

CONDOMINIUM MAP OF PATTERSON CENTER CONDOMINIUMS

CERTIFICATION

Wylie R. Miller and Carrie J. Miller ("Declarant") are the owners of a tract of land situated in the SW 1/4 SE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found Mesa County survey marker for the S 1/4 corner of said Section 4, the basis of bearing being N89°50'53"E to the E 1/16 corner of said Section 4;
 thence N89°50'53"E a distance of 624.76 feet;
 thence N00°02'27"E a distance of 55.00 feet to the northerly right-of-way line of Patterson Road and the point of beginning;
 thence N00°02'27"E a distance of 603.77 feet;
 thence N89°50'47"E a distance of 164.97 feet;
 thence S00°02'34"W a distance of 603.77 feet to said northerly right-of-way;
 thence S89°50'53"W a distance of 164.95 feet to the point of beginning.
 Said parcel contains 2.29 acres more or less.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying map as follows:

All Multipurpose Easements to the City of Grand Junction for the use of City-approved utilities and public providers easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping trees and grade structures.

Tract A shown hereon is hereby granted to the Patterson Center Condominiums Association, Inc.

The owners certify that this Condominium Map of Patterson Center Condominiums, has been prepared pursuant to the purposes stated in the Condominium Declaration of Patterson

Center Condominiums, as recorded in Book 3747 Pages 809-827 in the Clerk and Recorder's Office of Mesa County, Colorado.

Wylie R. Miller
Wylie R. Miller

Carrie J. Miller
Carrie J. Miller

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing owners certificate was acknowledged before me this 24th day of September, 2004 by Wylie R. Miller and Carrie J. Miller.
 Witness my hand and official seal
[Signature]
 Notary Public
 Address 225 Summit Hills Grand Junction Co 81503
 My commission expires 10-3-05

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3664 at Page 645 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: Christina Morse FOR: Grand Valley National Bank
 Vice-President

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing Lienholders Ratification was acknowledged before me this 24th day of September, A.D., 2004 by
 Witness my hand and official seal
[Signature]
 Notary Public
 Address 225 Summit Hills Grand Junction Co 81503
 My commission expires 10-3-05

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Meridian Land Title, LLC, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Wylie R. Miller and Carrie J. Miller; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: SEPT 24, 2004

By: [Signature]
LAWRENCE D. VENT/EXAMINER
MERIDIAN LAND TITLE, LLC

CITY APPROVAL

This condominium map of PATTERSON CENTER CONDOMINIUMS, a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 24th day of September, 2004.

[Signature]
City Manager

[Signature]
City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 2:55 o'clock P.M., this 28th day of September, A.D., 2004, and is duly recorded in Book No. 3747 at page 803-804.
 Reception No. 2216433. Fees 20.00 + 1.00. Drawer No. KK-82

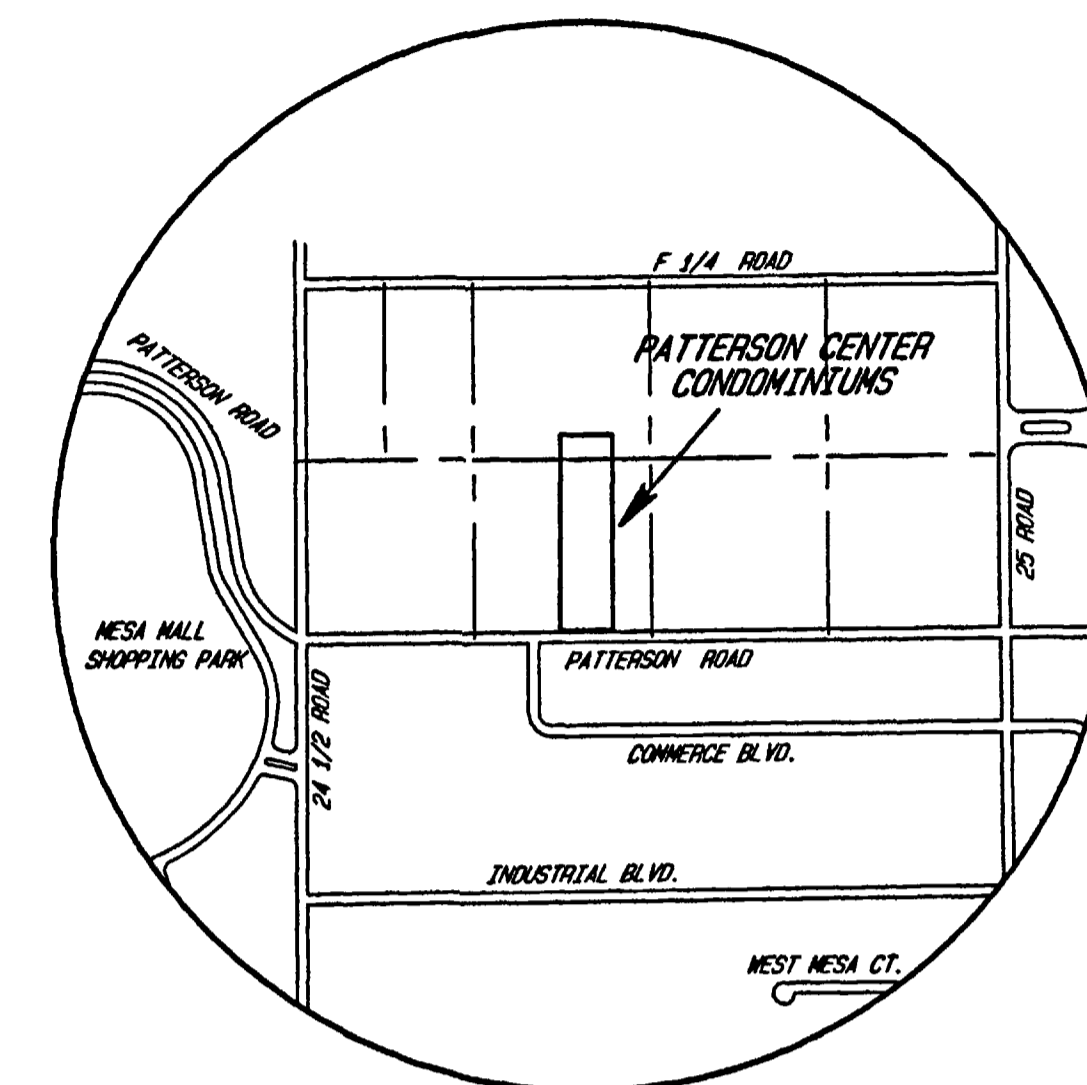
Deputy

Clerk and Recorder

CONDOMINIUM NOTES

- 1.) The Project Benchmark is the S 1/4 corner being a found Mesa County survey marker with an elevation of 4450.48 / NAVD 88.
- 2.) Except for the Units, the entire condominium boundary will be classified as General Common Element.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 / statement shown hereon.



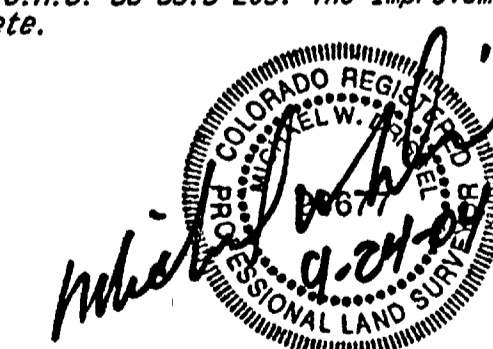
VICINITY MAP
NOT TO SCALE

To be completed by the City of Grand Junction personnel.
The accuracy of this information is the responsibility of the City of Grand Junction.

Tract A conveyed to Patterson Center Condominiums Association, Inc.
in Book 3747 at Pages 805

SURVEYOR'S STATEMENT

I, Michael M. Drissel, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this map was prepared under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, and that it was made from measurements upon and within the existing structures. This map contains all the information required by C.R.S. 38-33-209. The improvements and units shown hereon are substantially complete.



PATTERSON CENTER CONDOMINIUMS

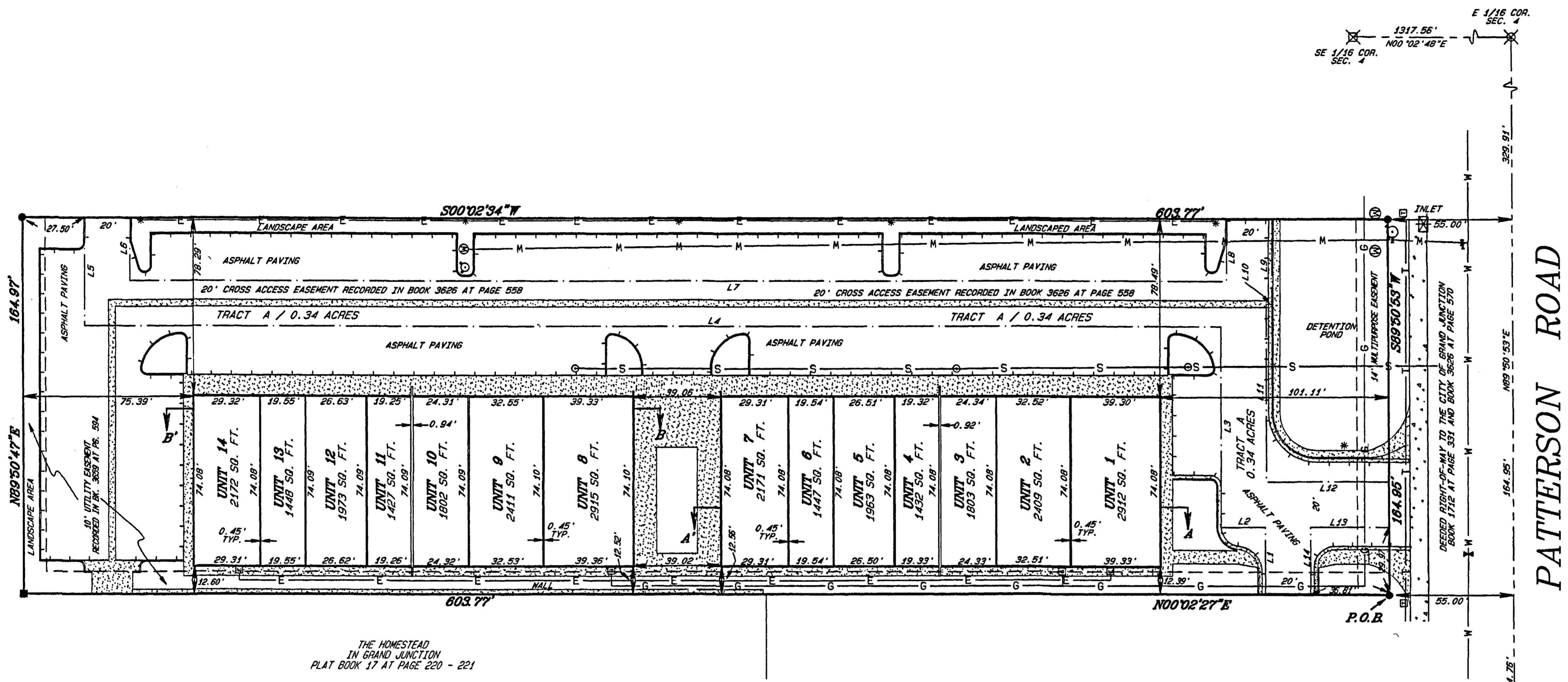
LOCATED IN THE
SW 1/4 SE 1/4, SEC. 4, T1S, R1W, U.M.

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

Designed By M.W.D.	Checked By S.L.H.	Job No. 530-01-05
Drawn By TMODEL	Date SEPT. 2004	Sheet 1 OF 2

CONDOMINIUM MAP OF PATTERSON CENTER CONDOMINIUMS

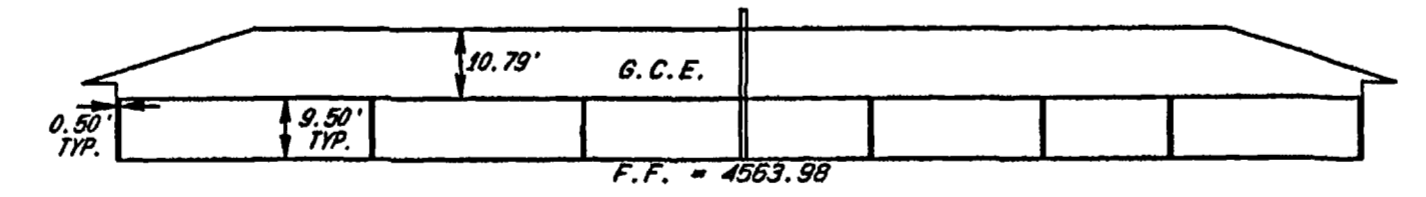
THE HOMESTEAD IN GRAND JUNCTION PLAT BOOK 17 AT PAGE 220 - 221



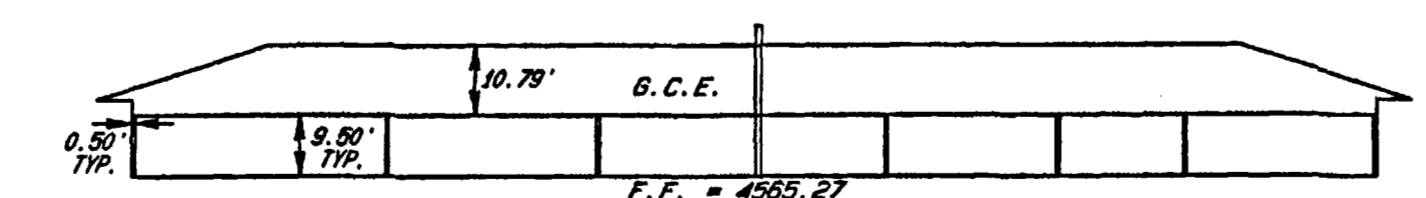
THE HOMESTEAD IN GRAND JUNCTION PLAT BOOK 17 AT PAGE 220 - 221

LEGEND & ABBREVIATIONS

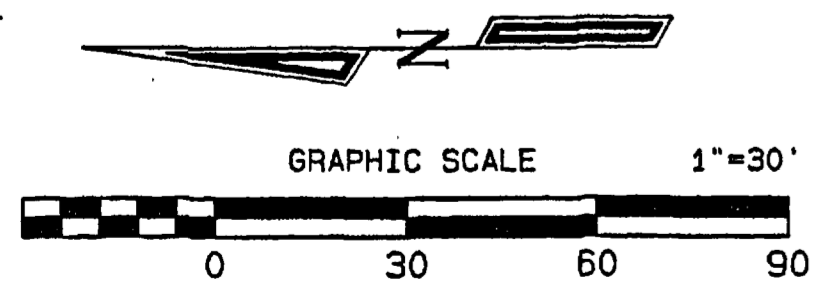
- MESA COUNTY SURVEY MARKER
 - ⊗ FD. 3/4" ALUM. CAP ON 3/4" ALUM. ROD STAMPED D H SURVEYS LS 24306
 - ⊗ FD. #5 REBAR N/3" ALUM. CAP STAMPED PLS 24943
 - FD. #5 REBAR N/2" ALUM. CAP STAMPED FLETCHER LS 24953
 - SET #5 REBAR N/2" ALUM. CAP STAMPED D H SURVEYS LS 24306
 - G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
 - MCSM = MESA COUNTY SURVEY MARKER
 - G.C.E. = GENERAL COMMON ELEMENT
 - P.O.B. = POINT OF BEGINNING
 - SQ. FT. = SQUARE FEET
 - F.F. = FINISH FLOOR
 - TYP. = TYPICAL
-
- ⊠ ELECTRIC PED./VAULT
 - ⊙ POWER POLE
 - ⊠ GAS METER
 - ⊠ TELEPHONE PED.
 - ⊠ SAN. SEWER MANHOLE
 - ⊙ STORM SEWER MANHOLE
 - ⊙ IRRIG. MANHOLE/RISER
 - ⊙ FIRE HYDRANT
 - ⊙ WATER METER/MANHOLE
 - ⊙ WATER VALVE
 - ⊠ MAILBOX
 - * LIGHT POLE
 - ⊙ STREET SIGN
 - ⊙ TREE/BUSH
-
- E— ELECTRIC LINE
 - T— TELEPHONE/CABLE LINE
 - W— WATER LINE
 - S— SEWER LINE
 - IRR— IRRIGATION LINE
 - L— LIMITS OF ASPHALT
 - X— FENCE LINE
 - >— DIRECTION OF FLOW
 - ▨ CONCRETE



CROSS SECTION A - A'
SCALE 1" = 30'



CROSS SECTION B - B'
SCALE 1" = 30'



EXTERIOR BOUNDARY TRACT A

LINE	BEARING	DISTANCE
L1	S89°56'50"E	29.77'
L2	N00°09'39"W	19.53'
L3	S89°57'26"E	87.78'
L4	N00°02'34"E	602.50'
L5	S89°57'26"E	41.48'
L6	N89°57'26"W	27.48'
L7	S00°02'34"W	485.00'
L8	S89°57'26"E	27.48'
L9	N89°57'26"W	37.48'
L10	N00°02'34"E	2.50'
L11	N89°57'26"W	77.71'
L12	S00°09'39"E	54.16'
L13	N00°09'39"W	34.70'
L14	N89°56'50"W	29.84'



PATTERSON CENTER CONDOMINIUMS

LOCATED IN THE
SW 1/4 SE 1/4, SEC. 4, T1S, R1W, U.M.

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