

LAKESIDE DRIVE

2' CURB & GUTTER

Δ=90°  
R=150'  
T=150'  
L=235.62'  
CH=N44°45'20" W 212.13'

Δ=90°13'40"  
R=25'  
T=55.10'  
L=59.37'  
CH=N44°52'10" W 35.43'

Δ=90°00'00"  
R=25'  
T=25'  
L=39.27'  
CH=S45°14'40" W 35.36'

OWNER'S CERTIFICATE

T. L. Benson, Inc., a Colorado corporation, and Valley Services Corporation, a Colorado corporation, owners of the herein described real property, do hereby certify that this map of Lakeview Terrace has been prepared pursuant to the declarations of Lakeside Planned Unit Development as recorded with the Clerk and Recorder of Mesa County, Colorado.

T. L. BENSON, INC.

By T. L. Benson

Attest Marion J. Benson  
Secretary

VALLEY SERVICES CORPORATION

By William B. Johnson

Attest Betty White  
Secretary

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing was acknowledged before me this 30th day of April, 1975, by T. L. Benson, President and Marion J. Benson as Secretary of T. L. Benson, Inc., a Colorado corporation, and by Stanley K. Anderson, Senior Vice President and Betty White, Secretary of Valley Services Corporation.

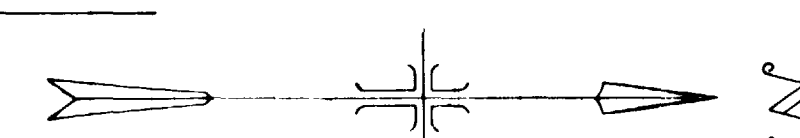
Stacy R. Carpenter  
Notary Public



My commission expires Sept 11, 1977

Clarence J. Bielak, Registered Land Surveyor, certifies that this plat consisting of seven pages, depicting the land, buildings and other improvements, with diagrammatic floor plans of each building was plotted from a field survey made under my supervision on February 21, 1974, subsequent to substantial completion of the improvements.

Clarence J. Bielak  
Registered Land Surveyor



SCALE 1" = 30'

REVISED FEB 6, 1975

**SITE & PLOT PLAN**  
3150 LAKESIDE DRIVE  
**LAKEVIEW TERRACE**  
IN  
**LAKESIDE SUBDIVISION**

SURVEYED BY LP DRAWN BY RAO

WESTERN ENGINEERS - GRAND JUNCTION, CO. DWF 1424-79A

Legal Description:  
That part of Tract B in Lakeside Subdivision Filing Number Two as Recorded in Book 11, Page 70 with the Mesa County Clerk and Recorders Office in Mesa County, Colorado. Said subdivision being in the City of Grand Junction, Colorado.

Beginning at a point from whence the NE Corner of said Tract B bears S 89°45'20" E 25.0 ft and N 00°14'40" E 463.94 ft, Thence S 00°14'40" W 145.0 ft, Thence N 89°45'20" W 207.0 ft, Thence N 00°14'40" E 145.0 ft, Thence S 89°45'20" W 61.0 ft, Thence N 00°14'40" E 147.73 ft, Thence S 89°45'20" E 47.1 ft, Thence N 00°14'40" E 4.0 ft, Thence S 89°45'20" E 24.0 ft, Thence S 00°14'40" W 2.0 ft, Thence S 89°45'20" E 24.33 ft, Thence S 00°14'40" W 4.0 ft, Thence S 89°45'20" E 35.0 ft, Thence S 00°14'40" W 147.73 ft, Thence S 89°45'20" E 113.57 ft to the Point of Beginning.

Also:  
Beginning at a point from whence the NE Corner of said Tract B bears N 00°14'40" E 221.94 ft and S 89°45'20" E 25.0 ft, Thence N 89°45'20" W 103.5 ft, Thence N 00°14'40" E 33.13 ft, Thence N 89°45'20" W 45.0 ft, Thence S 00°14'40" W 4.0 ft, Thence N 89°45'20" W 24.0 ft, Thence N 00°14'40" E 2.0 ft, Thence N 89°45'20" W 24.33 ft, Thence N 00°14'40" E 2.0 ft, Thence N 89°45'20" W 24.0 ft, Thence N 00°14'40" E 4.0 ft, Thence N 89°45'20" W 47.1 ft, Thence N 00°14'40" E 145.08 ft, Thence N 89°45'20" W 20.0 ft, Thence N 00°14'40" E 32.5 ft, Thence S 89°59'00" E 288.0 ft, Thence S 00°14'40" W 211.84 ft to the Point of Beginning.

105070

STATE OF COLORADO ) ss  
County of MESA )  
I hereby certify that this instrument was filed for record

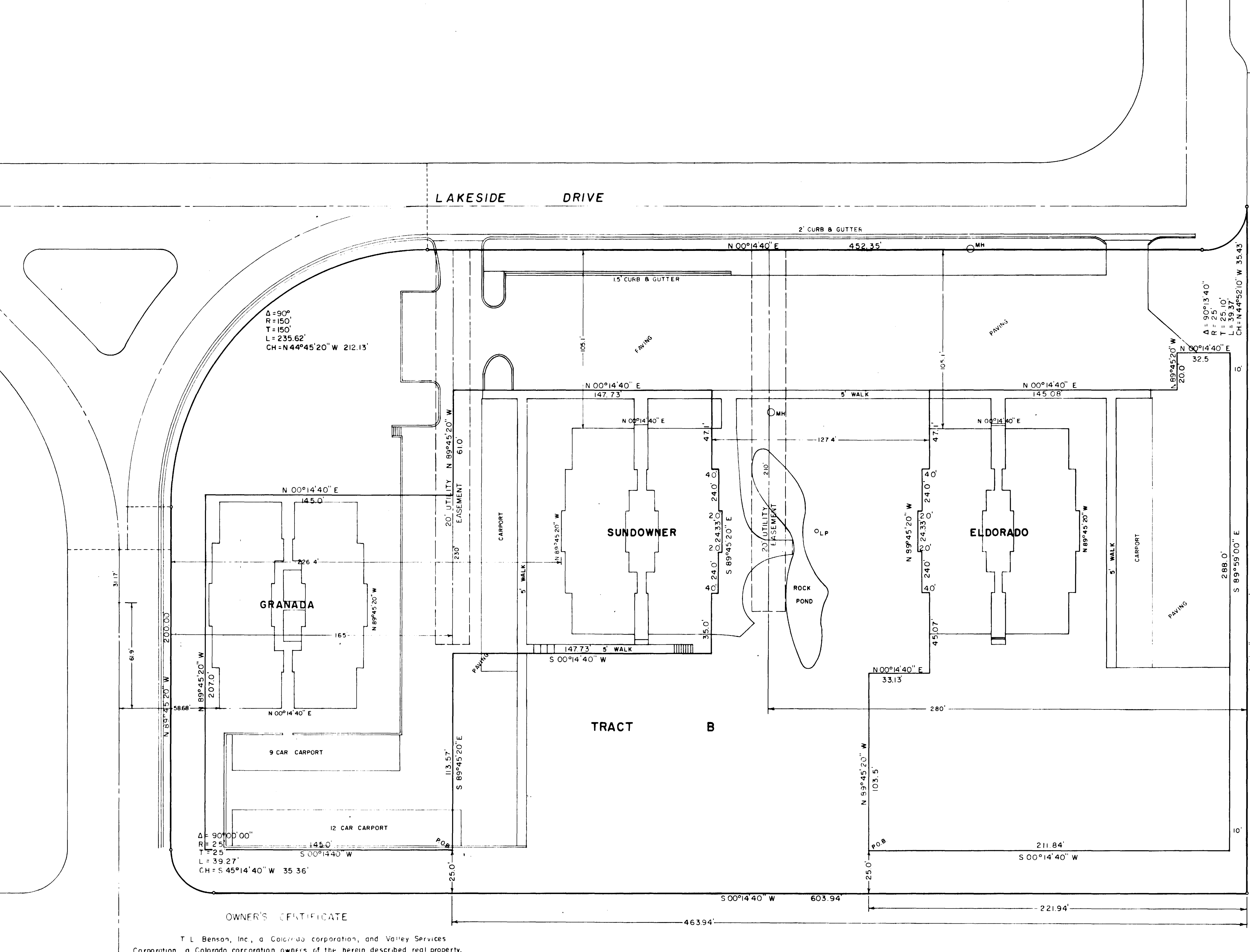
MAY 1 1975

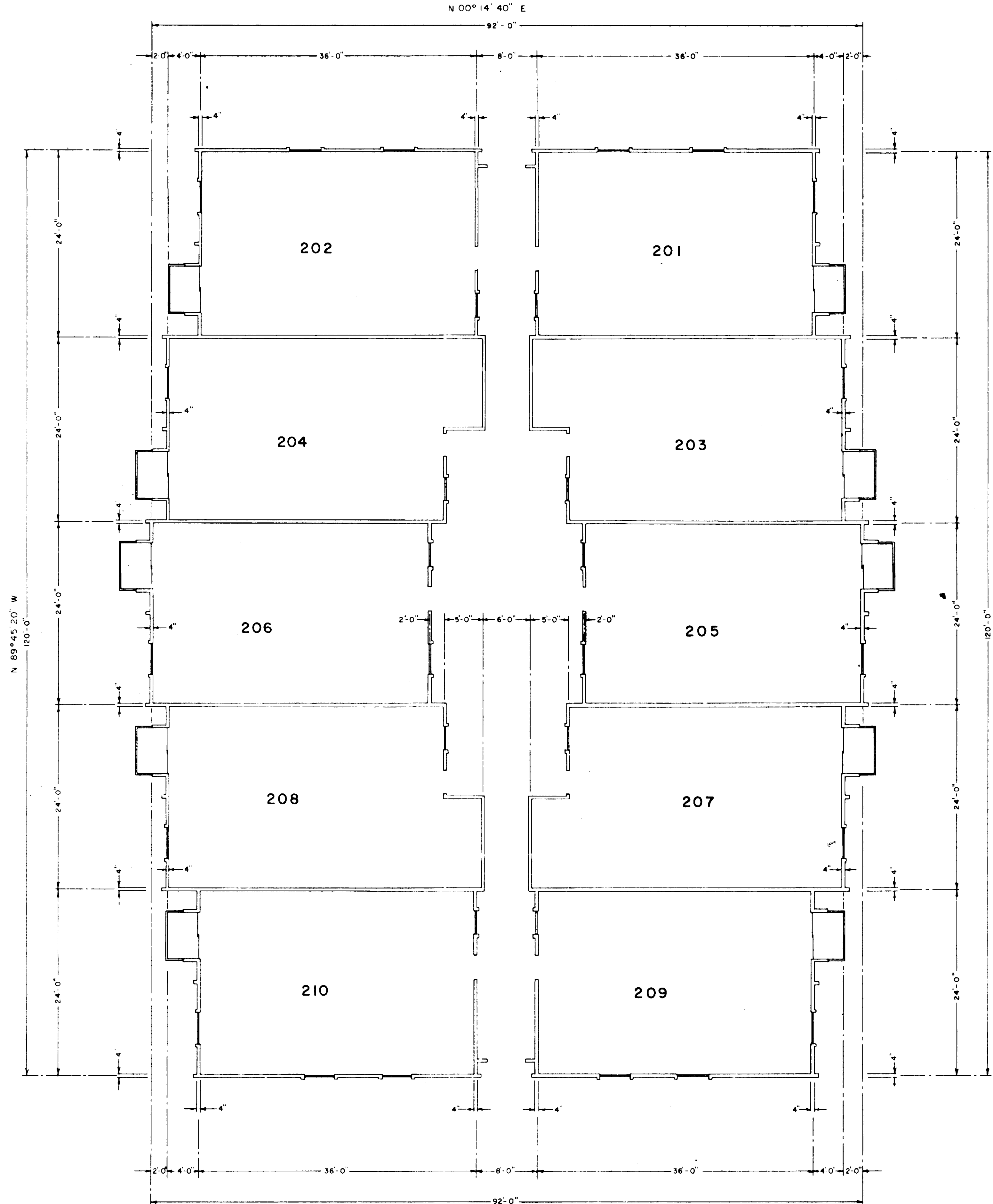
at 8:50 o'clock A.M. and recorded in Book 11, Page 70 of the Public Records of Mesa County, Colorado.

Filed 4/30

TRACT B

N. 12th STREET

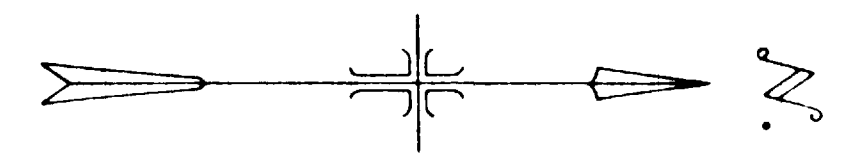




FINISHED FLOOR ELEV 4692.96'

5:207 1086707

STATE OF COLORADO } ss  
 County of MESA  
 I hereby certify that this instrument was  
 filed for record  
 MAY 1 1975  
 at 9:50 o'clock P.M. and recorded  
 in Book \_\_\_\_\_ Page 3  
 EARL SAWYER, County Clerk & Recorder  
 By \_\_\_\_\_ Deputy  
 Filed



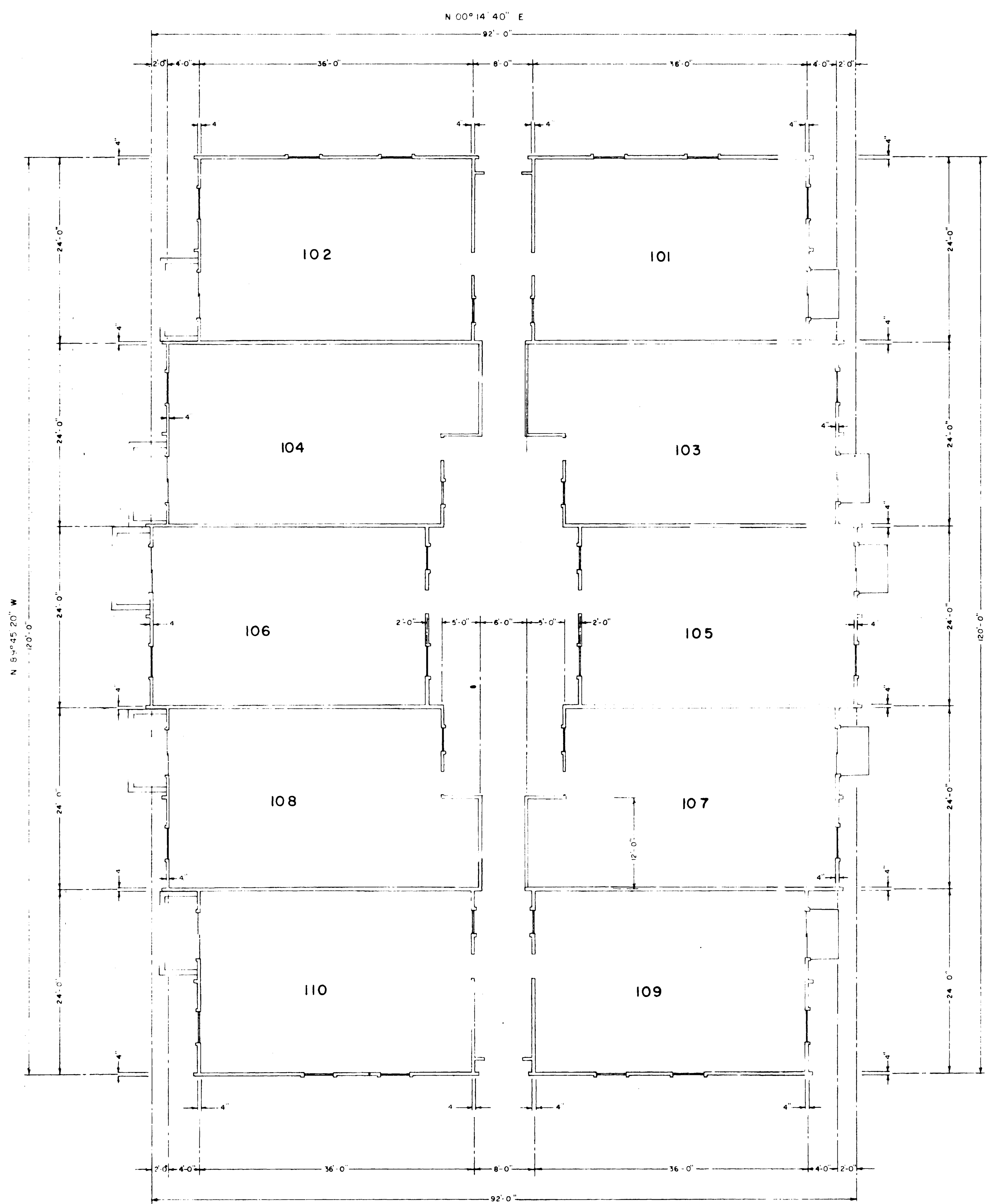
SCALE: 1/4" = 1'-0"

GRANADA  
 3150 LAKE SIDE DRIVE  
 LAKEVIEW TERRACE  
 IN  
 LAKESIDE SUBDIVISION

MIDDLE FLOOR

SURVEYED L.F. DRAWN R.W.Q.  
 WESTERN ENGINEERS INC. GRAND JUNCTION, COLO. DRG. 1-428-18C

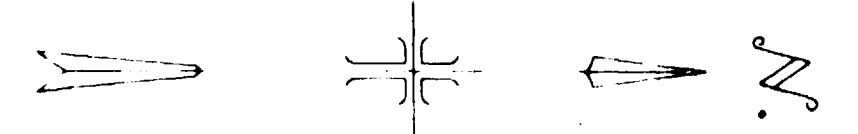
01203202.tif



FINISHED FLOOR ELEV. 4+83.96'

1086707

STATE OF COLORADO }  
 County of MESA }  
 I hereby certify that this instrument was  
 filed for record  
 MAY 1 1975  
 at 2:50 o'clock P.M. in Book 2  
 Page 2  
 EARL SAWYER, County Clerk & Recorder  
 By \_\_\_\_\_ Deputy  
 Filed

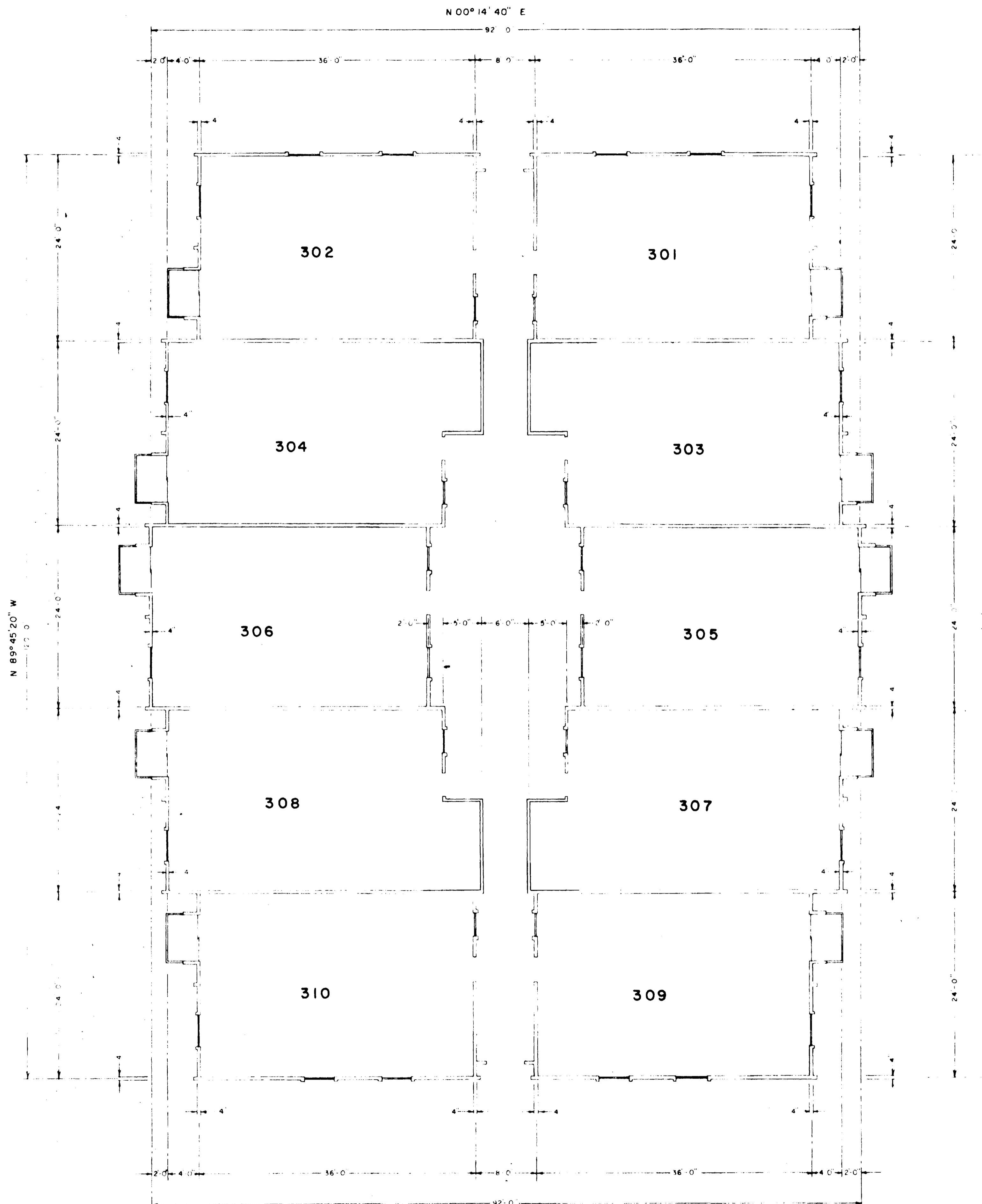


SCALE 1/8" = 1'-0"

**GRANADA**  
 3150 LAKESIDE DRIVE  
**LAKEVIEW TERRACE**  
 IN  
**LAKESIDE SUBDIVISION**

SURVEYED L.F. DRAWN R.W.O.  
 WESTERN ENGINEERS, INC. GRAND JUNCTION, COLO. DWG. 1-428-198

FIRST FLOOR

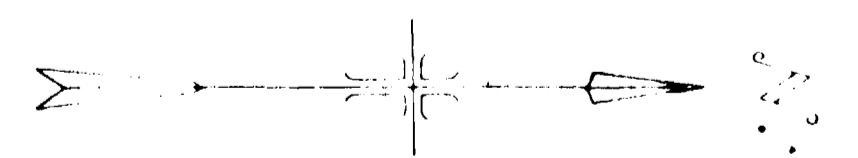


FINISHED FLOOR ELEV 4701.31'

1086707

STATE OF COLORADO }  
 County of MESA }  
 I hereby certify that this instrument was  
 filed for record  
 MAY 1 1975  
 at 9:50 o'clock A.M. and recorded  
 in Book \_\_\_\_\_ Page 4  
 EARL SHAFER, County Clerk & Recorder  
 By \_\_\_\_\_

Filed



SCALE 1/4" = 1'-0"

**GRANADA**  
 3150 LAKESIDE DRIVE  
**LAKESIDE TERRACE**  
 IN  
**LAKESIDE SUBDIVISION**

UPPER FLOOR

SURVEYED BY S.F. DRAWN BY R.W.Q.  
 WESTERN ENGINEERS, INC. GRAND JUNCTION, COLO. DWG. 1-429-19-D

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