

# CONDOMINIUM MAP OF INDIAN WASH TOWNHOMES PHASE IV 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 IV 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 IV 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 84.26 feet to the point of beginning;  
 Thence continuing along said boundary S 12°42'55" W a distance of 75.03 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;  
 Thence departing said boundary N 38°12'08" W a distance of 141.29 feet;  
 Thence N 68°00'02" W a distance of 35.95 feet to a point on the easterly Right of Way of Indian Wash Circle;  
 Thence 62.18 feet along the arc of a curve concave to the northwest, having a radius of 83.00 feet, a central angle of 42°55'34", and a chord bearing North 32°52'17" East a distance of 60.74 feet;  
 Thence S 76°36'50" E a distance of 37.33 feet;  
 Thence N 58°23'10" E a distance of 21.01 feet;  
 Thence S 77°17'05" E a distance of 42.54 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 IV, 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 First Supplement to Condominium Declaration for INDIAN WASH TOWNHOMES, A CONDOMINIUM PROJECT, recorded the 23rd day of December, 1992, in Book 1946 at Page 869 of the records of Mesa County, Colorado.

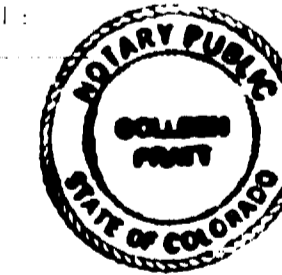
In witness whereof, Fennern Construction, Inc., a Colorado corporation, has executed this Dedication the 10th day of December, 1992.

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 10th day of December, 1992  
 by Joel W. Fennern, President of Fennern Construction, Inc., a Colorado corporation.

Witness my hand and official seal:  
 My commission expires: 12/31/95

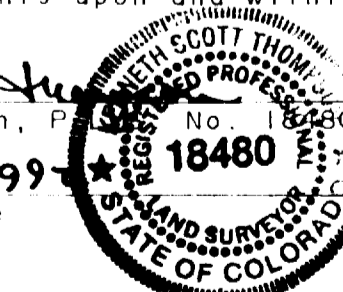


*Colleen Pratt*  
 Notary Public  
 Address: 230 Grand Avenue  
Grand Junction CO 81501

## 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, P.L.S.  
 December 2, 1992  
 Date



## CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 1:09 o'clock P.m. this 23 day of December, 1992, bearing Reception No. 1624713 Book 2 pages 24, 25, + 26

*Manika Podd*  
 Clerk and Recorder of  
 Mesa County, Colorado

10/21  
3000

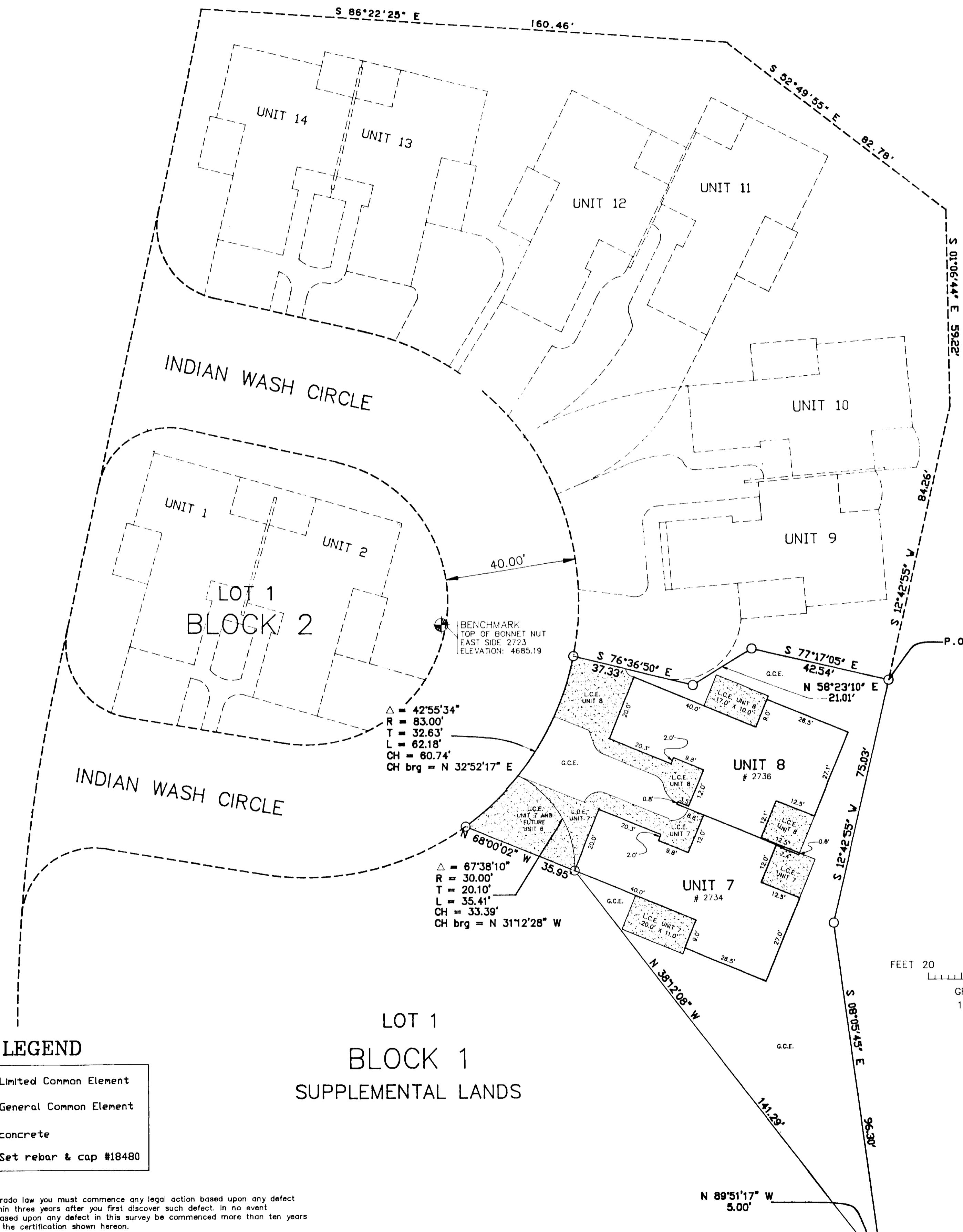
*James French*  
 Deputy

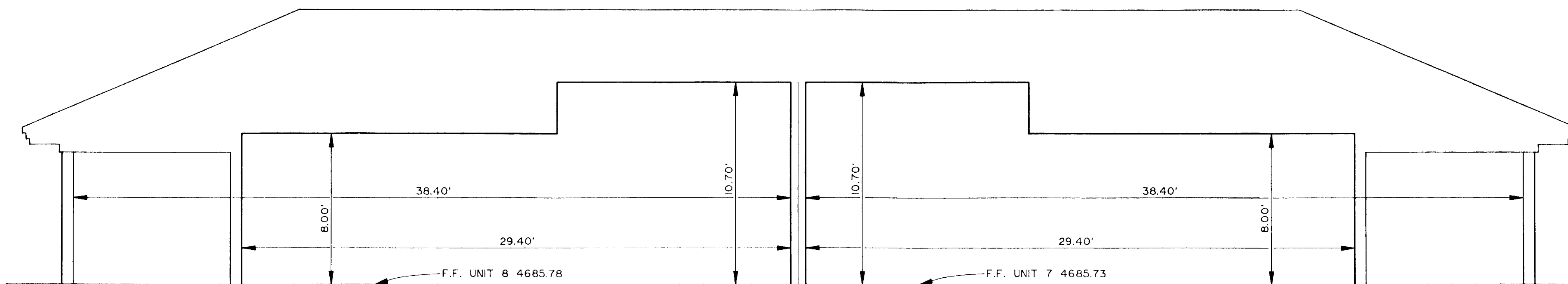
<b>THOMPSON-LANGFORD CORPORATION</b>		
529 25 1/2 ROAD #B210 GRAND JUNCTION, COLORADO 81505 (303) 243-8087		
Designed By: K.S.T.	Checked By: R.M.	Job No.: 0133-006
Drawn By: J.C.S.	Date: DEC 2, 1992	Sheet: 1 OF 3

### LEGEND

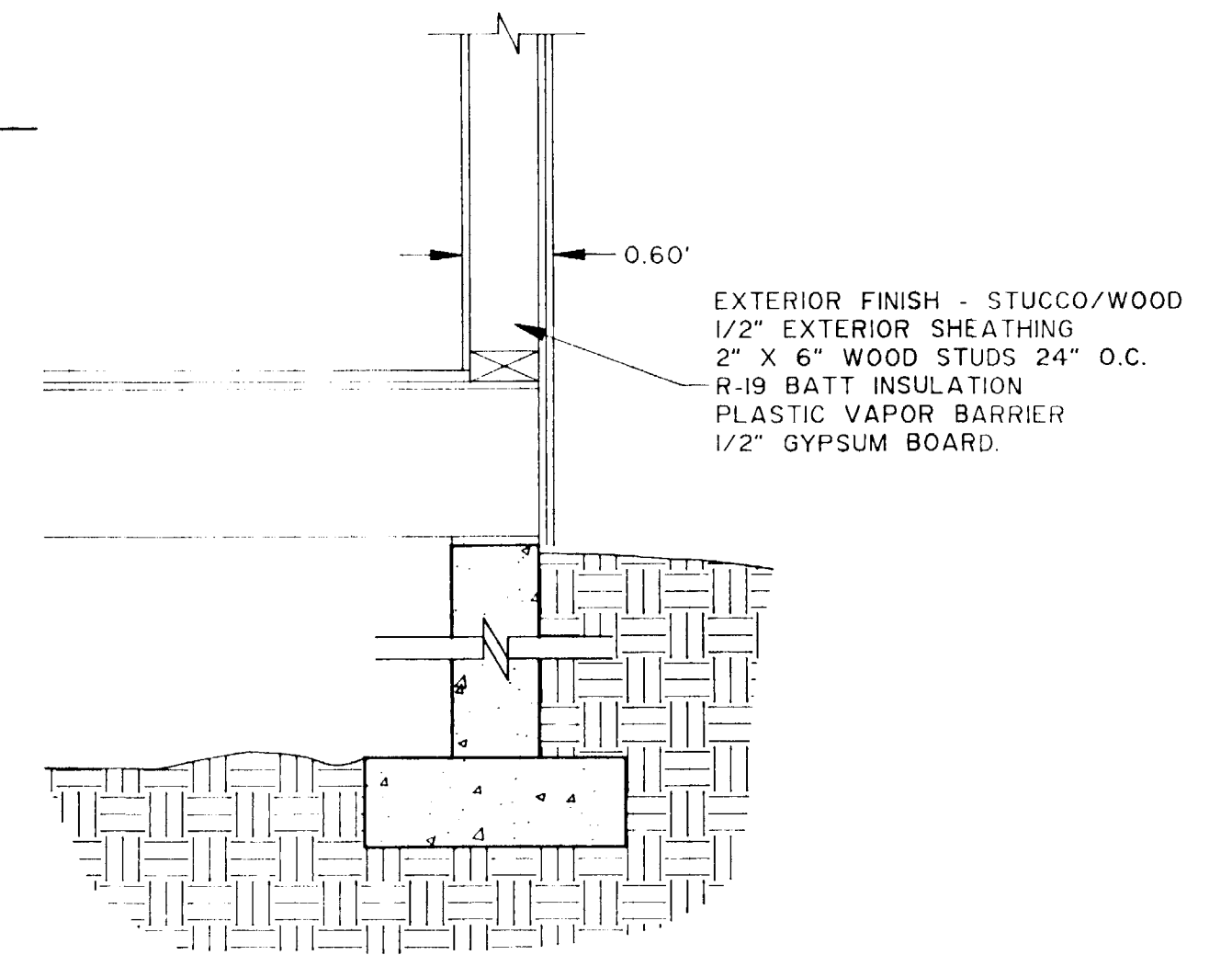
L.C.E.	Limited Common Element
G.C.E.	General Common Element
	concrete
	Set rebar & cap #18480

**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.

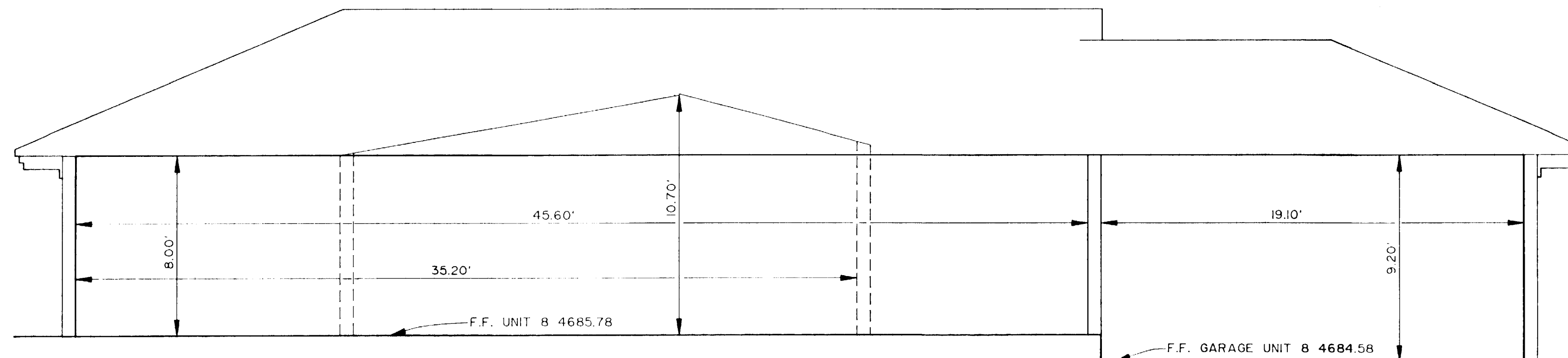




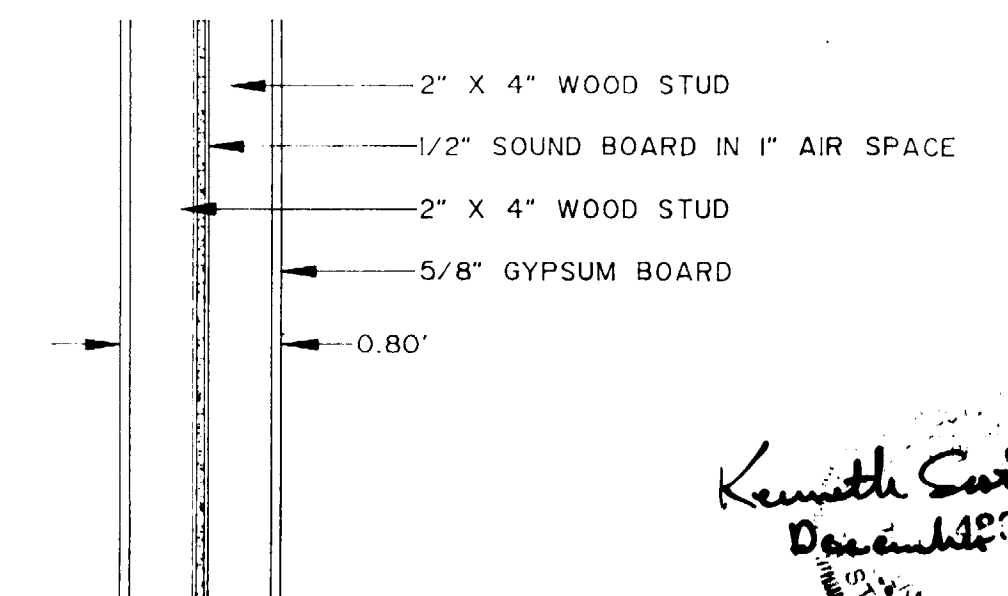
SECTION A-A  
SCALE - 1" = 4'



TYPICAL WALL SECTION  
SCALE - 1" = 1'

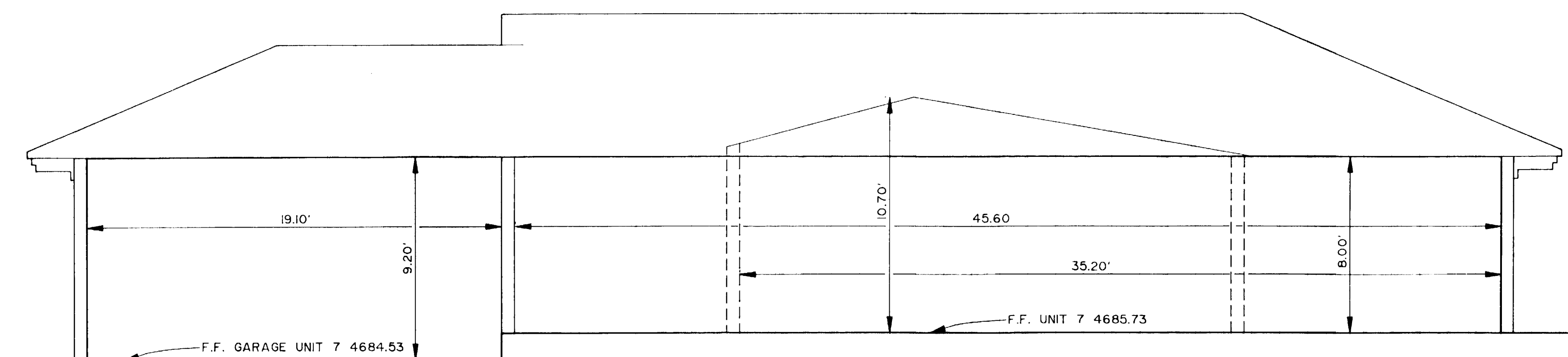


SECTION B-B  
SCALE - 1" = 4'



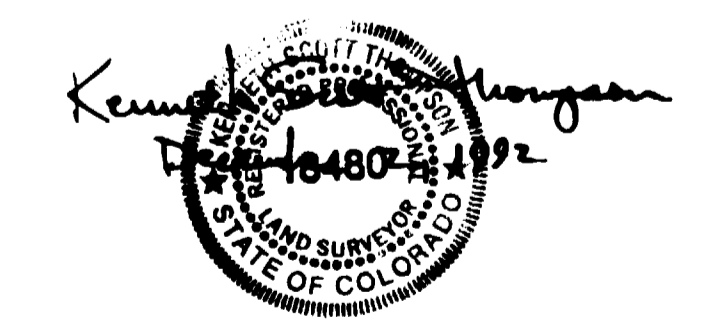
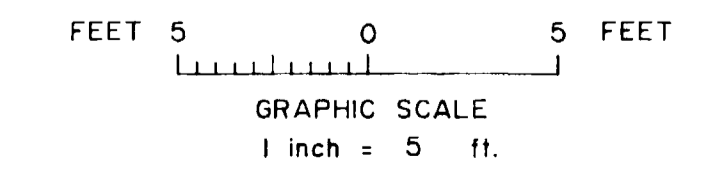
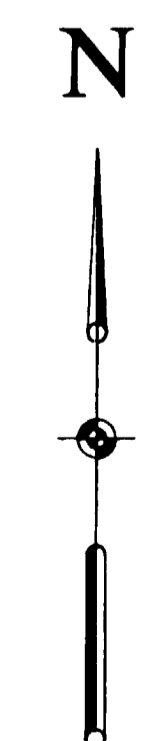
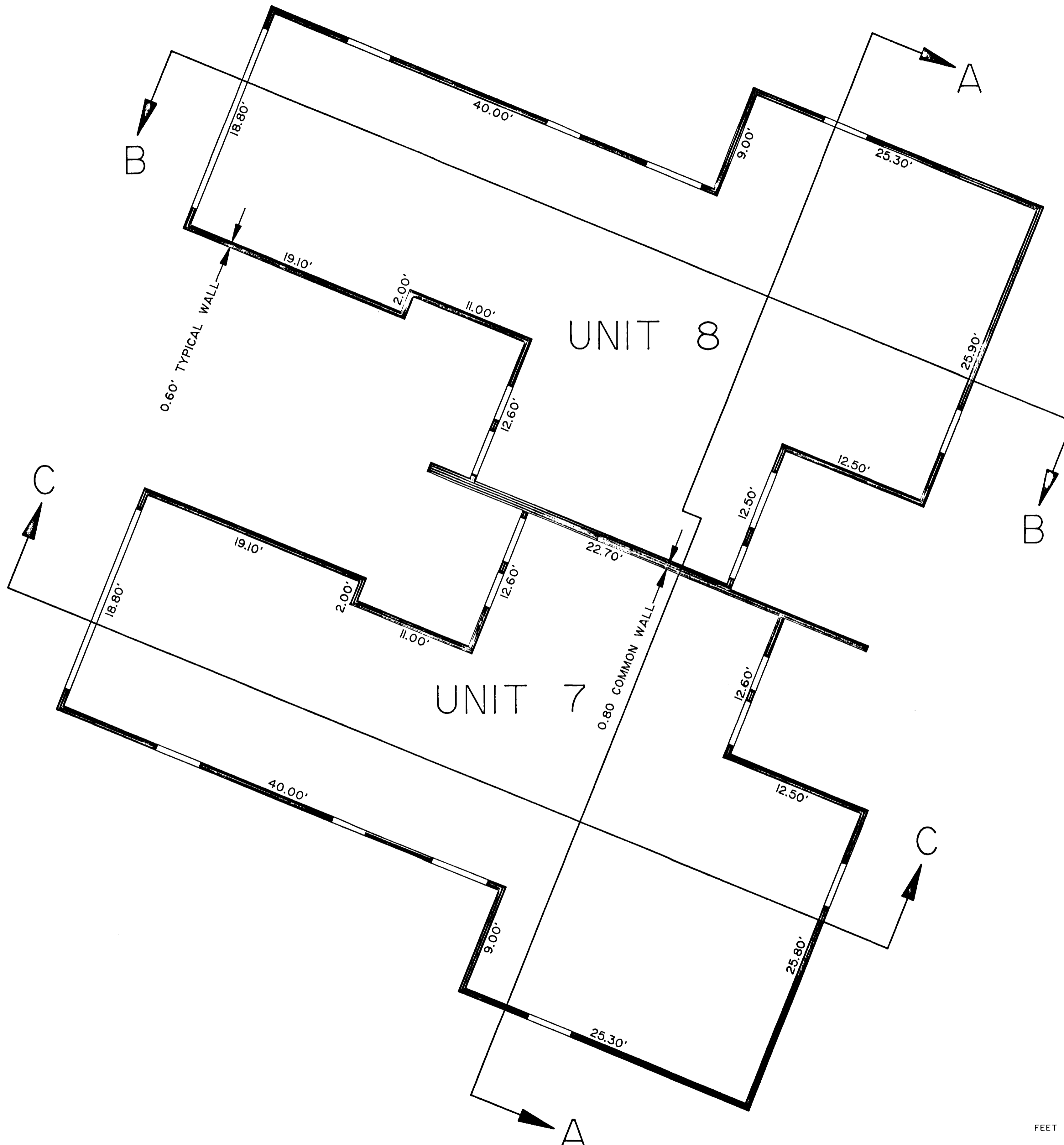
*Kenneth S. Thompson*  
December 1992  
ARCHITECT

COMMON WALL SECTION  
SCALE - 1" = 1'



SECTION C-C  
SCALE - 1" = 4'

INDIAN WASH TOWNHOMES PHASE <del>IV</del> - A CONDOMINIUM PROJECT CITY OF GRAND JUNCTION COLORADO		
THOMPSON-LANGFORD CORPORATION 529 25 1/2 ROAD #B210 GRAND JUNCTION, COLORADO 81505 (303) 243-8087		
Designed By KST	Checked By RM	Job No. 0133-007
Drawn By J.C.S.	Date NOV. 1992	Sheet 3 of 3



INDIAN WASH TOWNHOMES		
PHASE IV - A CONDOMINIUM PROJECT		
CITY OF GRAND JUNCTION COLORADO		
THOMPSON-LANGFORD CORPORATION		
529 25 1/2 ROAD #B210		
GRAND JUNCTION, COLORADO 81505		(303) 243-8087
Designed By KST	Checked By RM	Job No. 0133-006
Drawn By J.C.S.	Date SEPT. 17, 1992	Sheet 2 of 3