CONDOMINIUM MAP OF: HILLCREST PROFESSIONAL CONDOMINIUMS NW Corner SW 1/4 NW 1/4 Section 11 T.1S., R.1W., U.M. Ridge Elev. 4643.8' HILLCREST MANOR LEVEL 2 Top Floor Elev. 4625.15 LEVEL 1 Top Floor Elev. 4615.18 Note: Ties to building are to outside corner of wall. These tie locations are common points on all levels, BASEMENT LEVEL Lot 1 Top Floor Elev. 4605.3 All Parking Areas Are SECTION A-A General Common Elements N 15'09'51" E NO SCALE General Common Element **Parking** LOT 30 **Parking** Fd. 1" Pipe 0.5 North on Line L=58.54'
R=175.00'
D=19'09'55"
Brg=N 39'17'44"
Ch=58.26' HILLCREST MANOR STREET Retaining Wall 6 UNIT CONDOMINIUM COMPLEX (Level 1) T=29.54' All Parking Areas Are General Common Elements L=72.26' R=69.00' 8' Retaining wall D=60'00'00" **Parking** Brg=S 59'43'00" W Ch=69.00' Parking T=39.84' Benchmark 4610.69 S.E. Corner FIRST & WALNUT SUBDIVISION N 89'43'00" E 20.00 S 89'43'00" V S 89'43'00" W 276.00 Fd. **#**5 Rebar/cap LS 17348 0.6' North 30.00' Point of Beginning
S.W. Corner of Lot 44 Hillcrest Manor SURVEYOR'S CERTIFICATION I. Dennis W. Johnson, a registered surveyor by the State of Colorado, do WALNUT AVENUE hereby certify that this map consisting of four (4) sheets was prepared under my direct supervision, and does substantially depict the location of S 89'43'00" W 349.00' 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, pursuant to the requirements of CRS 38-33.3-209. OWNERSHIP CERTIFICATION 30' CLERK AND RECORDER'S CERTIFICATE THE UNDERSIGNED, HILLCREST PROFESSIONAL GROUP, A COLORADO PARTNERSHIP, as owner of the herein described property, does hereby certify that this map of HILLCREST PROFESSIONAL CONDOMINIUMS has been prepared and filed pursuant to the STATE OF COLORADO ) COUNTY OF MESA Colorado Common Intrest Ownership Act CRS 38-33.3-101 of the State of Colorado. I Hereby certify that this instrument was filed in my ZMA day of JAN 1994, by the undersigned owners. office at 10:35 AM. this 25th day of February, A.D. 1994, and is duly recorded in Book 2. Page 48, 49,50,51 Drawer W Book 2 1. Page 48,49,50,51 Drawer W84 Recpt. # 1672336 LAND SURVEY DEPOSITS MESA COUNTY SURVEYOR'S OFFICE DESCRIPTION OF REAL PROPERTY PARCEL ONE - LOT ONE OF FIRST AND WALNUT SUBDIVISION (BOOK 11, PAGE 206) RECEPTION NO. PARCEL TWO - LOT 30 IN HILLCREST MANOR SUBDIVISION (BOOK 5 PAGE 20) West 1/4 Corner Section 11 Scale 1"=20' T.1S., R.1W., U.M. All located in the City of Grand Junction, Mesa County, Colorado. MCSM (Book and Pages refer to Mesa County Subdivision Plat Books) **LEGEND** Prepared for: Hillcrest Professional Group MESA COUNTY OR BLM SURVEY MONUMENT Grand Junction, CO SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 BASIS OF BEARINGS The foregoing Ownership Certification was acknowledged before me this 2 day of 3 A M , 1994 by HILLCREST PROFESSIONAL GROUP, A COLORADO PARTNERSHIP, as the owner of said real property. Basis of bearings assume the West line of the SW1/4 NW1/4 of Section 11 to bear N 0°00'00" E 1320.87 feet. Both monuments on this line are Mesa County Brass Caps. FOUND PROPERTY CORNER Professional Surveying Services P.O. BOX 4506, Grand Junction, CO 81502 CONCRETE WALK/STAIRS 303-241-3841 All areas exterior to building complex are designated as Witness my hand and official seal. GENERAL COMMON AREA General Common Elements. CONDOMINIUM MAP My commission expires\_ LIMITED COMMON AREA HILLCREST PROFESSIONAL CONDOMINIUMS SEC. 11, T1S, R1W, UTE MERIDIAN

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DRAWN BY: JLW

SHEET 1 OF 1

MESA COUNTY, COLORADO

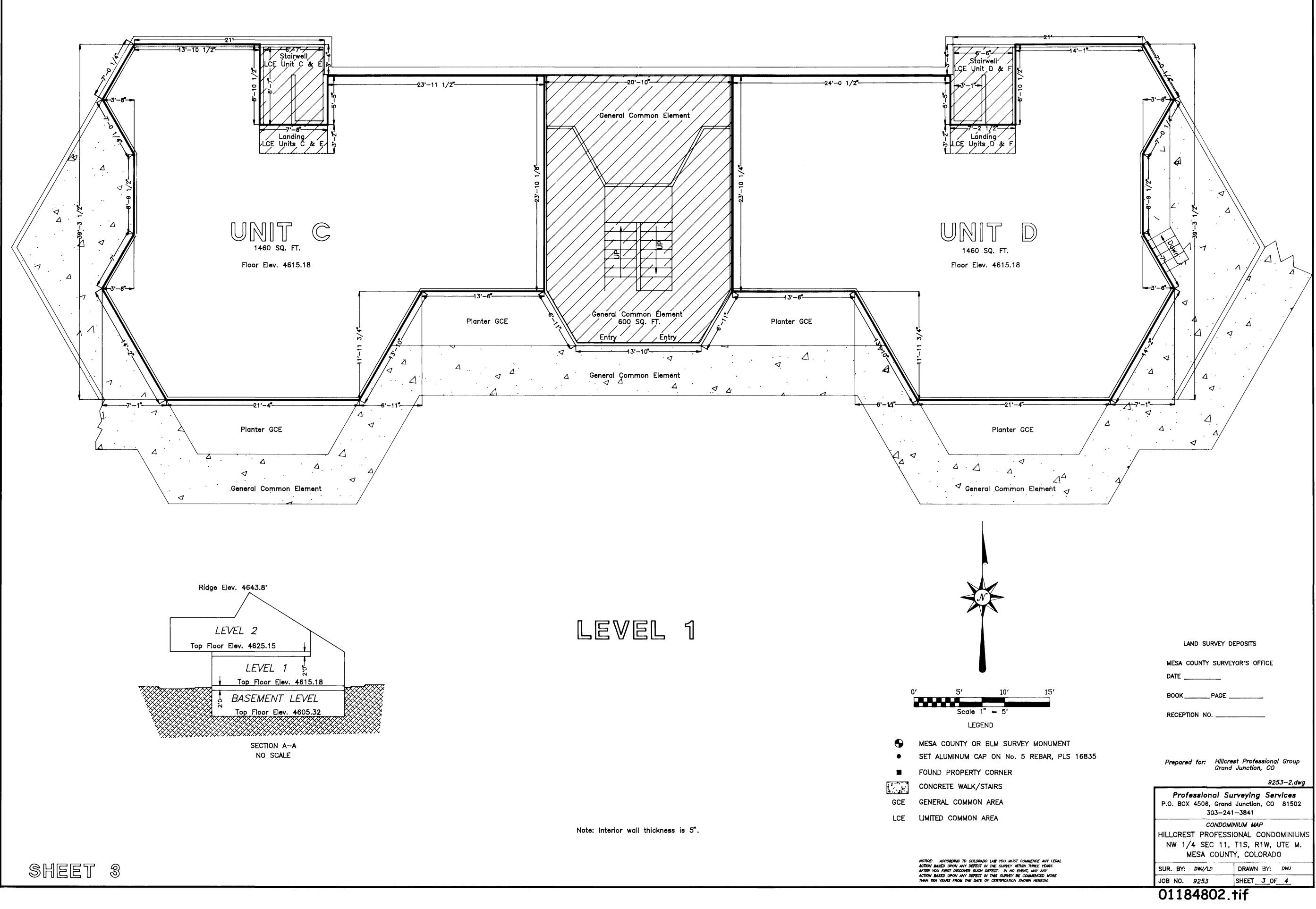
SUR. BY: DWJ/LD

JOB NO. 9253

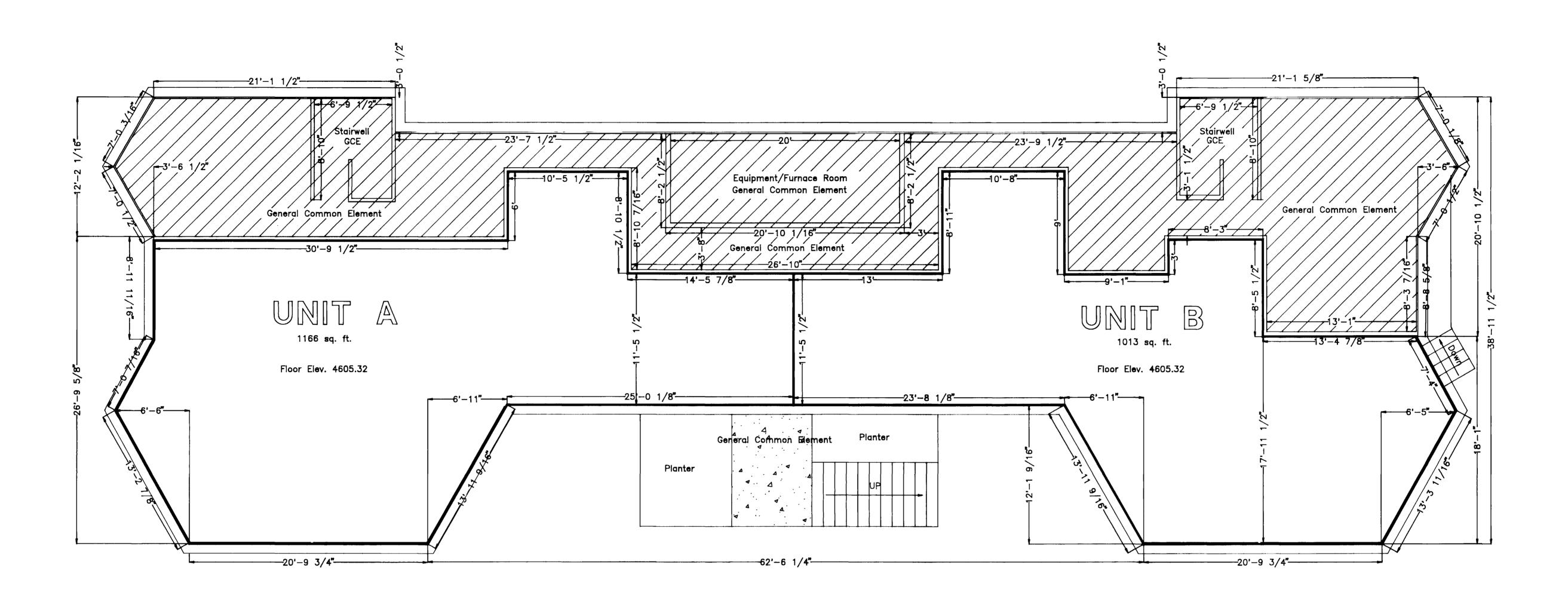
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THE SURVEY WITHIN THREE YEARS

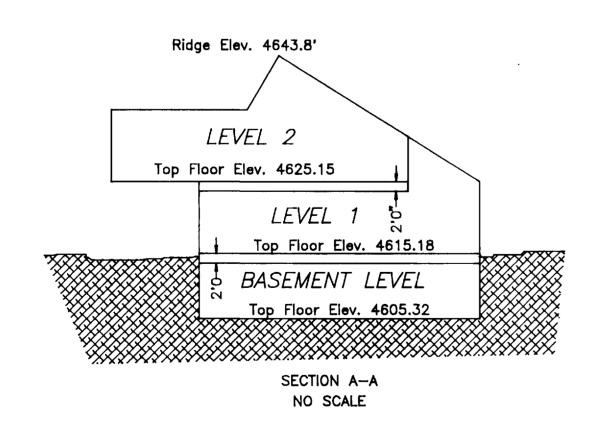
AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

## HILLCREST PROFESSIONAL CONDOMINIUMS



## HILLCREST PROFESSIONAL CONDOMINIUMS





## BASEMENT LEVEL

O' 5' 10' 15'

Scale 1" = 5'

LEGEND

MESA COUNTY OR BLM SURVEY MONUMENT

SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835

FOUND PROPERTY CORNER

CONCRETE WALK/STAIRS

GCE GENERAL COMMON AREA

LCE LIMITED COMMON AREA

LCE LIMITED COMMON AREA

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED LIPON ANY DEPECT IN THIS WITHEN THIRE YEARS AFTER YOU FIRST INSOURE SLICH DEPECT. IN NO EVENT, MAY ANY ACTION BASED LIPON ANY DEPECT IN THIS WITHEY THIS HOW THE DATE OF CENTRICATION SHOWN REPECH.

LAND SURVEY DEPOSITS

MESA COUNTY SURVEYOR'S OFFICE
DATE \_\_\_\_\_\_

BOOK \_\_\_\_\_PAGE \_\_\_\_\_

RECEPTION NO. \_\_\_\_\_

Prepared for: Hillcrest Professional Group Grand Junction, CO

Grand Junction, CO
9253—1.dwg

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

CONDOMINIUM MAP

HILLCREST PROFESSIONAL CONDOMINIUMS

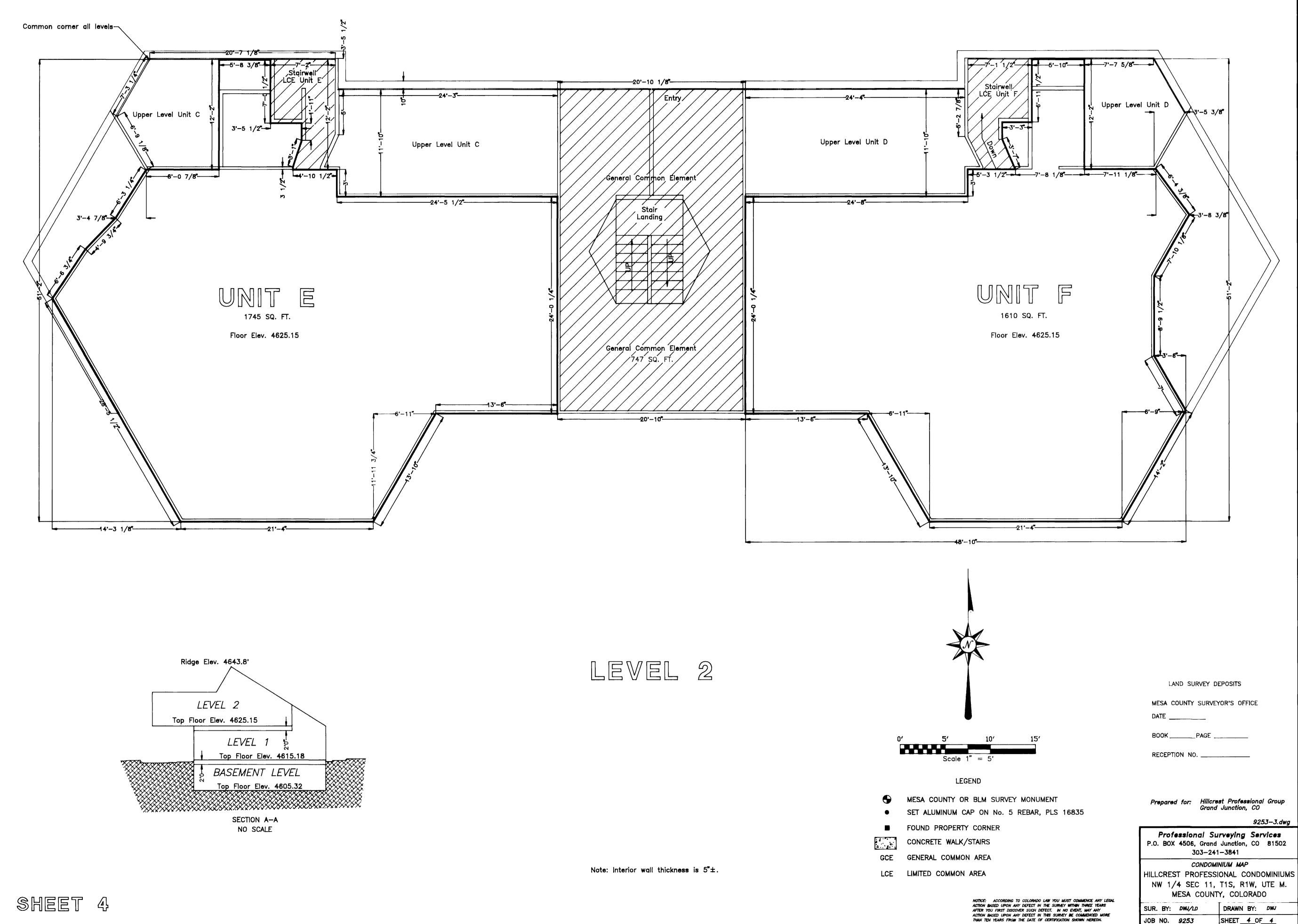
NW 1/4 SEC 11, T1S, R1W, UTE M.

MESA COUNTY, COLORADO

RADO LAW YOU MUST COMMENCE ANY LEGAL
OF IN THIS SURVEY WITHIN THREE YEARS
SH DEFECT. IN NO EVENT, MAY ANY
OF IN THIS SURVEY BE COMMENCED MORE

Note: Interior wall thickness is 5"±.

## HILLCREST PROFESSIONAL CONDOMINIUMS



SHEET 4 OF 4 01184804.tif

DRAWN BY: DWJ

SUR. BY: DWU/LD