SOUTH WESTGATE PARK CENTER CONDOMINIUMS FOUND #5 REBAR W/CAP LS#14115 FOUND #5 REBAR W/CAP LS#14115 N90'00'00"E 139.48' \circ S FUTURE BUILDING ADDITION AREA α PHASE #2 H SOFFIT EDGE OF PAVEMENT 2.00 1--FOUND #5 REBAR W/CAP DAH SURVEY -0.4 BLDG. PROPERTY LINE **⊢**0.4 FOUND #5 REBAR W/CAP LS#14115 27.33' 27.33' 27.73 2ND_STORY OVERHANG \mathcal{H} -0.40 TYP. HANDICAP PARKING SOUTH WESTGATE PARK CENTER CONDOMINIUMS COMMON AREA OFFICE-WAREHOUSE \square FINISHED FLOOR ELEVATION 102.02 PARKING # UNIT 1 UNIT 3 APRX. 2,392 SF APRX. 1061 SF APRX. 1061 SF 53% 23.5% **PARKING** 27.33' 2ND STORY OVERHANG 55.27' 27.73 WALK 1 28.73' 13.00 PARKING FOUND #5 REBAR W/CAP LS#14115 PARKING **PARKING** 15.0' UTILITY EASEMENT COMMON AREA PARKING PARKING EDGE OF PAVEMENT **PARKING** A=31.45'R=20.00'Δ=90°06'00" B=\$44'57'00"W N90'00'00"W 119.44 FOUND #5 REBAR W/CAP LS#14115 FOUND #5 REBAR DISTURBED, S47'27'53"W 0.35' OF CALCULATED CORNER C=28.31'LANDSCAPE AREA LANDSCAPE AREA FLOWLINE VALLEY PAN INLAND DRIVE CENTERLINE ROAD 2ND STORY OVERHANG UNITS 2 & 3 1 2.00 UNIT #1 LEGEND

SECTION A-A

A CONDOMINIUM MAP OF SOUTH WESTGATE PARK CENTER CONDOMINIUMS

OWNERS CERTIFICATE

DONALD D. WILTGEN AND CARROL-ANN WILTGEN AS OWNERS OF SOUTH WESTGATE PARK CENTER CONDOMINIUMS CERTIFIES THAT THIS CONDOMINIUM MAP OF SOUTH WESTGATE PARK CENTER CONDOMINIUMS HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN DECLARATION FOR SOUTH WESTGATE PARK CENTER CONDOMINIUMS AS RECORDED IN BOOK NO 2529 ON PAGE NO. 99
IN THE CLERK RECORDERS OFFICE OF MESA COUNTY, COLORADO

DONALD D WILTGEN TONK W

CARROL-ANN WILTGEN Tarol I'm Muityen

STATE OF COLORADO COUNTY OF MESA

The foregoing Owners' Certificate was acknowledged before me this <u>21st</u> day of <u>December</u> A.D., 199§, by DONALD D. WILTGEN AND CARROL—ANN WILTGEN.

My commission expires.

330 Grand avenu

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO COUNTY OF MESA

this 21 ard day of Dec. , 1998, and is duly recorded in Plat Book No Page 154 , Reception No. 1880 204 , Drawer EE 29

ENCUMBRANCER'S RATIFICATION AND APPROVAL

The undersigned financial institution hold a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of SOUTH WESTGATE PARK CENTER CONDOMINIUMS. NORWEST, BANK

by KEN GRUNKENMEYER STATE OF COLORADO)

The foregoing ENCUMBRANCER'S Ratification and Approval was acknowledged before me this 15 to day of Dec.

A.D., 1992 by KEN GRUNKENMEYER, as Dec. 1992 by KEN GRUNKENMEYER, as

My commission expires:



SURVEYOR'S CERTIFICATE

I, MAX E. MORRIS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP CONSISTING OF ONE SHEET CONTAINS ALL THE INFORMATION CONTAINED IN 38-33 3-209, AND WAS PREPARED FROM A SURVEY MADE UNDER MY DIRECTION AND DOES SUBSTANTIALLY DEPICT THE LOCATIONS OF THE BUILDINGS IN REFERENCE TO THE EXTERIOR BOUNDARIES OF THE LAND; THE FLOOR AND ELEVATION PLAN; THE LOCATIONS OF THE UNITS WITHIN THE BUILDINGS, BOTH HORIZONTALLY AND VERTICALLY, THE THICKNESS OF THE COMMON WALLS BETWEEN OR SEPARATING THE UNITS; AND THE CONDOMINIUM UNIT DESIGNATIONS, AND THAT SUCH MAP WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF THE IMPROVEMENTS ON THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOTS 13 AND 14 OF BLOCK 4, WESTGATE PARK SUBDIVISION RECORDED AS RECEPTION NO. 1186994 12 ON PAGE, 134 IN THE CLERK AND RECORDERS OFFICE MESA COUNTY, COLORADO.

MAX E MORRIS, REGISTERED LAND SURVEYOR, COLORADO REGISTRATION NO. 16413

STATE OF COLORADO)

day of December A.D., 1998, by Max E. Morris, a Registered Land Surveyor.

9 3 12002 My commission expires. 0

FOR:

Address Grand Junction, CE

CONDOMINIUM_PLAT

SOUTH WESTGATE PARK CENTER CONDOMINIUMS SITUATED IN THE NW% OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN

FOR: DENI	VIS	WILTGEN			
SCALE: 1" = 10'	0	FEET 5 1 METERS	10		
		-		3	

12/18/98

-	
	Q.E.D
	SURVEY
	SYSTEMS
	1018 COLO
THE TAXABLE PARTY	GRAND JUI
	COLORADO
	464-7568
	<i>241–2370</i>

SURVEYED BY: SB EG YING DRAWN BY: VAP NCTION 81501

ACAD ID: SWPARKCO SHEET NO. 1 of 1 FILE: 98333

WATER METER TELEPHONE PEDESTAL

FOUND REBAR AS NOTED

COMMON AREAS = GENERAL COMMON ELEMENTS

WATER VALVE

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 RE MMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON B SECTION B-B

01217801.tif