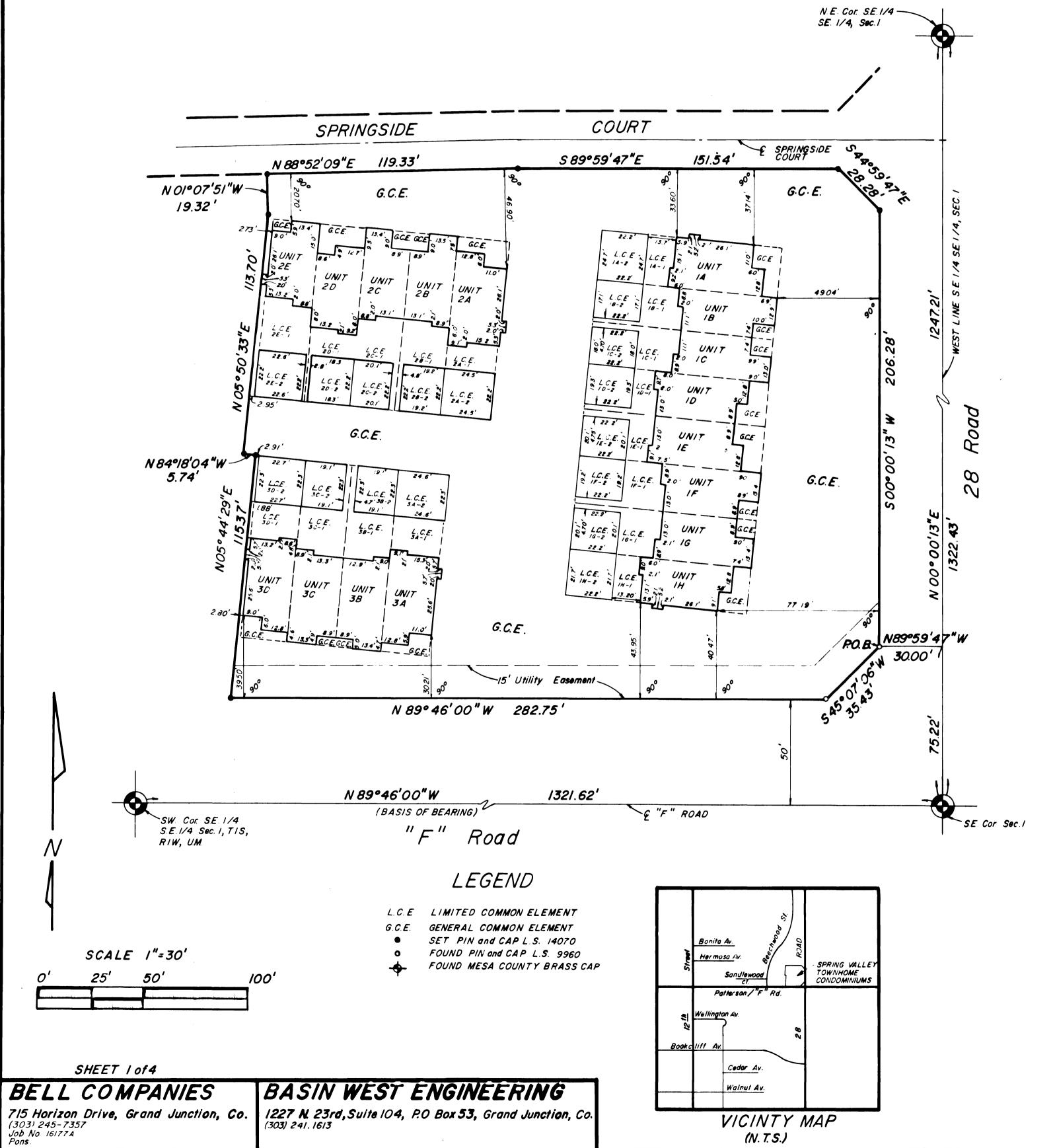
A Part of Lot I of PHEASANT RUN CONDOS City of Grand Junction, County of Mesa, State of Colorado.



(N. T.S.)

- 1. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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.
- 2. To the extent actual construction of any building and unit results in its configuration or cubic content space being different than as shown hereon, the building and unit configuration boundaries as actually constructed shall control.
- 3. Unit dimensions shown hereon are exterior buildings walls.

OWNERS CERTIFICATE

The undersigned, being the owners of the herein described real property, do hereby certify that this Condominium Map of Spring Valley Townhome Condominiums has been prepared pursuant to the purposes stated in the Condominium Declaration to Spring Valley Townhome Condominiums, dated

19 A.D. and recorded of even date
herewith in the records of the office of the Clerk and Recorder of Mesa County, State of Colorado.

PENNER-FRANTZ AND COMPANY A PARTNERSHIP

1 and I derment Town your interest Paul H. Penner Norman D. Frantz General Partner General Partner

STATE OF COLORADO

The foregoing owners certificate was acknowledged before me this _____ day of Paul H. Penner and Norman D. Frantz.

Witness my hand and official seal. My commission expires: //-223/

SURVEYORS CERTIFICATE

I, Thomas E. Cave, a Registered Land Surveyor in the State of Colorado, do hereby certify that the property was surveyed as shown on this map, and the property is described as a part of Lot One Pheasant Run Condominiums located in the Southeast 1/4 of the SE 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, State of Colorado, more particularly described as follows: Commencing at the Southeast corner of said Section 1; thence N 00° 00' 13" E along the west line of the Southeast 1/4 of the Southeast 1/4 of said Section 1 a distance of 75.22 feet; thence N 89° 59' 47" W a distance of 30.00 feet to the Point of Beginning; thence S 45° 07' 06" W a distance of 35.43 feet; thence N 89° 46' 00" W a distance of 282.75 feet; thence N 5° 44' 29" E a distance of 115.37 feet; thence N 84° 18' 04" W a distance of 5.74 feet; thence N 5° 50' 33" E a distance of 113.70 feet; thence N 1° 07' 51" W a distance of 19.32 feet; thence N 88° 52' 09" E a distance of 119.33 feet; thence S 89° 59' 47" E a distance of 151.54 feet; thence S 44° 59' 47" E a distance of 28.28 feet; thence S 00° 00' 13" W a distance of 206.28 feet to the Point of Beginning, containing 1.703 acres more/less.

THOMAS E CAVE L.S. 14070 DATE

ENGINEERS CERTIFICATE

I Warren C. Stephens, a Registered Professional Engineer, do hereby certify that this map substantially depicts the location and the horizontal and vertical measurements of the buildings, the units, the unit designations, the dimensions of the units, the elevations of the finished floors and ceilings as constructed, and such map accurately shows said improvements, and that this map has been prepared subsequent to the substantial completion of said improvements.

Accepted for filing in the office of the Clerk and Recorder of the County of Mesa, State of Colorado, at 9:15 o'clock A m this 24th day of Section 198/ A.D. Filed in Plat Book No. Page _____ 5-69 - Filed

Clerk and Recorder Deputy & 40.02

Fees

10/113 St