

CONDOMINIUM MAP OF INDIAN WASH TOWNHOMES

A CONDOMINIUM PROJECT

SE 1/4 SE 1/4 SECTION 6, T. 1 S., R. 1 E., UTE MERIDIAN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that Fenner Construction, Inc., a Colorado corporation, being the owner of the following described real property, hereby declares and executes this CONDOMINIUM MAP OF INDIAN WASH TOWNHOMES, A CONDOMINIUM PROJECT, City of Grand Junction, County of Mesa, and State of Colorado, as follows:

1. **Description.** The legal description of the real property laid out and platted as INDIAN WASH TOWNHOMES, A CONDOMINIUM PROJECT, is:

LOT 1, BLOCK 2 and the following described portion of LOT 1, BLOCK 1, INDIAN WASH SUBDIVISION, according to the plat thereof bearing Reception No. 1581038 of the records of Mesa County, Colorado:

Beginning at the northwest corner of said subdivision plat;

Thence S86°22'25"E along the northerly boundary of said plat a distance of 99.29 feet;

Thence departing said northerly boundary line S13°39'18"W a distance of 63.49 feet;

Thence S76°20'42"E a distance of 12.91 feet;

Thence S28°08'22"W a distance of 42.40 feet to the northerly right-of-way line of Indian Wash Circle;

Thence with said right-of-way line 29.46 feet along the arc of a curve concave to the southwest, having a radius of 83.00 feet, a central angle of 20°20'13" and a chord bearing N67°19'53"W a distance of 29.31 feet;

Thence continuing with said right-of-way N77°30'00"W a distance of 47.06 feet;

Thence continuing with said right-of-way line 34.56 feet along the arc of a curve to the right having a radius of 22.00 feet, a central angle of 90°00'00" and a chord bearing N32°30'00"W a distance of 31.11 feet to the easterly right-of-way line of East Indian Creek Drive;

Thence continuing along said right-of-way line N12°29'58"E a distance of 37.60 feet;

Thence continuing along said right-of-way line 24.48 feet along the arc of a curve to the left having a radius of 755.48 feet, a central angle of 1°51'24" and a chord bearing N11°34'17"E a distance of 24.48 feet to the point of beginning.

City of Grand Junction,
County of Mesa,
State of Colorado.

2. **Condominium Declaration.** The real property laid out as INDIAN WASH TOWNHOMES, A CONDOMINIUM PROJECT, City of Grand Junction, County of Mesa and State of Colorado, is platted and dedicated to the terms and conditions of the Condominium Declaration for INDIAN WASH TOWNHOMES, A CONDOMINIUM PROJECT, recorded the 28th day of February, 1992, in Book 1882 at Page 117 of the records of Mesa County, Colorado.

in witness whereof, Fenner Construction, Inc. a Colorado corporation, has executed this Dedication the ____ day of _____, 1992.

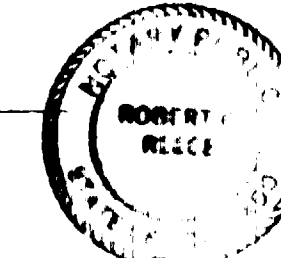
FENNER CONSTRUCTION, INC.,
a Colorado corporation

By: Joel W. Fenner, President

STATE OF COLORADO)
)ss
County of Mesa)

The foregoing was acknowledged before me this ____ day of _____, 1992 by Joel W. Fenner, President of Fenner Construction, Inc. a Colorado corporation.

Witness my hand and official seal.
My commission expires: _____



Notary Public

CLERK AND RECORDER'S CERTIFICATE

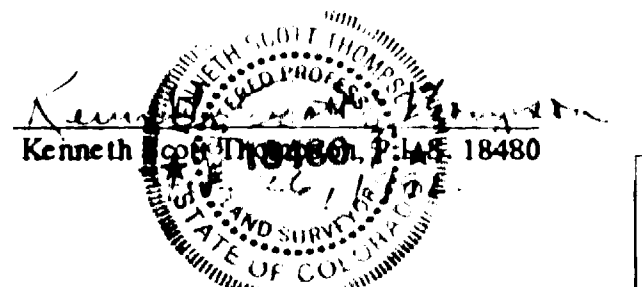
I hereby certify that this instrument was filed in my office at ____ o'clock A.M. this ____ day of _____, 1992, bearing Reception No. 1591532.

Robert Wallace
Clerk and Recorder of
Mesa County, Colorado

Joel W. Fenner
Deputy

SURVEYORS CERTIFICATE

I, Kenneth Scott Thompson, a Professional Land Surveyor registered by the State of Colorado, do hereby state that this map consisting of three sheets was prepared under my direct supervision, that it depicts the vertical and horizontal locations of the Units and buildings hereon, and that it was made from measurements upon and within existing structures.



Section 6
T. 1 S., R. 1 E.
Ute Meridian

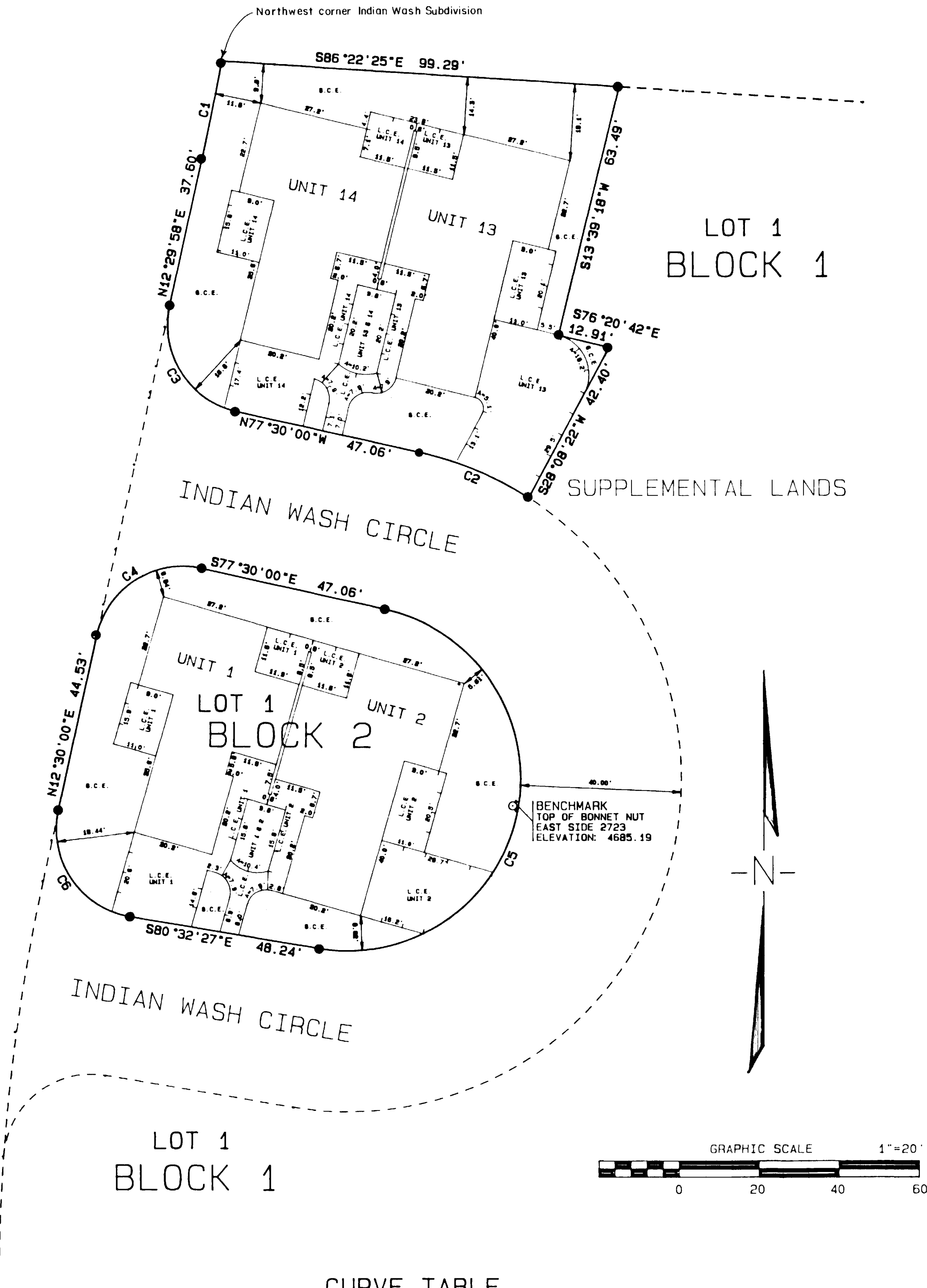
THOMPSON SURVEYING

529 25 1/2 ROAD #B203
GRAND JUNCTION, COLORADO 81505 (303) 243-6067

Designed By: K.S.T.	Checked By: R.M.	Job No.: 0133-004
Drawn By: TMODEL	Date: Feb. 22, 1992	Sheet: 1 OF 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. 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.

BASIS OF BEARINGS: The bearings hereon are based on the plat of Indian Wash Subdivision, on which the bearing between the southeast corner of Section 6, Township 1 South, Range 1 East, Ute Meridian, and the east sixteenth corner of said Section 6, both monumented by Mesa County Surveyor brass caps, is shown to be N89°51'17"W.



CURVE TABLE

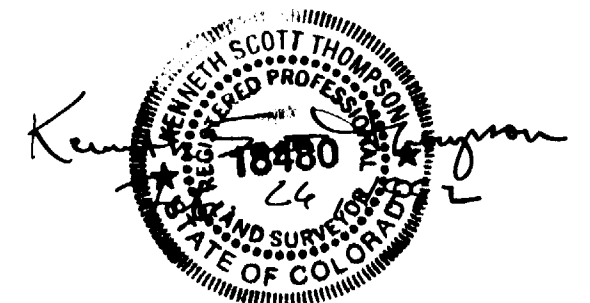
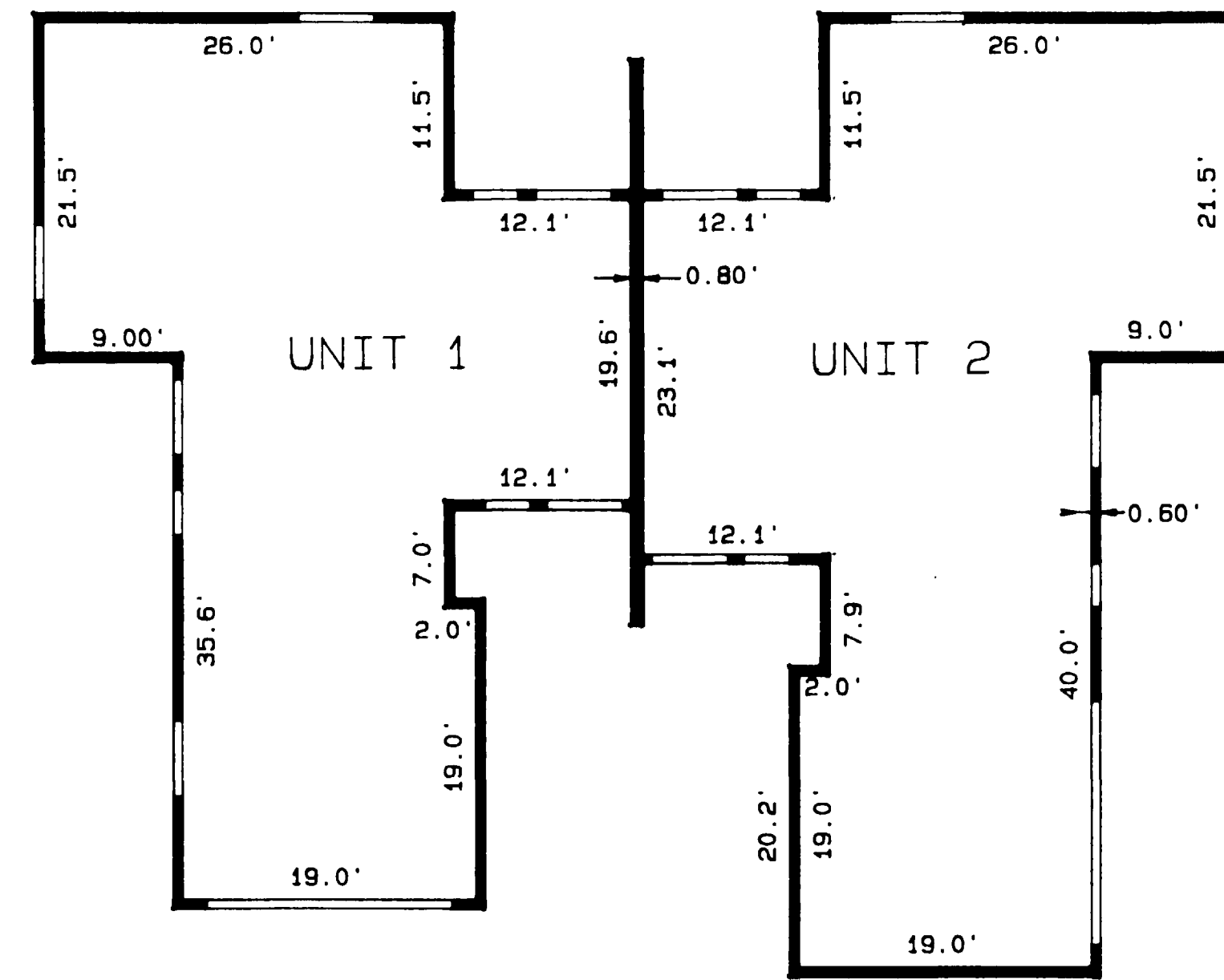
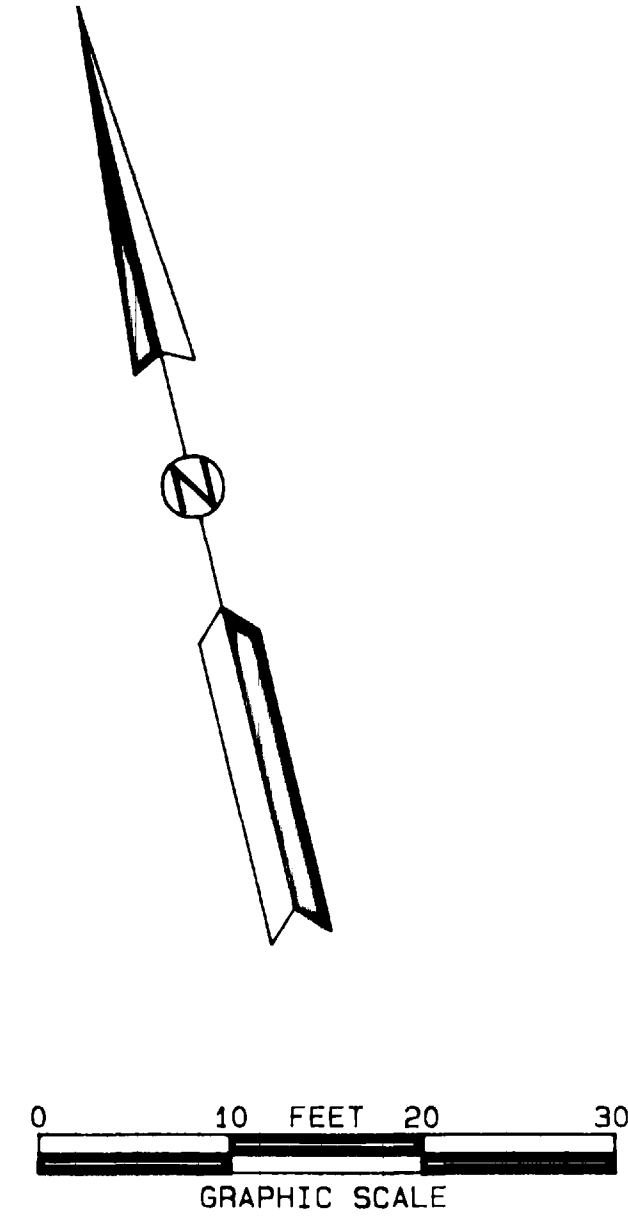
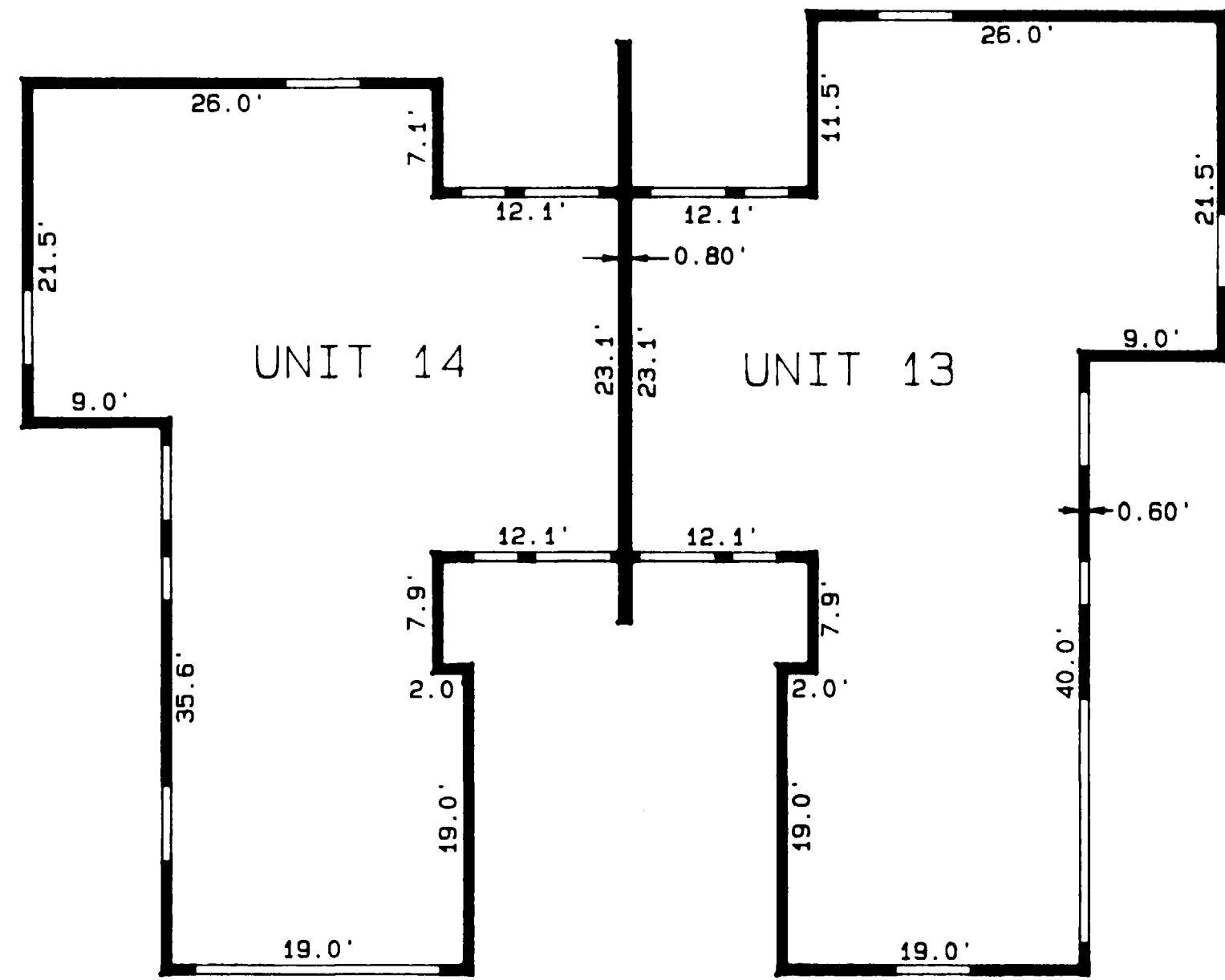
NO.	ARC	RADIUS	DELTA	CH. BRG.	CHORD
C1	24.48'	755.48'	01°51'24"	N11°34'17"E	24.48'
C2	29.46'	83.00'	20°20'13"	N67°19'53"W	29.31'
C3	34.56'	22.00'	90°00'00"	N32°30'00"W	31.11'
C4	34.56'	22.00'	90°00'00"	N57°30'00"E	31.11'
C5	132.81'	43.00'	176°57'33"	S10°58'46"W	85.97'
C6	35.73'	22.00'	93°02'27"	N34°01'14"W	31.93'

LEGEND

L.C.E.	Limited Common Element
G.C.E.	General Common Element
—	concrete
●	rebar w/cap P.L.S. 18480

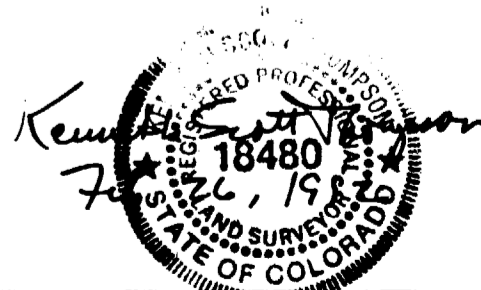
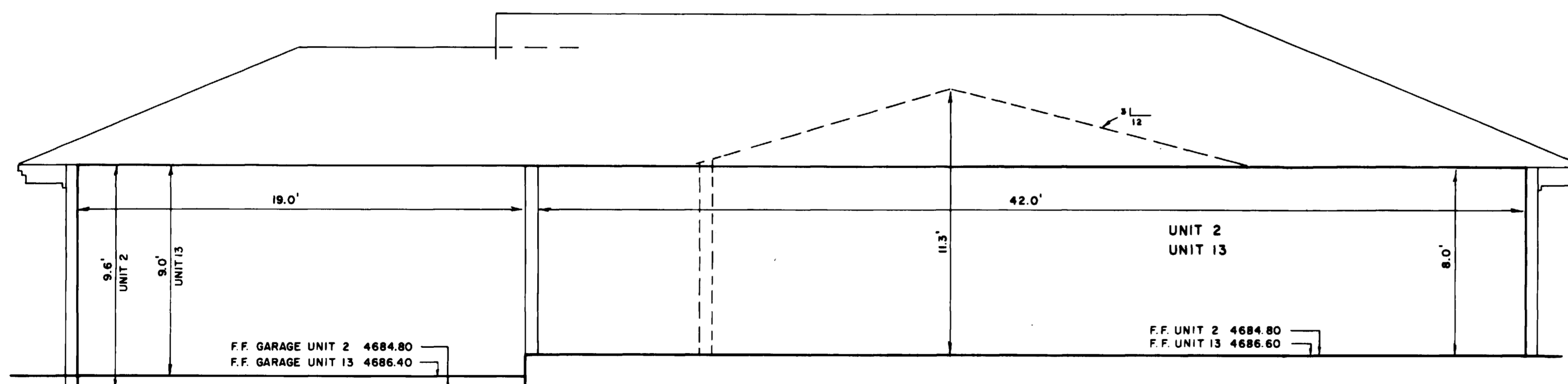
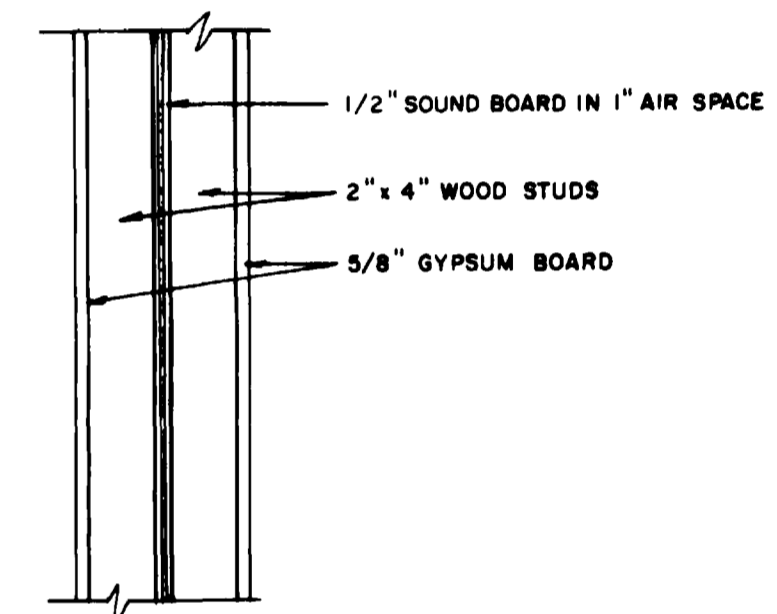
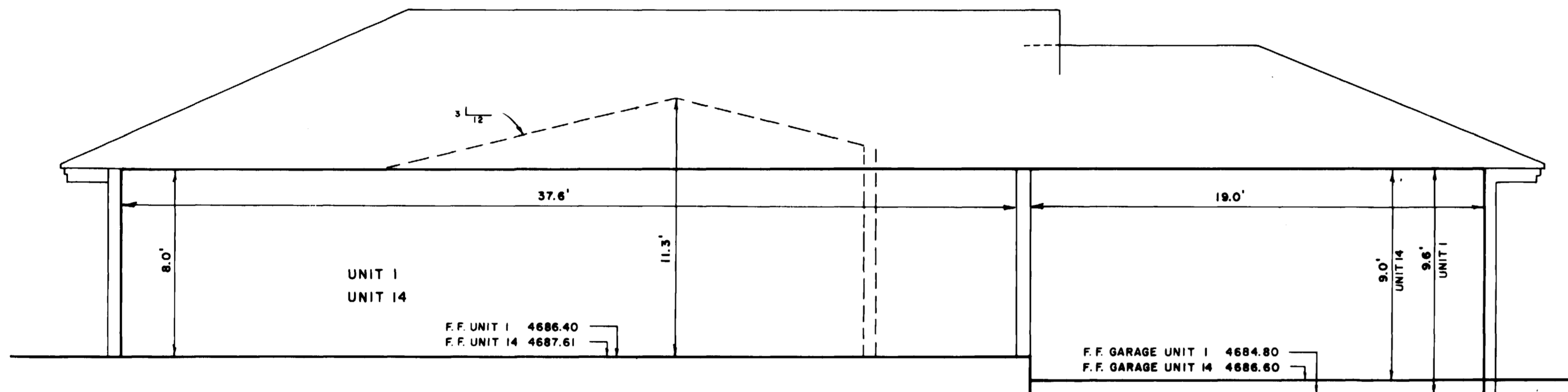
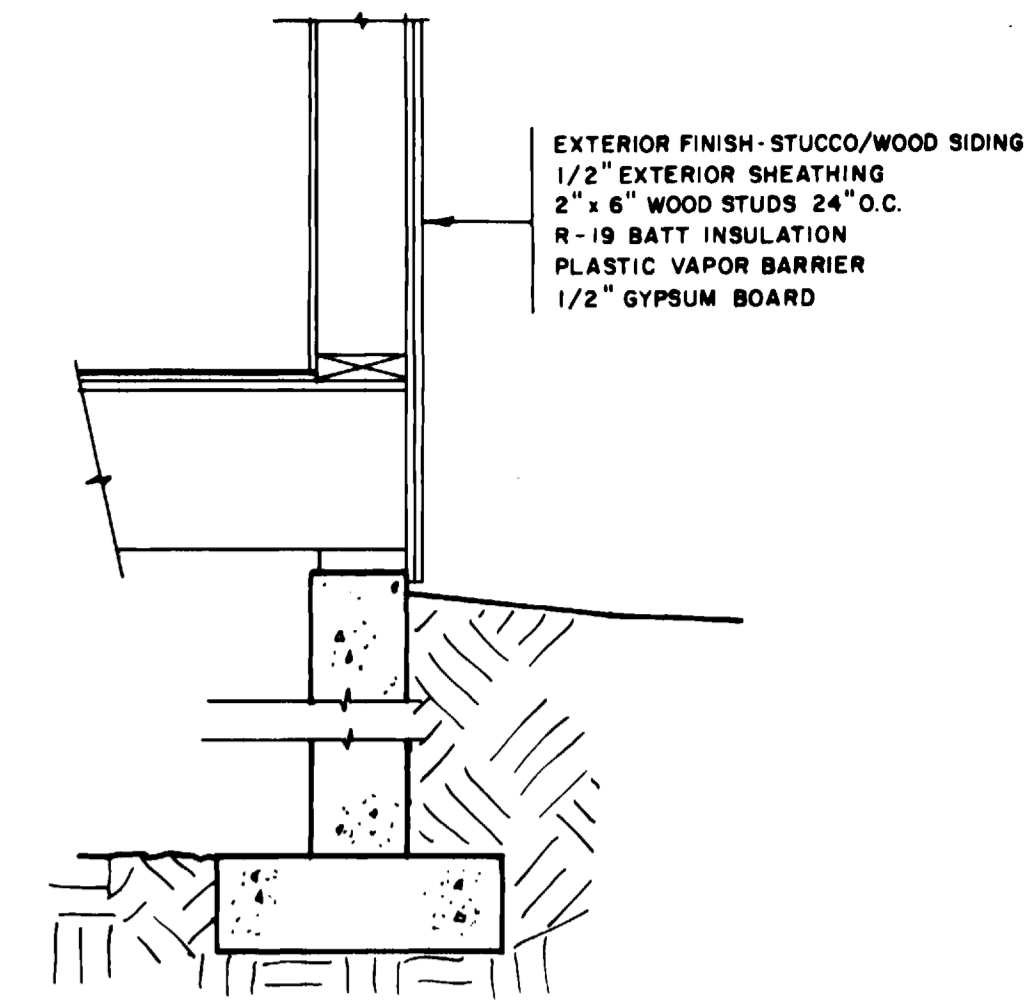
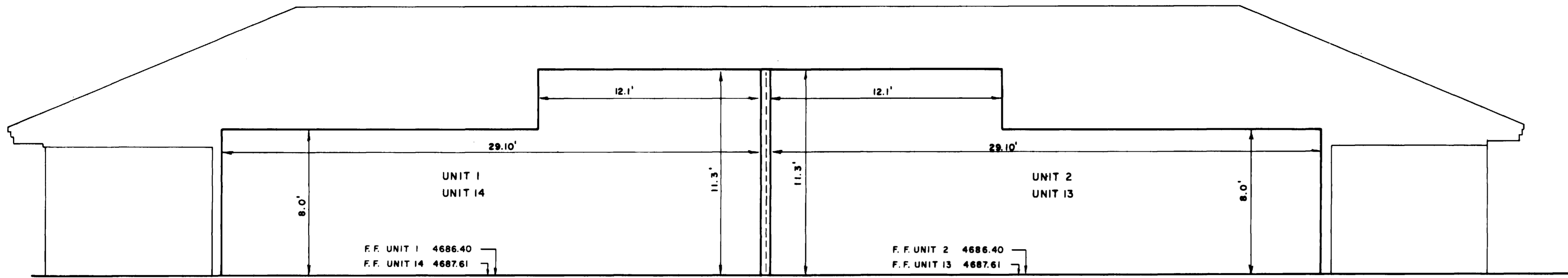
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A CONDOMINIUM PROJECT



THOMPSON SURVEYING
 529 25 1/2 Road - #B203
 Grand Junction CO 81505 (303) 243-6067

Designed By K.S.T.	Checked By R.M.	Job No. 0133-004
Drawn By TERRAMODEL	Date Feb. 22, 1992	Sheet 2 of 3



THOMPSON SURVEYING		
529 25 1/2 ROAD No. B203		(303) 243-6067
GRAND JUNCTION, COLORADO 81505		
Designed By: K.S.T.	Checked By: R.M.	Job No.: 0133-004
Drawn By: C.C.B.	Date: Feb. 22, 1992	Sheet: 3 of 3.