

# CONDOMINIUM MAP OF INDIAN WASH TOWNHOMES PHASE II 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 II 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, 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 S86°22'25"E along the northerly boundary of said plat a distance of 99.29 feet to the point of beginning;  
 Thence along said boundary of said plat S86°22'25"E a distance of 61.17 feet;  
 Thence continuing along said boundary S52°49'55"E a distance of 82.78 feet;  
 Thence departing said boundary S56°26'05"W a distance of 96.50 feet;  
 Thence 45.11 feet along the arc of a non-tangent curve concave to the northwest having a radius of 64.49 feet, a central angle of 40°04'35" and a chord bearing S47°03'06"W a distance of 44.19 feet;  
 Thence S67°05'23"W a distance of 5.69 feet;  
 Thence 49.62 feet along the arc of a non-tangent curve concave to the southwest on the northerly right-of-way of Indian Wash Circle having a radius of 83.00 feet, a central angle of 34°15'13" and a chord bearing N40°02'10"W a distance of 48.88 feet;  
 Thence N28°08'22"E a distance of 42.40 feet;  
 Thence N76°20'42"W a distance of 12.91 feet;  
 Thence N13°39'18"E a distance of 63.49 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 II, 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    day of    1992, in Book    at Page    of the records of Mesa County, Colorado.

in witness whereof, Fennern Construction, Inc. a Colorado corporation, has executed this Dedication the 20<sup>th</sup> day of July, 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 20<sup>th</sup> day of July, 1992 by Joel W. Fennern, President of Fennern Construction, Inc. a Colorado corporation.

Witness my hand and official seal  
 on this 12-9-1992 day



Robert C. Reece  
 Notary Public

### 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.

7-16-92  
Kenneth Scott Thompson  
 Kenneth Scott Thompson  
 18480  
 LAND SURVEYOR  
 STATE OF COLORADO

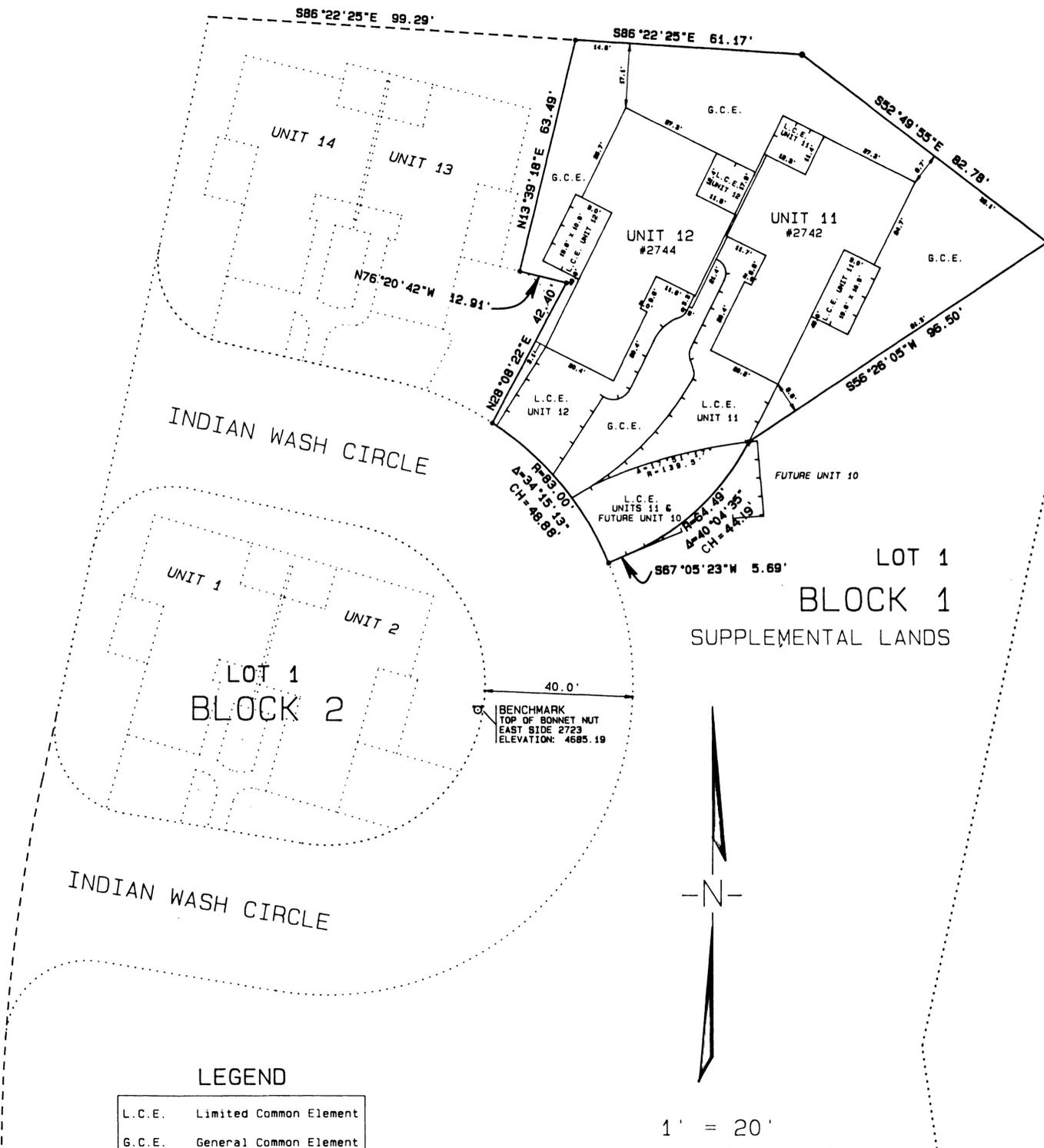
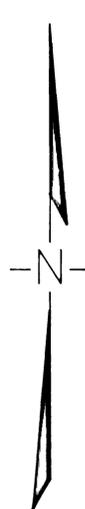
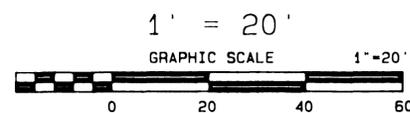
### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 2:44 o'clock P.M. this 21<sup>st</sup> day of July, 1992,  
 bearing Reception No. 158115

Wanda J. ...  
 Clerk and Recorder of  
 Mesa County, Colorado

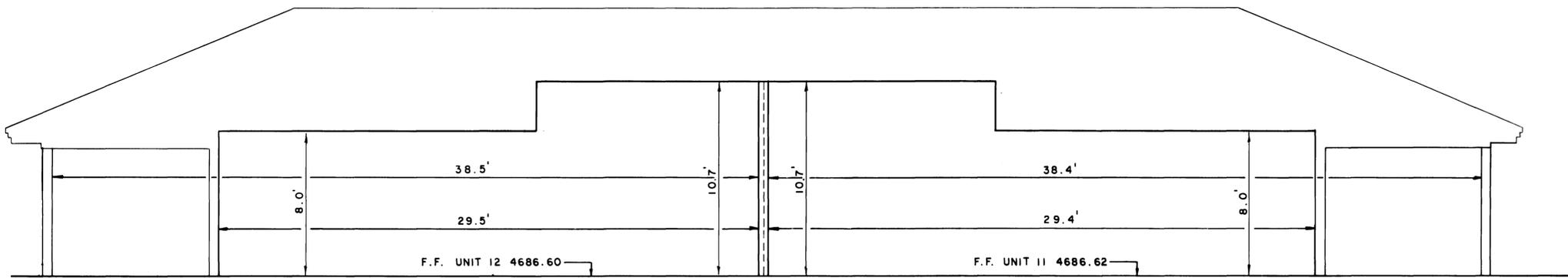
    
 Deputy

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

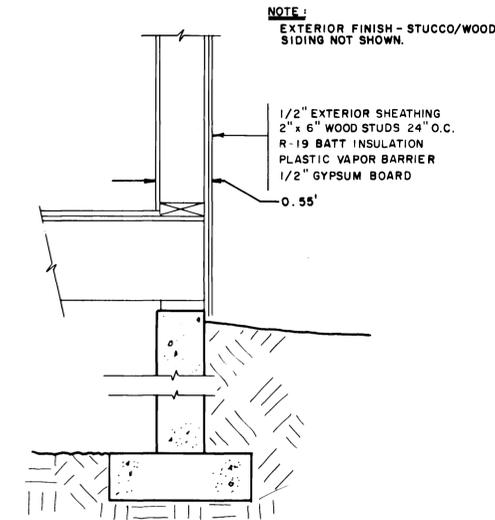


THOMPSON-LANGFORD CORPORATION		
529 25 1/2 ROAD #B203		
GRAND JUNCTION, COLORADO 81505 (303) 243-6067		
Designed By: K.S.T.	Checked By: R.M.	Job No.: 0133-005
Drawn By: TERRAMODEL	Date: JULY 11, 1992	Sheet: 1 OF 3

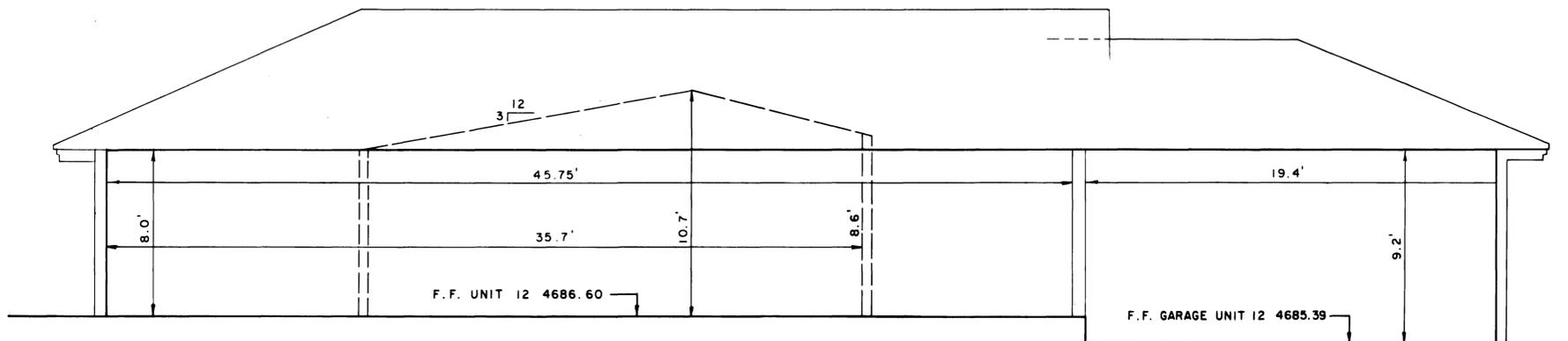
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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



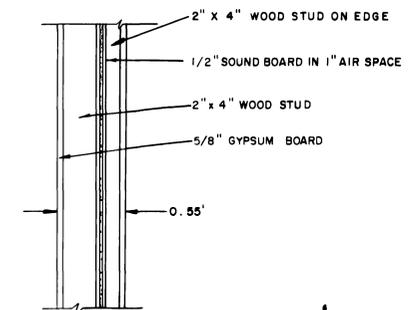
SECTION A - A  
SCALE 1" = 4'



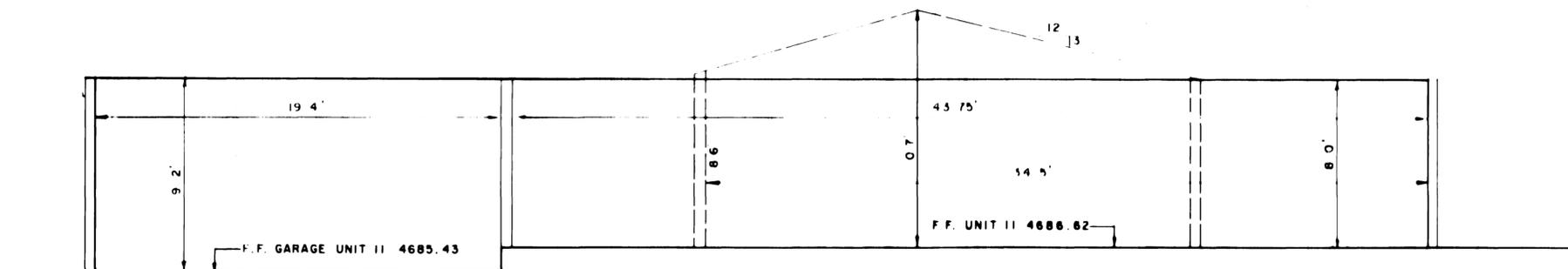
TYPICAL WALL SECTION  
1" = 1'



SECTION B - B  
SCALE 1" = 4'



COMMON WALL SECTION  
1" = 1'



SECTION C - C  
SCALE 1" = 4'



INDIAN WASH TOWNHOMES  
 PHASE II - A CONDOMINIUM PROJECT  
 CITY OF GRAND JUNCTION COLORADO  
 THOMPSON-LANGFORD CORPORATION  
 529 25 1/2 ROAD - B203  
 GRAND JUNCTION CO 81505 (303) 243-6067

Designed By KST	Checked By RM	Job No. 0133-005
Drawn By JCS	Date JULY 16, 1992	Sheet 3 of 3

