

CONDOMINIUM MAP OF COTTONWOOD MALL CONDOMINIUMS

FRONTAGE ROAD HWY 6 & 50

BASIS OF BEARING (ASSUMED)

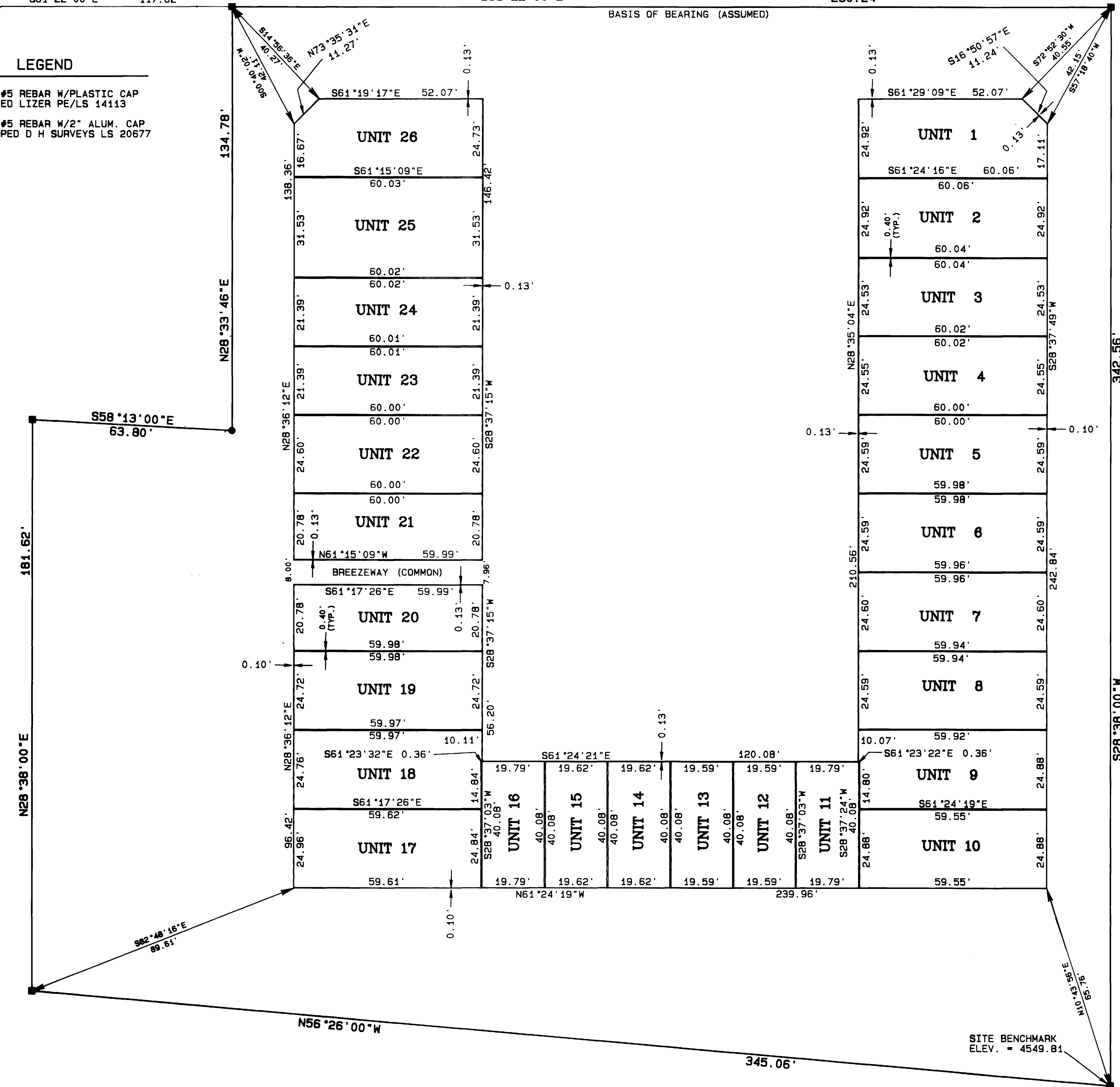
NE CORNER SE 1/4 SECTION 9

S61°22'00"E 117.62'

S61°22'00"E 280.24'

LEGEND

- FD. #5 REBAR W/PLASTIC CAP MARKED LIZER PE/LS 14113
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677



OWNER'S CERTIFICATE

McCallum Family, L.L.C., a Colorado limited liability company and Kirby Holmes are the owners of that real property as described in Book 2050 at Page 272 of the records of the Mesa County Clerk and Recorder being described as follows:
Beginning at the Northeast Corner of the SE 1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian;
thence S67°57'38"W a distance of 783.44 feet;
thence S61°22'00"E a distance of 117.62 feet to the True Point of Beginning;
thence S61°22'00"E a distance of 280.24 feet;
thence S28°38'00"W a distance of 342.56 feet;
thence N56°26'00"W a distance of 345.06 feet to the East line of said property recorded in Book 849 at Page 17;
thence along said East line N28°38'00"E a distance of 181.62 feet;
thence S58°13'00"E a distance of 63.80 feet;
thence N28°33'46"E a distance of 134.78 feet to the True Point of Beginning, Mesa County, Colorado.

The owners certify that this Condominium Map of **COTTONWOOD MALL CONDOMINIUMS** has been prepared pursuant to the purposes stated in the Condominium Declaration for Cottonwood Mall Condominiums as recorded in Book 2160 at Pages 290 THRU 302, in the Clerk and Recorder's Office of Mesa County, State of Colorado.

McCallum Family, L.L.C. a Colorado limited liability company

By: *Stephen D. McCallum* By: *Kirby Holmes*
Stephen D. McCallum, manager Kirby Holmes

STATE OF COLORADO)

COUNTY OF MESA)

The forgoing owner's certificate was acknowledged before me this 25th day of July A.D. 1995 by McCallum Family, L.L.C., a Colorado limited liability company, Stephen D. McCallum, manager and Kirby Holmes

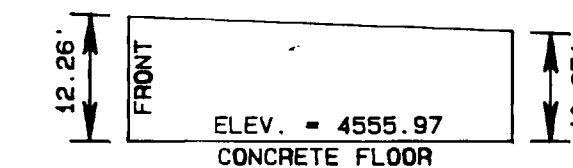
Witness my hand and official seal: *Donald H. Paris*
Notary Public
Address: 521 Road Ave., Grand Jct., Colo.
My commission expires: Aug 24, 1997

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office, at 3:01 o'clock P.M. this 25th day of July A.D. 1995, bearing Reception No. 172429 BOOK 2 PAGE 75 DRAWER W92
Fees 10⁰⁰ \$ 1⁰⁰ Moore Sold
Deputy *Carol Smith*
Clerk and Recorder

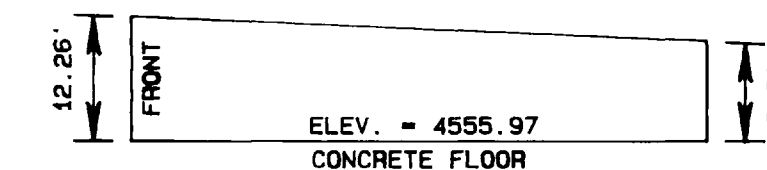
NOTE:

- 1.) The exterior boundary of Cottonwood Mall Condominiums was surveyed by W. H. Lizer & Associates, the plat of which is to be deposited in the Mesa County Surveyor's office. All corner monuments around the boundary were found, except for one, which was replaced. D H Surveys has verified that the distances and bearings between found monuments are correct with the legal description. The control and tie information are shown hereon for information only, this information was not verified for this survey. D H Surveys has performed no title search to determine ownership, easements or right-of-ways recorded or unrecorded, except as shown hereon.
- 2.) The exterior face of the existing building is to be general common elements, the dimensions of which are shown on this plat.
- 3.) There is to be a 0.40' strip of general common element between each adjoining unit.
- 4.) All areas within the boundaries of Cottonwood Mall Condominiums that are not designated as units are to be general common elements.



CROSS SECTION

UNITS 11-16
SCALE 1" = 20'



CROSS SECTION

ALL OTHER UNITS
SCALE 1" = 20'

SURVEYOR'S STATEMENT

I Michael W. Drissel, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this condominium map of **COTTONWOOD MALL CONDOMINIUMS** was prepared containing all information required by C.R.S. 38-33.3-209 and under my direct supervision, that it depicts the actual horizontal locations of each unit shown hereon, and that it was made from measurements taken within the existing structure.

Michael W. Drissel
Michael W. Drissel PLS 20377 7-24-95

COTTONWOOD MALL CONDOMINIUMS

LOCATED IN THE

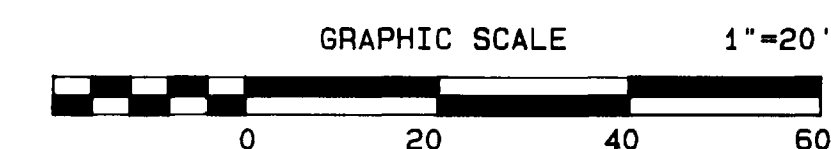
SE 1/4, SEC. 9, T1S, R1W, U.M.

D H SURVEYS INC.

118 OURAY AVE. - GRAND JUNCTION, CO.

(970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	269-95-01
Drawn By	TMODEL	Date	JULY 1995	Sheet	1 OF 1



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 the certification shown hereon.