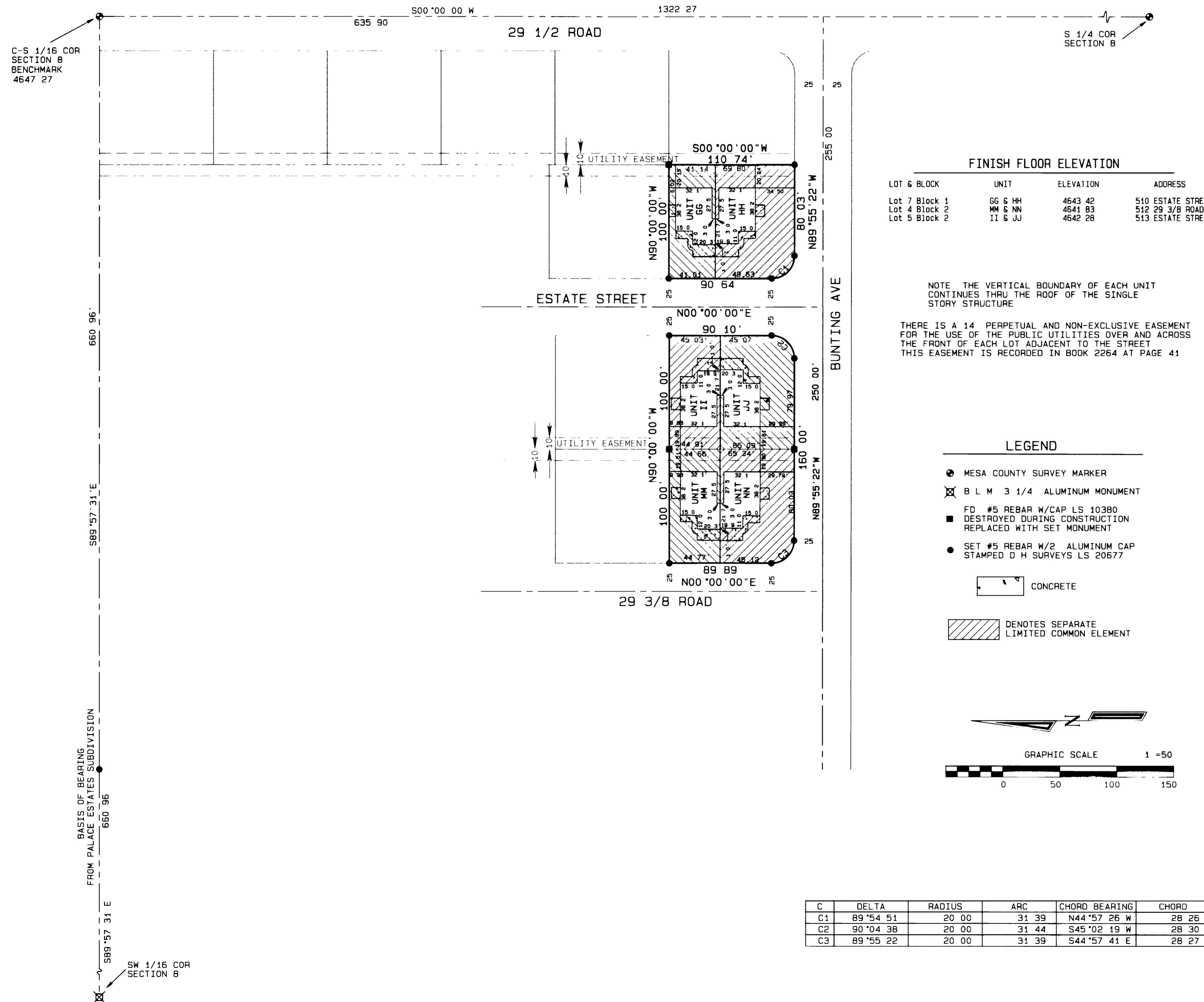# CONDOMINIUM MAP OF
PALACE ESTATES IV CONDOMINIUMS
LOT 7, BLOCK 1 — LOTS 4 & 5, BLOCK 2
PALACE ESTATES SUBDIVISION, MESA COUNTY, COLORADO
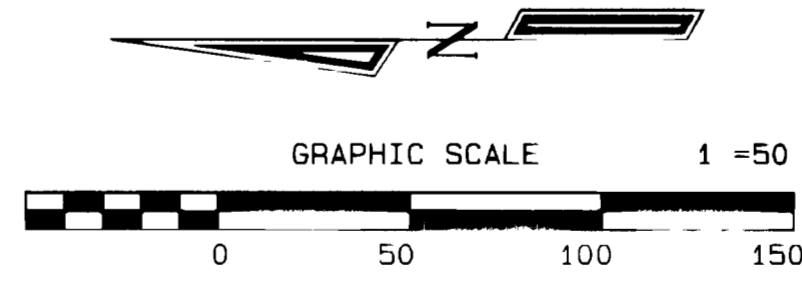

S00°00'00"W 1322 27
635 90
29 1/2 ROAD

C-S 1/4 COR
SECTION 8
BENCHMARK
4647 27

S 1/4 COR
SECTION 8

S00°00'00"W 110 74'
UTILITY EASEMENT
90 64
ESTATE STREET
BUNTING AVE

N00°00'00"E 90 10'
UTILITY EASEMENT
89 89
N00°00'00"E
29 3/8 ROAD

BASIS OF BEARING
FROM PALACE ESTATES SUBDIVISION

SW 1/16 COR
SECTION 8

FINISH FLOOR ELEVATION

LOT & BLOCK	UNIT	ELEVATION	ADDRESS
Lot 7 Block 1	GG & HH	4643 42	510 ESTATE STREET
Lot 4 Block 2	MM & NN	4641 83	512 29 3/8 ROAD
Lot 5 Block 2	II & JJ	4642 28	513 ESTATE STREET

NOTE THE VERTICAL BOUNDARY OF EACH UNIT
CONTINUES THRU THE ROOF OF THE SINGLE
STORY STRUCTURE

THERE IS A 14 PERPETUAL AND NON-EXCLUSIVE EASEMENT
FOR THE USE OF THE PUBLIC UTILITIES OVER AND ACROSS
THE FRONT OF EACH LOT ADJACENT TO THE STREET
THIS EASEMENT IS RECORDED IN BOOK 2264 AT PAGE 41

LEGEND

- MESA COUNTY SURVEY MARKER
- B L M 3 1/4 ALUMINUM MONUMENT
- FD #5 REBAR W/CAP LS 10380 DESTROYED DURING CONSTRUCTION REPLACED WITH SET MONUMENT
- SET #5 REBAR W/2 ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- CONCRETE
- DENOTES SEPARATE LIMITED COMMON ELEMENT

GRAPHIC SCALE   1 =50
0   50   100   150

C	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°54 51	20 00	31 39	N44°57 26 W	28 26
C2	90°04 38	20 00	31 44	S45°02 19 W	28 30
C3	89°55 22	20 00	31 39	S44°57 41 E	28 27

PALACE ESTATES IV CONDOMINIUMS
LOCATED IN THE
SE 1/4 SW 1/4, SEC. 8, T1S, R1E, U.M

D H SURVEYS INC.
118 OURAY AVE. — GRAND JUNCTION, CO
(970) 245-8749

Designed By	S L H	Checked By	M W D	Job No	198-96-16
Drawn By	TMODEL	Date	OCT 1996	Sheet	1 OF 1

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