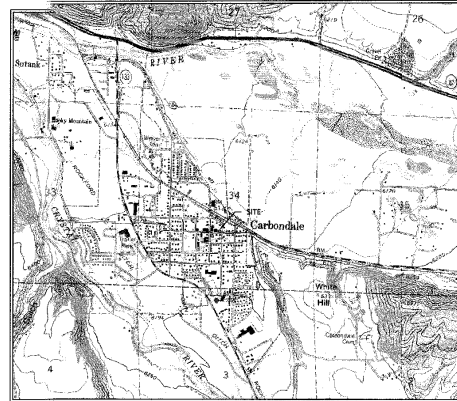


# CONDOMINIUM MAP OF: 311 MAIN STREET CONDOMINIUMS

PURPOSE OF THIS MAP IS TO CONDOMINIUMIZE BLOCK 11 LOTS 22-23, ORIGINAL TOWNSITE OF CARBONDALE  
311 MAIN STREET, TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO  
SHEET 1 OF 4  
CERTIFICATES, NOTES, CONTROL AND VICINITY MAPS



**CERTIFICATE OF DEDICATION AND OWNERSHIP**

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED, 311 MAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

ORIGINAL TOWNSITE CARBONDALE BLOCK 11 LOTS 22-23  
COUNTY OF GARFIELD, STATE OF COLORADO.

HAS BY THESE PRESENTS LAID OUT, PLATTED, CREATED AND SUBDIVIDED THE SAME AND ALL IMPROVEMENTS THEREON AS A CONDOMINIUM COMMON INTEREST COMMUNITY AS SHOWN ON THIS CONDOMINIUM MAP OF 311 MAIN STREET CONDOMINIUMS (AS SUPPLEMENTED, FROM TIME TO TIME, THE "MAP"), INITIALLY CONSISTING OF ONE (1) RESIDENTIAL UNIT, FIVE (5) COMMERCIAL UNITS, AND APURTENANT COMMON ELEMENTS, PURSUANT TO AND FOR THE PURPOSES SET FORTH IN THE CONDOMINIUM DECLARATION FOR 311 MAIN STREET CONDOMINIUMS, RECORDED LC 23 2019, AT RECEPTION NO. 928966 (AS AMENDED FROM TIME TO TIME, THE "DECLARATION"). CAPITALIZED TERMS USED ON THIS MAP WITHOUT FURTHER SPECIFIC DEFINITION HAVE THE MEANINGS GIVEN TO THEM IN THE DECLARATION.

EXECUTED THIS 3rd DAY OF December, 2019.

OWNER: 311 MAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY Joe Scofield  
JOE SCOFIELD  
NAME: JOE SCOFIELD

AS: MANAGING MEMBER

STATE OF COLORADO }  
COUNTY OF GARFIELD } SS

THE ABOVE AND FOREGOING DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF December, 2019, BY JOE SCOFIELD AS MANAGING MEMBER OF 311 MAIN, LLC.

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/17/2020

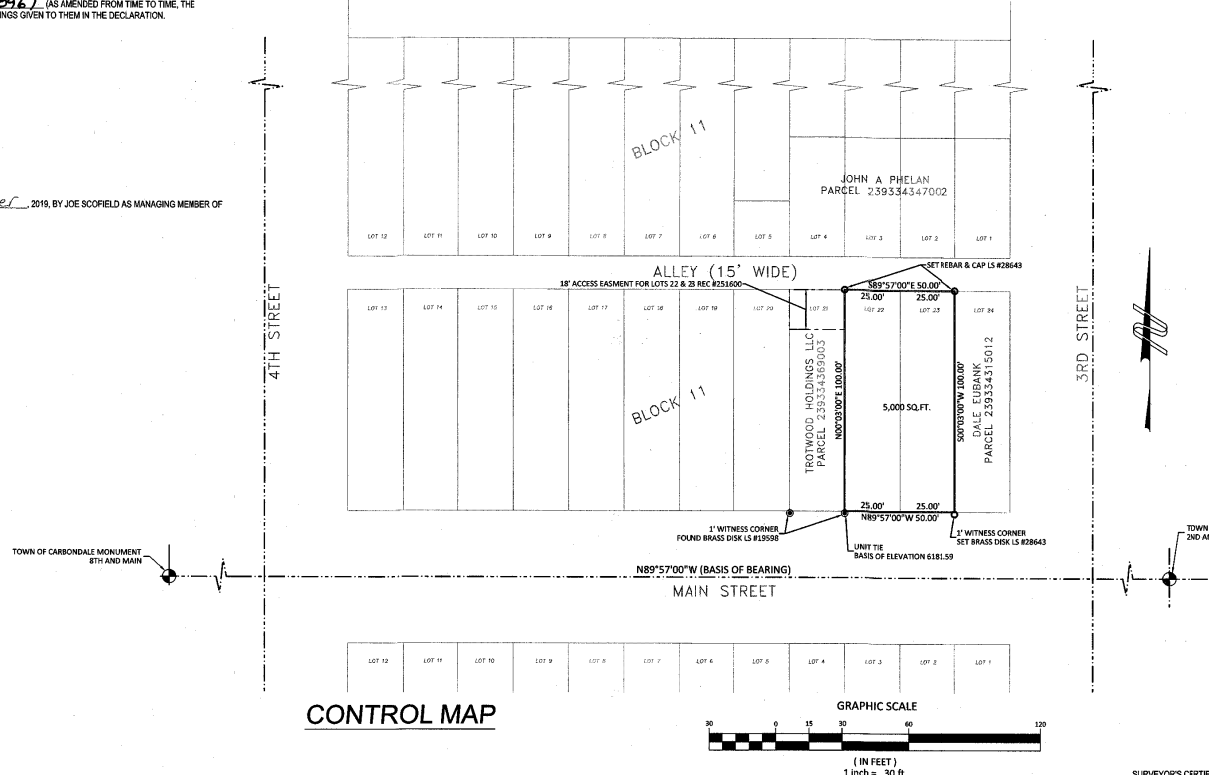
MY ADDRESS IS: 350 Hwy #135, Carbonade, CO 81623

**LEGEND**

- - TOWN OF CARBONDALE STREET MONUMENT
- - FOUND PROPERTY CORNER
- - SET PROPERTY CORNER

**SHEET INDEX**

- 1) CERTIFICATES, NOTES, CONTROL, EXTERIOR BOUNDARY, AND VICINITY MAPS
- 2) BUILDING DIMENSIONS AND EASEMENTS
- 3) PLAN VIEWS
- 4) ELEVATION VIEWS



**GENERAL NOTES**

- 1) DATE OF SURVEY: APRIL 2018.
- 2) DATE OF PREPARATION: APRIL-MAY 2019.  
UPDATED: SEPTEMBER - OCTOBER 2019.
- 3) BASIS OF BEARING: A BEARING OF N 89°57'00" W BETWEEN THE FOUND #6 STEEL BAR USED AS THE TOWN OF CARBONDALE STREET MONUMENT LOCATED AT SECOND & MAIN STREET AND THE MONUMENT LOCATED AT EIGHTH & MAIN STREET.
- 4) BASIS OF SURVEY: TOWN OF CARBONDALE TOWNSITE, WEAVERS ADDITION TO THE TOWN OF CARBONDALE, VARIOUS DOCUMENTS OF RECORD; AND THE FOUND MONUMENTS, AS SHOWN.
- 5) BASIS OF ELEVATION: PROJECT BASED ON AN ELEVATION OF 6196.72' (NAVD 88) ON THE NGS STATION "D-156" THIS ESTABLISHED THE SITE BENCHMARK ELEVATION OF 6161.59' ON THE 1" WITNESS CORNER FOUND BRASS DISK L.S. NO. 19588 MONUMENTING THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY AS SHOWN.
- 6) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND/OR TITLE OF RECORD, SEE RELIED UPON THE ABOVE SAID PLATS DESCRIBED IN NOTE 4 AND THE TITLE POLICY PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER A883014169, EFFECTIVE DATE AUGUST 18, 2019.
- 7) THE LINEAR UNIT USED IN THE PREPARATION OF THIS MAP IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 8) ALL RECEPTION NUMBERS REFERENCED HEREON ARE FOR DOCUMENTS RECORDED IN THE GARFIELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE.

**PLANNING COMMISSION CERTIFICATE**

THIS MAP APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF CARBONDALE, GARFIELD COUNTY, STATE OF COLORADO, THIS 3 DAY OF December, 2019, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY, STATE OF COLORADO, SUBJECT TO THE PROVISION THAT THE APPROVAL, IN NO WAY OBLIGATES THE TOWN OF CARBONDALE FOR FINANCING OR CONSTRUCTING IMPROVEMENTS ON LAND, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE PLANNING AND ZONING COMMISSION.

Haute Hampton  
CHAIR

**SURVEYOR'S CERTIFICATE**

I, MARK S. BECKER, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS CONDOMINIUM MAP OF 311 MAIN STREET CONDOMINIUMS THAT SAID LAND IS IMPROVED WITH ONE, THREE-STORY BUILDING THAT THE BUILDINGS CONTAINING OR COMPRISING THE CONDOMINIUM UNITS ARE SHOWN HEREON, THE APPROXIMATE LOCATION AND DIMENSIONS OF THE LIMITED COMMON ELEMENTS, AND THE LOCATION OF OTHER FEATURES, ARE ACCURATELY AND CORRECTLY SHOWN HEREON; THAT THE SAME ARE BASED ON FIELD SURVEYS PERFORMED UNDER MY SUPERVISION; THAT THIS MAP MEETS THE REQUIREMENTS OF THE SURVEY PLAT AS SET FORTH IN CRS SECTION 38-51-106; AND THAT THIS CONDOMINIUM MAP CONTAINS ALL OF THE INFORMATION REQUIRED BY CRS SECTIONS 38-33-208 AND 38-33-209 OF THE COLORADO COMMON INTEREST OWNERSHIP ACT.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 3rd DAY OF December, 2019.



**CLERK AND RECORDER'S ACCEPTANCE**

THIS CONDOMINIUM MAP OF 311 MAIN STREET CONDOMINIUMS IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AT 12:55 O'CLOCK P.M., THIS 3RD DAY OF December, 2019, IN PLAT BOOK NA AT PAGES NA RECEPTION NO. 928966

Joan Albrecht  
GARFIELD COUNTY CLERK AND RECORDER  
Randy Deane - DEPUTY

DRAWELL 22A  
FEE 43.00

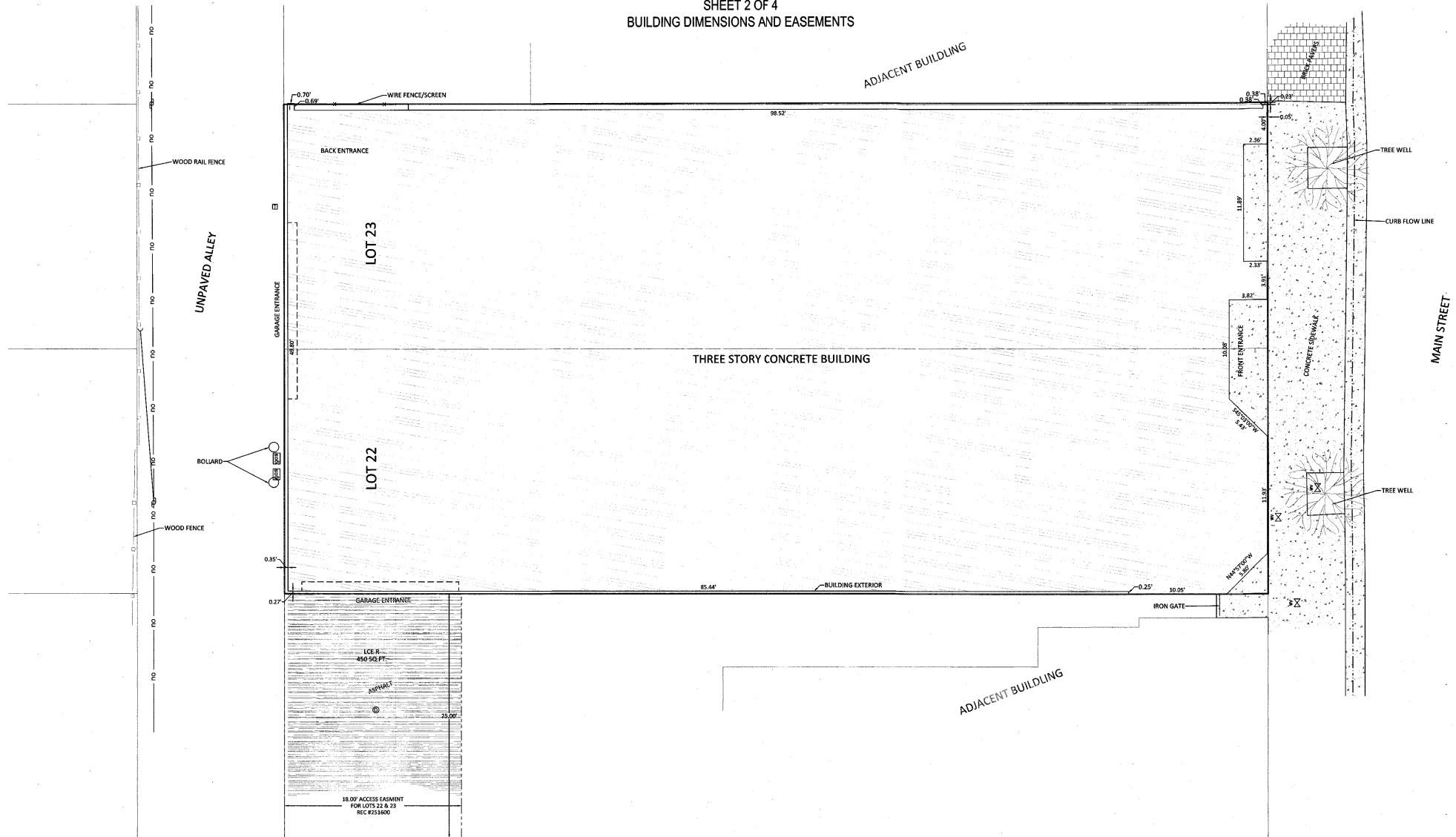
**SOPRIS ENGINEERING - LLC**  
CIVIL CONSULTANTS  
502 MAIN STREET, SUITE A3  
CARBONDALE, COLORADO 81623  
(970) 704-0311

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 CERTIFICATION SHOWN HEREON.

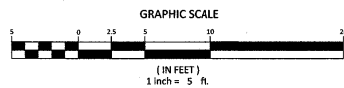
928966-1

# 311 MAIN STREET CONDOMINIUMS

CONDOMINIUM MAP OF:  
 311 MAIN STREET, TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO  
 SHEET 2 OF 4  
 BUILDING DIMENSIONS AND EASEMENTS



**MAIN LEVEL EXTERIOR PLAN VIEW**  
 scale 1"=5'



**SOPRIS ENGINEERING - LLC**  
 CIVIL CONSULTANTS  
 502 MAIN STREET, SUITE A3  
 CARBONDALE, COLORADO 81623  
 (970) 704-0311

NOTE  
 N00°03'00"E NORTH-SOUTH - EXTERIOR WALL BEARING (TYP.)  
 N88°57'00"W EAST-WEST - EXTERIOR WALL BEARING (TYP.)

- EXISTING CONDITIONS LEGEND
- ⊗ WATER VALVE
  - ⊕ GUY WIRE
  - ⊖ POWER POLE
  - ⊙ GAS MARKER
  - ⊞ TELEPHONE PEDESTAL
  - ⊗ STORM GRATE



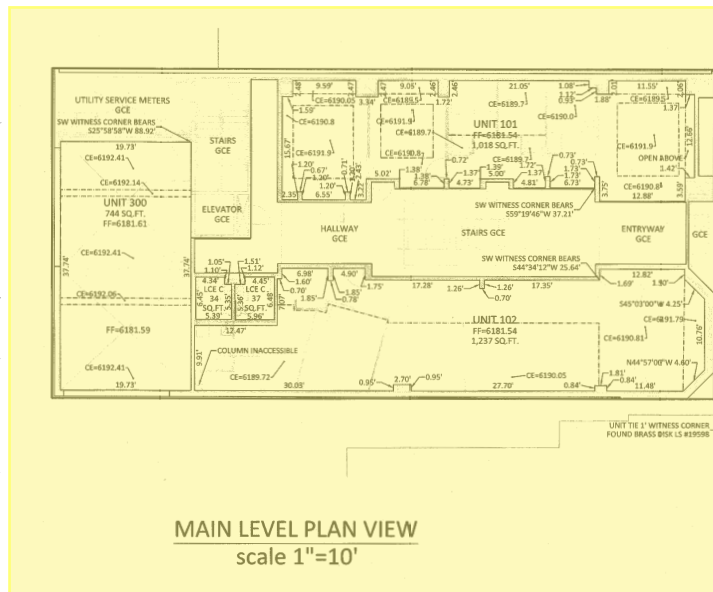
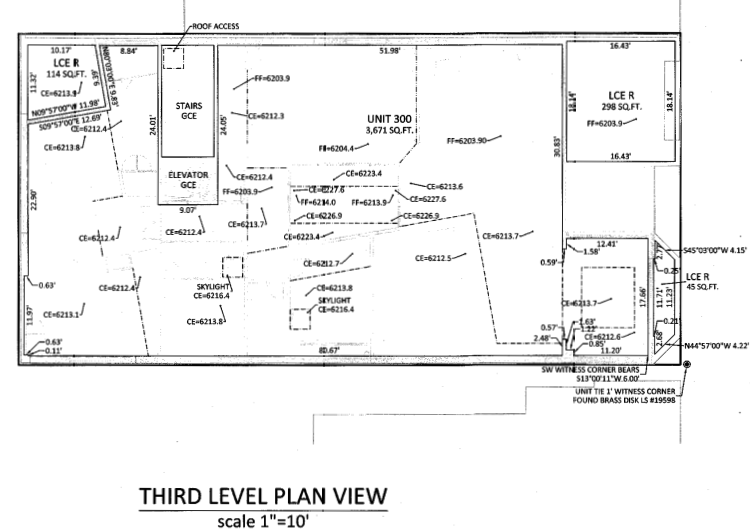
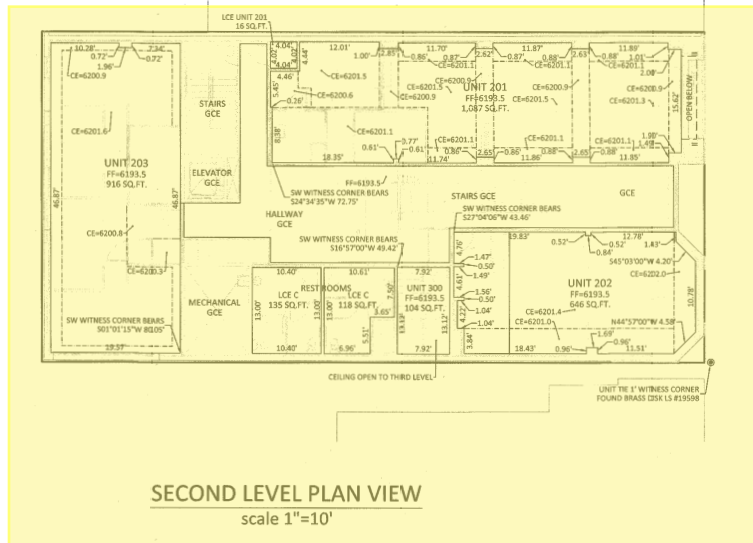
928966-2

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# 311 MAIN STREET CONDOMINIUMS

311 MAIN STREET, TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 3 OF 4  
PLAN VIEWS



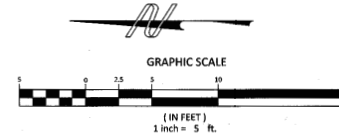
### LEGEND

- GCE - GENERAL COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- LCE R - LCE UNIT 300
- LCE C - LCE UNITS 101, 102, 201, 202, & 203
- UF - UNFINISHED FLOOR
- UN - UNFINISHED CEILING
- DC - CORRUGATED TIN UNDERSIDE OF CONCRETE DECK
- SC - CEILING STRUCTURAL ELEMENT
- INTERIOR COLUMNS (STRUCTURAL ELEMENTS) AND ATTACHED BUILDING UTILITIES, IF ANY, WITHIN A CONDOMINIUM UNIT OR LCE BOUNDARY ARE GENERAL COMMON ELEMENTS. THESE ELEMENTS, IF ANY, AND ANY INTERIOR WALLS HAVE NOT BEEN EXCLUDED FROM THE UNIT SQUARE FOOT CALCULATION.
- N00°00'00"E NORTH-SOUTH - EXTERIOR WALL BEARING (TYP.)
- N80°57'00"W EAST-WEST - EXTERIOR WALL BEARING (TYP.)
- N00°00'00"E NORTH-SOUTH - INTERIOR WALL BEARING (TYP.)
- N80°57'00"W EAST-WEST - INTERIOR WALL BEARING (TYP.)
- DENOTES UNIT AREA BETWEEN LEVELS FOR STARWAY (TYP.)
- - - - - CHANGE IN FLOOR ELEVATION (TYP.)
- - - - - CHANGE IN CEILING ELEVATION (TYP.)

### MAP NOTES:

- 1) PLAN VIEWS ARE FROM ARCHITECTURAL SUBMITTAL DRAWINGS UPDATED WITH AS-BUILT DIMENSIONS AND ELEVATION INFORMATION
- 2) UNIT DIMENSIONS ARE FROM UNFINISHED PERIMETER WALL SURFACE TO UNFINISHED PERIMETER WALL SURFACE; CEILING DIMENSIONS ARE FROM UNFINISHED FLOOR TO UNFINISHED DRYWALL CEILING
- 3) ALL AREAS OUTSIDE THE INDIVIDUAL CONDOMINIUM UNITS ARE GENERAL COMMON ELEMENTS (GCE) OF THE 311 MAIN STREET CONDOMINIUMS UNLESS IDENTIFIED AS A LIMITED COMMON ELEMENT (LCE) RESERVED FOR USE BY FEWER THAN ALL THE OWNERS OF THE INDIVIDUAL UNITS. THE TERM GCE IS INTENDED TO INCORPORATE AND NOT LIMIT THE COMPONENTS INCLUDED IN THE DEFINITION OF "COMMON ELEMENTS" UNDER THE DECLARATION, UNLESS OTHERWISE IDENTIFIED AS LCE.
- 4) INTERIOR WINDOWS AND DOOR FRAMES ARE PART OF UNIT AND NOT CONSIDERED GCE.

AREA TABLE (SQ.FT.)	LCE	UNIT
C (COMMERCIAL)	324	
UNIT 101		1,018
UNIT 102		1,237
UNIT 201	16	1,087
UNIT 202		646
UNIT 203		916
UNIT 300	457	4,519



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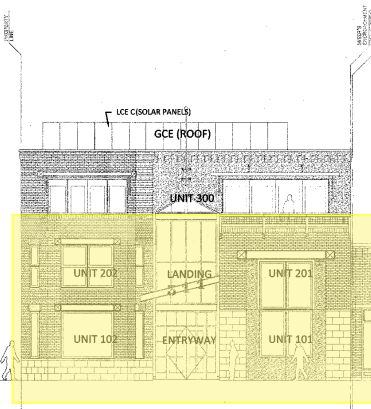


920966-3

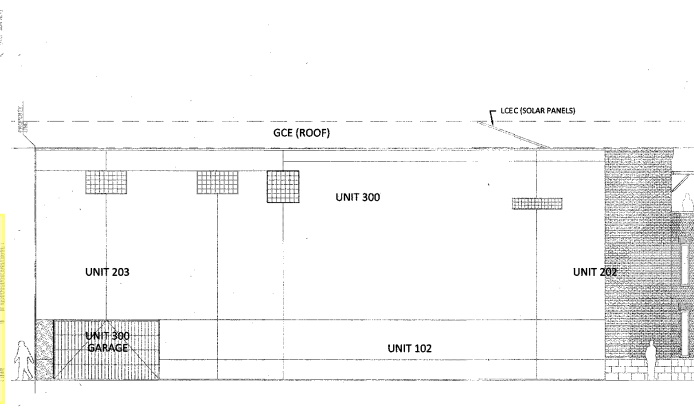
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. NO INDIVIDUAL MAY TAKE ACTION BASED UPON ANY DEFECT IN THIS SURVEY IF COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

# 311 MAIN STREET CONDOMINIUMS

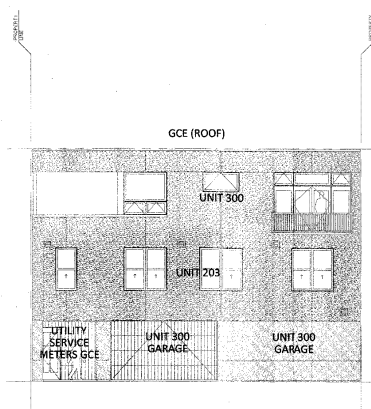
311 MAIN STREET, TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO  
SHEET 4 OF 4  
ELEVATION VIEWS



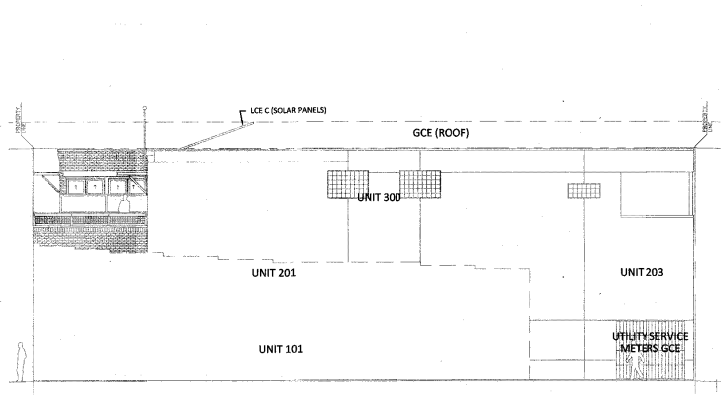
**NORTH ELEVATION VIEW**  
SCALE 1"=10'



**EAST ELEVATION VIEW**  
SCALE 1"=10'



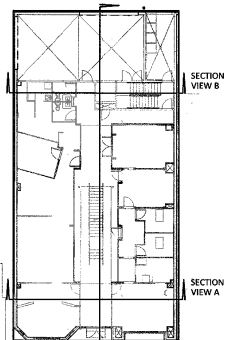
**SOUTH ELEVATION VIEW**  
SCALE 1"=10'



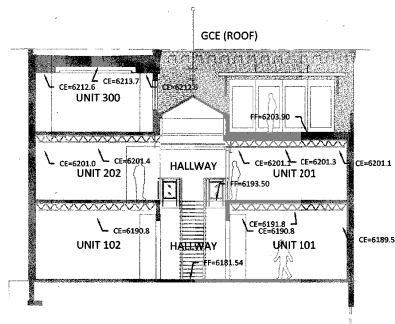
**WEST ELEVATION VIEW**  
SCALE 1"=10'

**MAP NOTES:**

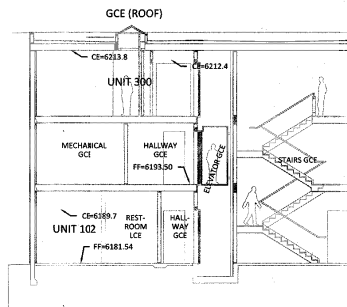
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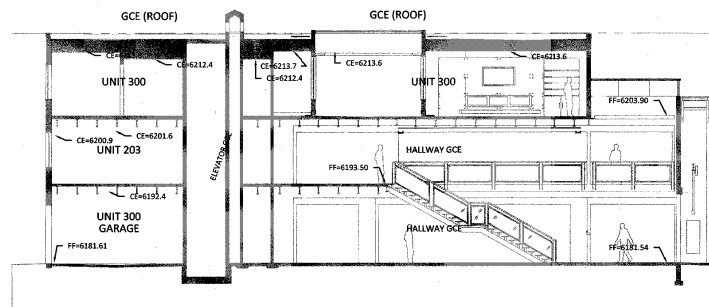
**SECTION KEY**  
SCALE 1"=20'



**SECTION VIEW A**  
SCALE 1"=10'



**SECTION VIEW B**  
SCALE 1"=10'



**SECTION VIEW C**  
SCALE 1"=10'

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928966-4

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