

THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1

DEDICATION

Know all men by these presents:

The undersigned is the owner of that portion of Block 2 of THE HOMESTEAD IN GRAND JUNCTION, a plat recorded in the office of the Mesa County Clerk and Recorder at Reception Number 1930890, described and shown on the within Condominium Map of THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1 and being situated in the southeast quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northeast corner of said Block 2;
Thence along the east line of said Block 2 South 00°00'00" West, a distance of 202.08 feet;
Thence departing the east line of said Block 2 and continuing South 00°00'00" West, a distance of 50.19 feet;
Thence North 90°00'00" West, a distance of 317.88 feet;
Thence South 00°00'00" East, a distance of 110.18 feet;
Thence North 90°00'00" West, a distance of 168.85 feet to a point of cusp on a 452.00 foot radius curve concave to the west;
Thence 132.08 feet northerly along the arc of said curve, through a central angle of 16°44'24", with a chord bearing North 05°23'22" East, a distance of 131.59 feet to a point of cusp on a curve, from which the radius point bears South 27°46'37" West;
Thence northwesterly and westerly a distance of 8.73 feet along the arc of said curve concave to the south, having a radius of 18.00 feet and a central angle of 27°46'37";
Thence radial to said curve, North 00°00'00" East, a distance of 32.00 feet;
Thence South 90°00'00" East, a distance of 50.55 feet;
Thence 72.79 feet along the arc of a 180.00 foot radius tangent curve to the right, through a central angle of 23°10'14", with a chord bearing South 78°24'53" East, a distance of 72.30 feet to a point of cusp;
Thence North 00°00'00" West, a distance of 210.80 feet to the north line of said Block 2;
Thence along said north line North 89°47'41" East, a distance of 361.39 feet to the Point of Beginning.

Containing 2.633 acres, more or less.

That said owners have caused the real property to be laid out subdivided and platted as THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1, a subdivision of a part of the City of Grand Junction, Colorado, consisting of 32 individual condominium living units and 24 individual condominium garage units together with appurtenant interests in the Common Elements as defined and provided for in the Condominium Declarations for The Homestead in Grand Junction Condominiums recorded as Reception No. _____ in Book _____ at Page _____ of the records of Mesa County, Colorado.

That said owners do hereby dedicate and set apart the real property as shown and labeled as the accompanying Condominium Map of THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1, as follows:

All General Common Elements to the Condominium Association for ingress, egress, parking, recreation, drainage and for use by the public utilities for the installation, operation, maintenance, and repair of underground utilities and appurtenances installed for the benefit of the owners of the units in THE HOMESTEAD IN GRAND JUNCTION.

All easements include the right of ingress and egress on, along, over, under and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. Provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

That said owners certify that all lien holders are represented hereon.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 25th day of August, A.D., 2000.

I, McA Cunningham
Hacienda Partners

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by I. McA Cunningham
this 25th day of August, A.D., 2000.

Witness my hand and official seal:

My commission expires 1/30/2002
Address 670 Hunter Court, Grand Junction, CO 81505
Notary Public

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:06 o'clock P. M., this 30th day of August, 2000, and is duly recorded in Plat Book

No. 2, Pages 247-263 as Reception No. 1963289

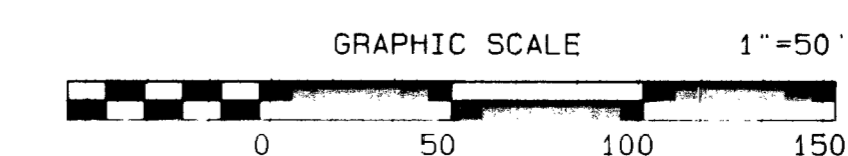
Drawer No. EE 72 Fee: \$170.00

Monika Todd
Clerk and Recorder of Mesa County

Rayleen Henderson
Deputy

LEGEND

- #18480 ALUMINUM CAP ON #5 REBAR
- FOUND PIN AND CAP AS NOTED



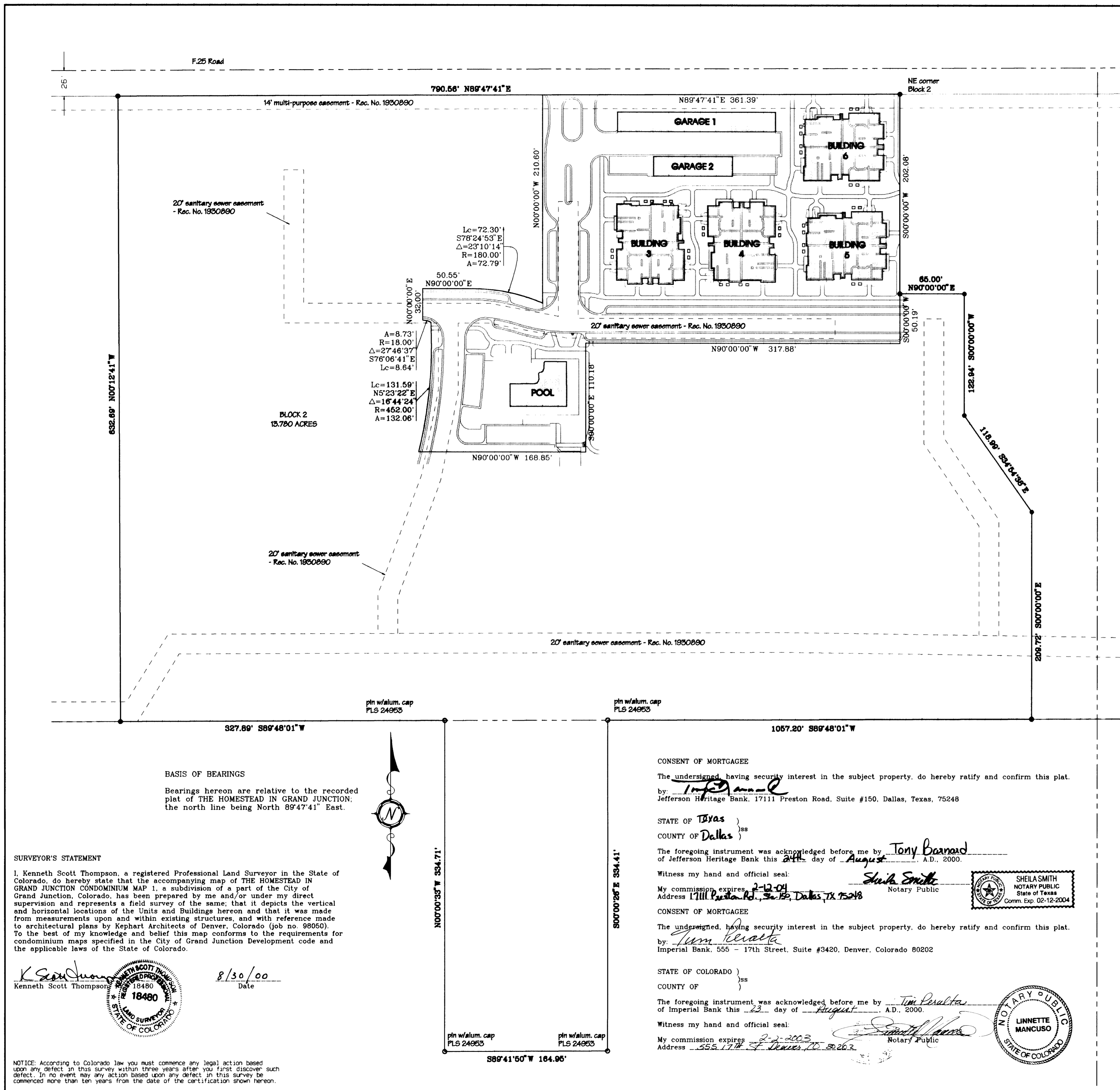
**THE HOMESTEAD
IN GRAND JUNCTION
CONDOMINIUM MAP 1**

S 1/2 of the SE 1/4 of Section 4, Township 1 South, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-8057

Date: Aug 22, 2000	Designed: kat	Checked: djs	Job No. 0376-006
S:\Survey\0376 cunning\condos\condo1.pro			Sheet 1 of 17



BASIS OF BEARINGS
Bearings hereon are relative to the recorded plat of THE HOMESTEAD IN GRAND JUNCTION; the north line being North 89°47'41" East.

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying map of THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same; 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, and with reference made to architectural plans by Kephart Architects of Denver, Colorado (job no. 98050). To the best of my knowledge and belief this map conforms to the requirements for condominium maps specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

K. Scott Thompson
Kenneth Scott Thompson
18480
18480
STATE SURVEYOR
STATE OF COLORADO

8/30/00
Date

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.

CONSENT OF MORTGAGEE

The undersigned, having security interest in the subject property, do hereby ratify and confirm this plat.

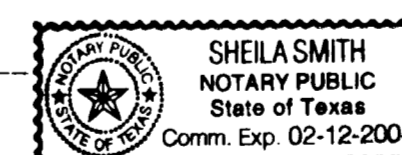
by: Imperial Bank
Jefferson Heritage Bank, 17111 Preston Road, Suite #150, Dallas, Texas, 75248

STATE OF Texas)
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me by Tony Barnard
of Jefferson Heritage Bank this 24th day of August, A.D., 2000.

Witness my hand and official seal:

My commission expires 2-12-04
Address 17111 Preston Rd., Suite 150, Dallas, TX 75248
Notary Public



CONSENT OF MORTGAGEE

The undersigned, having security interest in the subject property, do hereby ratify and confirm this plat.

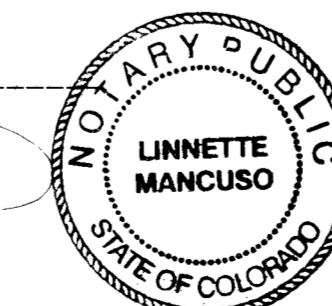
by: Imperial Bank
Imperial Bank, 555 - 17th Street, Suite #3420, Denver, Colorado 80202

STATE OF COLORADO)
COUNTY OF)

The foregoing instrument was acknowledged before me by Tim Pesalta
of Imperial Bank this 23rd day of August, A.D., 2000.

Witness my hand and official seal:

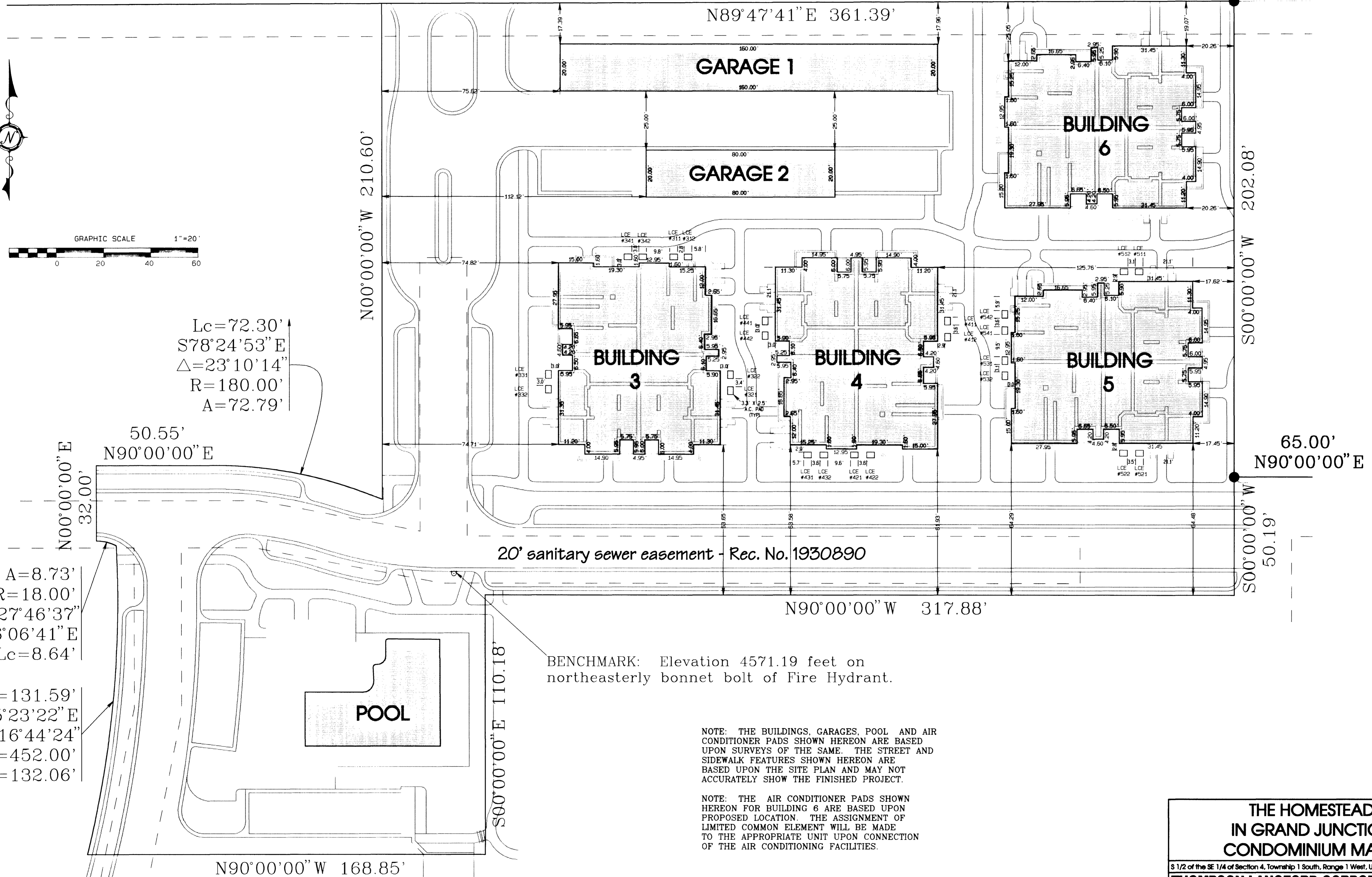
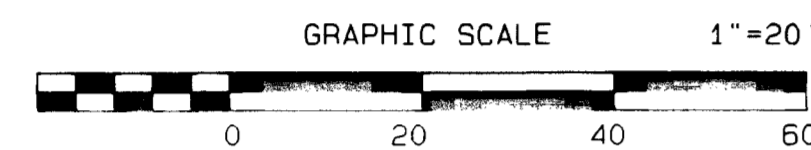
My commission expires 2-2-2003
Address 555 17th St, Denver, CO 80263
Notary Public



THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1

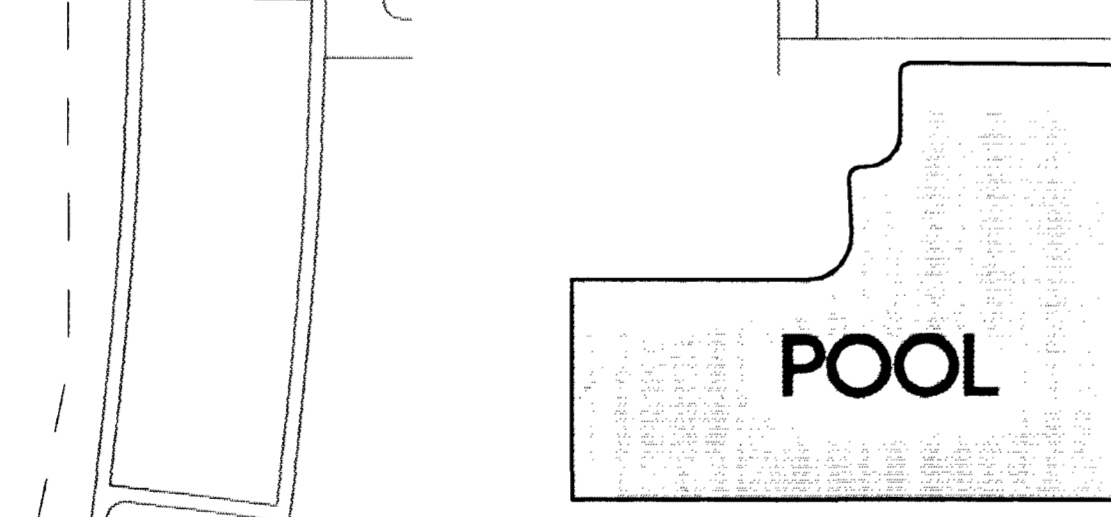
790.56' N89°47'41"E

NE corner
Block 2



A=8.73'
R=18.00'
27°46'37"
S76°06'41"E
Lc=8.64'

Lc=131.59'
N5°23'22"E
16°44'24"
R=452.00'
A=132.06'



20' sanitary sewer easement - Rec. No. 1930890

BENCHMARK: Elevation 4571.19 feet on
northeasterly bonnet bolt of Fire Hydrant.

NOTE: THE BUILDINGS, GARAGES, POOL AND AIR
CONDITIONER PADS SHOWN HEREON ARE BASED
UPON SURVEYS OF THE SAME. THE STREET AND
SIDEWALK FEATURES SHOWN HEREON ARE
BASED UPON THE SITE PLAN AND MAY NOT
ACCURATELY SHOW THE FINISHED PROJECT.

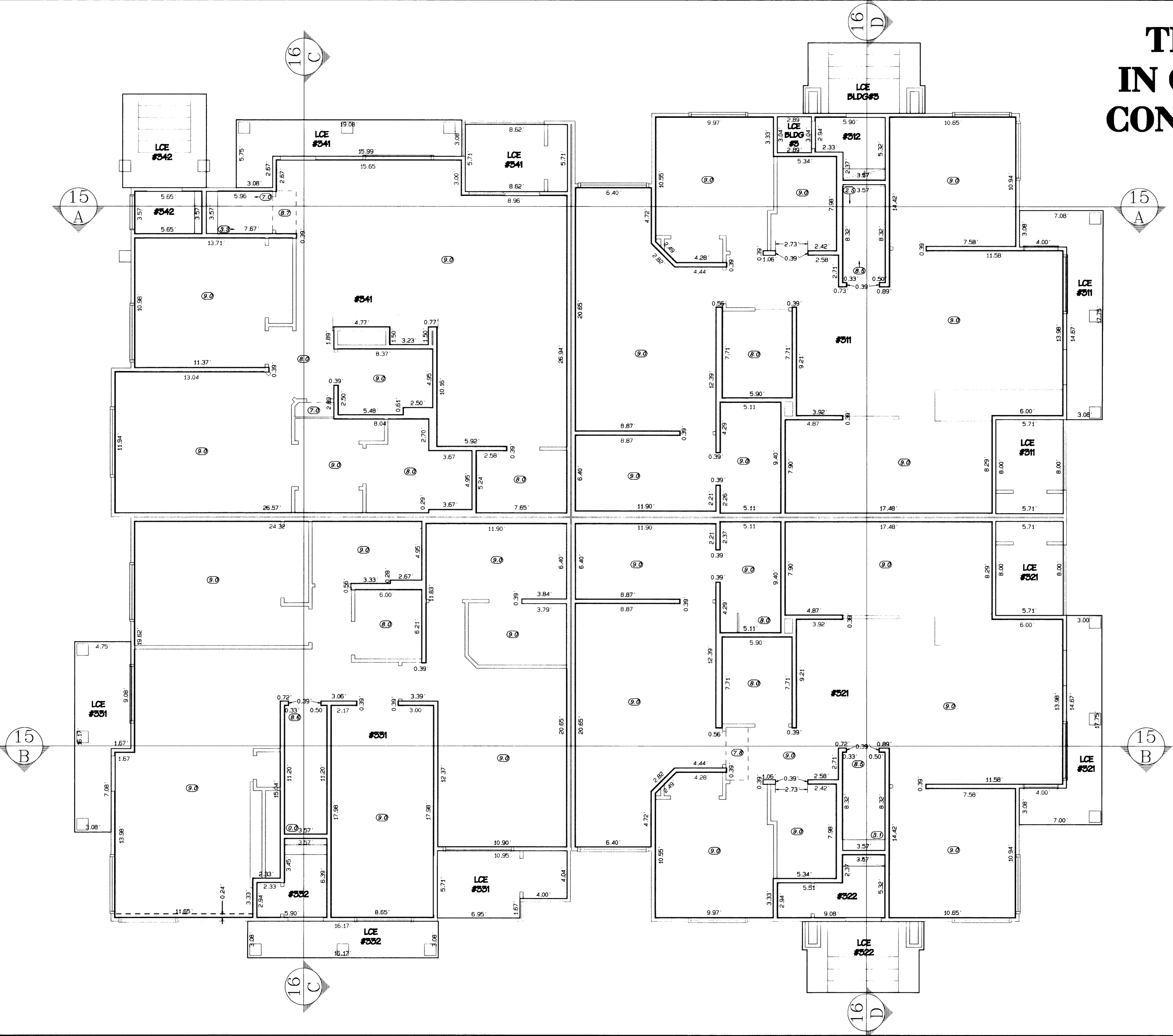
NOTE: THE AIR CONDITIONER PADS SHOWN
HEREON FOR BUILDING 6 ARE BASED UPON
PROPOSED LOCATION. THE ASSIGNMENT OF
LIMITED COMMON ELEMENT WILL BE MADE
TO THE APPROPRIATE UNIT UPON CONNECTION
OF THE AIR CONDITIONING FACILITIES.

THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1			
S 1/2 of the SE 1/4 of Section 4, Township 1 South, Range 1 West, Ute Meridian			
THOMPSON-LANGFORD CORPORATION			
529 26 1/2 ROAD - # B-210			
Grand Junction CO 81505		(970) 243-6067	
Date: Aug 30, 2000	Designed: kst	Checked: dls	Job No. 0376-006
S:\Survey\0376 cuning\condos\condo1.pro			Sheet 2 of 17

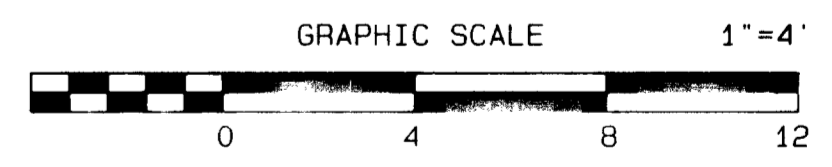
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect, in no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1

2461 F 1/4 Road
BUILDING #3, 1st FLOOR



LCE = LIMITED COMMON ELEMENT
 Ⓞ = CEILING HEIGHTS
 NOTE: DIMENSIONS WERE FIELD VERIFIED AND COMPARED TO THE BUILDING PLANS. MINOR VARIANCES WERE IGNORED IN FAVOR OF THE PLANS.



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THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1			
<small>S 1/2 of the SE 1/4 of Section 4, Township 1 South, Range 1 West, Ute Meridian</small>			
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - # B-210			
Grand Junction CO 81505 (970) 243-6067			
<small>Date: Aug 30, 2000</small>	<small>Designed: kst</small>	<small>Checked: dm</small>	<small>Job No. 0376-005</small>
<small>S:\Survey\0376 cuning\condos\buildings.pro</small>			<small>Sheet 4 of 17</small>

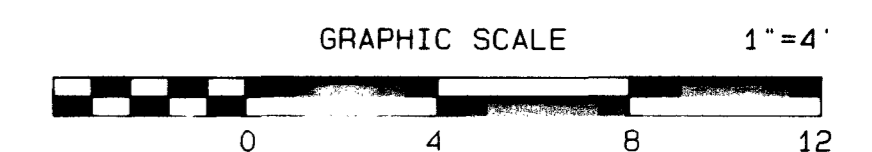
THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1

2461 F 1/4 Road
BUILDING #3, 2nd FLOOR

LCE = LIMITED COMMON ELEMENT

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THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1

S 1/2 of the SE 1/4 of Section 4, Township 1 South, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210

Grand Junction CO 81505

(970) 243-6067

Date: Aug 30, 2000

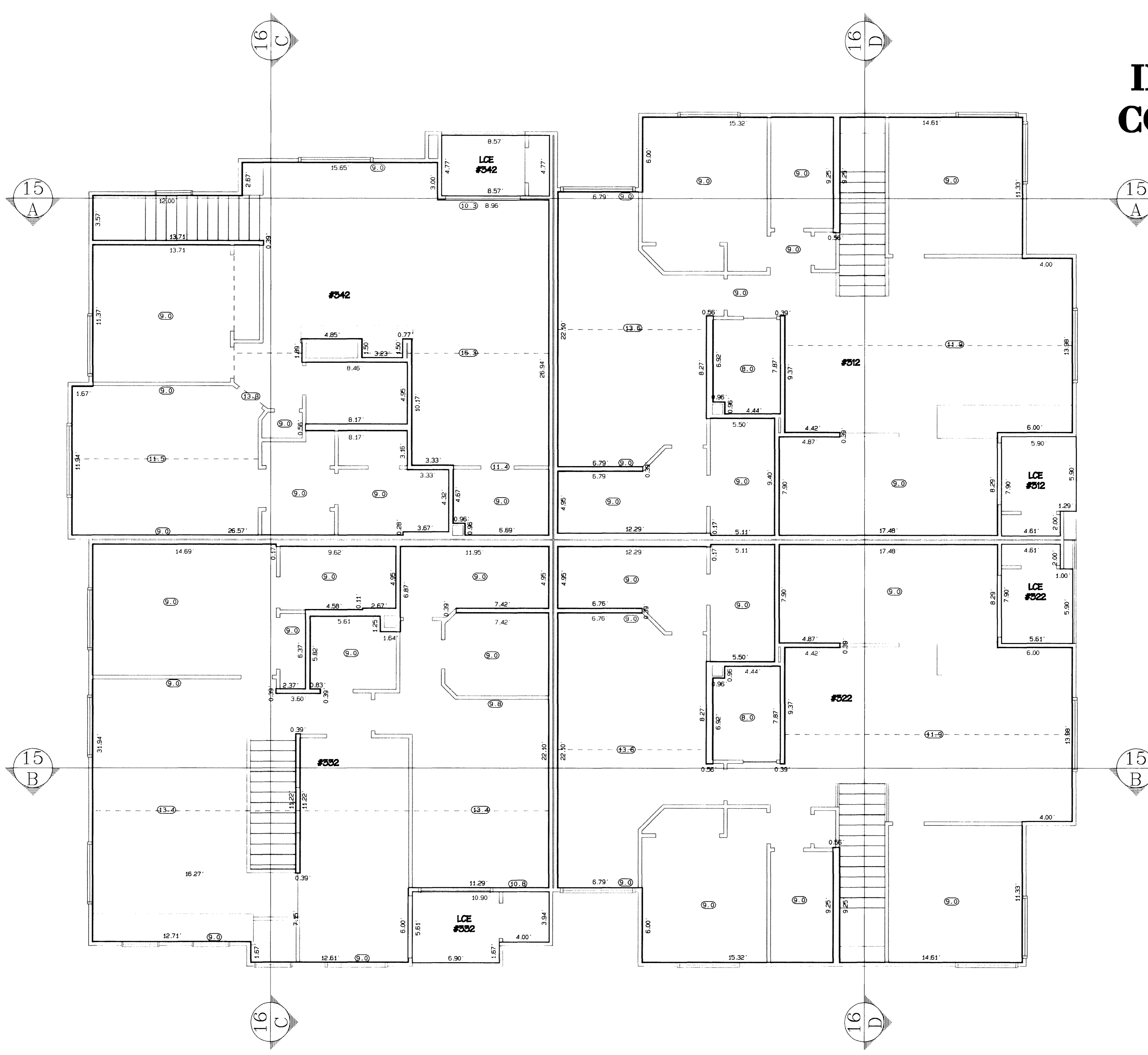
Designed: kat

Checked: dls

Job No. 0376-005

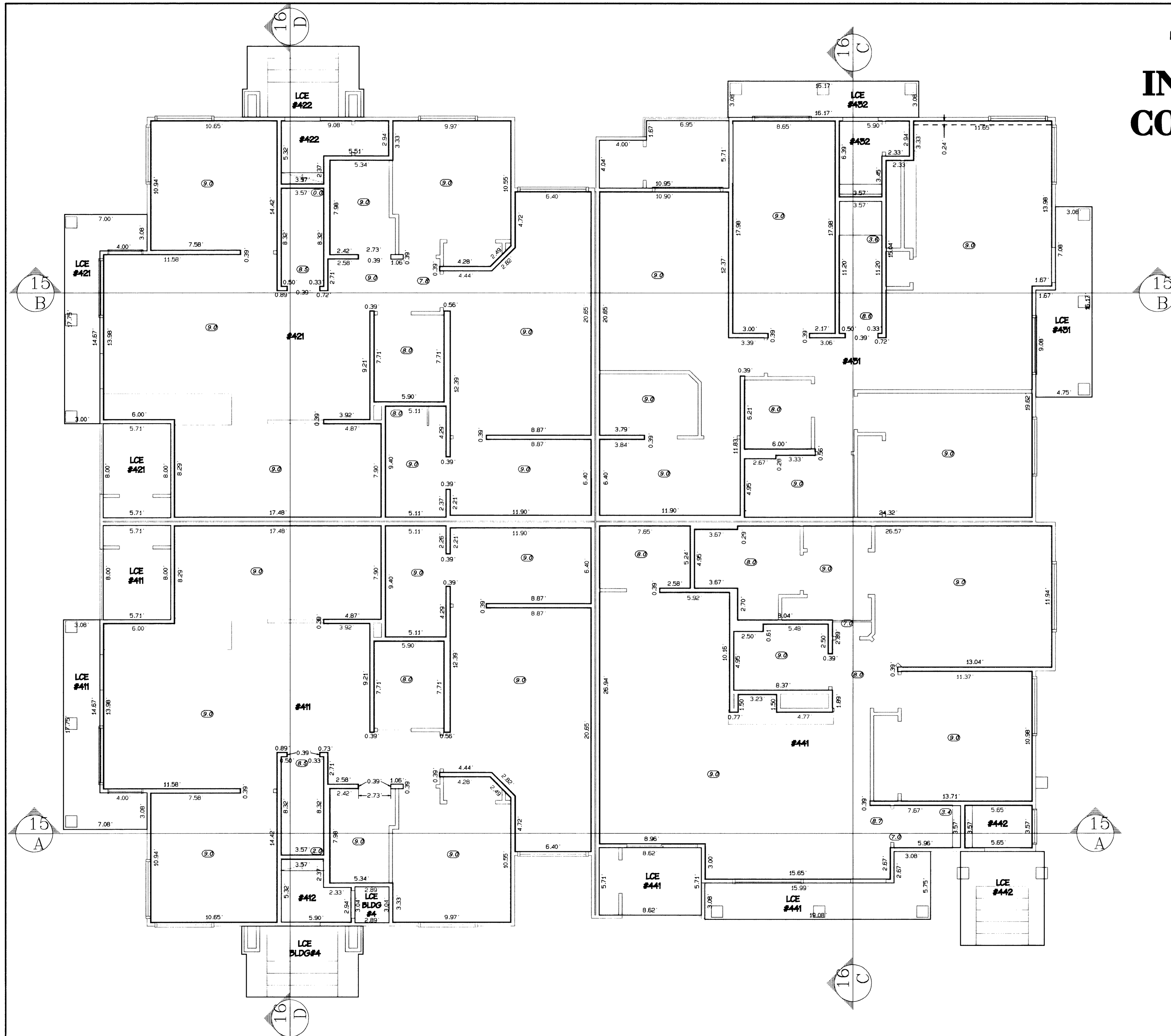
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THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1

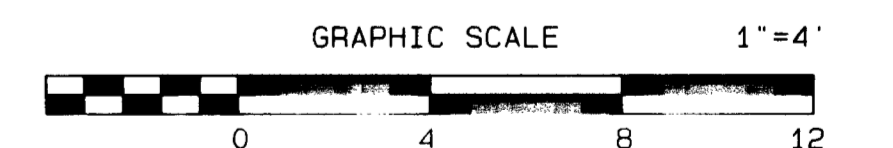
2461 F 1/4 Road
BUILDING #4, 1st FLOOR



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THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1

S 1/2 of the SE 1/4 of Section 4, Township 1 South, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION

529 26 1/2 ROAD - # B-210

Grand Junction CO 81505

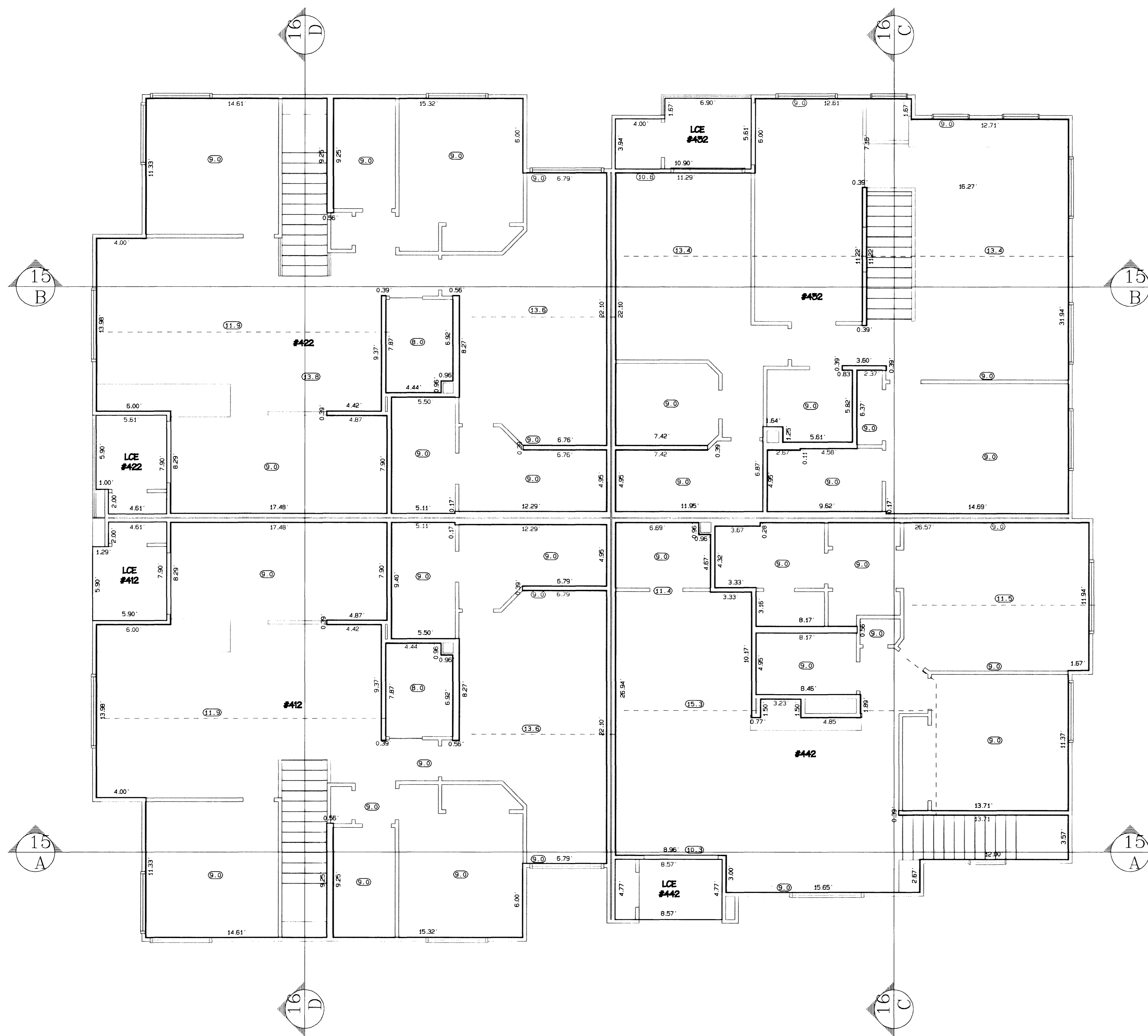
(970) 243-0057

Date: Aug 30, 2000 Designed: kat Checked: dts Job No. 0376-005

S:\Survey\0376 cunning\condo\building.prj Sheet 7 of 17

THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1

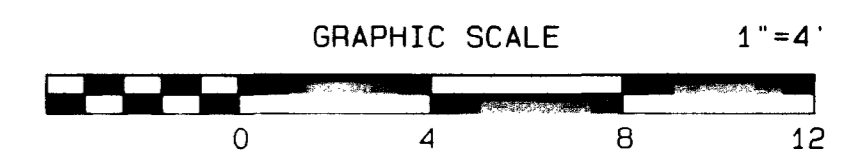
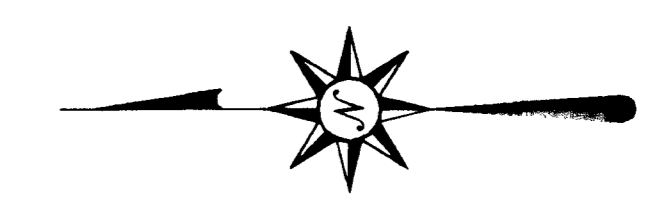
2461 F 1/4 Road
BUILDING #4, 2nd FLOOR



LCE = LIMITED COMMON ELEMENT

9.0 = CEILING HEIGHTS

NOTE: DIMENSIONS WERE FIELD VERIFIED AND COMPARED TO THE BUILDING PLANS. MINOR VARIANCES WERE IGNORED IN FAVOR OF THE PLANS.

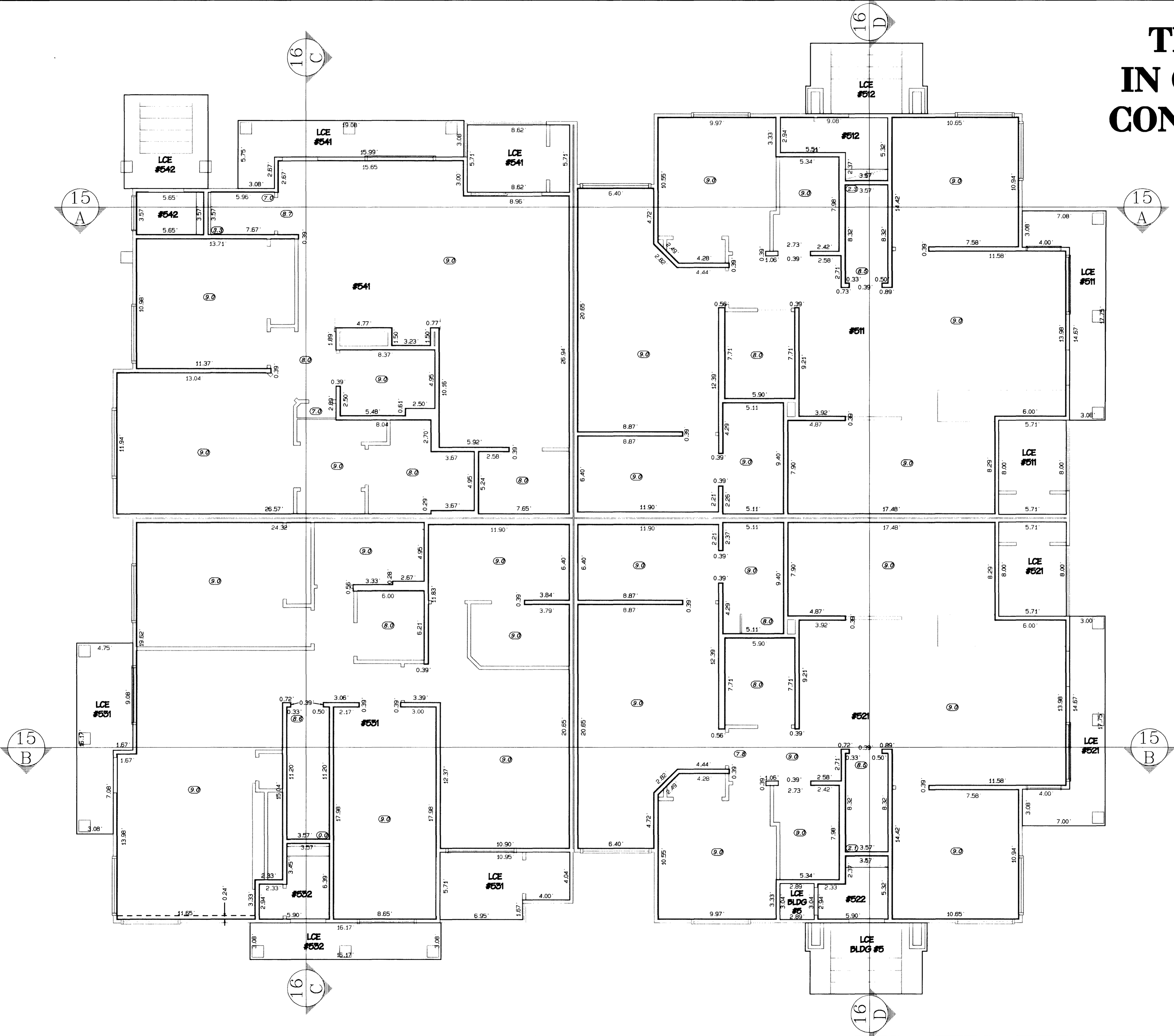


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<small>§ 1/2 of the SE 1/4 of Section 4, Township 1 South, Range 1 West, Ute Meridian</small>			
THOMPSON-LANGFORD CORPORATION			
529 26 1/2 ROAD - # B-210			
Grand Junction CO 81505			
(970) 243-6067			
<small>Date: Aug 30, 2000</small>	<small>Designed: kat</small>	<small>Checked: dns</small>	<small>Job No. 0376-005</small>
<small>S:\Survey\0376 cunning\condos\buildings.pro</small>			<small>Sheet 8 of 17</small>

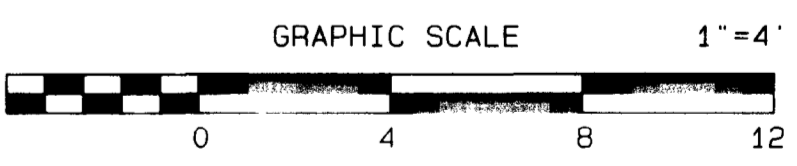
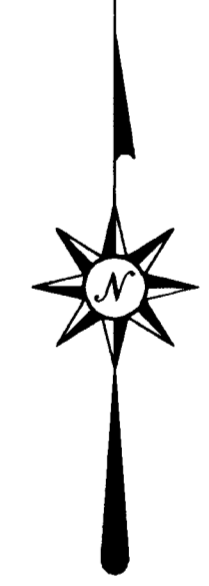
THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1

2461 F 1/4 Road
BUILDING #5, 1st FLOOR



LCE = LIMITED COMMON ELEMENT
 (9.0) = CEILING HEIGHTS

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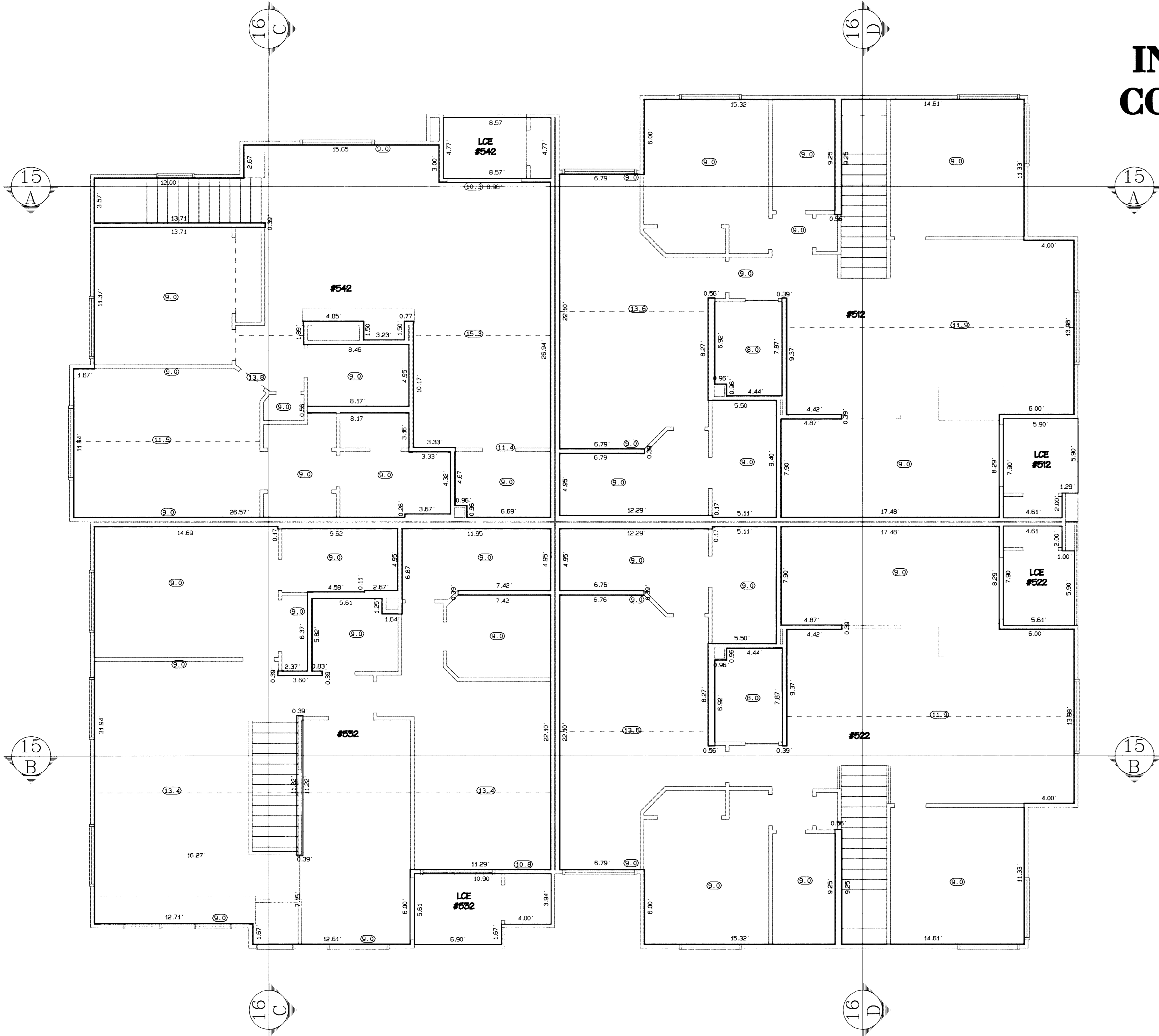


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THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1			
<small>§ 1/2 of the SE 1/4 of Section 4, Township 1 South, Range 1 West, Ute Meridian</small>			
THOMPSON-LANGFORD CORPORATION			
529 26 1/2 ROAD - # B-210			
Grand Junction CO 81505 (970) 243-6067			
<small>Date: Aug 30, 2000</small>	<small>Designed: lsf</small>	<small>Checked: dls</small>	<small>Job No. 0376-005</small>
<small>S:\Survey\0376 cunning\condos\buildings.pro</small>			<small>Sheet 10 of 17</small>

THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1

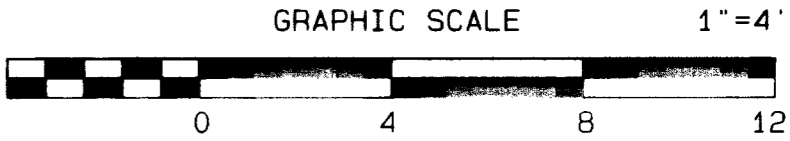
2461 F 1/4 Road
BUILDING #5, 2nd FLOOR



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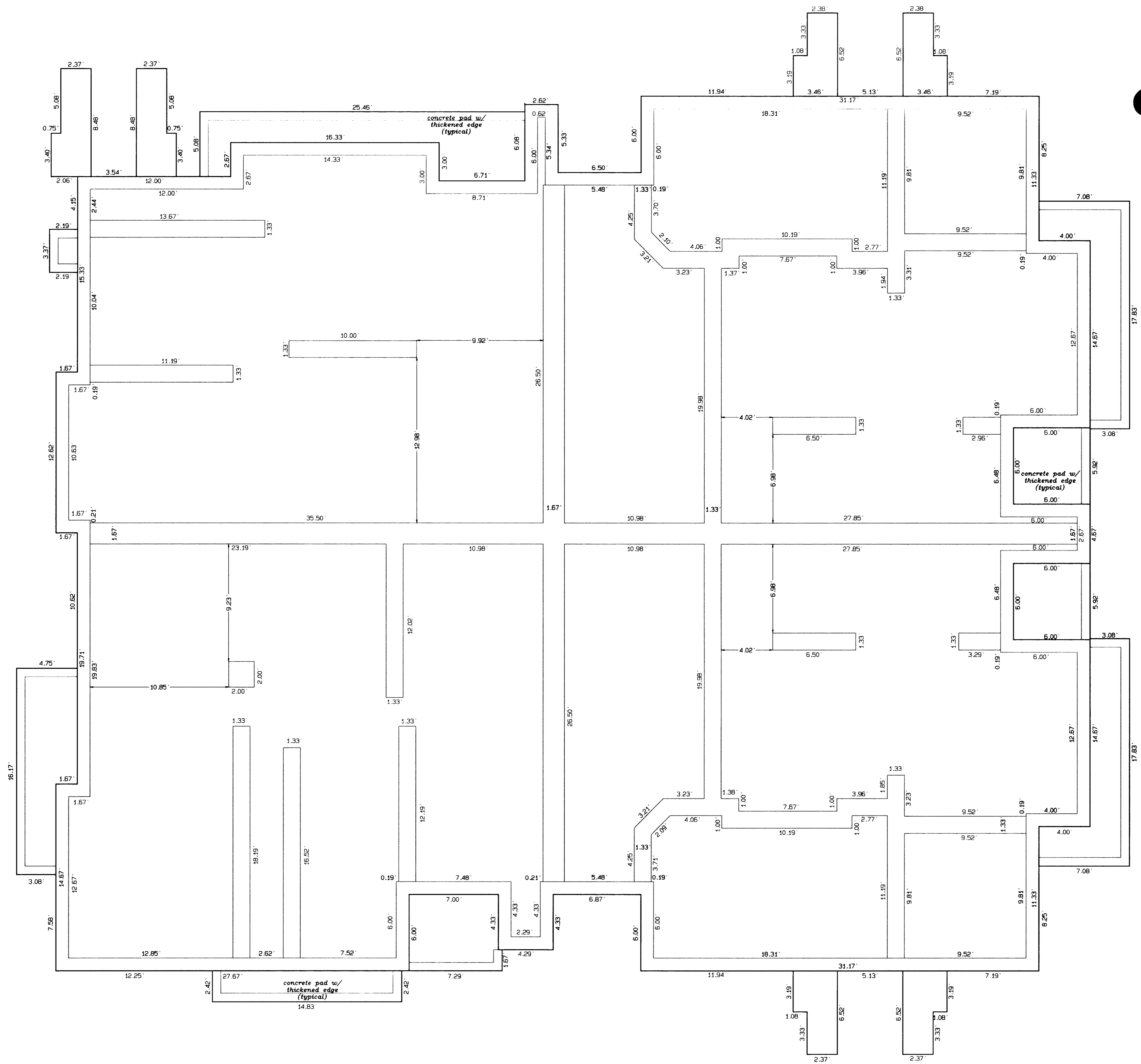


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Grand Junction CO 81505			
(970) 243-6067			
<small>Date: Aug 30, 2000</small>	<small>Designed: kat</small>	<small>Checked: ds</small>	<small>Job No. 0376-005</small>
<small>S:\Survey\0376 cuning\condos\buildings.pro</small>			<small>Sheet 11 of 17</small>

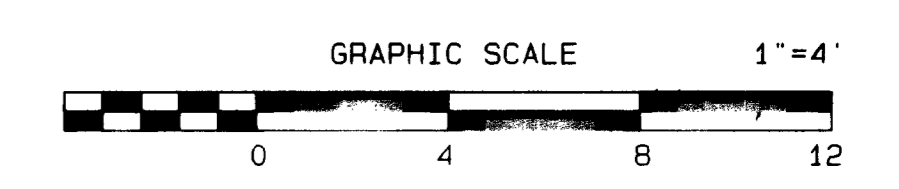
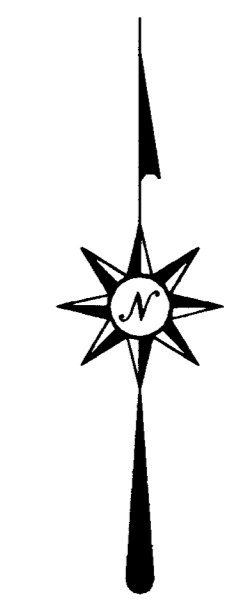
THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1

2461 F 1/4 Road
BUILDING #6, FOUNDATION



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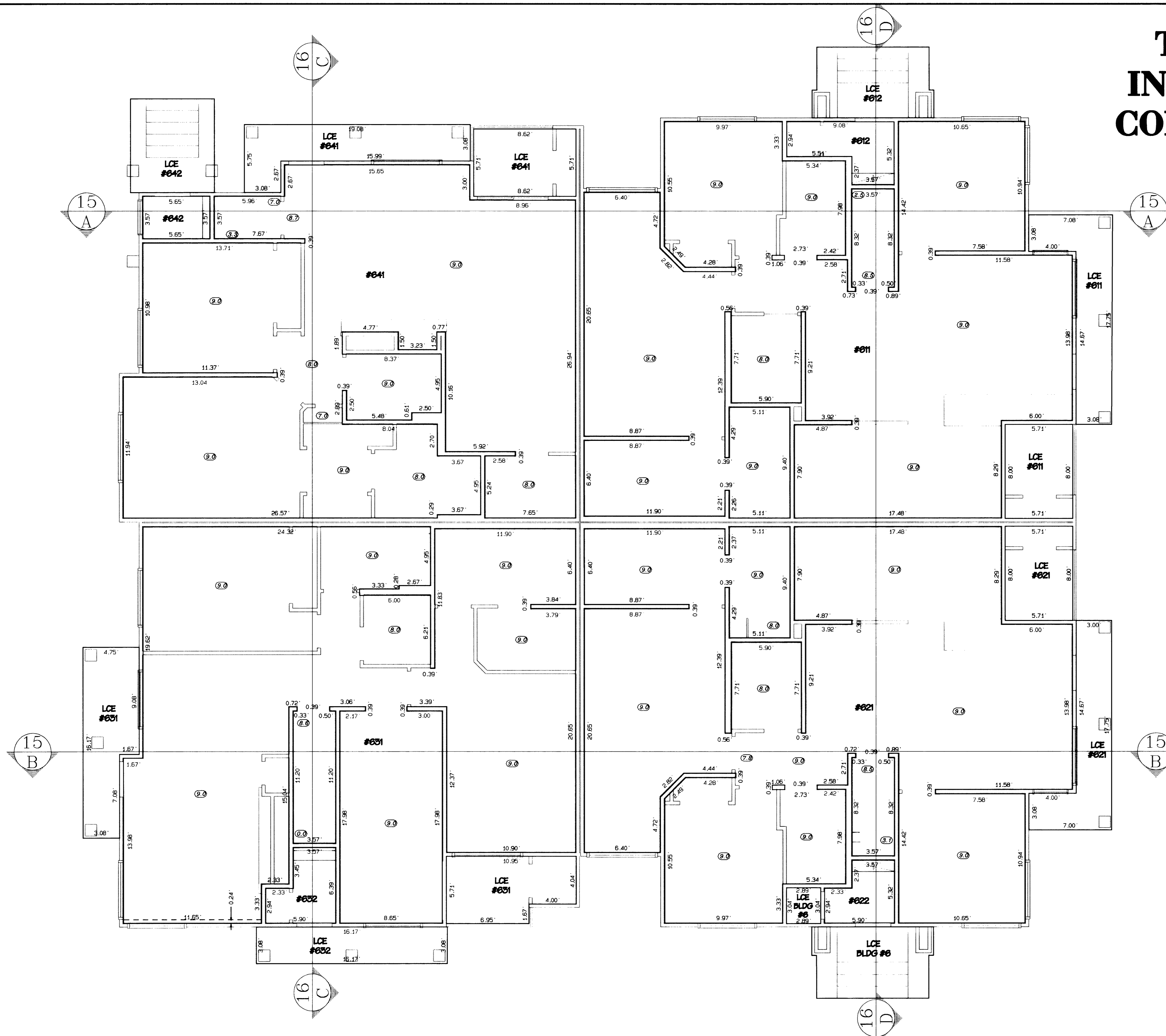


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THOMPSON-LANGFORD CORPORATION			
829 25 1/2 ROAD - # B-210			
Grand Junction CO 81505			
(970) 243-6067			
<small>Date: Aug 30, 2000</small>	<small>Designed: ksf</small>	<small>Checked: ds</small>	<small>Job No. 0376-005</small>
<small>S:\Survey\0376 cunning\condos\buildings.pro</small>			<small>Sheet 12 of 17</small>

THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1

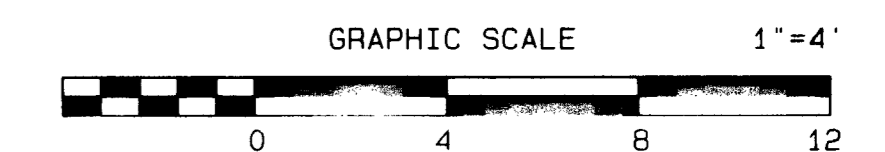
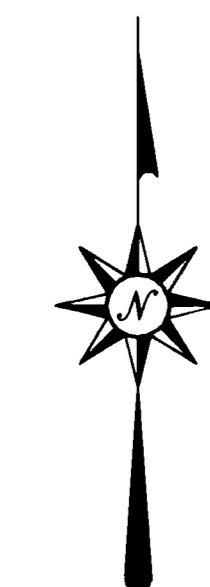
2461 F 1/4 Road
BUILDING #6, 1st FLOOR



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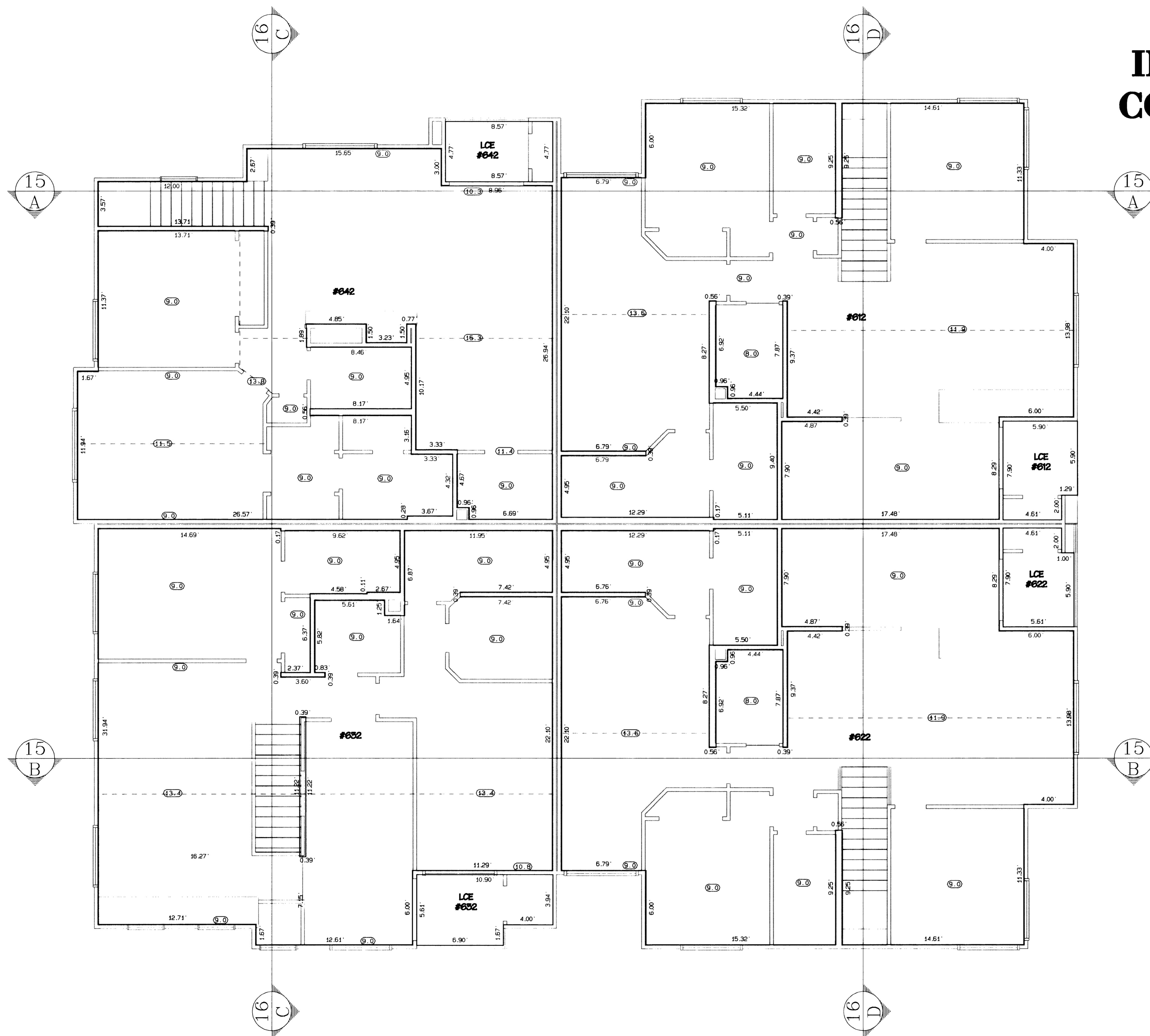


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529 25 1/2 ROAD - # B-210			
Grand Junction CO 81505			
(970) 243-6067			
<small>Date: Aug 30, 2000</small>	<small>Designed: ksf</small>	<small>Checked: ds</small>	<small>Job No. 0376-005</small>
<small>S:\Survey\0376 cunning\condos\buildings.pro</small>			<small>Sheet 13 of 17</small>

THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1

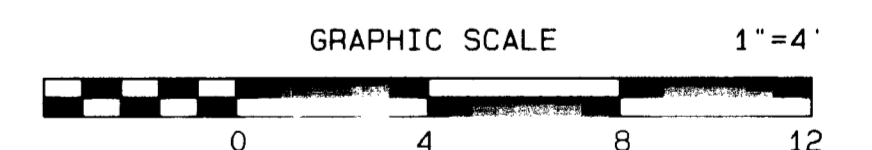
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BUILDING #6, 2nd FLOOR



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THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1

S 1/2 of the SE 1/4 of Section 4, Township 1 South, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION

629 26 1/2 ROAD - # B-210

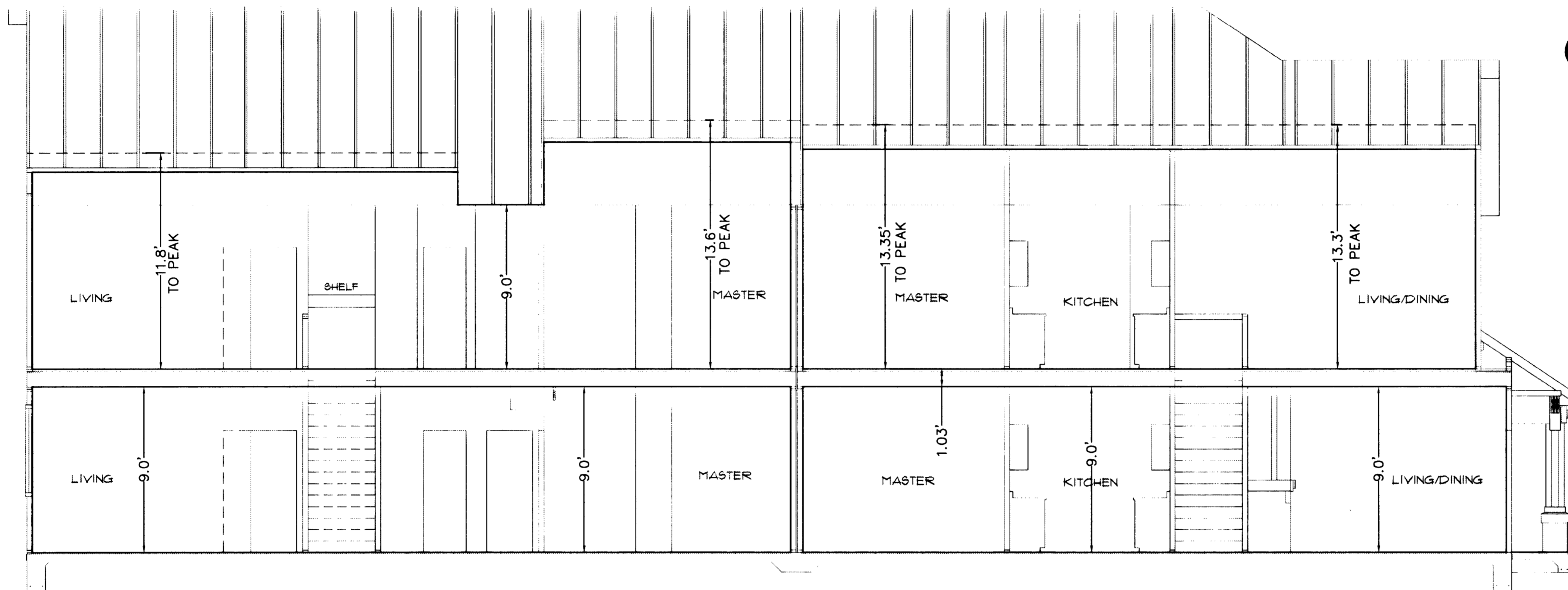
Grand Junction CO 81505

(970) 243-6067

Date: Aug 30, 2000 Designed: kat Checked: ds Job No. 0376-005

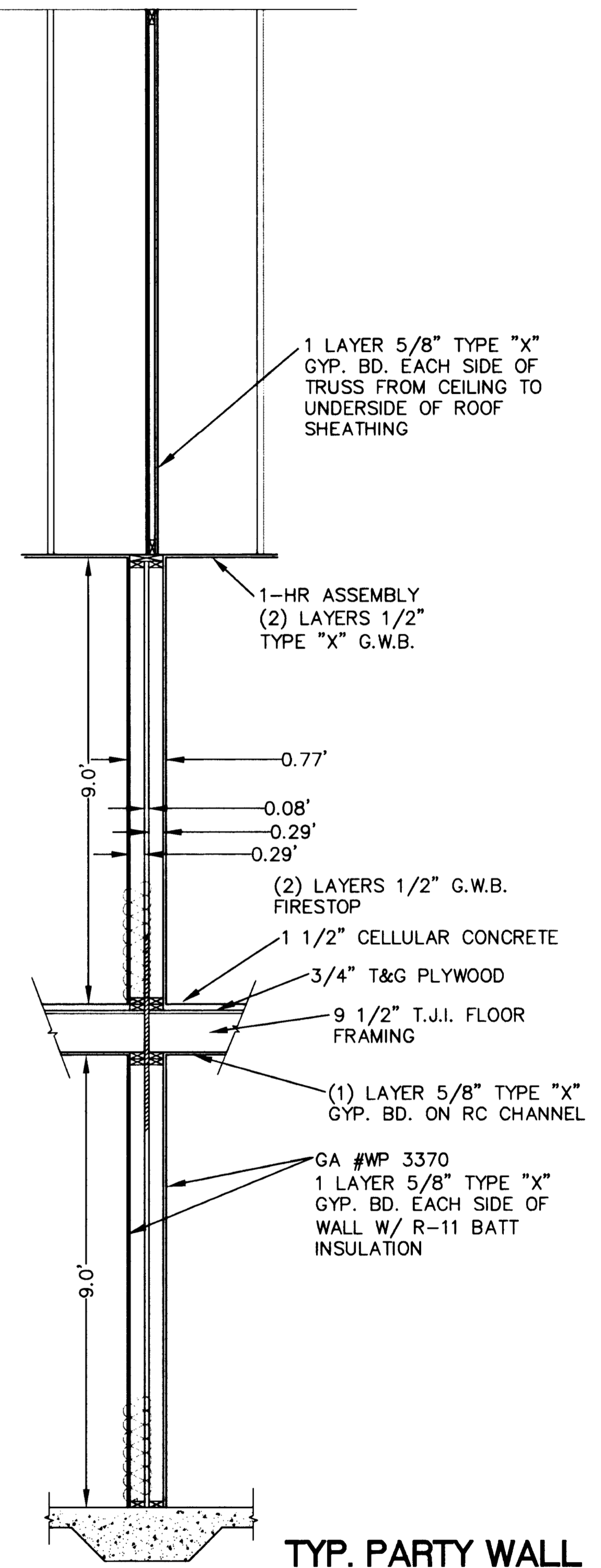
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THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1

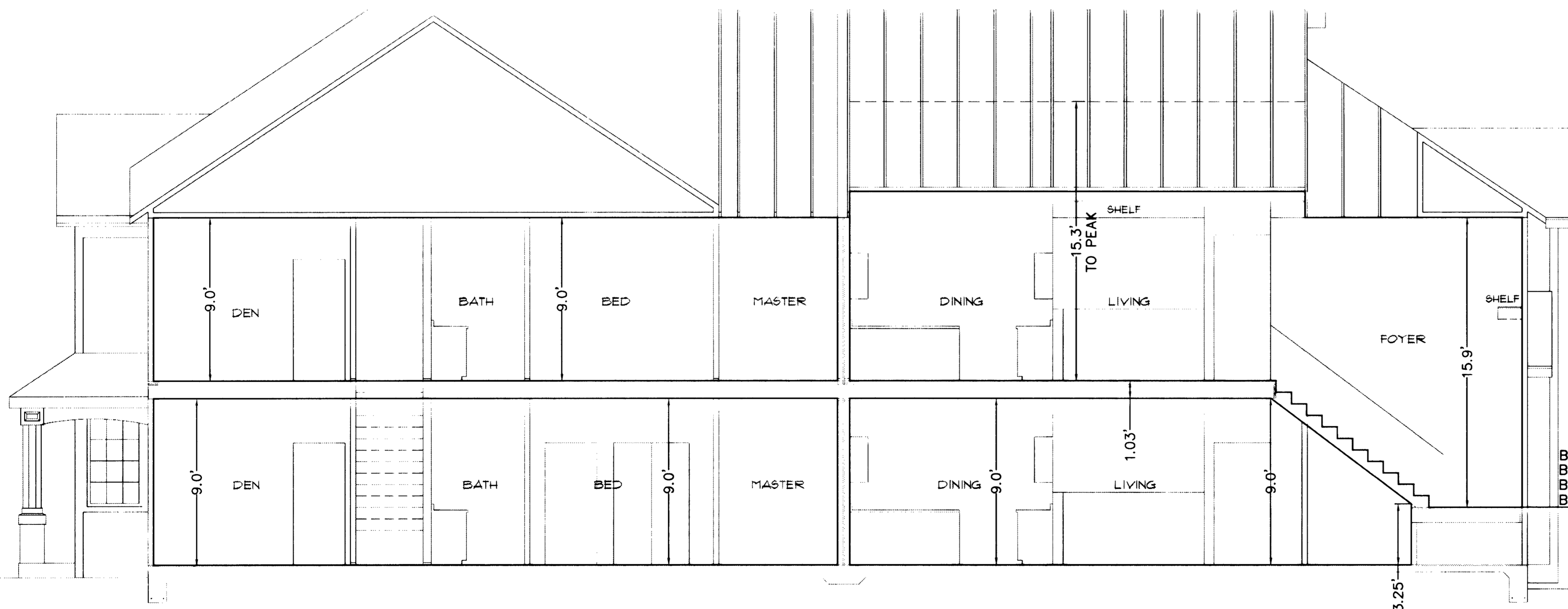


BLDG. #6 - F.F. = 4570.96
 BLDG. #5 - F.F. = 4570.87
 BLDG. #4 - F.F. = 4570.79
 BLDG. #3 - F.F. = 4570.93

SECTION B-B
 SCALE: 1" = 4'



TYP. PARTY WALL
 SCALE: 1" = 2'



BLDG. #6 - F.F. = 4574.21
 BLDG. #5 - F.F. = 4574.12
 BLDG. #4 - F.F. = 4574.04
 BLDG. #3 - F.F. = 4574.17

SECTION A-A
 SCALE: 1" = 4'

**THE HOMESTEAD
 IN GRAND JUNCTION
 CONDOMINIUM MAP 1**

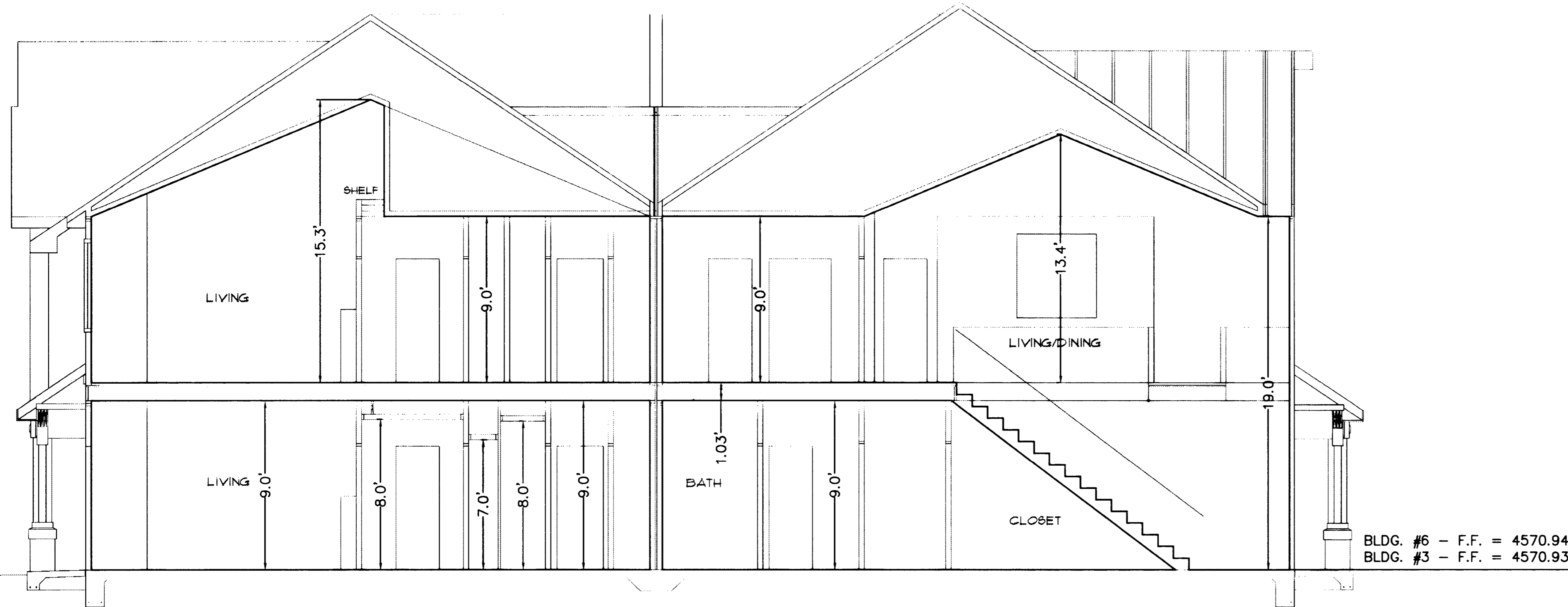
8 1/2 of the SE 1/4 of Section 4, Township 1 South, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6067

Date: Aug 15, 2000	Designed: kat	Checked: DRS	Job No. 0376-005
S:\Design\0376-005\elewa.dwg			Sheet 15 of 17

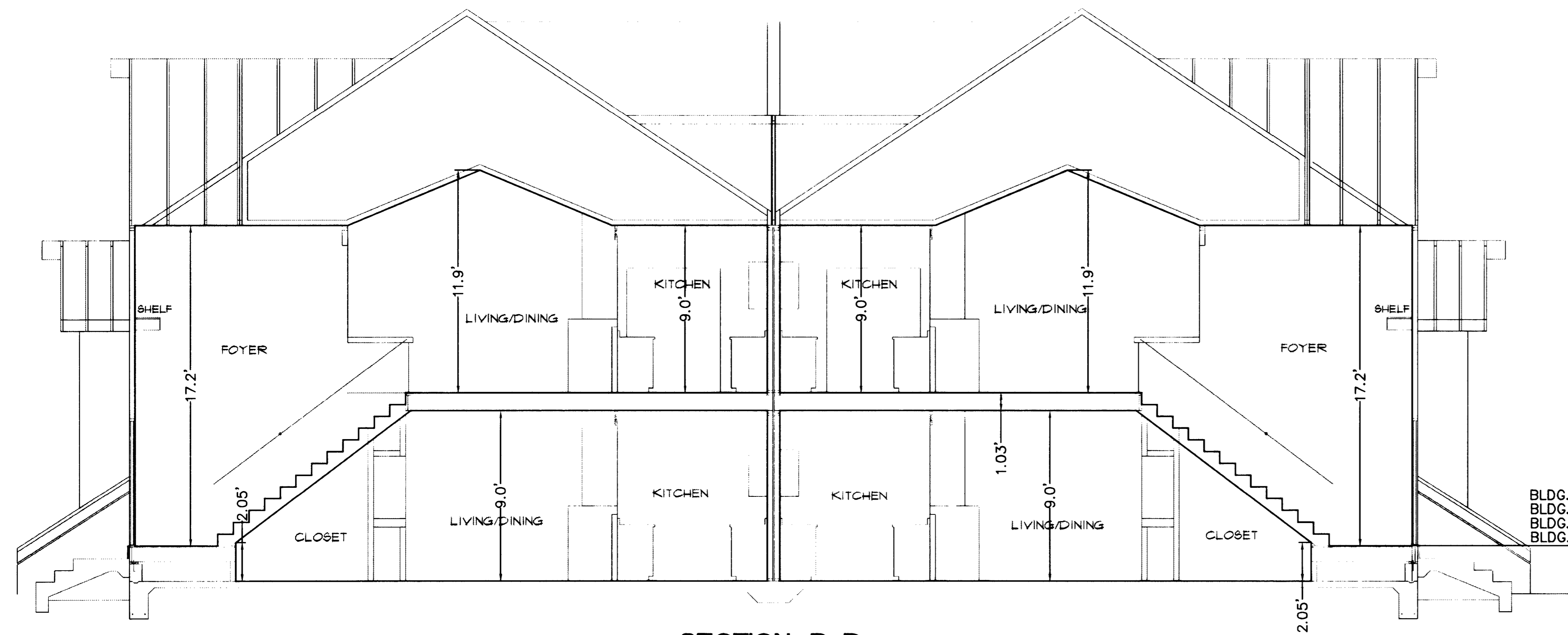
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THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1



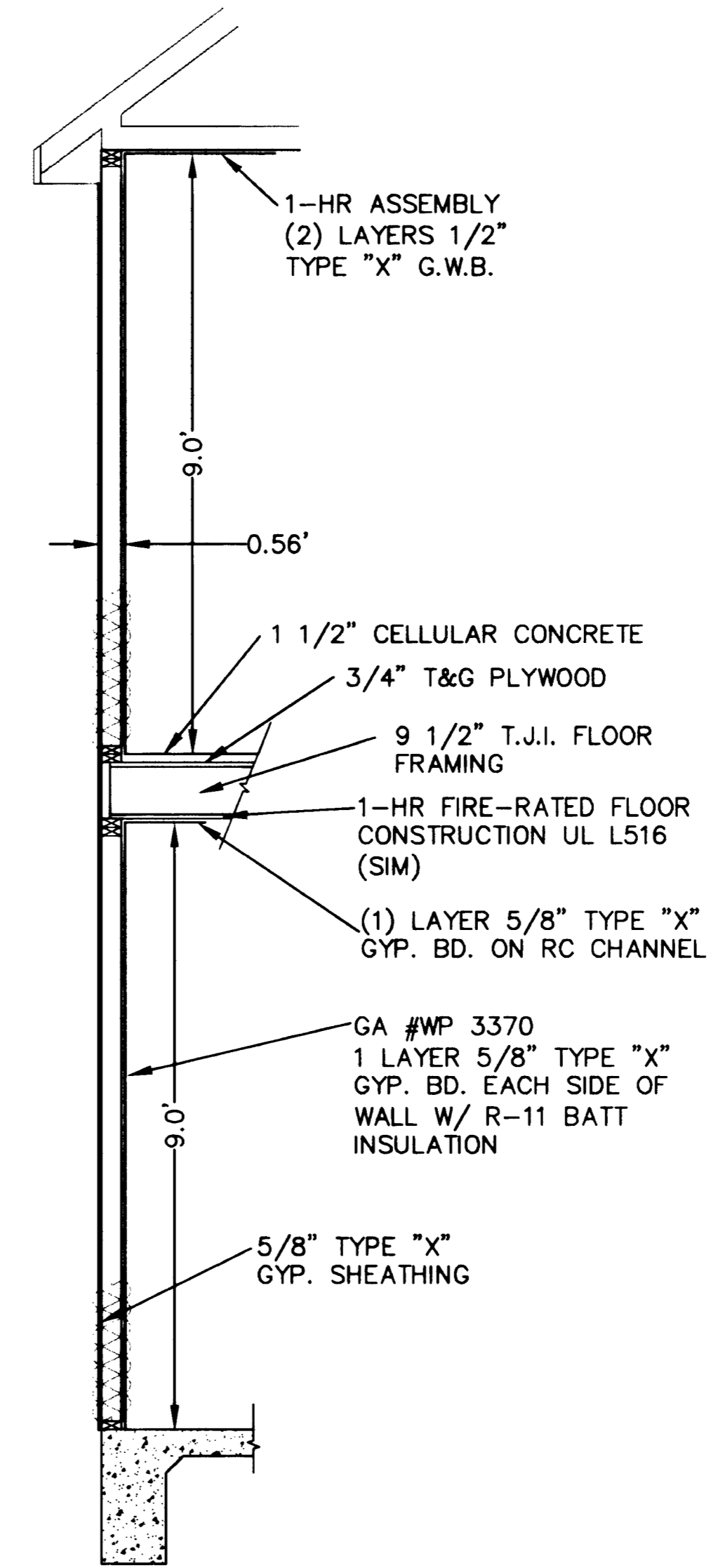
SECTION C-C
SCALE: 1" = 4'

BLDG. #6 - F.F. = 4570.94
BLDG. #3 - F.F. = 4570.93

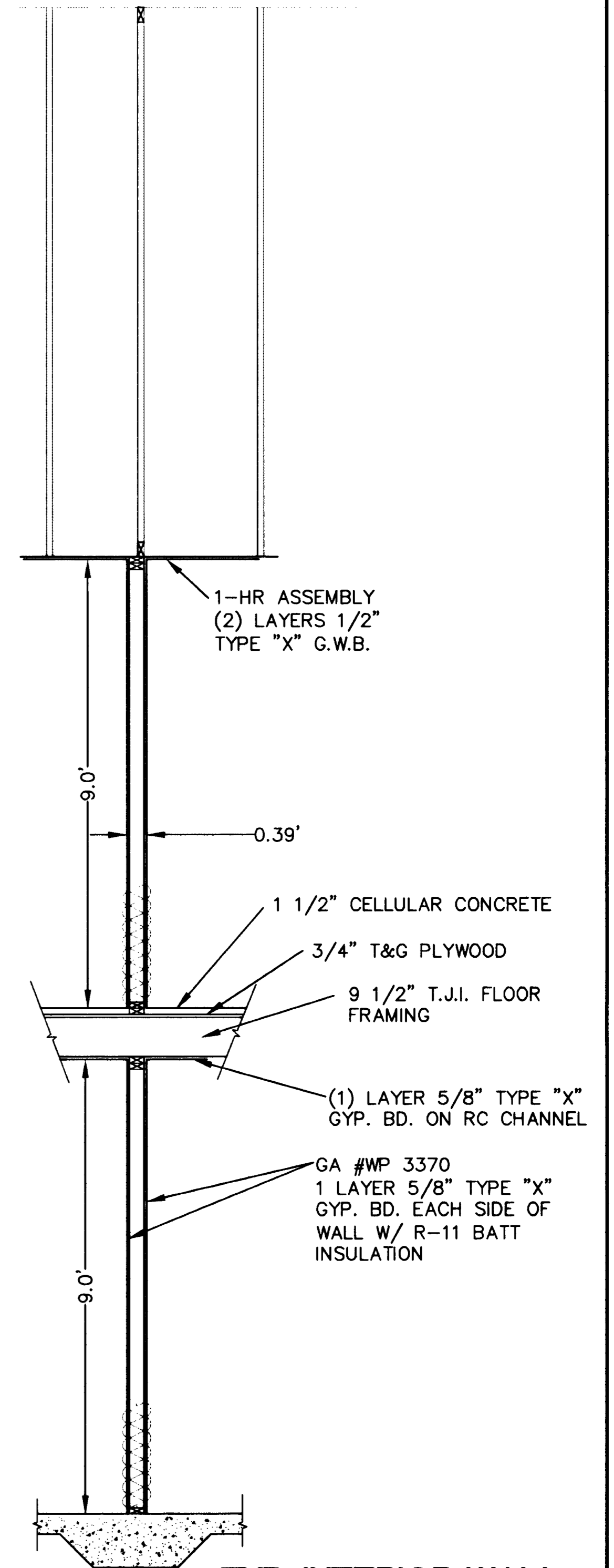


SECTION D-D
SCALE: 1" = 4'

BLDG. #6 - F.F. = 4573.01
BLDG. #5 - F.F. = 4572.92
BLDG. #4 - F.F. = 4572.84
BLDG. #3 - F.F. = 4572.97



TYP. EXTERIOR WALL
SCALE: 1" = 2'



TYP. INTERIOR WALL
SCALE: 1" = 2'

**THE HOMESTEAD
IN GRAND JUNCTION
CONDOMINIUM MAP 1**

8 1/2 of the SE 1/4 of Section 4, Township 1 South, Range 1 West, Ute Meridian

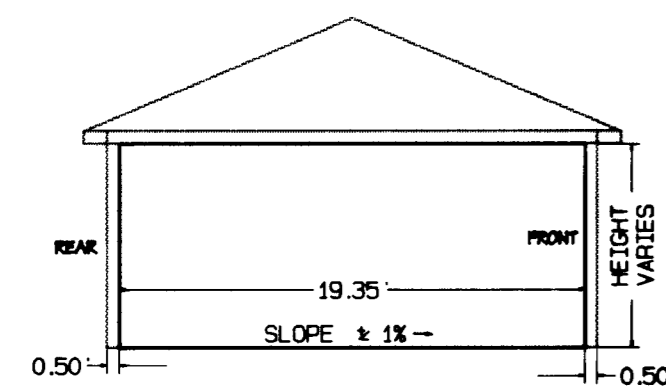
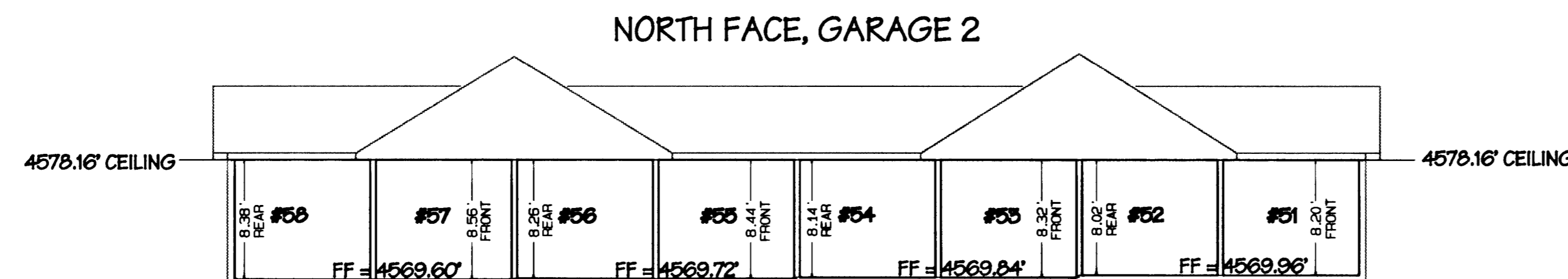
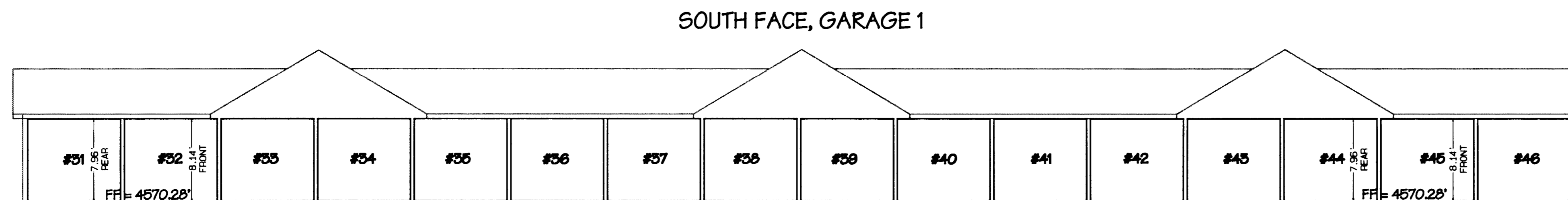
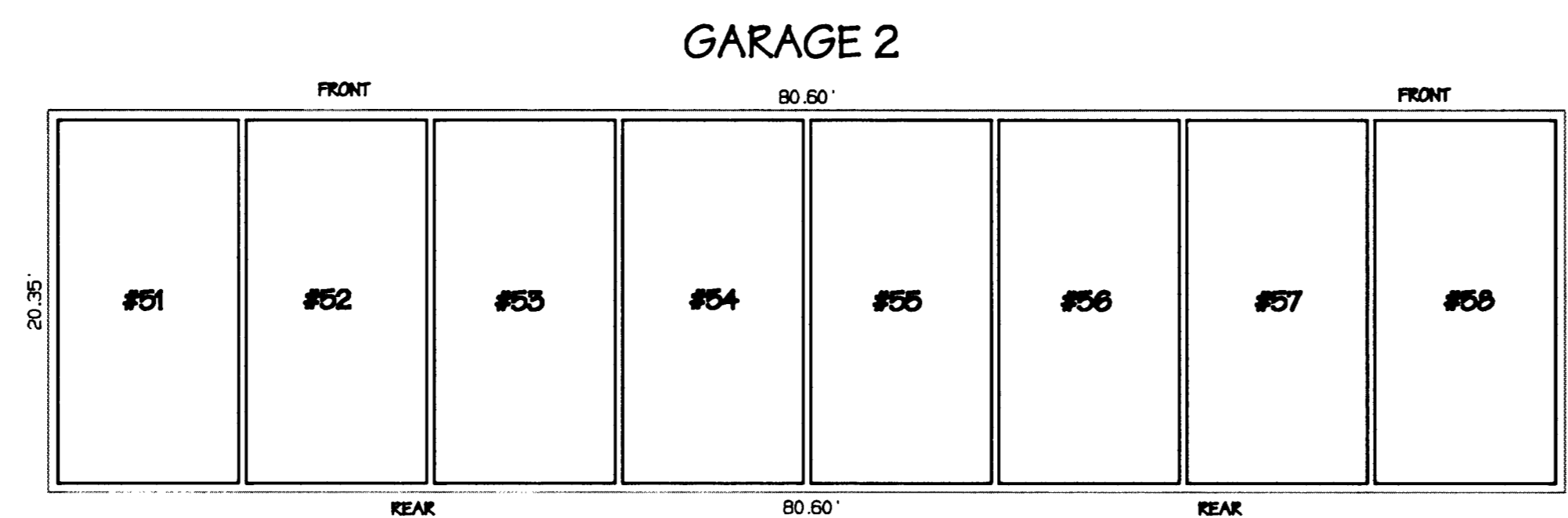
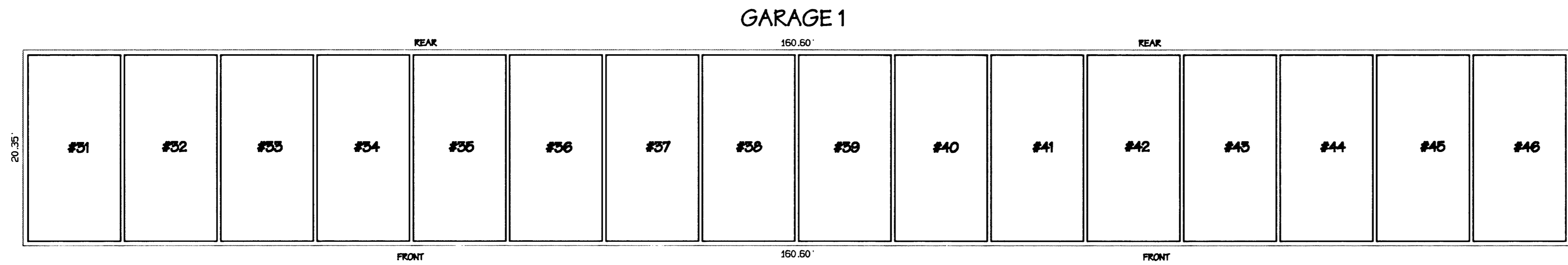
THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Date: Aug. 15, 2000	Designed: kat	Checked: DRS	Job No. 0376-005
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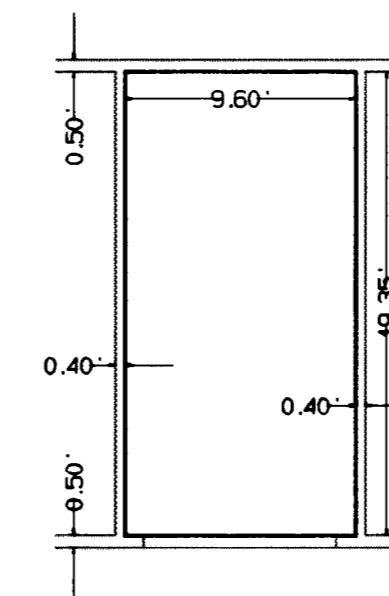
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THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1

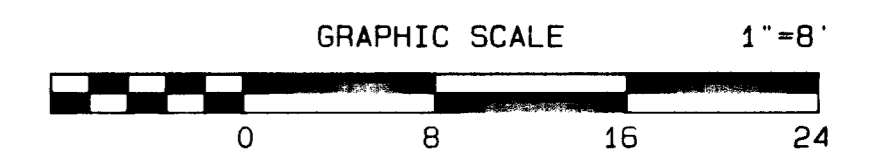
2461 F 1/4 Road
GARAGE UNITS



EAST & WEST ELEVATION (TYP.)



INTERIOR GARAGE UNIT (TYP.)



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THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1

S 1/2 of the SE 1/4 of Section 4, Township 1 South, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION

829 25 1/2 ROAD - # B-210

Grand Junction CO 81505

(970) 243-6067

Date: Aug 30, 2000

Designed: ist

Checked: dns

Job No. 0376-005

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