CONDOMINIUM MAP FOR: COTTONWOOD CONDOMINIUM THIS CONDOMINUM MAP OF COTTONWOOD CONDOMINIUM HAS BEEN PREPARED PURSUANT TO THE DECLARATION AS RECORDED ON NOVEMBER 3, 1982 PAGE 505 IN THE RECORDS OF MESA COUNTY, STATE OF COLORADO. LOY 2 LOT BLOCK ONE BLOCK ONE 10-4 HOMESTEAD SUB. 10-4 HOMESTEAD SUB. 119.00' WEST 25.00 OWNERS CERTIFICATE DEBORAH J. CAMPBELL , CHINERS OF THE HEREIN DESCRIBED REAL PROPERTY, CERTIFY THAT THIS CONDOMINIUM MAP FOR COTTONWOOD CONDOMINIUM HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE DECLARATION - - COTTONWOOD CONDOMINIUM DATED OF THIS MAP IN THE RECORDS OF MESA COUNTY, COLORADO. 43.27 WILLIAM J. CA-PEELL DEBORAH J. CAMPBELL LCE-YARD PROPOSED-UNIT 2896D DU PLEX STRUCTURE PROPOSED CARPORTS STATE OF COLORADO) COUNTY OF MESA) 0.62 LCE PATIO THE FOREGOING OWNERS CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF ______, A.D., 198___, BY WILLIAM J. CAMPBELL AND // UNIT 2896D 73.22 LCE WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: CARPORT PARKING STREE UNIT 2896D UNIT 2896 D 7.99 UNIT 2896D NOTARY PUBLIC LCE LCE CARPORT 17.50 PARKING. ADDRESS: 2101 HIGHWAY 50 UNIT 2896C UNIT 2896C SPARN GRAND JUNCTION COLORAD 81503 LCE PATIO LCE LCE CARPORT PARKING . UNIT 2896C CLERK AND RECORDERS CERTIFICATE UNIT 2896 B UNIT 2896 B SOUTH UNIT 2896C NORTH STATE OF COLORADO) LCE LCE) SS I 1306716 CARPORT COUNTY OF MESA) PARKING UNIT 2896A UNIT 2896A 1.98' 26.17' ELECTRIC 0.65' UNIT 2896C 73.75 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 200.00 12:24 O'CLOCK P.M., THIS 3rd DAY OF yournber, A.D., 198 2 , AT RECEPTION NO. 1306716 . LCE-YARD~ LCE STORAGE UNIT 2898A THICK LCE PATIO UNIT CLERK AND RECORDER DEPUTY. DEPUTY. G-10: STORAGE 6.0' WOOD UNIT 4.50' 2896B 5.40 5.20 FENCE (TYP) UNIT 1 Irilel - 5-102 2896 A GCE GCE 2 9.08 2898A 16.62 16.90 SURVEYORS CERTIFICATE I, JAMES T. PATTY, JR., A LAND SURVEYOR IN THE STATE OF COLORADO, DO GCE-HEREBY CERTIFY THAT THE ACCOMPANYING MAP FOR COTTONWOOD CONDOMINIUM WAS SCALE: 1"= 10' **UNIT 2898A** N,ELECTRIC MADE FROM A FIELD SURVEY UNDER MY DIRECT SUPERVISION AND ACCURATELY **UNIT 2896A** UNIT 2896B LCE SHOWS THE VERTICAL AND HORIZONTAL LOCATION AND BOUNDARIES OF THE STORAGE BUILDINGS, CONDOMINIUM UNITS AND COMMON ELEMENTS AS BUILT UPON THE UNIT FOLLOWING REAL PROPERTY SITUATE IN MESA COUNTY, COLORADO, TO WIT: 2.40 2898A 10.00 LEGEND '0۱.2ي BEGINNING AT A POINT 108.5 FEET WEST OF THE E 1/4 CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO; THENCE NORTH 200 FEET; 15.71 ELECTRIC/ MESA COUNTY BRASS CAP THENCE WEST 119 FEET; THENCE SOUTH 200 FEET; THENCE EAST 119 FEET TO THE POINT OF BEGINNING; 8.80'^ FOUND 5/8" REBAR EXCEPT THE SOUTH 40 FEET FOR ROAD RIGHT-OF-WAY AS RECORDED ON A TOTAL OF A 10 BOOK 1378 0.50 SET 5/8" REBAR PAGE <u>500</u> IN THE RECORDS OF MESA COUNTY, STATE OF COLORADO. NATURAL SET P.K. NAIL 9.20 SET 8" SPIKE LCE YARD PARKING GCE GENERAL COMMON ELEMENT UNIT 2898 A M UNIT LCE LIMITED COMMON ELEMENT LCE - YARD James T. Patty Jr. Aug 31 1982 UNIT- 2896B) 2896A PATIO GCE - PATIO UNIT 2896B UNIT 2896A REGISTERED LAND SURVEYOR 0.45 THICK 6.0 WOOD FENCE COLORADO REGISTRATION NO. 9960 (TYP) 20.00 28.00 27.40 STATE OF COLORADO) BENCH MARK RIM OF MANHOLE AT 29 1/4 ROAD AND ORCHARD AVE. ELEVATION 4656.64 COUNTY OF MESA) THE FOREGOING SURVEYORS CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 15.55 41.42 23.95 38.08 315 DAY OF Aug., A.D., 1982, BY JAMES T. PATTY, JR., 119.00' A REGISTERED LAND SURVEYOR. MY COMMISSION EXPIRES: Aug. 23, 1985 WITNESS MY HAND AND OFFICIAL SEAL. NOTABY PUBLIC WEST ORCHARD AVE. (ASPHALT) 108.50 **/** 25.00¹ EAST 119.00 2784 Crossroads Blud., Grand Vct. Co. EAST 1/4 POINT OF SHEET | OF 2 SECTION 7, SW COR. SE 1/4 NE 1/4 SECTION 7, **BEGINNING** CONDOMINIUM MAP FOR: NOTICE According to Colorado law you must T.IS., R.I E., U.M. commence any legal action based upon any defect in T.IS., R.IE., U.M. COTTONWOOD CONDOMINIUM SOUTH LINE SEI/4 NEI/4 SECTION 7 this survey within six years after was this classive. such defect. In no event may any all on based upon ORIGIN OF BEARINGS any defect in this survey be con the more than ten years from the date of the .- at 29 shown