

# CONDOMINIUM MAP OF INDIAN WASH TOWNHOMES

## PHASE V

### 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 V, 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 V, 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 5.00 feet to the point of beginning;

Thence continuing along said boundary N 89°51'17" W a distance of 154.12 feet;

Thence departing said boundary N 04°28'26" W a distance of 109.13 feet

Thence 45.18 feet along the arc of a curve concave to the northwest, having a radius of 83.00 feet, a central angle of 31°11'30", and a chord bearing N 69°55'49" E a distance of 44.63 feet;

Thence S 68°00'02" E a distance of 35.95 feet;

Thence S 38°12'08" E a distance of 141.29 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 V, 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 Fourth Supplement to Condominium Declaration for INDIAN WASH TOWNHOMES, A CONDOMINIUM PROJECT, recorded the 11th day of June, 1993, in Book 2 at Page 35 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: 2-12-94

Address 330 Grand Ave  
Grand Junction CO 81501

#### 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, S. No. 18480  
July 1993  
STATE OF COLORADO

#### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this Instrument was filed in my office at 11:18 o'clock A.M. this 20th day of June, 1993, bearing Reception No. 1581038 Book 2 Pages 35-35

Monika Todd  
Clerk and Recorder of  
Mesa County, Colorado

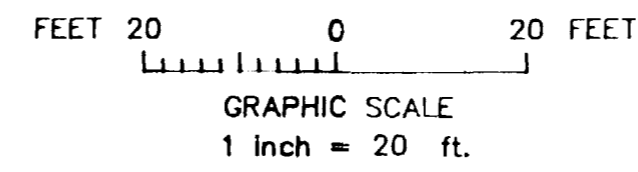
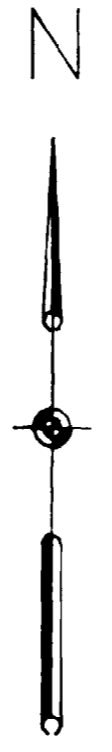
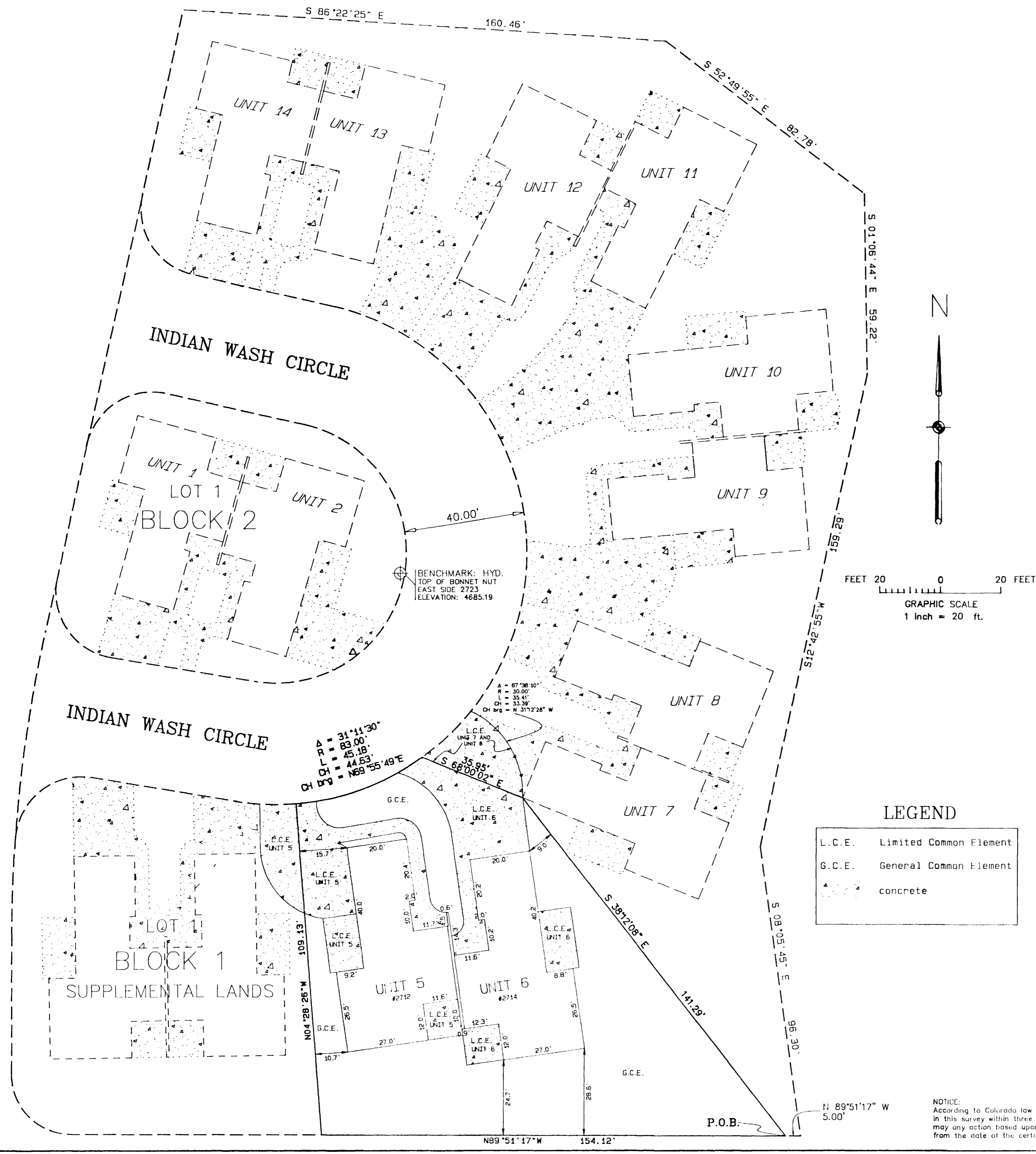
Quinn Martin  
Deputy

Blair W-74  
7/30/93

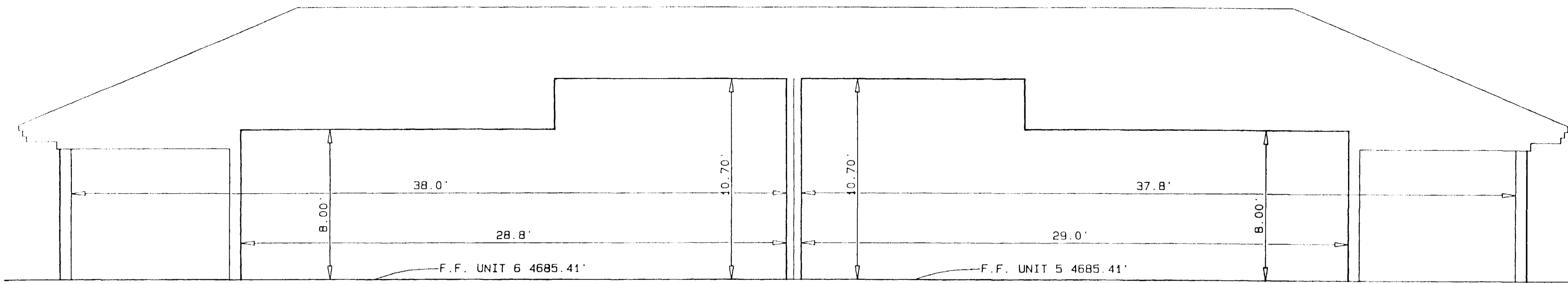
**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD #B210  
GRAND JUNCTION, COLORADO 81505 (303) 243-6067

Designed By: K.S.T.	Checked By: R.M.	Job No.: 0133-008
Drawn By: IMODEL	Date: June 1, 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.

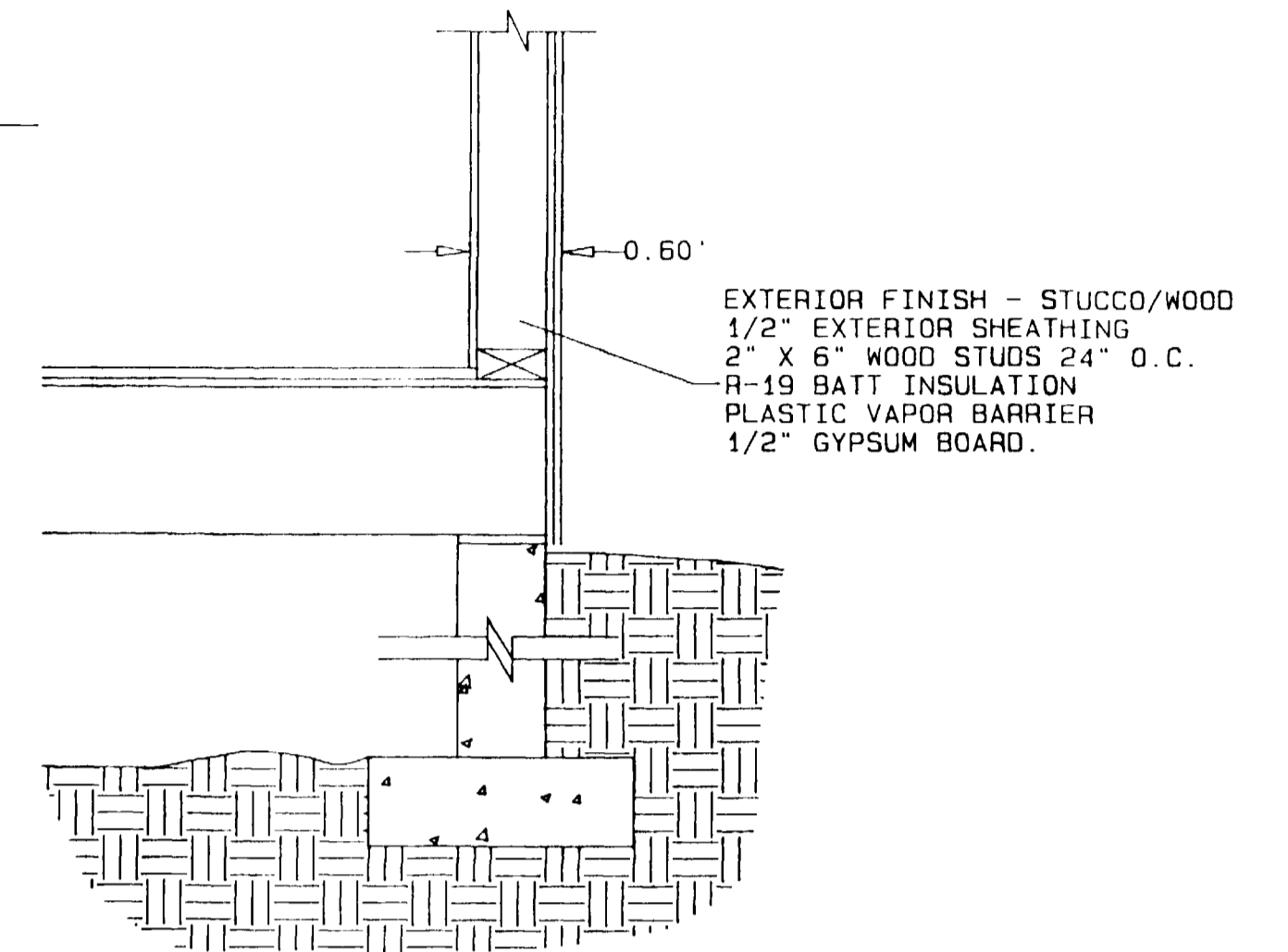


LEGEND	
L.C.E.	Limited Common Element
G.C.E.	General Common Element
	concrete



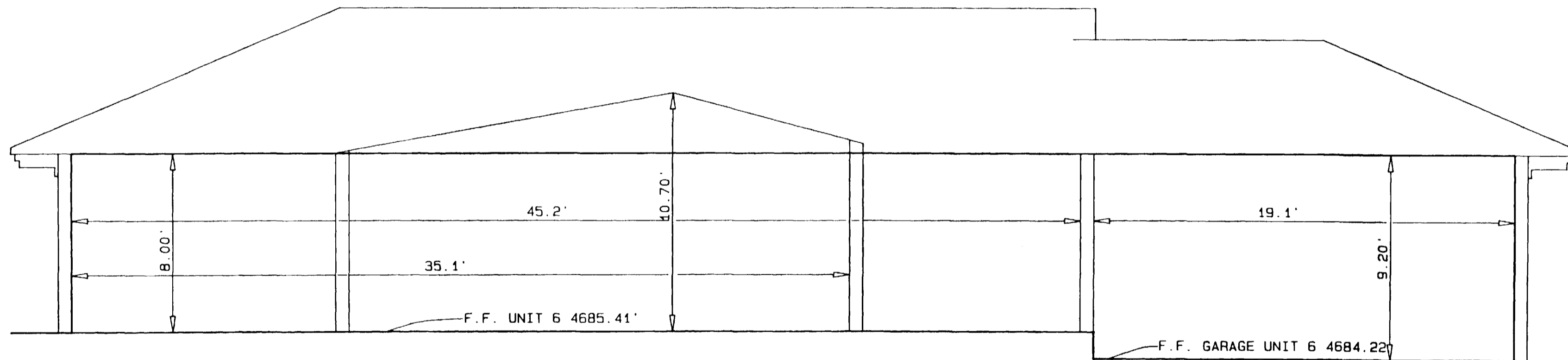
SECTION A-A

SCALE - 1" = 4'



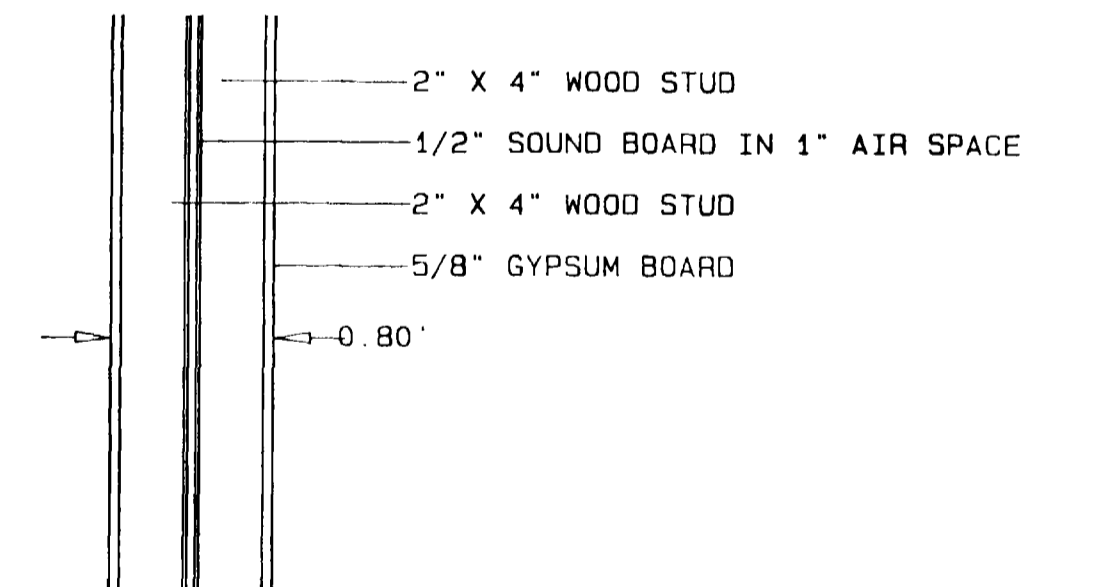
TYPICAL WALL SECTION

SCALE - 1" = 1'



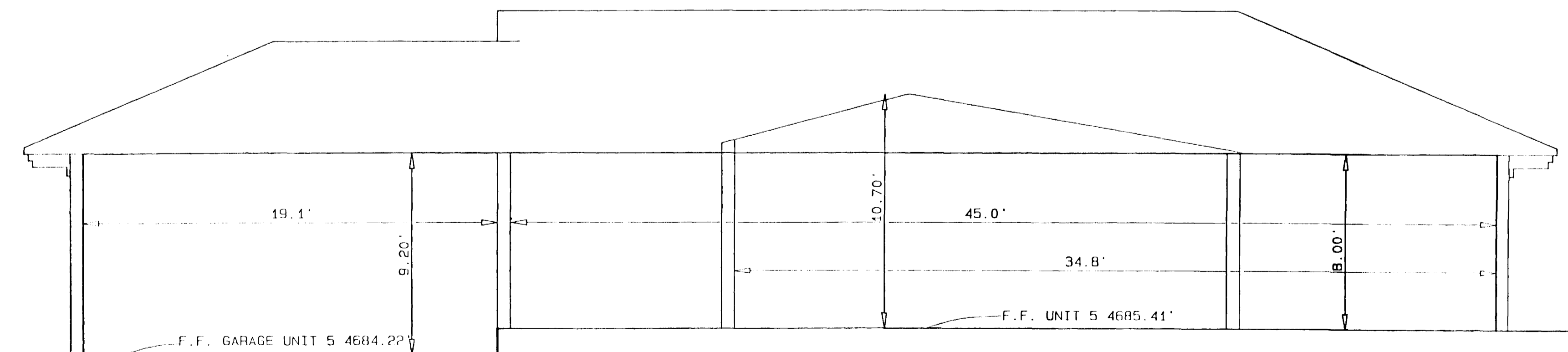
SECTION B-B

SCALE - 1" = 4'



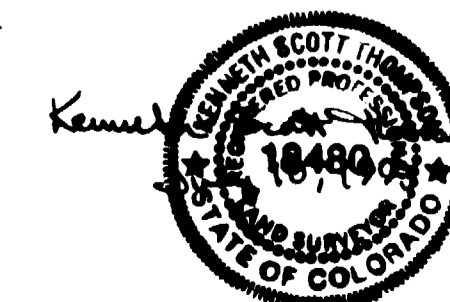
COMMON WALL SECTION

SCALE - 1" = 1'



SECTION C-C

SCALE - 1" = 4'

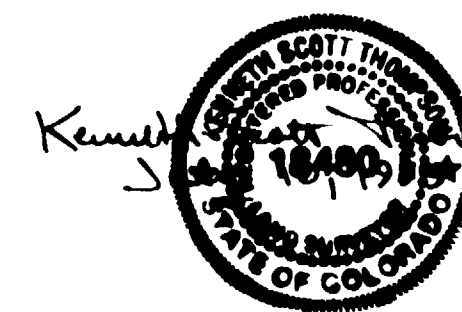
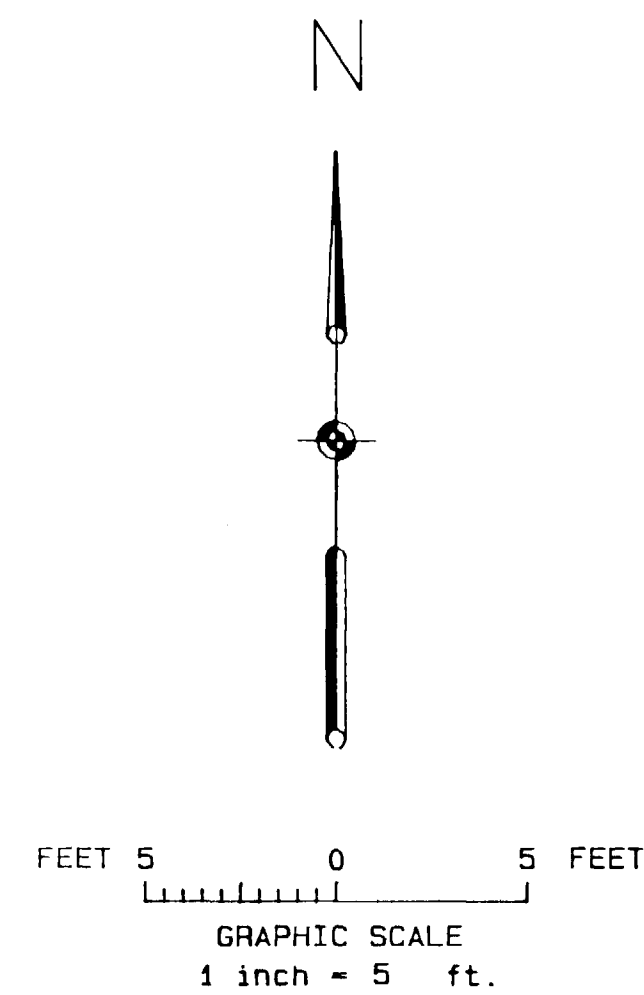
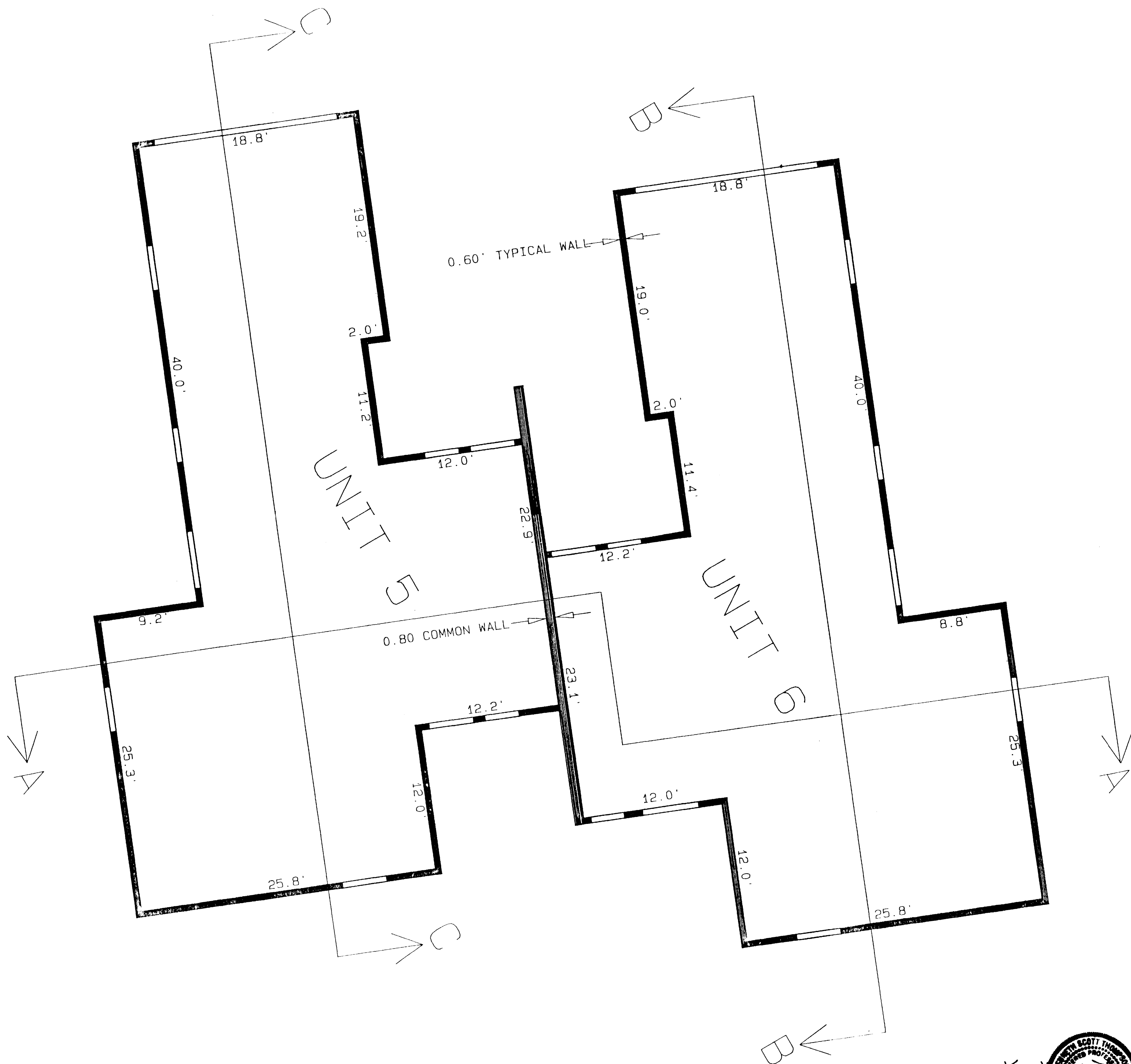


INDIAN WASH TOWNHOMES  
 PHASE V - A CONDOMINIUM PROJECT  
 CITY OF GRAND JUNCTION COLORADO

THOMPSON-LANGFORD CORPORATION

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

Design-By KSI	Checked-By RM	Job No. 0133 008
Drawn-By IMDDI	Date JUNE 4, 1993	Sheet 3 of 3



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 PHASE V - A CONDOMINIUM PROJECT  
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Designed By KST	Checked By RM	Job No. 0133-008
Drawn By TMODEL	Date JUNE 4, 1993	Sheet 2 of 3