

CONDOMINIUM MAP OF INDIAN WASH TOWNHOMES

PHASE VI

A CONDOMINIUM PROJECT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that Fennern 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, PHASE VI, 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, PHASE VI, A CONDOMINIUM PROJECT is:
 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:
 Commencing at the northwest corner of said subdivision plat:
 Thence S 86°22'25" E along the northerly boundary of said Plat a distance of 160.46 feet;
 Thence continuing along said boundary S 52°49'55" E a distance of 82.78 feet;
 Thence continuing along said boundary S 01°06'44" E a distance of 59.22 feet;
 Thence continuing along said boundary S 12°42'55" W a distance of 159.29 feet;
 Thence continuing along said boundary S 08°05'45" E a distance of 96.30 feet;
 Thence continuing along said boundary N 89°51'17" W a distance of 159.12 feet to the point of beginning;
 Thence continuing along said boundary N 89°51'17" W a distance of 82.82 feet;
 Thence 31.42 feet along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 90°00'00", and a chord bearing N 44°51'17" W a distance of 28.28 feet;
 Thence N 00°08'43" E a distance of 44.08 feet;
 Thence 33.11 feet along the arc of a curve to the right, having a radius of 475.00 feet, a central angle of 03°59'38", and a chord bearing N 02°08'29" E a distance of 33.10 feet to the southerly right-of-way of Indian Wash Circle;
 Thence 36.60 feet along the arc of a curve concave to the southeast, having a radius of 22.00 feet, a central angle of 95°19'11", and a chord bearing N 51°47'57" E a distance of 32.52 feet;
 Thence S 80°32'27" E a distance of 47.89 feet;
 Thence 20.18 feet along the arc of a curve to the left, having a radius of 83.00 feet, a central angle of 13°55'59", and a chord bearing S 87°30'27" E a distance of 20.13 feet;
 Thence S 04°28'26" E a distance of 109.13 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, PHASE VI, A CONDOMINIUM PROJECT, City of Grand Junction, County of Mesa and State of Colorado, is platted and dedicated pursuant to the terms and conditions of the Fifth Supplement to Condominium Declaration for INDIAN WASH TOWNHOMES, A CONDOMINIUM PROJECT, recorded the 27th day of June, 1993, in Book 1126 at Page 262 of the records of Mesa County, Colorado.

In witness whereof, Fennern Construction, Inc., a Colorado corporation, has executed this Dedication the 14th day of June, 1993.

FENNERN CONSTRUCTION, INC.
 A Colorado Corporation
 By: Joel W. Fennern
 Joel W. Fennern, President

STATE OF COLORADO)
 COUNTY OF Mesa) ss.
 The foregoing was acknowledged before me this 14th day of June, 1993
 by Joel W. Fennern, President of Fennern Construction, Inc., a Colorado corporation.

Witness my hand and official seal:
 My commission expires: 2-15-94
 Address: 338 W. Grand Ave
Grand Junction, CO

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.

Kenneth Scott Thompson
 Kenneth Scott Thompson, No. 18480
 State of Colorado

CLERK AND RECORDER'S CERTIFICATE

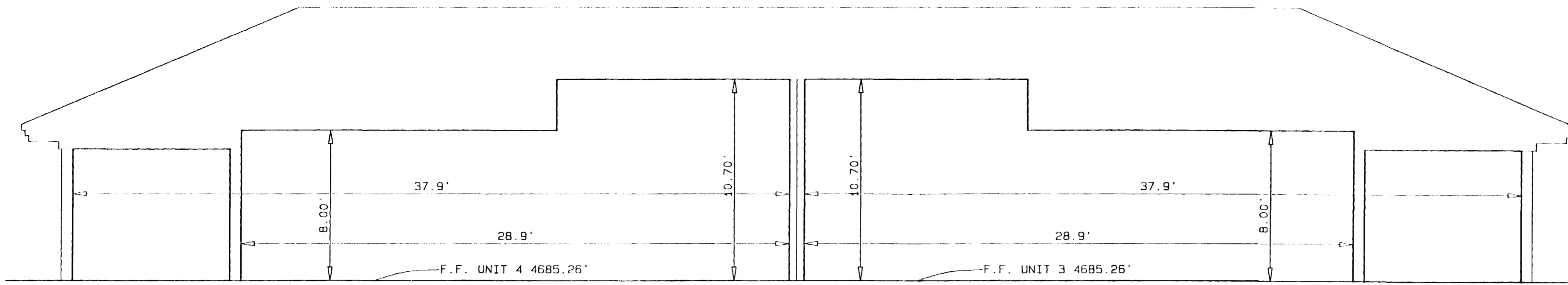
I hereby certify that this Instrument was filed in my office at 6:11 o'clock P.M. this 15th day of June, 1993, bearing Reception No. 1581038 Book 1126 Page 36-38
Monika Todd
 Clerk and Recorder of
 Mesa County, Colorado
Judene Martin
 Deputy

THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD #B210
 GRAND JUNCTION, COLORADO 81505 (303) 243-6067

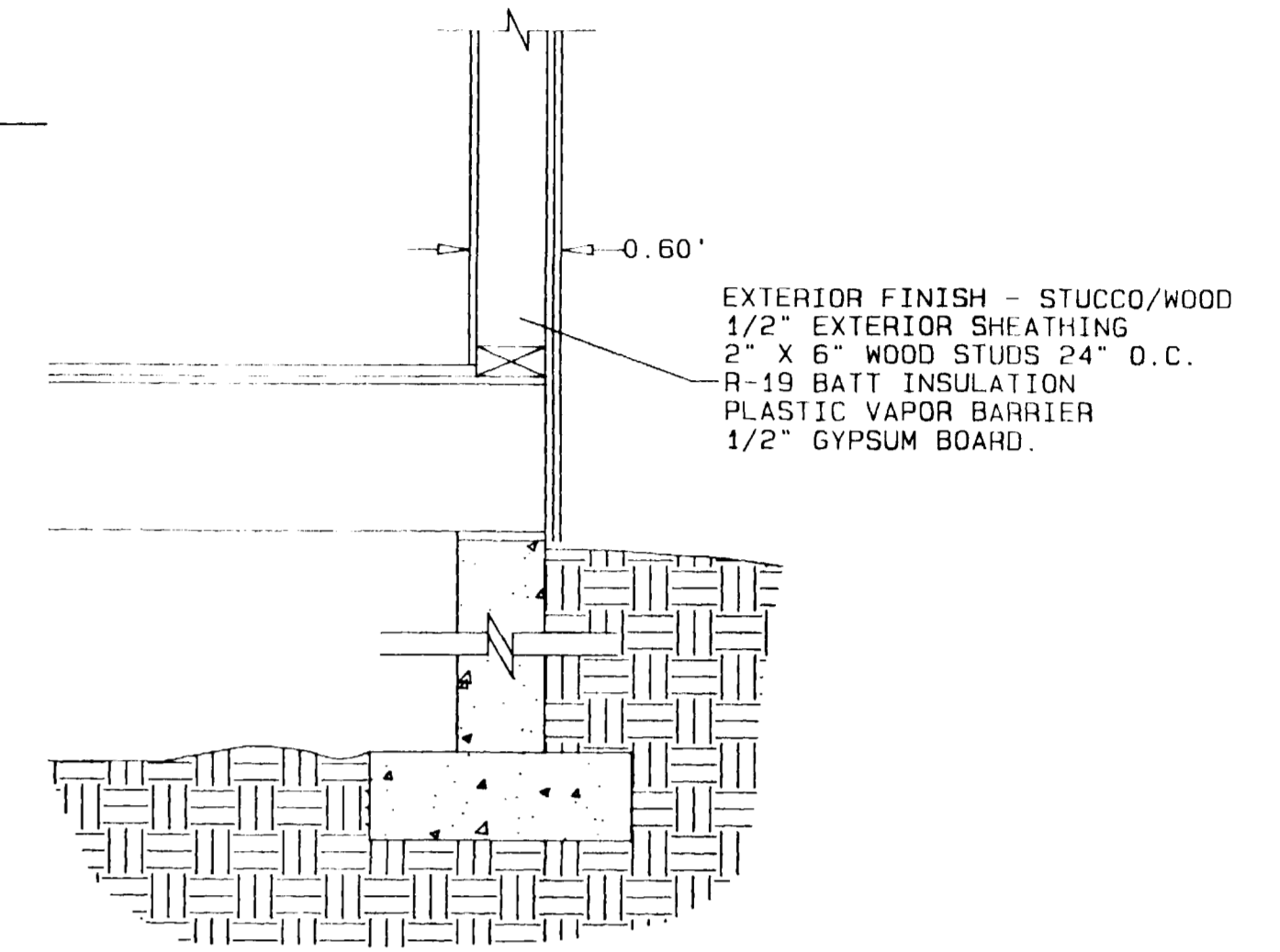
Designed By: K.S.T.	Checked By: R.M.	Job No.: 0133-009
Drawn By: TMODEL	Date: June 4, 1993	Sheet: 1 OF 3

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.

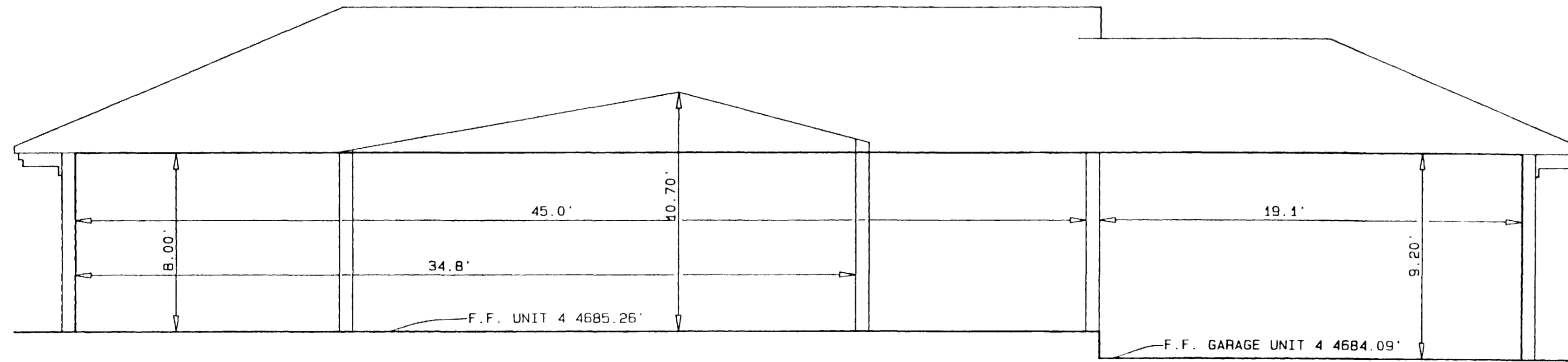




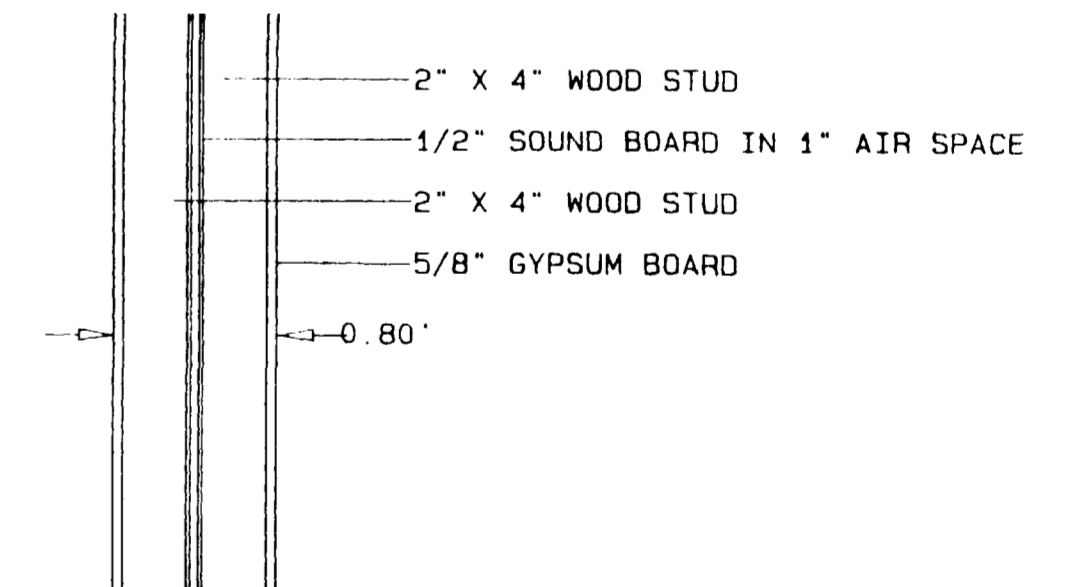
SECTION A-A
SCALE - 1" = 4'



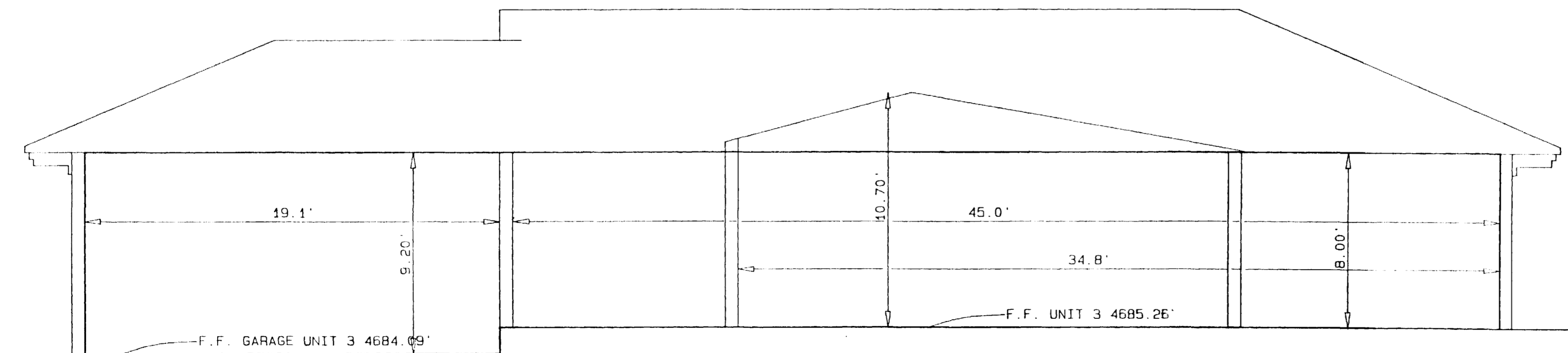
TYPICAL WALL SECTION
SCALE - 1" = 1'



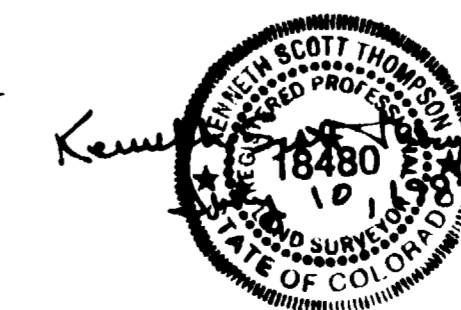
SECTION B-B
SCALE - 1" = 4'



COMMON WALL SECTION
SCALE - 1" = 1'



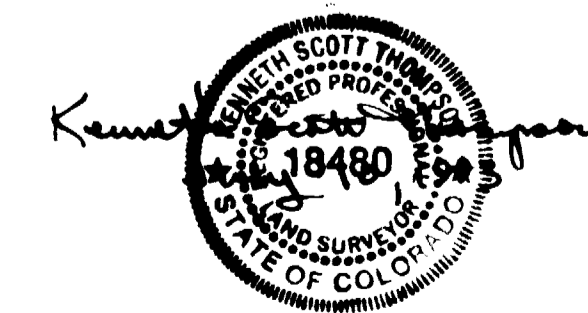
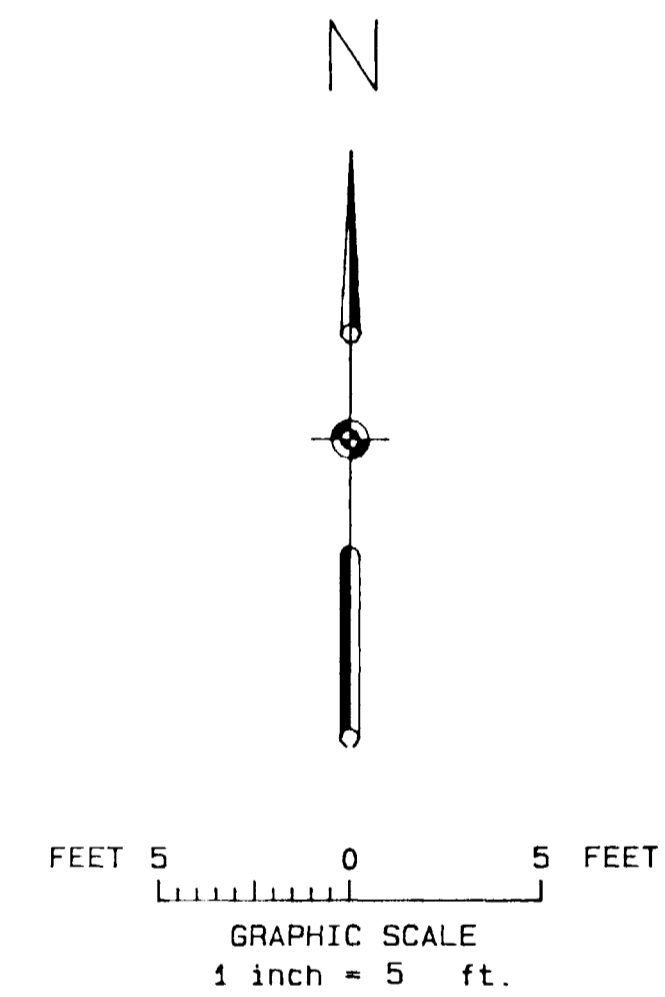
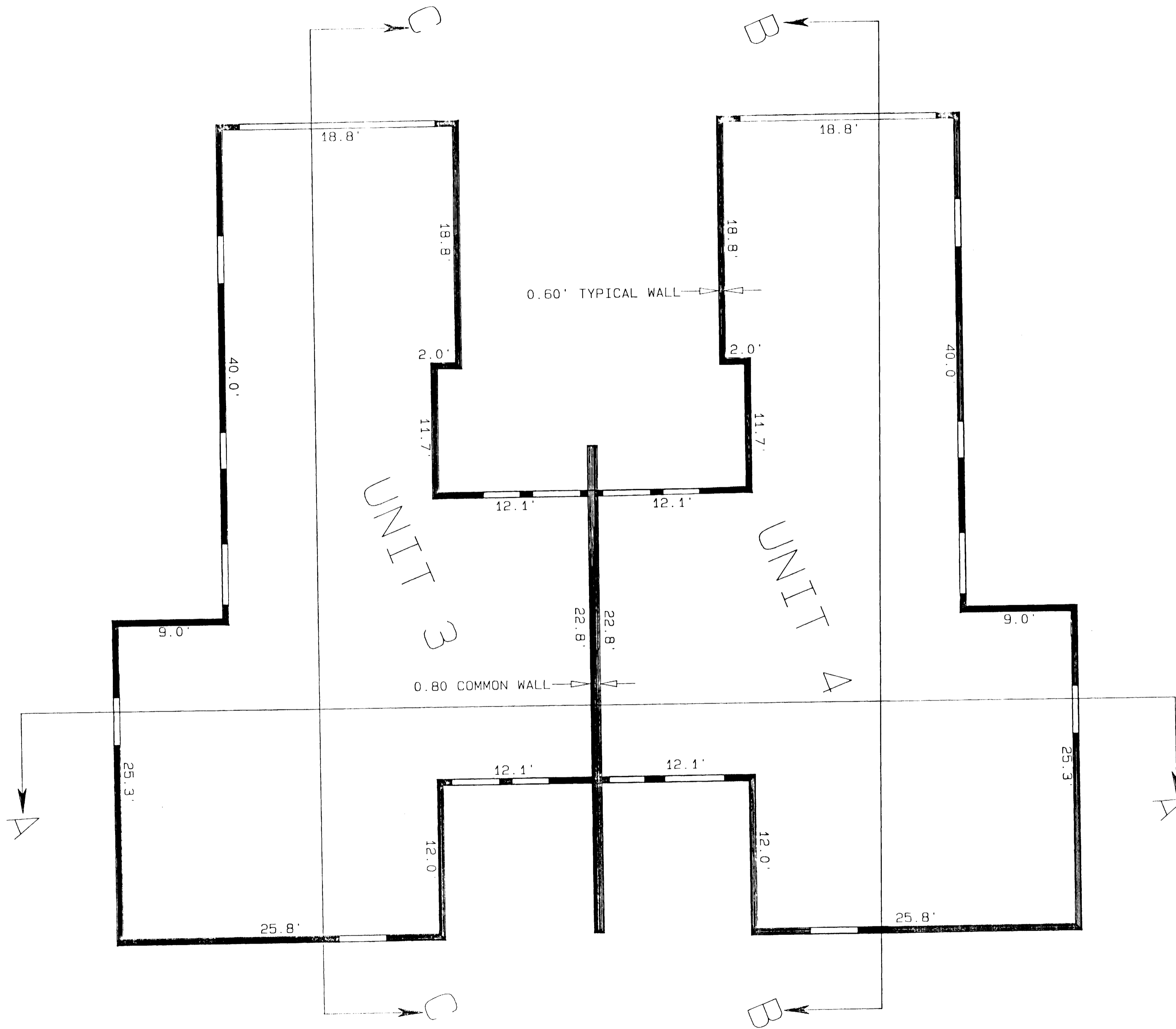
SECTION C-C
SCALE - 1" = 4'



INDIAN WASH TOWNHOMES
PHASE VI -- A CONDOMINIUM PROJECT
CITY OF GRAND JUNCTION COLORADO

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD #B210
GRAND JUNCTION, COLORADO 81505 (303) 243-6067

Designed By KST	Checked By RM	Job No. 0133-009
Drawn By TMODEL	Date JUNE 4, 1993	Sheet 3 of 3



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 PHASE VI - A CONDOMINIUM PROJECT
 CITY OF GRAND JUNCTION COLORADO

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Designed By RST	Checked By RM	Job No. 0133-606
Drawn By IMDFL	Date JUNE 4, 1993	Sheet 2 of 3