°06'00" E a distance of 525.11 feet along the centerline of Galena Avenue;
Thence N 34°53'10" E a distance of 24.44 feet;
Thence N 54°00'47" W a distance of 21.35 feet to the northern boundary of said Galena Avenue Right of Way;
Thence S 72°06'00" E a distance of 80.53 feet along said northern boundary;
Thence S 54°00'47" E a distance of 17.24 feet;
Thence S 68.09 feet along the arc of a tangential curve, concave to the north, having a central angle of 16°39'43", and a radius of 198.42 feet;
Thence S 72°06'00" E a distance of 127.88 feet;
Thence S 56.70 feet along the arc of a tangential curve, concave to the south, having a central angle of 13°14'34", and a radius of 245.34 feet;
Thence N 175°4'00" E a distance of 15.10 feet;
Thence S 80°25'56" E a distance of 289.59 feet along the eastern boundary of said Block 6 to the POINT OF BEGINNING;

TOGETHER WITH
A Portion of the East Telluride Addition To The Town of Telluride, according to the Plat recorded June 23, 1998 in Plat Book 28 at Page 13, described as follows:
Beginning at the intersection of the easterly boundary of Alder Street with the northerly boundary of Dakota Avenue;
Thence North 175°4'00" East a distance of 11.17 Feet along the easterly boundary of Alder Street to the northerly boundary of the East Telluride Addition;
Thence South 71°02'53" East a distance of 250.04 Feet along the northerly boundary of said East Telluride Addition to the westerly boundary of Maple Street;
Thence South 175°4'00" West a distance of 6.58 Feet along the westerly boundary of Maple Street to the northerly boundary of Dakota Avenue;
Thence North 72°06'00" West a distance of 250.00 Feet along the northerly boundary of Dakota Avenue to the point of beginning,
as depicted on Plat Of Survey recorded March 11, 1991 in Surveyors Plat Book S1 at Page 56, County of San Miguel, State of Colorado.

TOGETHER WITH
A portion of the East Telluride Addition To The Town of Telluride, according to the plat recorded June 23, 1998 in Plat Book 28 at Page 13, described as follows:
Beginning at the intersection of the easterly boundary of Maple Street with the northerly boundary of Dakota Avenue;
Thence North 175°4'00" East a distance of 5.86 feet along the easterly boundary of Maple Street to the northerly boundary of the East Telluride Addition;
Thence South 71°02'53" East a distance of 250.04 feet along the northerly boundary of said East Telluride Addition to the westerly boundary of Hemlock Street;
Thence South 175°4'00" West a distance of 1.07 feet along the westerly boundary of Hemlock Street to the northerly boundary of Dakota Avenue;
Thence North 72°06'00" West a distance of 250.00 feet along the northerly boundary of Dakota Avenue to the point of beginning,
as depicted on Plat Of Survey recorded March 11, 1991 in Surveyors Plat Book S1 at Page 56, County of San Miguel, State of Colorado.

CERTIFICATIONS:

Windhorse with respect to the Windhorse Property and the Block 2 Entity with respect to the Block 2 Entity Property, as the respective, current, fee simple owners of the Subject Property, do hereby declare, state and certify that the Subject Property will be owned, held, transferred, conveyed, sold, leased, rented, hypothecated, encumbered, used, occupied, improved, altered, maintained and enjoyed subject to the covenants, conditions, restrictions, assessments, charges, services, liens, reservations, exceptions, easements, privileges, rights and other provisions set forth in this Replat, including the following terms, provisions, conditions and restrictions.

- Windhorse has laid out, platted and subdivided the Subject Property as the same is shown on this Replat.
- The Subject Property may be used and developed in accordance with: (a) the Town Laws made applicable to the Subject Property, (b) the terms, conditions and requirements governing use and development of the Subject Property as reflected in the Town Approvals and the Town Approval Documents, and (c) the terms, conditions and requirements reflected in individual future site specific approvals granted to the Lots and Parcels created by this Replat.
- This Replat is being recorded simultaneously with the Town Approval Documents.

4. The Town, Windhorse and the Block 2 Entity recognize, acknowledge and agree that: (a) the Block 2 Entity has agreed to include the Block 2 Entity Property into this Replat, which is being platted as Tract OS-B, conveyed to the Town as open space; (b) the rights, duties and obligations arising in connection with the Town Approvals and the Town Approval Documents which are allocated to the owner of the Subject Property are the sole right and responsibility of Windhorse; and (c) the Block 2 Entity will not be responsible for any duties and obligations, including, without limitation, any financial requirements, placed on the owner of the Subject Property under the Town Approvals and the Town Approval Documents.

5. Windhorse is deemed to be the sole Declarant for the Community pursuant to the Community Documents and the Block 2 Entity is joining this Replat and the Declaration to acknowledge and consent to the filing of the Community Documents on the Subject Property, including on the Block 2 Entity Property. It is recognized and agreed that the Block 2 Entity is not intended to be, nor shall it be deemed to be a Declarant pursuant to the Community Documents. With the execution and recordation of the Declaration and this Plat, Windhorse, for itself and its successors and assigns, has submitted the Property to ownership and use as a planned community under and pursuant to the provisions of the Act and to the Declaration and this Plat. The Community shall consist of the Lots and Tracts as depicted and described herein and in the Declaration; provided, however, that Outlot 1, and Tract OS-A, Tract OS-B, Tract OS-D, and Tract OS-E as each are depicted herein, are not intended to be part of the Community and, therefore, are not to be subjected to the Community Documents. In addition, as to Outlot-1, although created by this Subdivision and PUD, Outlot-1 may be included in a subsequent Town development application, including, but not limited to, a subdivision or PUD application, without the consent or approval of the Owners or any subsequent property owner(s) within the Project. Any incorporation of Outlot-1 into a subsequent development application is expressly exempt from the PUD or other requirements that an amendment to the PUD would need to be processed to remove Outlot-1 from Project or to incorporate Outlot-1 into a subsequent subdivision or PUD. This is a "plat" as contemplated by and described in the Declaration and the Colorado Common Interest Owners Act.

6. Windhorse as the sole Declarant pursuant to the Community Documents has reserved certain declarant rights, special declarant rights and development rights ("Reserved Declarant Rights") over the Property, as the same are stated and described in the Declaration. Some or all of the Reserved Declarant Rights may be exercised from time to time on some or all of the Property depicted on this Plat. It is recognized and agreed that the Reserved Declarant Rights are being reserved exclusively by and for Windhorse (and its assignees) pursuant to the Community Documents and that no Reserved Declarant Rights are being created, reserved or otherwise allocated to the Block 2 Entity.

7. Windhorse and the Block 2 Entity have secured any necessary written consents from their lenders/lien holders, if any, consenting to the terms and conditions of this Replat, which are being recorded simultaneously with the recordation of this Replat. The effective date of the Replat is August 30, 2018.

OWNERS:

Windhorse Properties, LLC,
a Colorado limited liability company.

By: Jane L. Hickey

Printed Name: Jane L. Hickey

Title: Manager

STATE OF COLORADO

COUNTY OF San Miguel

Acknowledged, subscribed and sworn to before me this 29th day of August, 2018 by Jane L. Hickey as the Manager of Windhorse Properties, LLC, a Colorado limited liability company.

Witness my hand and official seal.

By: Kimberly A. Risner-Tindall

Notary Public

JOINDER AND CONSENT.

The undersigned acknowledge, agree and consent to the terms, conditions and certifications provided for in this Replat, including, without limitation, the plating of the Block 2 Entity Property as provided for herein.

Block 2 Owners Group, LLC,
a Colorado limited liability company.

By: Stephen P. Ramsey

Printed Name: STEPHEN P. RAMSEY

Title: MANAGER, BLOCK 2 OWNERS GROUP, LLC

STATE OF COLORADO

COUNTY OF San Miguel

Acknowledged, subscribed and sworn to before me this 29th day of August, 2018 by Stephen P. Ramsey as the Manager of Block 2 Owners Group, LLC, a Colorado limited liability company.

Witness my hand and official seal.

By: Anne M. Connor

Notary Public

KIMBERLY A. RISNER-TINDALL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19984028751
My Commission Expires October 16, 2018

TITLE INSURANCE CERTIFICATE:

Land Title Guarantee Company, a Colorado licensed title company, does hereby certify that we have examined the title to the lands herein shown on this Replat and that the title to this land is in the name of Windhorse Properties, LLC and Block 2 Owners Group, LLC, a Colorado limited liability company, and is free of all liens and taxes, except as follows:

ad Valorem Taxes
8/28/18
Title Insurance Company Representative

COUNTY TREASURER'S CERTIFICATE:

I certify that according to the records in the San Miguel County Treasurer's office, there are no liens against the property included in the subdivision, or any part thereof, for unpaid State, county or municipal ad valorem taxes or special assessments certified to the County Treasurer for collection.

Rebecca M. Long 8/28/2018
County Treasurer DEPUTY
Date

PLANNING AND ZONING COMMISSION APPROVAL:

The Planning and Zoning Commission of Telluride, Colorado, hereby approves and approves this replat of the above subdivision.

Kathleen Eerie 8-30-18
Chairperson

APPROVAL BY THE TOWN:

The within Replat of THE OVERLOOK AT TELLURIDE SUBDIVISION / P.U.D., is authorized and approved for filing this 29th day of August, 2018, by the Town Council of the Town of Telluride, State of Colorado.

Town of Telluride
By: Sam Mungos
Mayor

ATTEST: Kimberly A. Risner-Tindall
Clerk

Approved: Kimberly A. Risner-Tindall August 29, 2018

Planning Director: Kimberly A. Risner-Tindall 8/29/18

Town Engineer: Kimberly A. Risner-Tindall

LAND SURVEYORS CERTIFICATE:

I, David R. Bulson, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat and survey of THE OVERLOOK AT TELLURIDE SUBDIVISION / P.U.D., was made by me and under my supervision and both are accurate to the best of my knowledge. I further certify that all monuments and markers were set as required by the Town of Telluride Land Use Code and Articles 50 and 51 of Title 38, C.R.S.

Dated this 29th day of August, 2018.

David R. Bulson
David R. Bulson

David R. Bulson
David R. Bulson

ANNE M. CONNOR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20104042840
My Commission Expires October 28, 2018

SURVEYOR NOTES (cont.):

- Approval of this plan shall create a vested property right pursuant to Article 68 of Title 24 C.R.S., as amended, subject to the limitations of Telluride Land Use Code Section 5-208.
- Easement research and legal description from Land Title Guarantee Company, Order No. TL86000951-5, dated March 30, 2018 at 5:00 P.M. with respect to the Windhorse Property.
- Easement research and legal description from Land Title Guarantee Company, Order No. TL86007208-4 dated March 9, 2018 at 5:00 P.M. with respect to the Block 2 Entity Property.
- NOTES OF CLARIFICATION:
 - The Configuration of the following lots, tracts, and right-of-way have been modified by this Replat:
Portions of the ROW associated with Galena Avenue, Dakota Avenue, Hemlock Street, Pinon Street, Laurel Street and various alley ways, as depicted on Sheet 3 of 3 of this Replat and as further described in the ROW Ordinance.
 - The following lots, tracts, parcels and outlots have been created by this Replat:
Lots 1-20 (inclusive), The Overlook at Telluride, Primrose Lane Parcel, Outlot 1, Tract OS-A, Tract OS-B, Tract OS-C, Tract OS-D and Tract OS-E.

The following lots have been created by this Replat:
Lots 1-20 in Blocks 4-6, and Lots 1-8 (inclusive) of Block 2 Telluride Addition.
SURVEY CONTROL NOTE. Boundary lines for this survey were projected from record dimensions on a grid derived from that Survey of Colorado Avenue recorded in the County Surveyor's Land Plats, in Book 1 at Page 30.
6. BASIS OF BEARINGS. Bearing from brass cap monument at the intersection of Oak Street and Colorado Avenue, L.S. 24954, to the brass cap monument at the intersection of Alder Street and Colorado Avenue, L.S. 24954, assumed as the historic bearing of S 72°06'00"E.

7. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in the survey within one year 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.
8. The Hillside Master Plan designated land located within the Hillside Master Planning area as either being "suitable" or "unsuitable" for development. The Hillside Master Plan specifically designated certain portions of the Subject Property upon which development is being proposed as being "suitable" and certain other portions as being "unsuitable" for development.

9. With respect to the portions of the Subject Property designated as being "suitable" for development, the Town, based upon the information submitted by Windhorse and the findings and determinations made by the Town Planning and Zoning Commission, determined that such portions of the Subject Property remained "suitable for development" consistent with the designations and recommendations indicated in the Telluride Hillside Master Plan.

10. With respect to the portions of the Subject Property designated as being "unsuitable" for development by the Hillside Master Plan, in approving this Replat and in accordance with Section 3-203.E.7(a)(2) of the Telluride Land Use Code and the Telluride Hillside Master Plan, including, without limitation, Goal A, Objective 1, Policy e., based upon the information submitted by Windhorse and the findings and determinations made by the Town Planning and Zoning Commission, the Town is hereby making a finding of suitability based on evidence presented to the Town Planning and Zoning Commission, including the presentation of new geologic hazard or other information relating to the suitable and unsuitable designations contained in the Telluride Hillside Master Plan, which evidence and information has occurred since the last amendment to the Telluride Master Plan and the Telluride Hillside Master Plan that justifies the approval of this plat and the development of the Property.

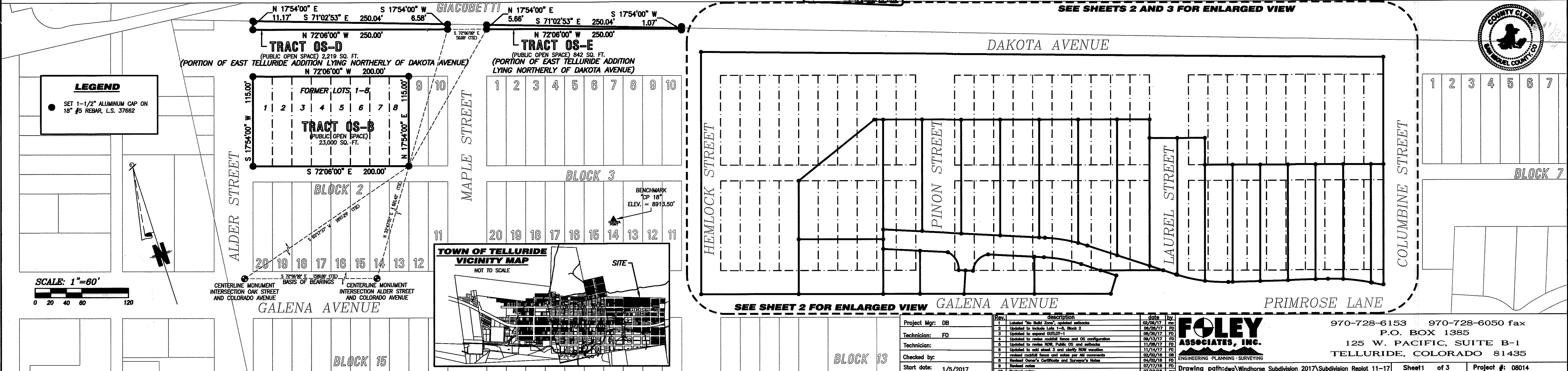
11. Windhorse may pursue development on that portion of the Property designated and depicted on this Replat as being "Suitable For Development", provided that any such development shall conform to all applicable Town laws, codes, regulations and guidelines, including the Town of Telluride Master Plan, and including the Telluride Hillside Master Plan.

12. No development shall occur within or upon those portions of the Property designated and depicted on this Replat as being "Unsuitable For Development/No-Build Areas", provided, however, that the owner of the Property may install, repair and maintain landscaping and geohazard mitigation facilities, such as a rock fall fence, berming and the like, within the Unsuitable For Development/No-Build Areas. The foregoing notwithstanding, the owner of the Property may seek to modify the designation of the portions of the Property identified herein as being "Unsuitable For Development/No-Build Areas" at such later time, which will be reviewed and acted upon by the Town in the manner then prescribed by then applicable law, including, without limitation, the provisions contained in Section 3-203.E.7(a) of the Land Use Code and the Telluride Master Plan, including the Hillside Master Plan, including, without limitation, Goal A, Objective 1, Policy e., as the same may be amended from time to time.

RECORDERS CERTIFICATE:

This Replat was filed for record in the office of the San Miguel County Clerk and Recorder on this 30th day of August, 2018, at
Plat Book 454591

M. Kathleen Eerie
San Miguel County Clerk



Project Mgr:	DB	Rev.	Description	Date	By
Technician:	FD	1	Updated "No-Build Zone" updated setbacks	08/29/17	DB
Technician:		2	Updated to include Lot 1, Block 2	08/29/17	DB
Technician:		3	Updated to include Tract OS and OS configuration	11/29/17	DB
Technician:		4	Updated to include ROW Public OS and setbacks	11/29/17	DB
Checked by:		5	Updated to add sheet 3 and clarify ROW location	11/29/17	DB
Start date:	1/5/2017	6	Added updated fence notes per the ROW Ordinance	02/27/18	DB
		7	Revised Owner's Certificate and Surveyor's Notes	04/26/18	DB
		8	Revised notes	07/27/18	DB

FOLEY ASSOCIATES, INC.
ENGINEERING - PLANNING - SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435
Drawing path: d:\Windhorse Subdivision 2017\Subdivision Replat 11-17\ Sheet1 of 3 Project #: 08014

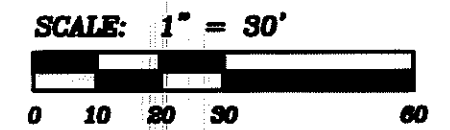
THE OVERLOOK AT TELLURIDE SUBDIVISION / P.U.D.
A LARGE SCALE SUBDIVISION OF PORTIONS OF EAST TELLURIDE ADDITION TO THE TOWN OF TELLURIDE,
LOCATED WITHIN SECTION 36, T.43N, R.9W, N.M.P.M., SAN MIGUEL COUNTY, COLORADO.

LINETYPE LEGEND

	PROPERTY LINE
	SETBACK LINE
	BOUNDARY OF RESTRICTED AREA / NO-BUILD ZONE (SEE NOTES 8-12)
	ROCKFALL FENCE EASEMENT (SEE NOTE 17)
	LOT 15 AND LOT 16 ACCESS AND UTILITY EASEMENT (SEE NOTE 16)
	PUBLIC TRAIL EASEMENT (SEE NOTE 15)

LEGEND

- SET 1-1/2" ALUMINUM CAP ON 18" #5 REBAR, L.S. 37662
- SHADED AREAS WITHIN LOTS 1-20 ARE UNSUITABLE FOR DEVELOPMENT/NO-BUILD AREAS (SEE NOTES 8-12)
- UNSHADED AREAS WITHIN LOTS 1-20 ARE SUITABLE FOR DEVELOPMENT (SEE NOTES 8-12)



U.S.F.S.

DAKOTA AVENUE
 (UNVACATED REMAINDER)

S 71°34'27" E 875.04'

TRACT OS-A
 (PUBLIC OPEN SPACE)
 119,474 SQ. FT.

S 72°06'00" E 352.91'

S 17°54'00" W 124.58'

S 17°54'00" W 140.52'

S 17°54'00" W 143.08'

S 17°54'00" W 146.85'

S 17°54'00" W 148.27'

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THE OVERLOOK AT TELLURIDE SUBDIVISION / P.U.D.
A LARGE SCALE SUBDIVISION OF PORTIONS OF EAST TELLURIDE ADDITION TO THE TOWN OF TELLURIDE,
LOCATED WITHIN SECTION 36, T.43N, R.9W., N.M.P.M., SAN MIGUEL COUNTY, COLORADO.

VACATED RIGHT-OF-WAY AND PROPERTY LINES

LEGEND

- SET 1-1/2" ALUMINUM CAP ON 18" #5 REBAR, L.S. 37682
- PROPERTY BOUNDARY
- - - VACATED LOT OR BLOCK BOUNDARY
- ▨ VACATED PORTION OF RIGHT-OF-WAY PURSUANT TO ORDINANCE #1462, SERIES OF 2018

U.S.F.S.

SCALE: 1" = 30'

0 10 20 30 40

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR

DAKOTA AVENUE

(UNVACATED REMAINDER)

S 71°34'27" E 875.04'

VACATED PORTION OF RIGHT-OF-WAY

VACATED PROPERTY LINE (TYP.)

P.O.B. (NE CORNER OF FORMER BLOCK 6)

FORMER LOT 1

FORMER LOT 2

FORMER LOT 3

FORMER LOT 4

FORMER LOT 5

FORMER LOT 6

FORMER LOT 7

FORMER LOT 8

FORMER LOT 9

FORMER LOT 10

FORMER LOT 1

FORMER LOT 2

FORMER LOT 3

FORMER LOT 4

FORMER LOT 5

FORMER LOT 6

FORMER LOT 7

FORMER LOT 8

FORMER LOT 9

FORMER LOT 10

FORMER LOT 1

FORMER LOT 2

FORMER LOT 3

FORMER LOT 4

FORMER LOT 5

FORMER LOT 6

FORMER LOT 7

FORMER LOT 8

FORMER LOT 9

FORMER LOT 10

BLOCK 4

BLOCK 5

BLOCK 6

VACATED PORTION OF RIGHT-OF-WAY

PINON STREET

LAUREL STREET

COLUMBINE STREET

FORMER LOT 20

FORMER LOT 19

FORMER LOT 18

FORMER LOT 17

FORMER LOT 16

FORMER LOT 15

FORMER LOT 14

FORMER LOT 13

FORMER LOT 12

FORMER LOT 11

FORMER LOT 20

FORMER LOT 19

FORMER LOT 18

FORMER LOT 17

FORMER LOT 16

FORMER LOT 15

FORMER LOT 14

FORMER LOT 13

FORMER LOT 12

FORMER LOT 11

FORMER LOT 20

FORMER LOT 19

FORMER LOT 18

FORMER LOT 17

FORMER LOT 16

FORMER LOT 15

FORMER LOT 14

FORMER LOT 13

FORMER LOT 12

FORMER LOT 11

GALENA AVENUE
(UNVACATED REMAINDER)

N 72°06'00" W 525.11'

VACATED PORTION OF RIGHT-OF-WAY

S 64°00'47" E 21.35'
S 72°06'00" W 80.53'
N 72°06'00" W 17.24'
N 54°00'47" W 17.24'

L=68.08'
R=198.42'
DELTA=10°39'43"
CH=57.76'
CB-S 63°50'38" E

PRIMROSE LANE
(UNVACATED GALENA AVENUE R.O.W.)

N 73°40'30" W 127.98'

L=56.70'
R=245.34'
DELTA=13°14'34"
CH=56.58'
CB-N 67°03'13" W

N 60°25'56" W 15.10'

PRIMROSE LANE

HEMLOCK STREET

BLOCK 13

BLOCK 12

BLOCK 11

BLOCK 10

PANDORA AVENUE

Project Mgr:	DB	Rev.	Description	Date	By
Technician:	FO	1	Updated "No Build Zone", updated setbacks	02/28/17	FO
		2	Updated to include Lots 1-5, Block 2	08/29/17	FO
		3	Updated to expand OUTLOT-1	08/29/17	FO
		4	Updated to make road layout and set configuration	08/29/17	FO
		5	Updated to make ROW, Chain CD, and setbacks	11/29/17	FO
Checked by:		6	Updated to add sheet 3 and clarify ROW location	11/29/17	FO
		7	Updated to add setback dimensions and notes	07/17/18	FO
Start date:	1/5/2017				

FOLEY ASSOCIATES, INC.
ENGINEERING - PLANNING - SURVEYING

970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path:dwg\Windhorse Subdivision 2017\Subdivision Replat 11-17 Sheet3 of 3 Project #: 08014