

CONDOMINIUM MAP OF INDIAN WASH TOWNHOMES PHASE III 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 III, 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 III, 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°22'55" 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 to the point of beginning:

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:

Thence departing said boundary N 77°17'05" W a distance of 42.54 feet:

Thence S 58°23'10" W a distance of 21.01 feet:

Thence N 76°36'50" W a distance of 37.33 feet to a point on the easterly Right Of Way of Indian Wash Circle:

Thence 49.71 feet along the arc of a curve concave to the west, having a radius of 83.00 feet, a central angle of 34°19'03" and a chord bearing N 05°45'02" W a distance of 48.97 feet:

Thence N 67°05'23" E a distance of 5.69 feet:

Thence 45.11 feet along the arc of a curve concave to the northwest, having a radius of 64.49 feet, a central angle of 40°04'35" and a chord bearing N 47°03'06" W a distance of 44.19 feet:

Thence N 56°26'05" E a distance of 96.50 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 III, 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 Second Supplement to Condominium Declaration for INDIAN WASH TOWNHOMES, A CONDOMINIUM PROJECT, recorded the 2nd day of October, 1992, in Book 1922 at Page 980 of the records of Mesa County, Colorado.

In witness whereof, Fennern Construction, Inc., a Colorado Corporation, has executed this Dedication the 23rd day of September, 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 23rd day of September 1992
by Joel W. Fennern, President of Fennern Construction, Inc., a Colorado Corporation.

In witness my hand and official seal:
Commission expires: 12/1/94



Robert P. Reese
Notary Public
Address: 330 Grand Avenue
Grand Junction, CO 81505

SURVEYOR'S 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 S. Thompson
Kenneth S. Thompson, U.S. No. 18480
Sept 25, 1992
STATE OF COLORADO

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 9:13 o'clock A.M. this 8th day of October, 1992, bearing Reception No. 1616464

Book 2 Page 21, 22 & 23
Monica J. ...
Clerk and Recorder of
Mesa County, Colorado

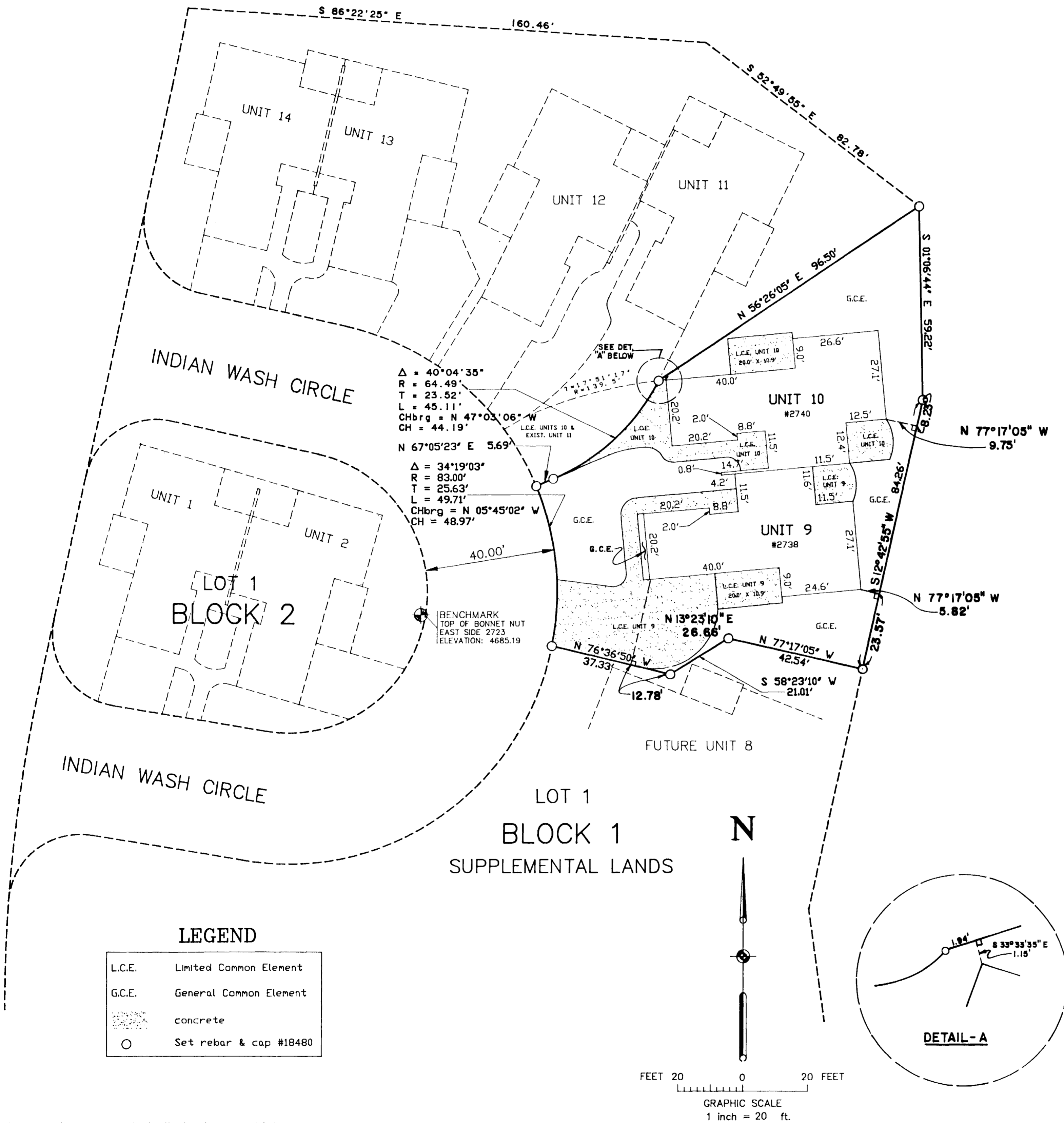
Christy Howard
Deputy Clerk

SECTION 6, T.I.S., R.I.E., UTE P.M.

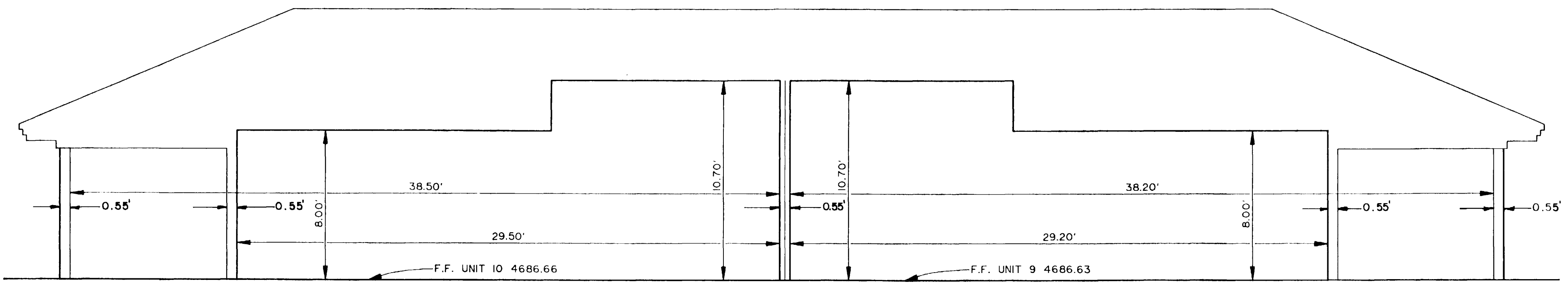
THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD #B210
GRAND JUNCTION, COLORADO 81505 (303) 243-8067

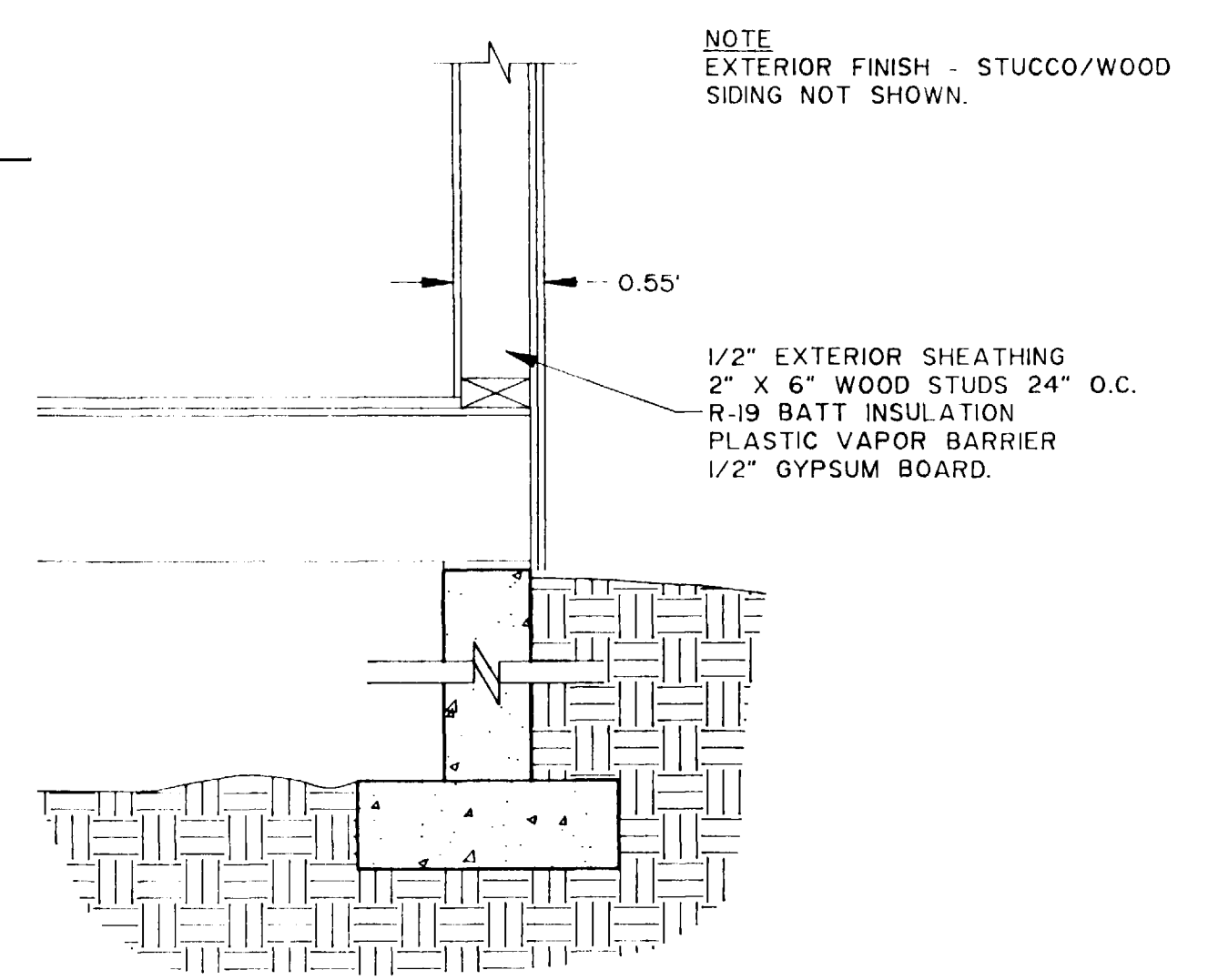
Designed By: K.S.T.	Checked By: R.M.	Job No.: 0133-006
Drawn By: J.C.S.	Date: SEPT. 17, 1992	Sheet: 1 OF 3



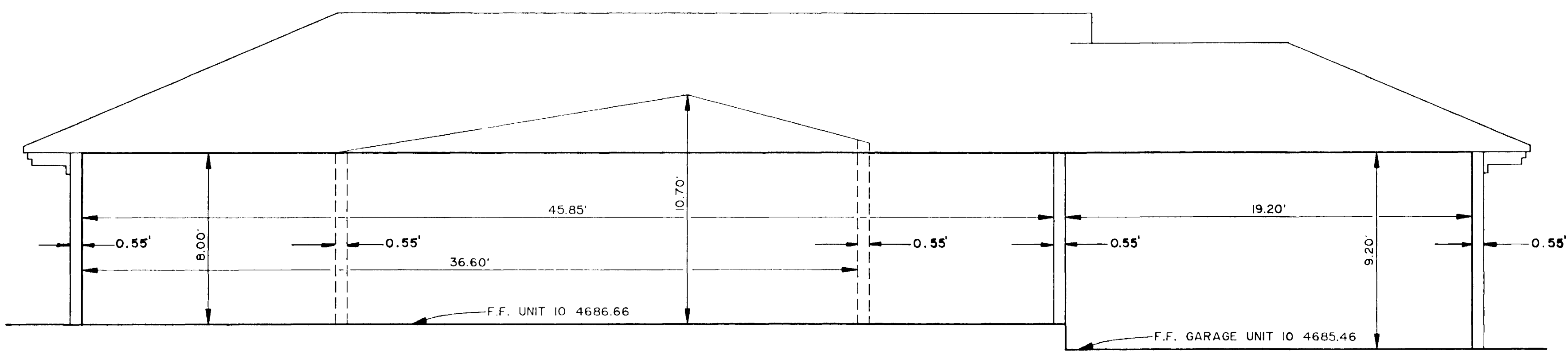
NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



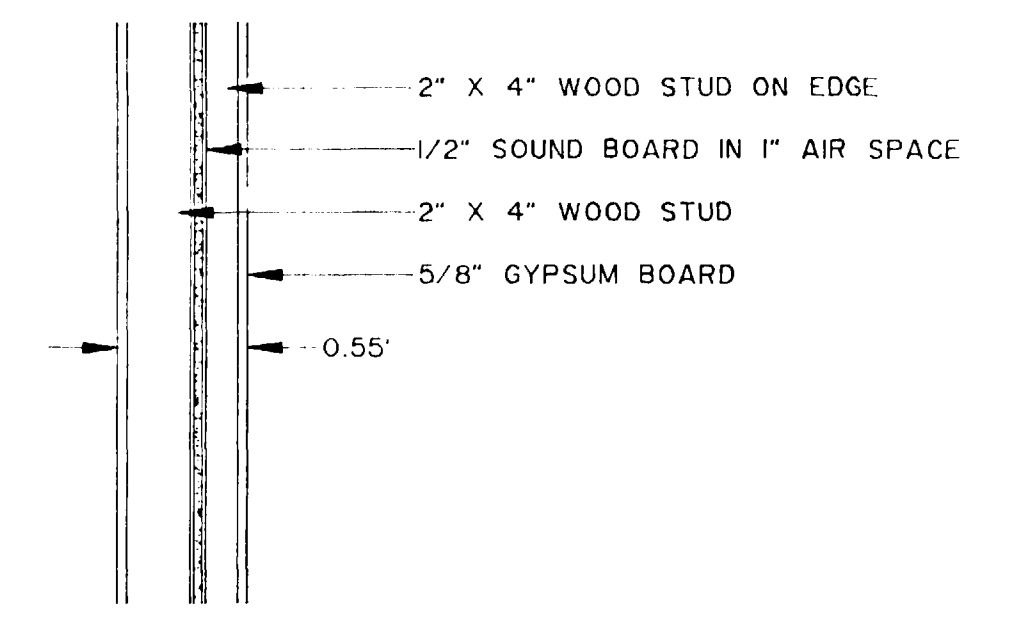
SECTION A-A
SCALE - 1" = 4'



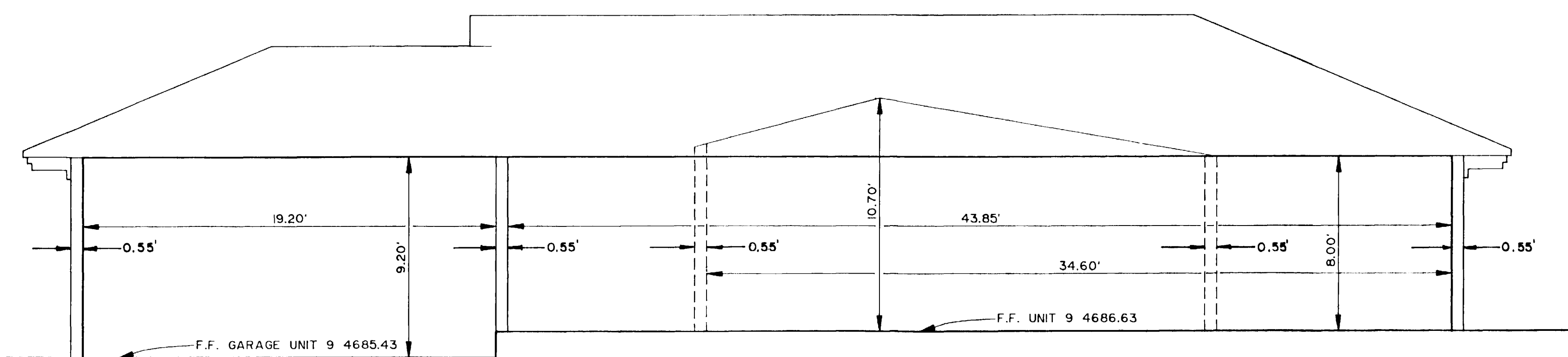
TYPICAL WALL SECTION
SCALE - 1" = 1'



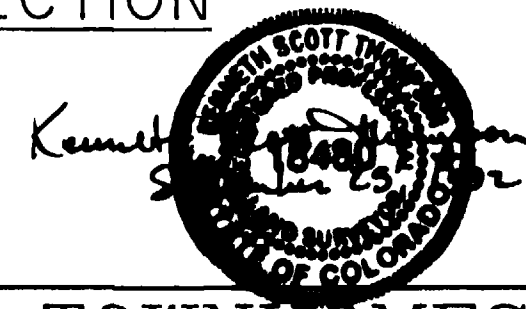
SECTION B-B
SCALE - 1" = 4'



COMMON WALL SECTION
SCALE - 1" = 1'

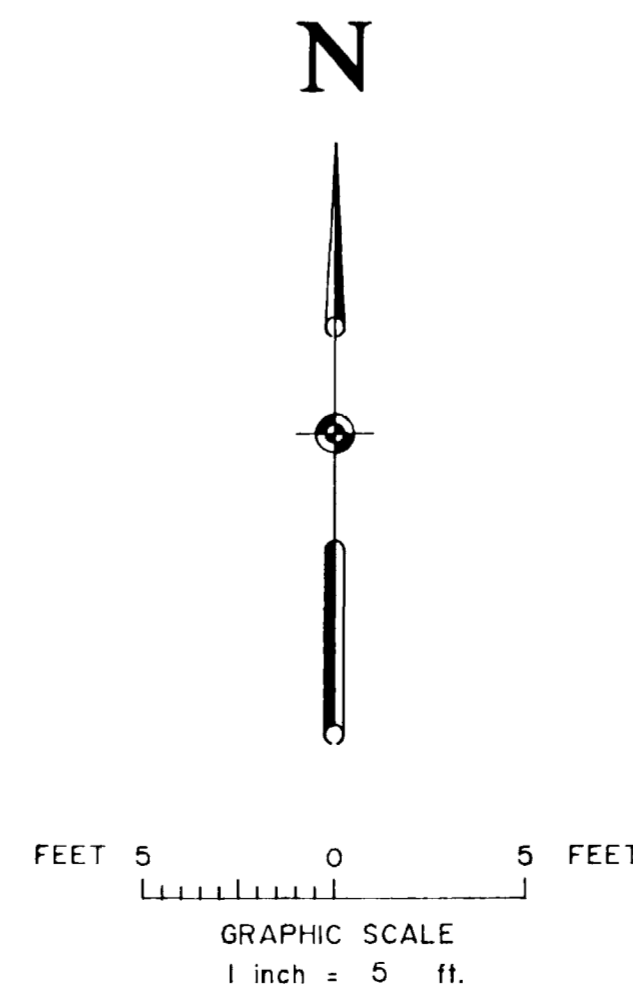
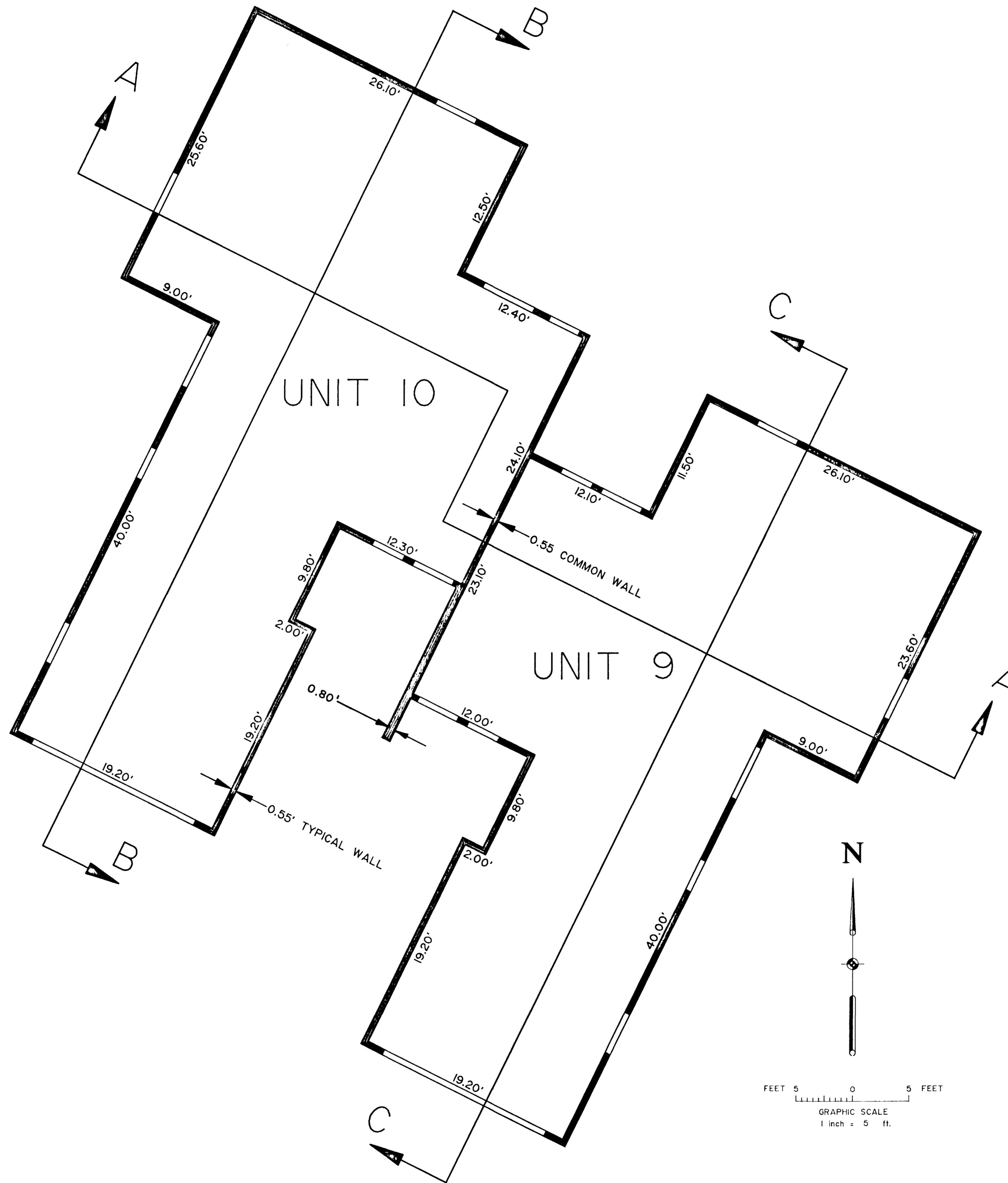


SECTION C-C
SCALE - 1" = 4'



INDIAN WASH TOWNHOMES
PHASE III - 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 3 of 3



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

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