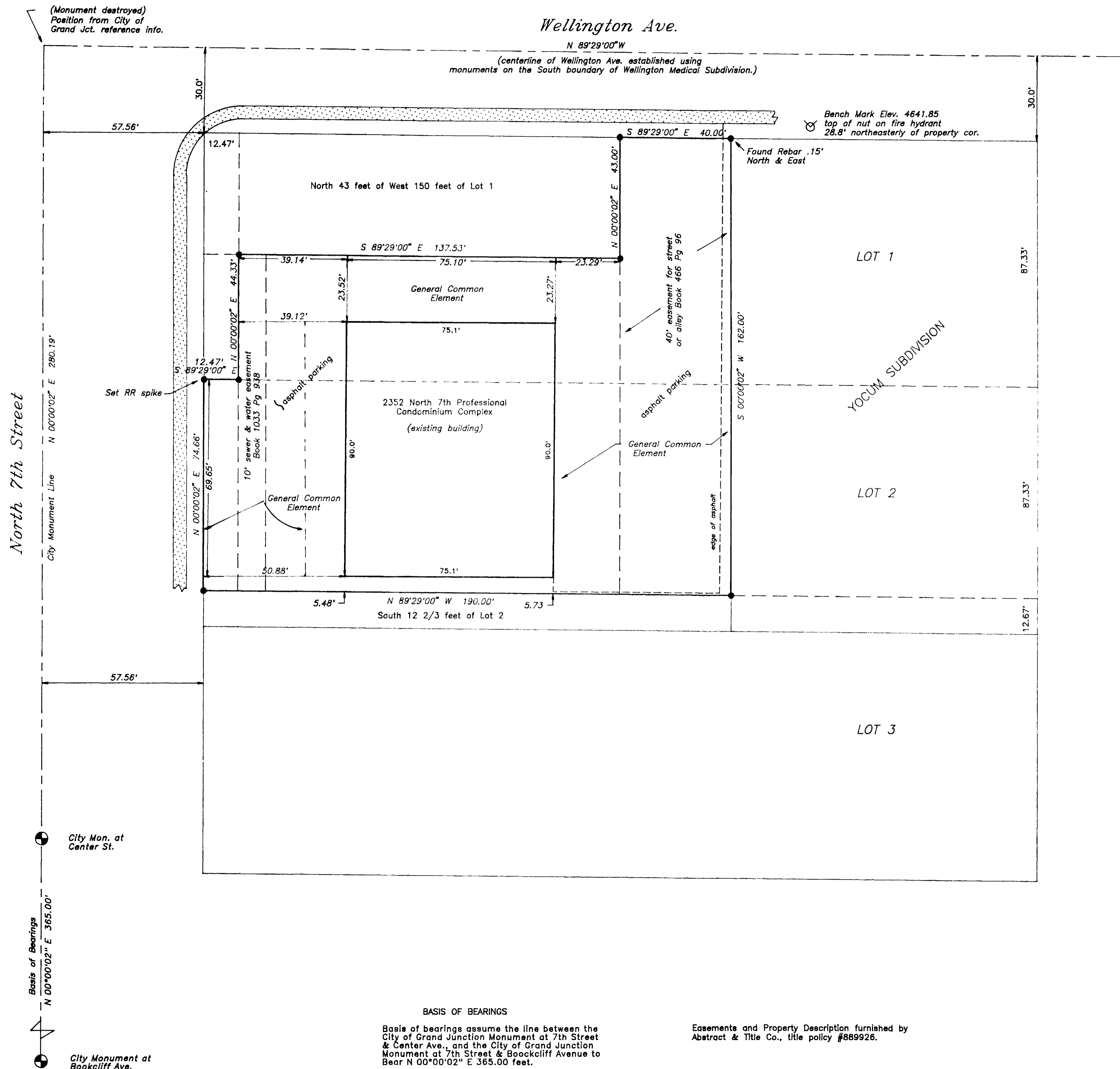


CONDOMINIUM MAP FOR:

# 2352 NORTH 7TH PROFESSIONAL CONDOMINIUM COMPLEX



**BASIS OF BEARINGS**  
Basis of bearings assume the line between the City of Grand Junction Monument at 7th Street & Center Ave., and the City of Grand Junction Monument at 7th Street & Bookcliff Avenue to Bear N 00°00'02" E 365.00 feet.

Easements and Property Description furnished by Abstract & Title Co., title policy #889926.

### OWNERSHIP CERTIFICATION

THE UNDERSIGNED, JAMES N. DARNELL, AND JEAN ELIZABETH DARBY as owners of the herein described property, do hereby certify that this map of the 2352 NORTH 7TH PROFESSIONAL CONDOMINIUM COMPLEX has been prepared and filed pursuant to the Condominium Ownership Act of the State of Colorado.

EXECUTED this 9<sup>th</sup> day of June 1991, by the undersigned owners.

By James N. Darnell  
By Jean Elizabeth Darby, by James A. Darnell, Jr. her attorney in fact

### DESCRIPTION OF REAL PROPERTY

The West 40 feet of the East 150 feet of Lots 1 and 2  
EXCEPT: The South 12 2/3 feet of Lot 2;  
The West 150 feet of Lot 2  
EXCEPT: The South 12 feet 8 inches thereof;  
The West 150 feet of Lot 1  
EXCEPT: The West 12.47 feet thereof deeded to the City of Grand Junction;  
AND EXCEPT: The North 43 feet of the West 150 feet of said Lot 1.  
ALL IN YOCUM SUBDIVISION, MESA COUNTY, COLORADO.

### SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, a registered surveyor by the State of Colorado, do hereby certify that this map consisting of three sheets was prepared under my direct supervision, and does substantially depict the location of the building in reference to the exterior boundaries of the land, the floor and elevation plans, the location of the units within the building, both horizontally and vertically, the thickness of the common walls between or separating the units, and the condominium unit designation, and that such map was prepared from the measurement of improvements and walls within an existing building.

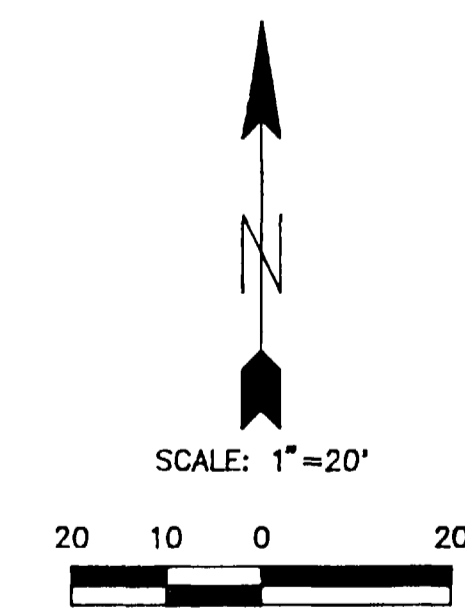
Dennis W. Johnson 5-15-91  
DENNIS W. JOHNSON  
COLORADO REGISTERED SURVEYOR, No. 16835

STATE OF COLORADO }  
COUNTY OF MESA }SS

The foregoing Ownership Certification was acknowledged before me this 9<sup>th</sup> day of JUNE, 1991, James N. Darnell and Jean Elizabeth Darby as the owners of said real property.

Witness my hand and official seal. By James N. Darnell, Jr. her Attorney in fact  
My commission expires 4/7, 1993.

Dennis W. Johnson  
Notary Public



### LEGEND

- CITY OF GRAND JUNCTION SURVEY MONUMENT
- FOUND SURVEY MONUMENT
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835
- (R) RECORD MEASUREMENT

**LAND SURVEY DEPOSITS**  
MESA COUNTY SURVEYOR'S OFFICE  
DATE \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
RECEPTION NO. \_\_\_\_\_

3:52 P 7-10-91  
1575395  
Drawn # 14-01, Fee 30.00  
Dennis W. Johnson  
Deputy Clerk

Professional Surveying Services  
P.O. BOX 4506, Grand Junction, CO 81502  
303-241-3841

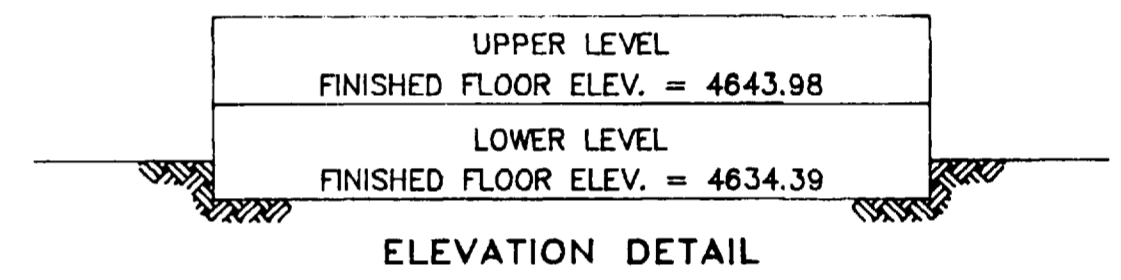
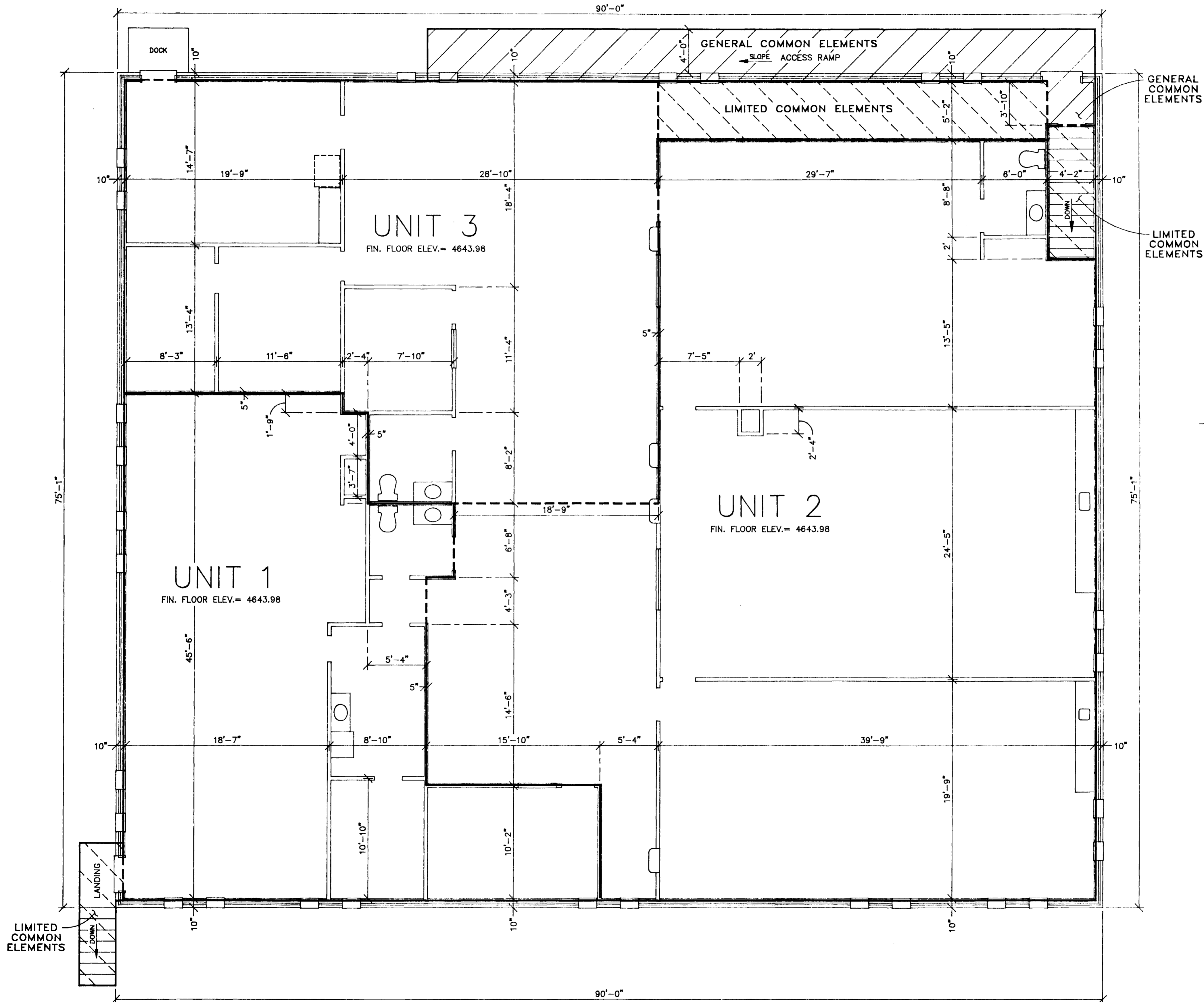
Condominium Map for  
2352 NORTH 7TH PROFESSIONAL  
CONDOMINIUM COMPLEX

SUR. BY: DWJ/LD DRAWN BY: DWJ  
JOB NO. 5-9103 SHEET 1 OF 3

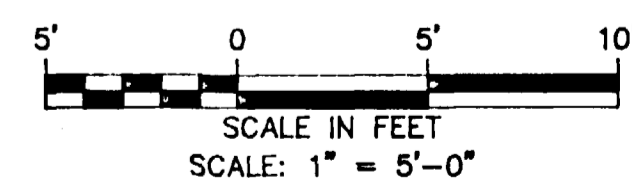
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THE SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

# UPPER FLOOR PLAN

SCALE: 1" = 5'-0"



NOTE: ALL INTERIOR UNIT DIMENSIONS ARE SHOWN TO THE INSIDE OF THE EXTERIOR WALL.



Revised 5-29-91

**Professional Surveying Services**  
P.O. BOX 4506, Grand Junction, CO 81502  
303-241-3841

Condominium Map for  
2352 NORTH 7TH PROFESSIONAL  
CONDOMINIUM COMPLEX

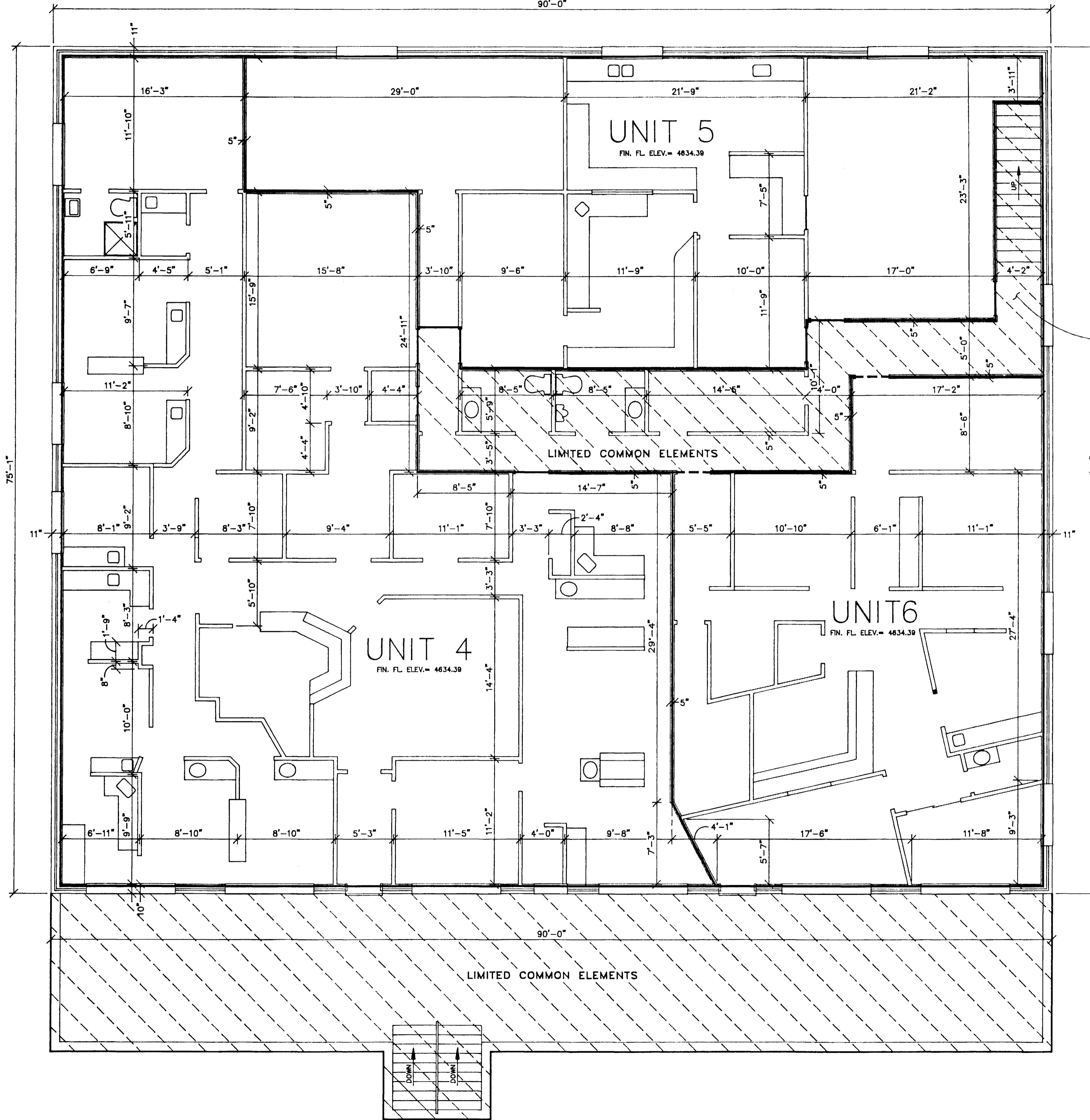
SUR. BY: DMW/LD      DRAWN BY: MJL  
JOB NO. 5-9103      SHEET 2 OF 3

01164402.tif

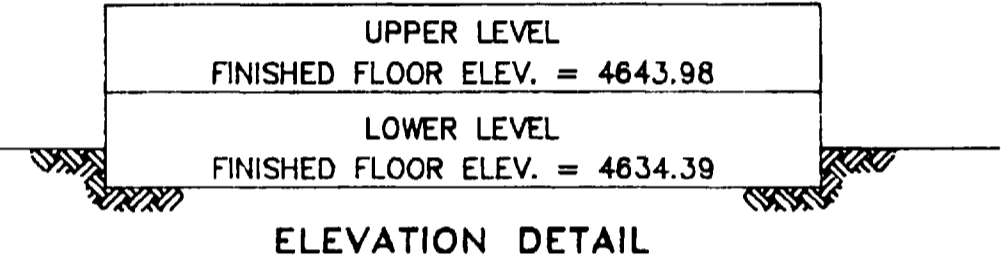
# LOWER FLOOR PLAN

SCALE: 1" = 5'-0"

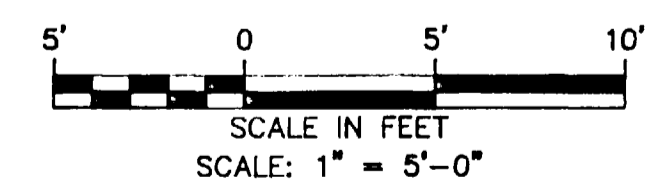
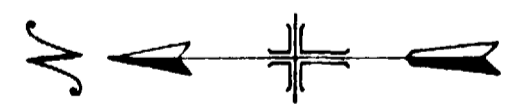
90'-0"



LIMITED COMMON ELEMENTS



NOTE: ALL INTERIOR UNIT DIMENSIONS ARE SHOWN TO THE INSIDE OF THE EXTERIOR WALL.



Revised 5-29-91

**Professional Surveying Services**  
P.O. BOX 4506, Grand Junction, CO 81502  
303-241-3841

Condominium Map for  
2352 NORTH 7TH PROFESSIONAL  
CONDOMINIUM COMPLEX

SUR. BY: *DWJ/LD* DRAWN BY: *MIL*  
JOB NO. 5-9103 SHEET 3 OF 3

01164403.tif