

SUNDANCE VILLAGE CONDOMINIUM MAP

A RESUBDIVISION OF LOT 1 AND LOT 2, BLOCK 1, GLENS AT CANYON VIEW, PHASE 1 AS RECORDED AT RECEPTION NO. 2308085 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE PARCEL OF LAND LOCATED IN SECTION 4, T. 1 S., R. 1 W. OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

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LEGAL DESCRIPTION - CONDOMINIUM MAP

LOT 1 AND LOT 2, BLOCK 1, GLENS AT CANYON VIEW, PHASE 1, OF RECORD AT RECEPTION NO. 2308085, RECORDS OF THE RECORDER'S OFFICE, MESA COUNTY, COLORADO, LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 4 MONUMENTED AT THE SOUTH CENTER SIXTEENTH CORNER BY A 3-1/4 INCH MESA COUNTY SURVEY MONUMENT BRASS CAP AND AT THE SOUTH ONE-QUARTER CORNER BY A 3-1/4 INCH MESA COUNTY SURVEY MONUMENT BRASS CAP, ASSUMED TO BEAR S 00°1'19" W.

CONTAINING A CALCULATED AREA OF 74,849 SQUARE FEET (1.718 ACRES).

GENERAL NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVCON INC. TO DETERMINE OWNERSHIP. EASEMENTS OR RIGHTS-OF-WAY OF RECORD. SURVCON INC. RELIED UPON TITLE COMMITMENT NUMBER 911-H0109406-900-GTO, AMENDMENT NO. C BY FIRST AMERICAN HERITAGE TITLE COMPANY, EFFECTIVE DATE OF APRIL 19, 2007 AT 8:00 A.M.
- BENCHMARK: PROJECT BENCHMARK IS A CHISELED "X" IN CONCRETE AT THE NORTHWEST CORNER OF A 20' ACCESS EASEMENT FOR EMERGENCY VEHICLE INGRESS & EGRESS IN THE NORTHWEST CORNER OF THE PROJECT.
ELEVATION= 4570.08 FEET, NAVD 88
- BASIS OF BEARINGS: BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 00°01'19" W BETWEEN THE SOUTH-CENTER SIXTEENTH CORNER OF SECTION FOUR, A MESA COUNTY SURVEY MARKER IN PLACE AND THE SOUTH QUARTER CORNER OF SECTION FOUR, A MESA COUNTY SURVEY MARKER IN PLACE, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- ALL TIES TO LOT LINES FROM THE BUILDING CORNERS AS SHOWN HEREON ARE AT RIGHT ANGLES TO THE PROPERTY LINE. ALL MEASUREMENTS REFLECT FINISHED EXTERIOR WALL ON ALL BUILDINGS; NOT TO CANOPIES, EAVES ETC. THEREFORE, THE POSSIBILITY EXISTS FOR A SMALL DISPARITY BETWEEN OUR MEASUREMENTS AND THOSE OF THE ORIGINAL BUILDING PLANS.
- GCE INDICATES GENERAL COMMON ELEMENTS AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUNDANCE VILLAGE CONDOMINIUMS, NOW OR HEREAFTER RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AS AMENDED AND SUPPLEMENTED (THE "DECLARATION"). LCE INDICATES LIMITED COMMON ELEMENTS AS DEFINED IN THE DECLARATION.
- ALL DIMENSIONS ARE TO FACE OF WALL SURFACES. FURTHER DEFINITION OF OWNERSHIP IS OUTLINED IN THE DECLARATION.
- THE "PHASES" CONSIST OF THE FOLLOWING, AS MORE FULLY DEFINED IN THE DECLARATION:

PHASE 1	BUILDING 9	RESIDENTIAL UNITS 1-8, GARAGE UNITS 1-50
PHASE 2	TRACT 10	RESIDENTIAL UNITS 9-18
PHASE 3	TRACT 11	RESIDENTIAL UNITS 19-24
PHASE 4	TRACT 12	RESIDENTIAL UNITS 25-32
- THE "IMPROVEMENT AREA," AS LABELED ON THIS CONDOMINIUM MAP, IS ALL OF THE PROPERTY DESCRIBED ON SHEET 1 OF THIS CONDOMINIUM MAP. THE IMPROVEMENT AREA INCLUDES THE PHASES.
- THE "IMPROVEMENT AREA" IS SUBJECT TO THE DEVELOPMENT RIGHTS RESERVED BY THE DECLARANT IN THE DECLARATION, WHICH RIGHTS ARE INCORPORATED IN THIS CONDOMINIUM MAP BY REFERENCE, AND WHICH INCLUDE THE RIGHT TO: (A) ADD REAL PROPERTY TO THE COMMUNITY; (B) CREATE UNITS, COMMON ELEMENTS, AND/OR LIMITED COMMON ELEMENTS; AND (C) SUBDIVIDE UNITS OR CONVERT UNITS INTO COMMON ELEMENTS (COLLECTIVELY THE "DEVELOPMENT RIGHTS").
- THIS CONDOMINIUM MAP MAY BE AMENDED AND/OR SUPPLEMENTED, IN WHOLE OR IN PART, AT ANY TIME FROM TIME TO TIME, BY THE DECLARANT WITHOUT THE CONSENT OR APPROVAL OF ANY OWNER OR ANY OTHER PERSON, IN ORDER TO COMPLETE AND/OR PROVIDE FOR ADDITIONAL CONDOMINIUM BUILDING(S), UNIT(S), COMMON ELEMENTS AND/OR LIMITED COMMON ELEMENTS ON ANY OF THE IMPROVEMENT AREA, OR TO OTHERWISE EXERCISE ANY OF THE DEVELOPMENT RIGHTS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, DECLARANT INTENDS TO CONSTRUCT CONDOMINIUM BUILDINGS, UNITS, COMMON ELEMENTS AND/OR LIMITED COMMON ELEMENTS IN THE PHASES.
- GARAGE UNITS, AS DEFINED IN THE DECLARATION, ARE DENOTED BY THE LETTER "G" BEFORE THE NUMBER OF THE GARAGE UNIT. ALL OTHER UNITS ARE RESIDENTIAL UNITS, AS DEFINED IN THE DECLARATION.
- THE FIELD WORK FOR THIS PLAT WAS PERFORMED IN DECEMBER OF 2006, AND FINISHING WORK WAS STILL BEING COMPLETED AT THAT TIME. BUILDING UNIT DIMENSIONS ARE CURRENT AS OF 12/08/06.

TITLE CERTIFICATION:

STATE OF COLORADO, COUNTY OF MESA

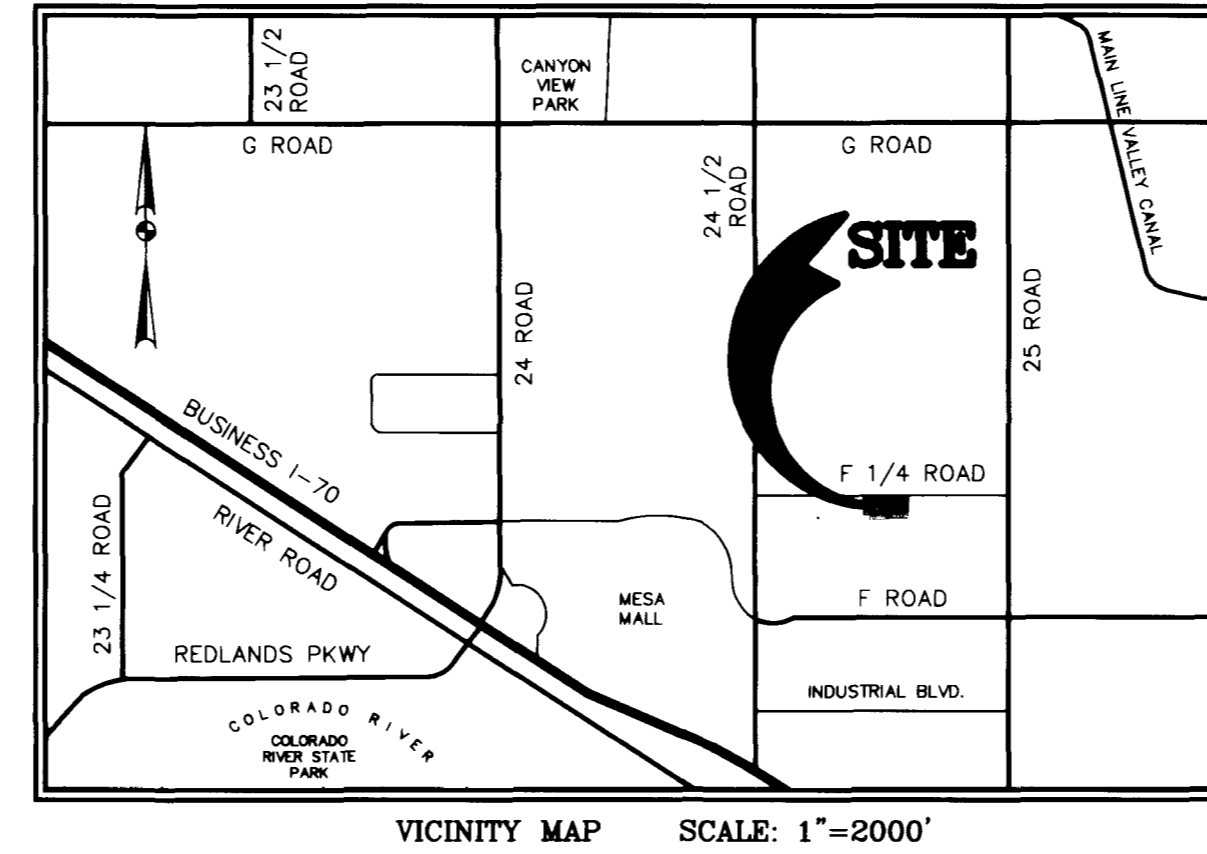
WE, FIRST AMERICAN HERITAGE TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO SUNDANCE VILLAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY; 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: 4-30-2007

BY: Jonathan V. Benic, Examiner

LAND USE SUMMARY		
PHASE 1	1.226 ACRES	71.36%
TRACTS 10-12	0.492 ACRES	28.64%
TOTAL	1.718 ACRES	100.00%

CONVEYANCE DOCUMENTS: (FOR CITY USE ONLY)	
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ARE RECORDED IN BOOK <u>4416</u>	
AT PAGE <u>186</u>	



SURVEYOR'S NOTE

THE DIMENSIONS, LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE UNDERSIGNED SURVEYOR DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM FIRST AMERICAN HERITAGE TITLE COMPANY. THE RESEARCH IS BELIEVED BY THE UNDERSIGNED TO BE RELIABLE, COMPLETE AND CORRECT, AND IS NOT CONTRADICTED BY ANY OTHER INFORMATION KNOWN TO THE SURVEYOR. THIS DISCLOSURE IS PROVIDED TO COMPLY WITH 38-51-106, C.R.S. AND FOR NO OTHER PURPOSE.

SURVEYOR'S STATEMENT

I, TERRY R. MAW, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE CONDOMINIUM MAP ENTITLED "SUNDANCE VILLAGE CONDOMINIUM MAP" WAS MADE UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ALL IMPROVEMENTS SHOWN ON THIS CONDOMINIUM MAP HAVE BEEN SUBSTANTIALLY COMPLETED, ALL STRUCTURAL COMPONENTS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS THEREBY CREATED ARE SUBSTANTIALLY COMPLETED AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID CONDOMINIUMS AND THE PLAT THEREOF AND MEETS THE PROVISIONS OF ARTICLE 33.3 TITLE 38, COLORADO REVISED STATUTES 1973, AS AMENDED AND SUPPLEMENTED. FURTHER, THIS CONDOMINIUM MAP CONTAINS THE INFORMATION REQUIRED BY SECTION 209, ARTICLE 33.3, TITLE 38, SUPPLEMENTED, COLORADO REVISED STATUTES 1973, AS AMENDED AND SUPPLEMENTED.



TERRY R. MAW
REGISTERED COLORADO LAND SURVEYOR NO. 31461
DATE: 4/17/07
FOR AND ON BEHALF OF SURVCON INC.

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.

OWNER'S CERTIFICATION:

SUNDANCE VILLAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY AS DECLARANT AND OWNER OF THE HEREON DESCRIBED PROPERTY, AS THE SAME IS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUNDANCE VILLAGE CONDOMINIUMS, DOES CERTIFY THAT THIS CONDOMINIUM MAP WAS PREPARED UNDER THE NAME AND STYLE OF SUNDANCE VILLAGE AND PURSUANT TO THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUNDANCE VILLAGE CONDOMINIUMS, RECORDED ON May 2, 2007 AT RECEPTION NO. 2378489 OF THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF MESA, COLORADO, AND ANY AMENDMENTS THERETO, IN ORDER TO SUBMIT THE PROPERTY AND IMPROVEMENTS HEREIN DESCRIBED TO THE CONDOMINIUM FORM OF OWNERSHIP AND USE PURSUANT TO THE COLORADO COMMON INTEREST OWNERSHIP ACT, BEING THE PROPERTY DEPICTED ON THIS CONDOMINIUM MAP, INCLUDING ALL AREAS DESIGNATED AS COMMON ELEMENTS ALL LIENHOLDERS ARE SHOWN HEREON.

ALL MULTI-PURPOSE EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF CITY APPROVED UTILITIES AND PUBLIC PROVIDERS AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF UTILITIES AND APPURTENANCES THERETO 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.

ALL TRACTS/EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER, THROUGH AND ACROSS BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH, AND IN DRAINAGE AND DETENTION/RETENTION EASEMENTS OR TRACTS, THE RIGHT TO DREDGE; PROVIDED HOWEVER, THAT THE BENEFICIARIES/OWNERS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE, THE OWNERS OF SAID LOTS OR TRACTS HEREBY PLATTED SHALL NOT BURDEN OR OVERBURDEN SAID EASEMENTS BY ERECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY IMPEDE THE USE OF THE EASEMENT AND/OR PREVENT THE REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

William J. Grebe - mgr.
SUNDANCE VILLAGE, LLC
A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO }
COUNTY OF MESA }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF April A.D.,

2007, BY SUNDANCE VILLAGE LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 1/12/09

Lisa J. Riccillo
NOTARY PUBLIC
STATE OF COLORADO

LIENHOLDER'S 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 OWNER(S) THEREOF AND AGREE THAT ITS SECURITY INTEREST WHICH IS RECORDED IN BOOK 4119, PAGE 50 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON. THE UNDERSIGNED ALSO ACKNOWLEDGES AND CONSENTS TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SUNDANCE VILLAGE CONDOMINIUMS AS STATED IN THE OWNER'S CERTIFICATION.

IN WITNESS WHEREOF, THE SAID INDIVIDUAL(S) HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 27 DAY OF April, 2007 BY: [Signature]; agent and attorney in fact for Buddy Bonfield
NAME OF INSTITUTION: HACIENDA PARTNERS, LLC.

STATE OF COLORADO }
COUNTY OF MESA }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF April A.D., 2007, BY Edward H. Slater as agent and attorney-in-fact for Buddy Bonfield on behalf of Hacienda Partners, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 7-31-2009

[Signature]
NOTARY PUBLIC
STATE OF COLORADO

LIENHOLDER'S 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 OWNER(S) THEREOF AND AGREE THAT ITS SECURITY INTEREST WHICH IS RECORDED IN BOOK 4322, PAGE 26 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON. THE UNDERSIGNED ALSO ACKNOWLEDGES AND CONSENTS TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SUNDANCE VILLAGE CONDOMINIUMS AS STATED IN THE OWNER'S CERTIFICATION.

IN WITNESS WHEREOF, THE SAID INDIVIDUAL(S) HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 27th DAY OF April, 2007 BY: [Signature]; agent and attorney for John T. Harutun
NAME OF INSTITUTION: JOHN T. HARUTUN

STATE OF COLORADO }
COUNTY OF MESA }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF April A.D., 2007, BY Lisa J. Riccillo, as witness and notary to John Ammon as agent and attorney for John T. Harutun

WITNESS MY HAND AND OFFICIAL SEAL

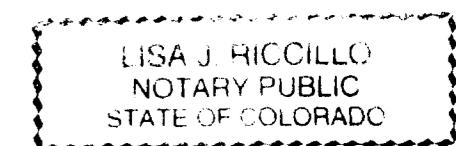
MY COMMISSION EXPIRES: 1/12/09

[Signature]
NOTARY PUBLIC

CITY APPROVAL:

THIS CONDOMINIUM MAP OF SUNDANCE VILLAGE, IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO IS HEREBY APPROVED AND DEDICATION ACCEPTED THIS 1 DAY OF May A.D., 2007.

BY: David Valley CITY MANAGER
[Signature] MAYOR



CLERK AND RECORDER CERTIFICATE:

STATE OF COLORADO }
COUNTY OF MESA }SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:46 O'CLOCK P M. THIS 2nd DAY OF May A.D., 2007, AND IS DULY RECORDED IN BOOK NO. 4416 PAGE 178-185

RECEPTION NO. 2378489 DRAWER NO. U1-10
Janice Rich CLERK AND RECORDER
Sharon Bridgeway DEPUTY
FEES \$

A PORTION OF THE SE 1/4 OF SEC. 4, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO

SURVCON INC.
PROFESSIONAL SURVEYORS
7100 E. BELLEVUE AVE., STE. G-12
GREENWOOD VILLAGE, CO 80111
PH. (303) 858-0404

SCALE: NTS	JOB NO. 60019190
DATE: 04-25-2007	PROJECTS\CONDO MAP\60019190CONDO.dwg
DRAWN BY: MKR	SHEET NO. 1 OF 8

SUNDANCE VILLAGE CONDOMINIUM MAP

A RESUBDIVISION OF LOT 1 AND LOT 2, BLOCK 1, GLENS AT CANYON VIEW, PHASE 1 AS RECORDED AT RECEPTION NO. 2308085 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE PARCEL OF LAND LOCATED IN SECTION 4, T. 1 S., R. 1 W. OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

LEGEND

	QUARTER/SIXTEENTH CORNER MONUMENTED AS NOTED	OPC	ORANGE PLASTIC CAP WITNESS CORNER
	PROPERTY CORNER 1" DISK SET IN CONCRETE LS# 37935	W.C.	WOOD WITNESS CORNER
	PROPERTY CORNER #5 REBAR SET IN CONCRETE LS# 31161	LS	LAND SURVEYOR
	PROPERTY CORNER IN PLACE AS NOTED	(TYP.)	TYPICAL
	LINE/CURVE END MARKERS	R.O.W.	RIGHT-OF-WAY
	MULTI-PURPOSE EASEMENT	CONC.	CONCRETE
	DRAINAGE EASEMENT	A.C.	ALUMINUM CAP
	SQUARE FEET NUMBER	P.G.	PAGE
	SECTION	REC.	RECEPTION
	MESA COUNTY SURVEY MONUMENT	CORN.	CORNER
	EASEMENT	BC	BRASS CAP
	YELLOW PLASTIC CAP	LOT LINE	EASEMENT LINE
	GENERAL COMMON ELEMENT	BOUNDARY LINE	BOUNDARY LINE
	LIMITED COMMON ELEMENT	SECTION LINE	SECTION LINE
	PUBLIC SERVICE COMPANY	ADJACENT	ADJACENT
		PROPERTY LINE	PROPERTY LINE

NOTES

PER THE PLAT OF GLENS AT CANYON VIEW, PHASE 1, R.N. 2308085

- 1) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 00°01'19" W BETWEEN THE SOUTH-CENTER SIXTEENTH CORNER OF SECTION FOUR, A MESA COUNTY SURVEY MARKER IN PLACE AND THE SOUTH QUARTER CORNER OF SECTION FOUR, A MESA COUNTY SURVEY MARKER IN PLACE.
- 2) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
- 3) THIS MAP IS BASED ON THE RECORDED PLAT OF GLENS AT CANYON VIEW, PHASE 1 IN GRAND JUNCTION RECORDED IN RECEPTION NO. 2308085 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE, CORNERS FOUND IN PLACE AND THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN HERITAGE TITLE COMPANY, GRAND JUNCTION, COLORADO, FILE NO. 911-H0109406-900-GTO, AMENDMENT NO. B, DATED JANUARY 17, 2007.
- 4) THERE IS A PRIVATE ROAD CALLED THUNDER MOUNTAIN DRIVE FOR THE USE OF THE HOMESTEAD IN GRAND JUNCTION HOMEOWNERS ASSOCIATION, INC., SUNDANCE VILLAGE, LLC, AND EMERGENCY VEHICLES AND PERSONNEL AS SHOWN IN BOOK 3928, PAGE 217 (REC. #2261121) OF THE MESA COUNTY RECORDS.
- 5) THE RIGHT-OF-WAY WIDTH SHOWN FOR THE SOUTH PORTION OF F1/4 ROAD IS BASED ON THE RECORDED PLAT OF THE HOMESTEAD IN GRAND JUNCTION RECORDED IN RECEPTION NO. 1930890 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE, CORNERS FOUND IN PLACE AND THE TITLE COMMITMENT PREPARED BY MERIDIAN LAND TITLE, LLC, GRAND JUNCTION, COLORADO, FILE NO. 77699, DATED SEPTEMBER 13, 2005. THE RIGHT-OF-WAY WIDTHS SHOWN FOR THE NORTH PORTION OF F1/4 ROAD VARIES AS SHOWN ON THE PLAT MAP.
- 6) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 7) LAST DATE OF SURVEY WAS DECEMBER 8, 2006.
- 8) THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 500-YEAR FLOODPLAIN PER THE MESA COUNTY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 0801170003E, REVISED JULY 15, 1992.

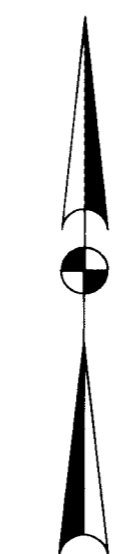
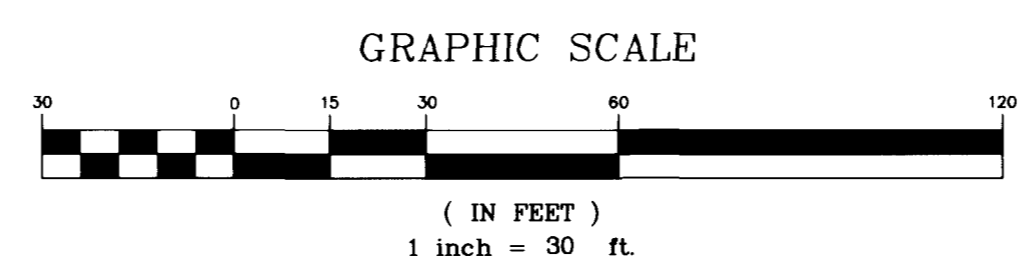
THIS PROPERTY IS ALSO AFFECTED BY THE PLAT ENTITLED "THE HOMESTEAD IN GRAND JUNCTION" RECORDED DECEMBER 3, 1999 AT RECEPTION NUMBER 1930890.

NOTE: THE FOLLOWING ITEMS SHOWN IN THE TITLE COMMITMENT REFERENCED ON SHEET 1 OF THIS PLAT ALSO AFFECT THE SUBJECT PROPERTY BUT ARE NOT PLATTABLE AS DESCRIBED:

- 1). UNITED STATES LAND PATENT RECORDED FEBRUARY 4, 1896 AT RECEPTION NO. 22897.
- 2). ANNEXATION ORDINANCE NO. 2183 RECORDED APRIL 20, 1984 AT RECEPTION NO. 1359574.
- 3). ANNEXATION ORDINANCE NO. 2813 RECORDED MARCH 3, 1995 AT RECEPTION NO. 1710639.
- 4). DEVELOPMENT APPROVAL LETTER RECORDED JULY 21, 1997 AT RECEPTION NO. 1806431.
- 5). COVENANTS, CONDITIONS AND RESTRICTIONS OF HACIENDA SUBDIVISION RECORDED JANUARY 13, 1998 AT RECEPTION NO. 1827863.
- 6). HOMESTEAD IN GRAND JUNCTION HOMEOWNERS ASSOCIATION INSTRUMENT RECORDED AUGUST 30, 2000 AT RECEPTION NO. 1963288.
- 7). COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF CONDOMINIUM RECORDED AUGUST 30, 2000 AT RECEPTION NO. 1963290, AS AMENDED.
- 8). EFFECT OF THE AGREEMENT RECORDED APRIL 8, 2004 AT RECEPTION NO. 2186205.
- 9). EFFECT OF EASEMENT DEED AND AGREEMENT RECORDED JULY 1, 2004 AT RECEPTION NO. 2200104.
- 10). EFFECT OF THE RECORDING MEMORANDUM RECORDED MARCH 23, 2006 AT RECEPTION NO. 2308088.
- 11). TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS AS DISCLOSED ON THE PLAT OF GLENS AT CANYON VIEW, PHASE 1.
- 12). DEEDS OF TRUST FROM SUNDANCE VILLAGE, LLC TO THE PUBLIC TRUSTEE OF MESA COUNTY RECORDED MARCH 23, 2006 AT RECEPTION NO. 2308089, MARCH 23, 2006 AT RECEPTION NO. 2308090 AND JUNE 23, 2006 AT RECEPTION NO. 2308091.

LINE	LENGTH	BEARING
L1	5.00'	S89°46'08"W
L2	18.84'	N00°02'26"E
L3	65.00'	N89°57'34"W
L4	6.73'	S72°49'10"E
L5	10.57'	S36°07'06"E
L6	11.64'	N20°24'39"E
L7	5.91'	N72°59'38"E
L8	18.57'	N43°23'26"E
L9	18.26'	S65°01'28"E
L10	3.00'	N00°02'47"E
L11	14.42'	S57°48'07"W
L12	18.75'	S43°38'37"E
L13	9.58'	S00°32'03"W
L14	49.08'	N90°00'00"W
L15	40.66'	N00°06'32"E
L16	19.98'	N89°50'07"E
L17	37.49'	N33°44'25"E
L18	31.91'	N33°44'25"E
L19	15.00'	S27°15'29"E
L20	40.27'	N62°44'31"E
L21	5.62'	N62°44'31"E
L22	24.47'	N33°44'25"E
L23	7.00'	N00°02'25"E
L24	10.00'	S89°57'35"E
L25	3.68'	N89°57'35"W
L26	6.76'	S00°03'02"W
L27	8.11'	N00°01'27"E
L28	21.79'	S74°10'17"E
L29	88.54'	S89°55'58"E
L30	15.66'	S57°58'02"E
L31	7.50'	N89°57'49"E
L32	24.08'	S57°58'02"E
L33	173.40'	S00°02'43"W
L34	170.88'	S01°09'17"E
L35	180.16'	S00°02'43"W
L36	180.39'	S01°09'17"E
L37	186.58'	S01°09'17"E
L38	11.93'	N89°57'35"W
L39	6.72'	S36°10'06"E
L40	117.99'	N01°09'17"W
L41	60.75'	N00°06'37"E

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	141.00'	43.34'	17°36'45"	S81°14'25"W 43.17'
C2	179.00'	55.02'	17°36'45"	S81°14'25"W 54.81'
C3	171.50'	29.54'	09°52'09"	S77°22'07"W 29.50'
C4	148.50'	19.42'	07°29'33"	N76°10'49"E 19.41'
C5	5.00'	7.85'	90°00'00"	N45°00'00"W 7.07'
C6	148.50'	26.23'	10°07'12"	N84°59'11"E 26.20'
C7	171.50'	23.18'	07°44'36"	S86°10'29"W 23.16'
C8	29.91'	24.53'	46°58'29"	S22°57'11"E 23.84'
C9	34.05'	22.23'	37°24'21"	S65°08'37"E 21.84'
C10	148.50'	5.01'	01°56'05"	S85°27'44"W 5.01'
C11	148.50'	9.37'	03°37'00"	N88°14'17"E 9.37'
C12	148.50'	10.09'	03°53'33"	N82°21'45"E 10.09'
C13	171.50'	5.16'	01°43'28"	S83°09'55"W 5.16'
C14	171.50'	4.65'	01°33'10"	S84°48'14"W 4.65'
C15	171.50'	8.22'	02°44'48"	S86°57'13"W 8.22'
C16	171.50'	5.15'	01°43'10"	S89°11'12"W 5.15'



S 1/4 COR., SEC 4 MCSM BC

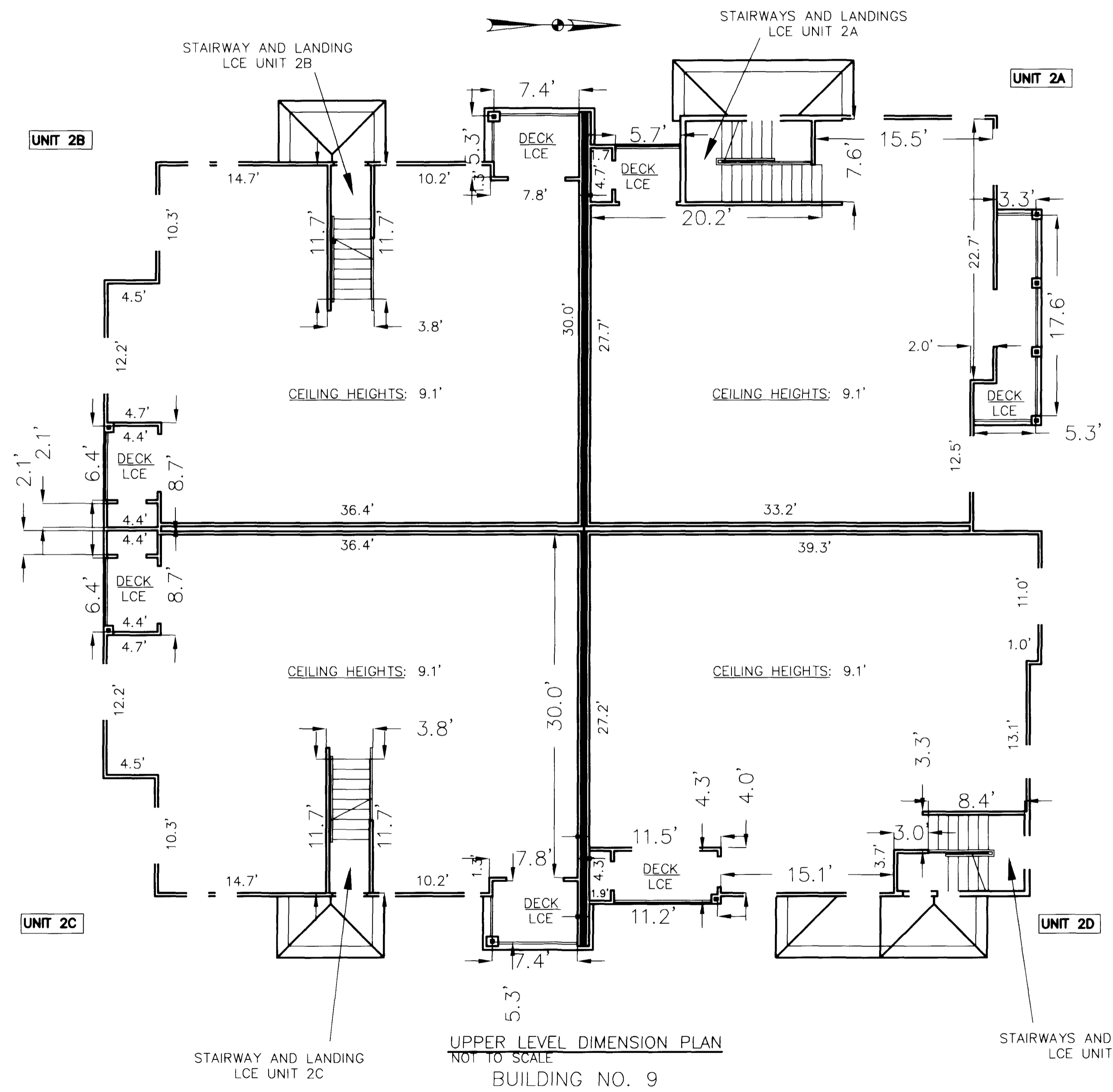
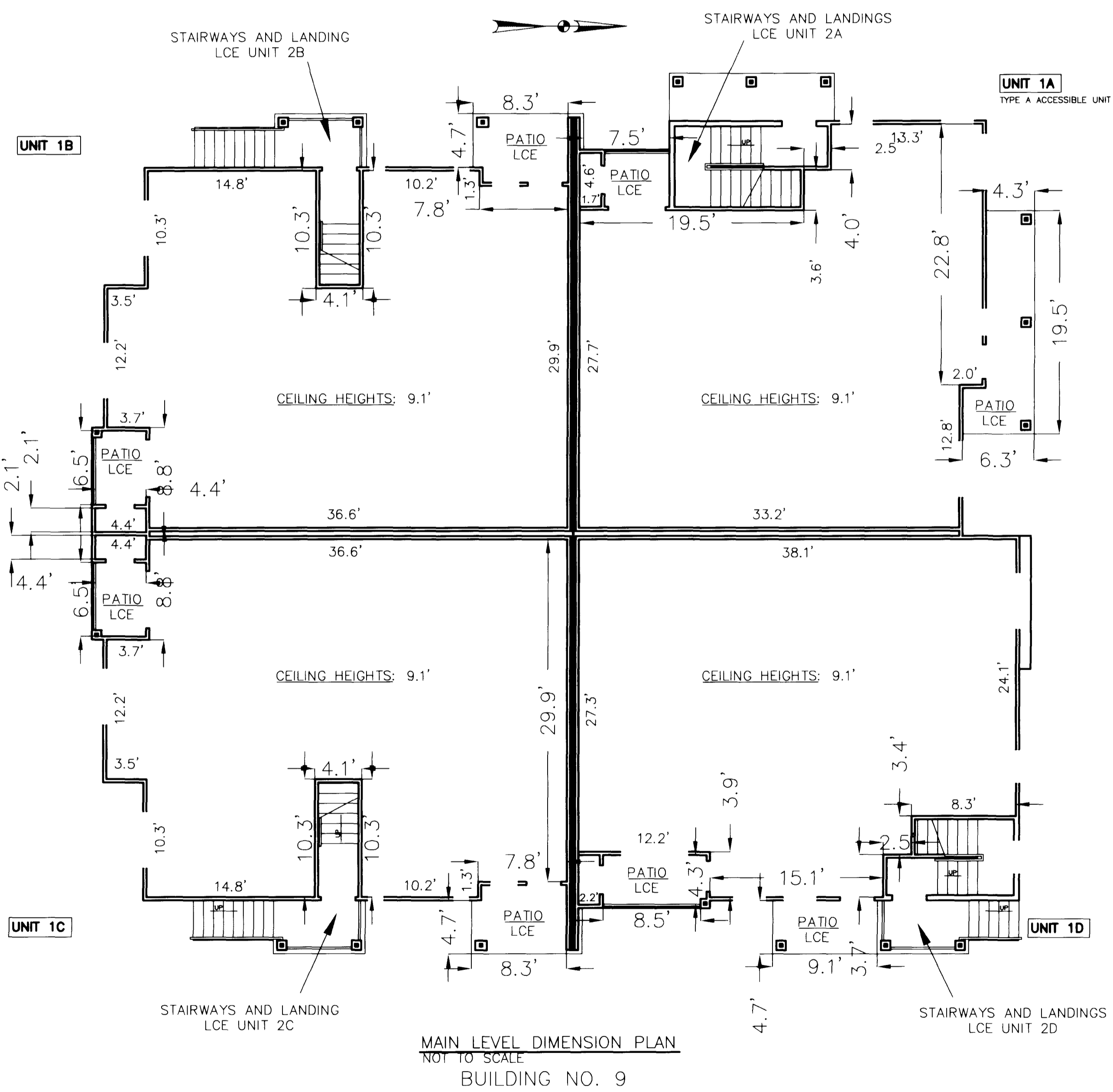
A PORTION OF THE S.E. 1/4 OF SEC. 4, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO

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 GREENWOOD VILLAGE, CO 80111
 PH. (303) 858-0404

SCALE: NTS JOB NO. 60019190
 DATE: 04-25-2007 PROJECTS\...CONDO MAP\60019190CONDO.dwg
 DRAWN BY: MKR SHEET NO. 2 OF 8

SUNDANCE VILLAGE CONDOMINIUM MAP

A RESUBDIVISION OF LOT 1 AND LOT 2, BLOCK 1, GLENS AT CANYON VIEW, PHASE 1
 AS RECORDED AT RECEPTION NO. 2308085 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE
 PARCEL OF LAND LOCATED IN SECTION 4, T. 1 S., R. 1 W. OF THE UTE MERIDIAN
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 BUILDING FLOOR PLANS



A PORTION OF THE S.E. 1/4 OF SEC. 4, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO

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SCALE: NTS	JOB NO. 60019190
DATE: 04-25-2007	PROJECTS\...CONDO MAP\60019190CONDO.dwg
DRAWN BY: MKR	SHEET NO. 3 OF 8

SUNDANCE VILLAGE CONDOMINIUM MAP

A RESUBDIVISION OF LOT 1 AND LOT 2, BLOCK 1, GLENS AT CANYON VIEW, PHASE 1
 AS RECORDED AT RECEPTION NO. 2308085 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE
 PARCEL OF LAND LOCATED IN SECTION 4, T. 1 S., R. 1 W. OF THE UTE MERIDIAN
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 BUILDING #9 PROFILE



ELEVATION 2
 NOT TO SCALE

SECOND FLOOR
 EL. 4581.14

FIRST FLOOR
 EL. 4570.94



ELEVATION 2
 NOT TO SCALE

SECOND FLOOR
 EL. 4581.14

FIRST FLOOR
 EL. 4570.94



ELEVATION 1
 NOT TO SCALE

SECOND FLOOR
 EL. 4581.14

FIRST FLOOR
 EL. 4570.94



ELEVATION 1
 NOT TO SCALE

SECOND FLOOR
 EL. 4581.14

FIRST FLOOR
 EL. 4570.94



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SCALE: NTS	JOB NO. 60019190
DATE: 04-25-2007	PROJECTS\...CONDO MAP\60019190CONDO.dwg
DRAWN BY: MKR	SHEET NO. 4 OF 8

SUNDANCE VILLAGE CONDOMINIUM MAP

A RESUBDIVISION OF LOT 1 AND LOT 2, BLOCK 1, GLENS AT CANYON VIEW, PHASE 1
 AS RECORDED AT RECEPTION NO. 2308085 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE
 PARCEL OF LAND LOCATED IN SECTION 4, T. 1 S., R. 1 W. OF THE UTE MERIDIAN
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 BUILDING #9 PROFILE



SECOND FLOOR
 EL. 4581.14

FIRST FLOOR
 EL. 4570.94

ELEVATION 2
 NOT TO SCALE



SECOND FLOOR
 EL. 4581.14

FIRST FLOOR
 EL. 4570.94

ELEVATION 2
 NOT TO SCALE



SECOND FLOOR
 EL. 4581.14

FIRST FLOOR
 EL. 4570.94

ELEVATION 1
 NOT TO SCALE



SECOND FLOOR
 EL. 4581.14

FIRST FLOOR
 EL. 4570.94

ELEVATION 1
 NOT TO SCALE



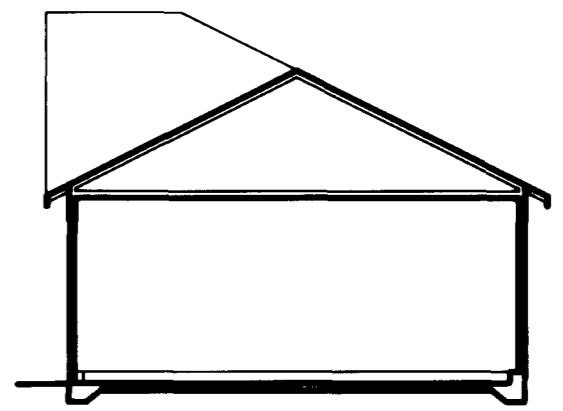
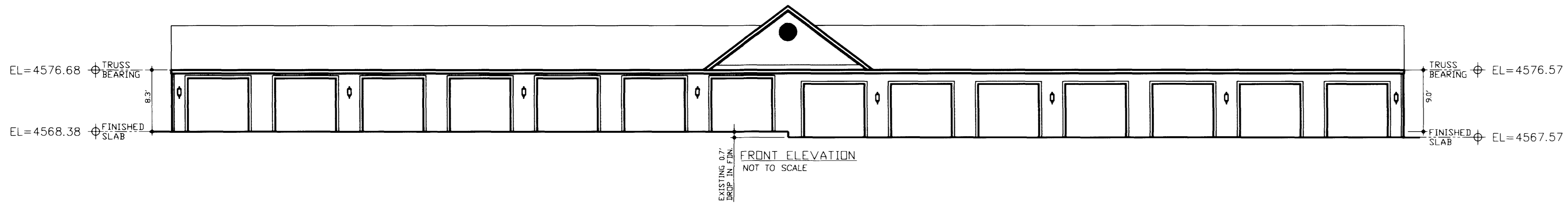
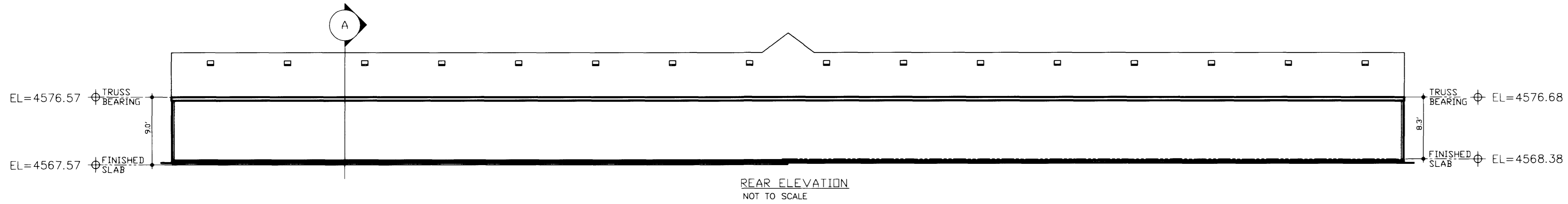
A PORTION OF THE S.E. 1/4 OF SEC. 4, T1S,
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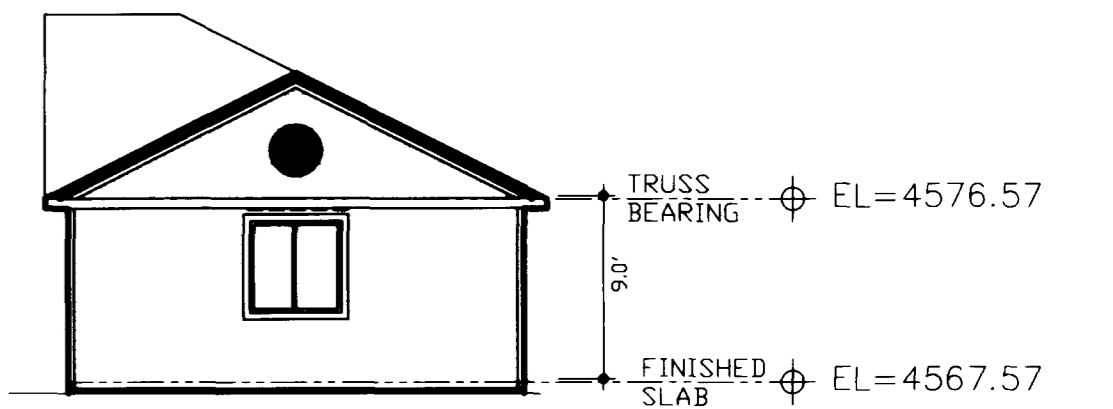
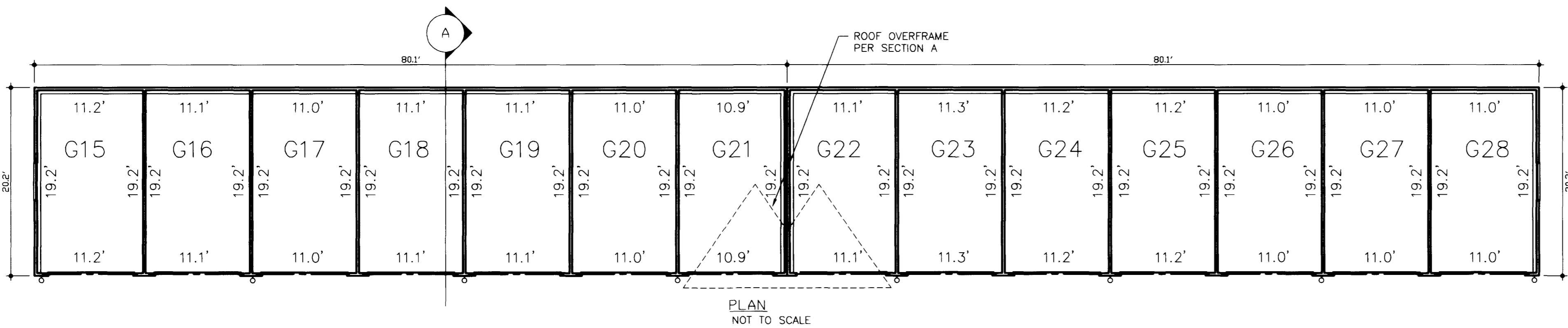
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SUNDANCE VILLAGE CONDOMINIUM MAP

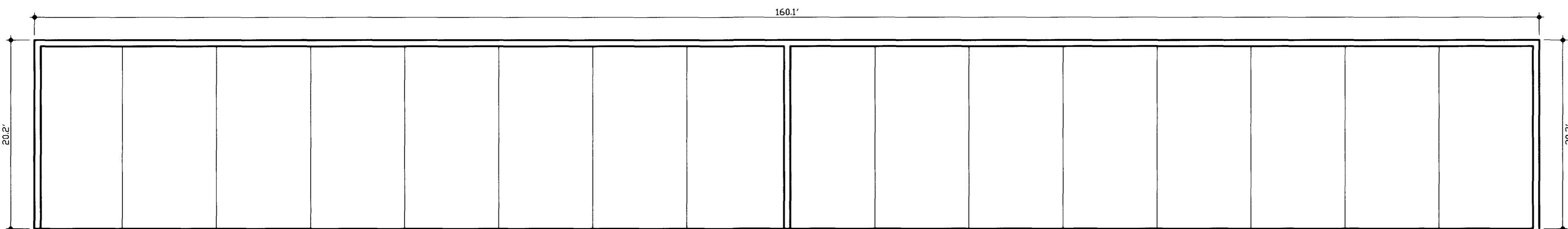
A RESUBDIVISION OF LOT 1 AND LOT 2, BLOCK 1, GLENS AT CANYON VIEW, PHASE 1
 AS RECORDED AT RECEPTION NO. 2308085 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE
 PARCEL OF LAND LOCATED IN SECTION 4, T. 1 S., R. 1 W. OF THE UTE MERIDIAN
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
GARAGE PLAN



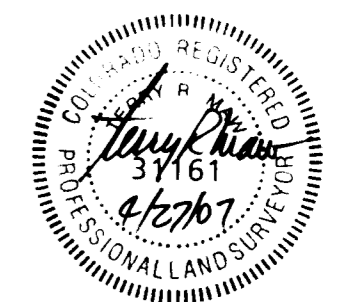
A SECTION
 NOT TO SCALE



B SIDE ELEVATION
 NOT TO SCALE



TYPE "8" CAR GARAGE PLAN
 NOT TO SCALE



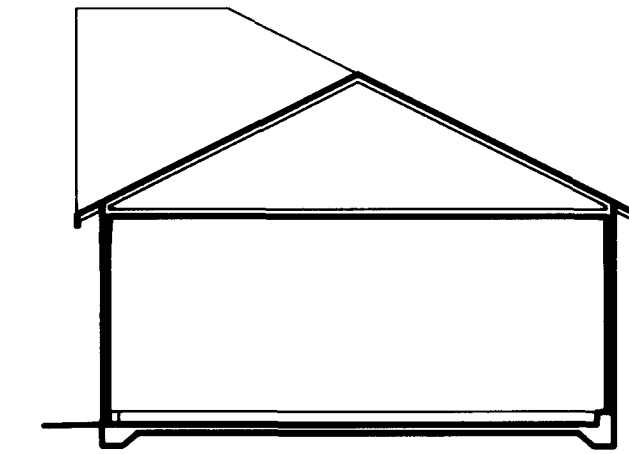
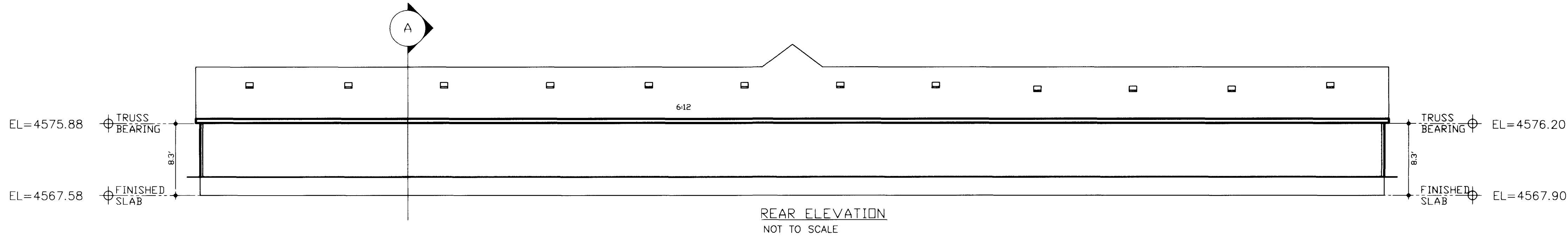
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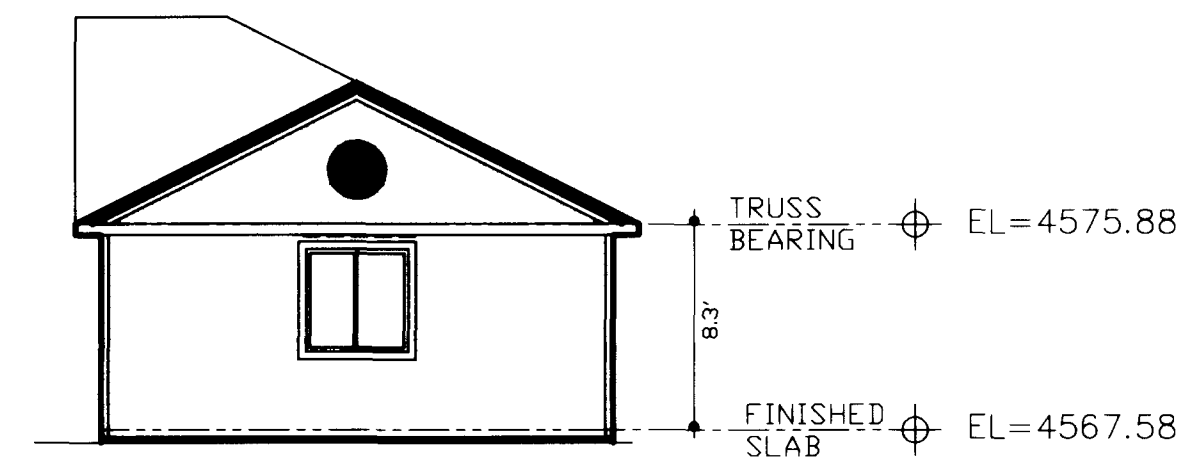
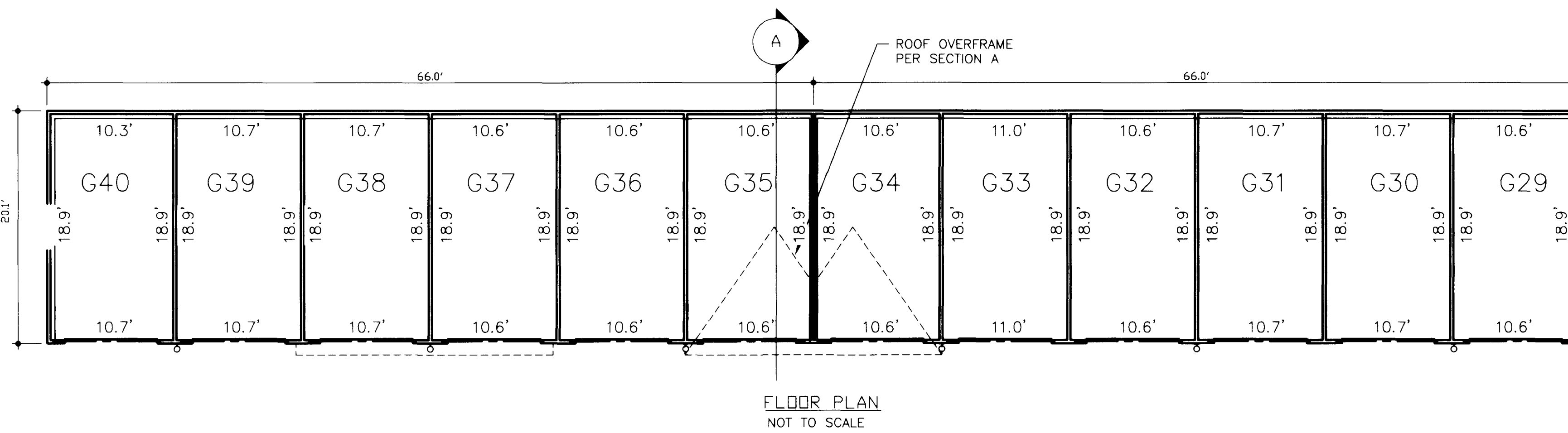
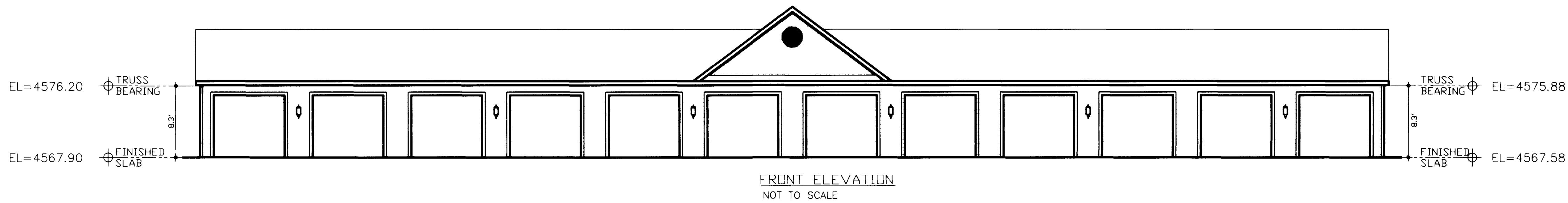
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DATE: 04-25-2007	PROJECTS\...CONDO MAP\60019190CONDO.dwg
DRAWN BY: MKR	SHEET NO. 6 OF 8

SUNDANCE VILLAGE CONDOMINIUM MAP

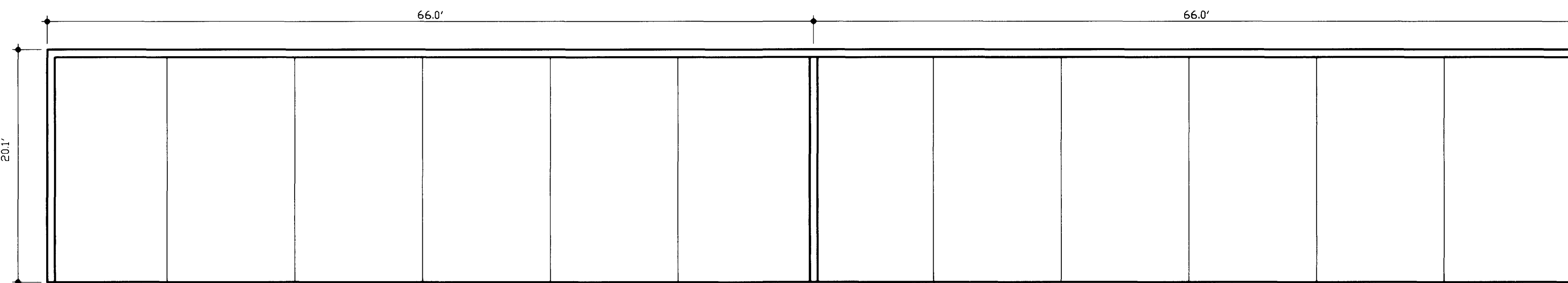
A RESUBDIVISION OF LOT 1 AND LOT 2, BLOCK 1, GLENS AT CANYON VIEW, PHASE 1
 AS RECORDED AT RECEPTION NO. 2308085 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE
 PARCEL OF LAND LOCATED IN SECTION 4, T. 1 S., R. 1 W. OF THE UTE MERIDIAN
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
GARAGE PLAN



(A) SECTION
 NOT TO SCALE



(B) SIDE ELEVATION
 NOT TO SCALE



TYPE "6" CAR GARAGE
 NOT TO SCALE

FOUNDATION PLAN
 NOT TO SCALE



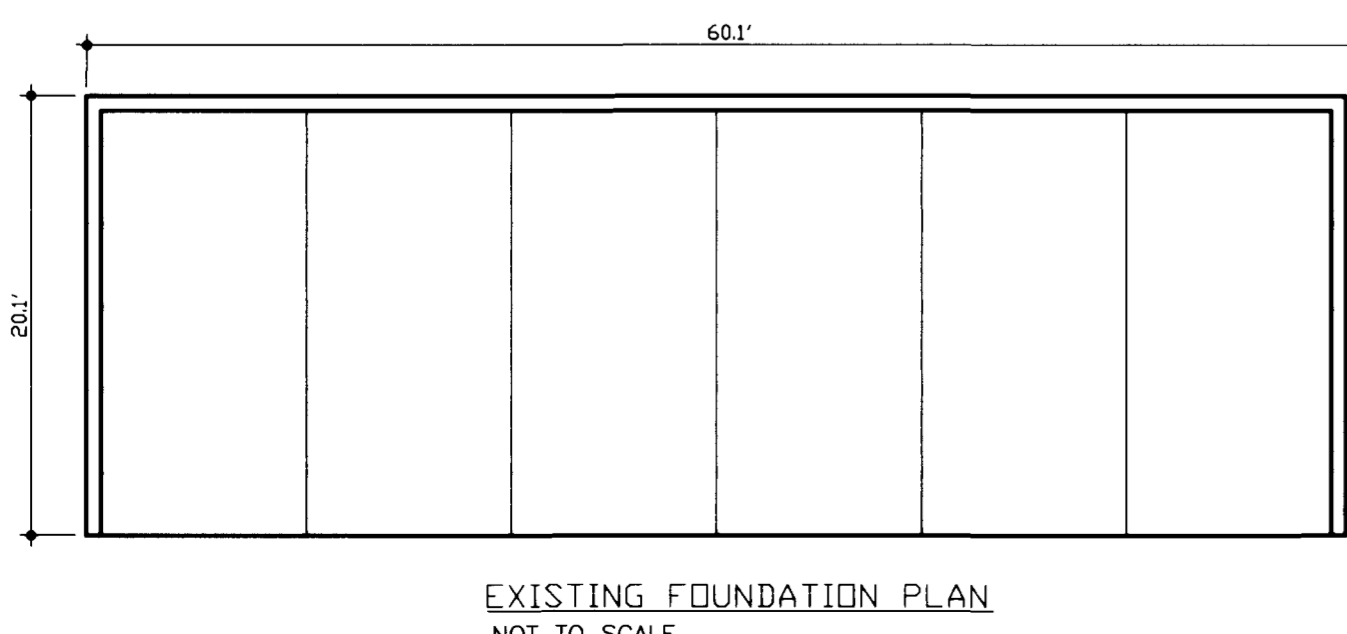
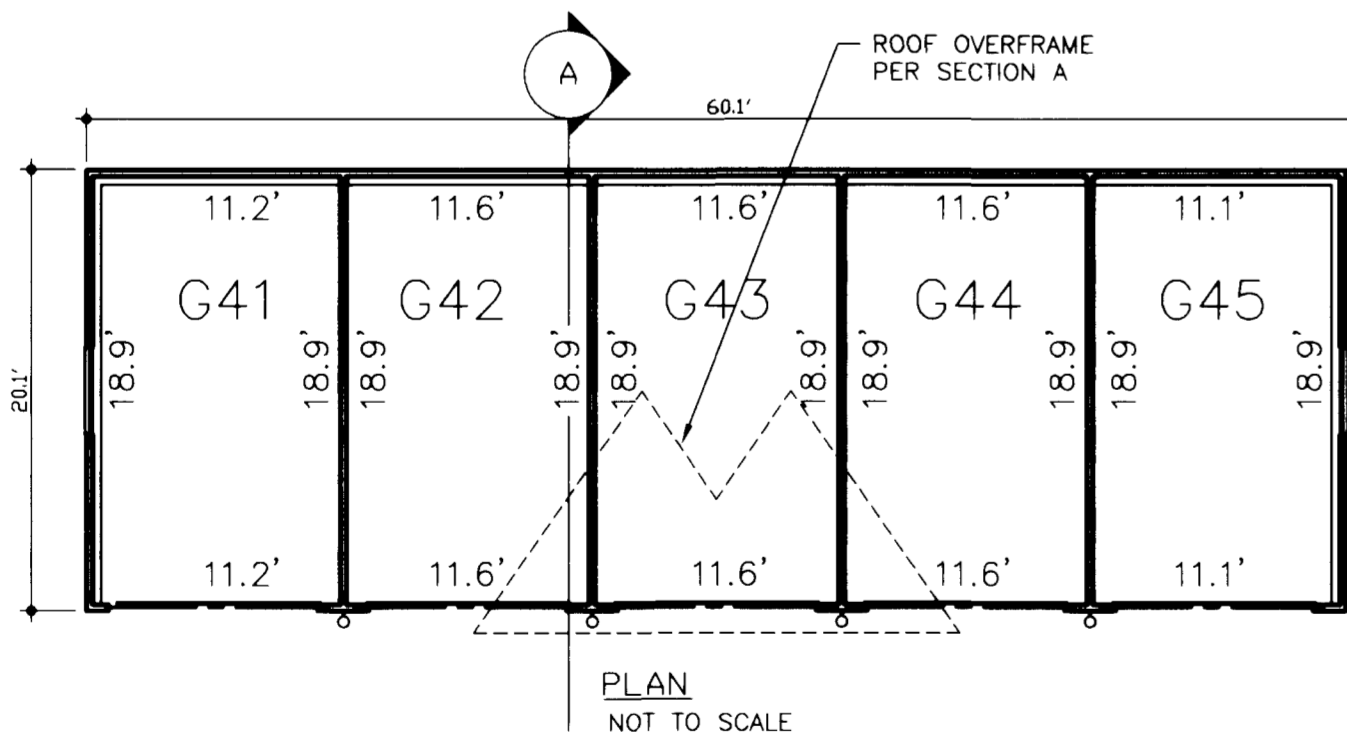
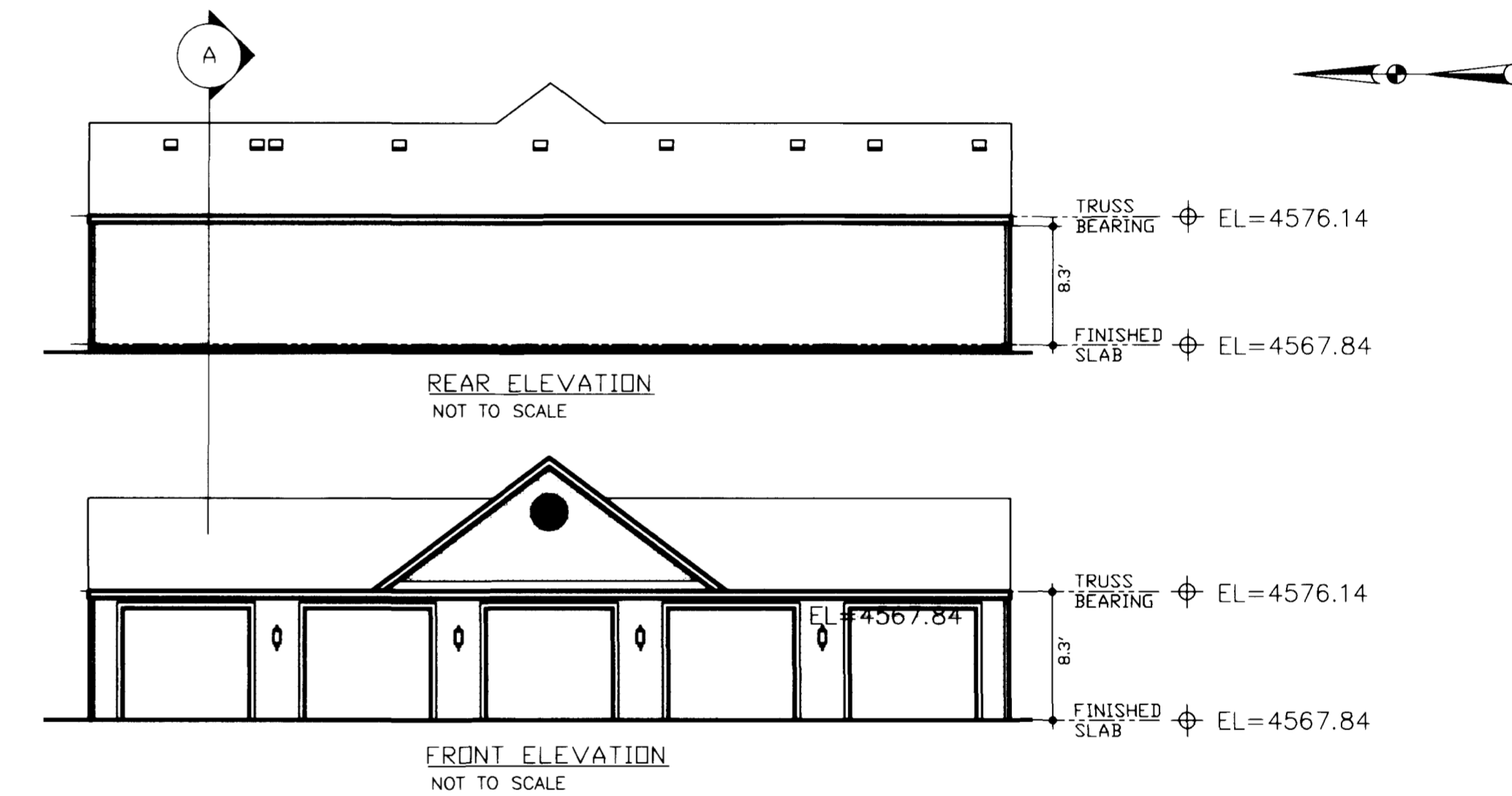
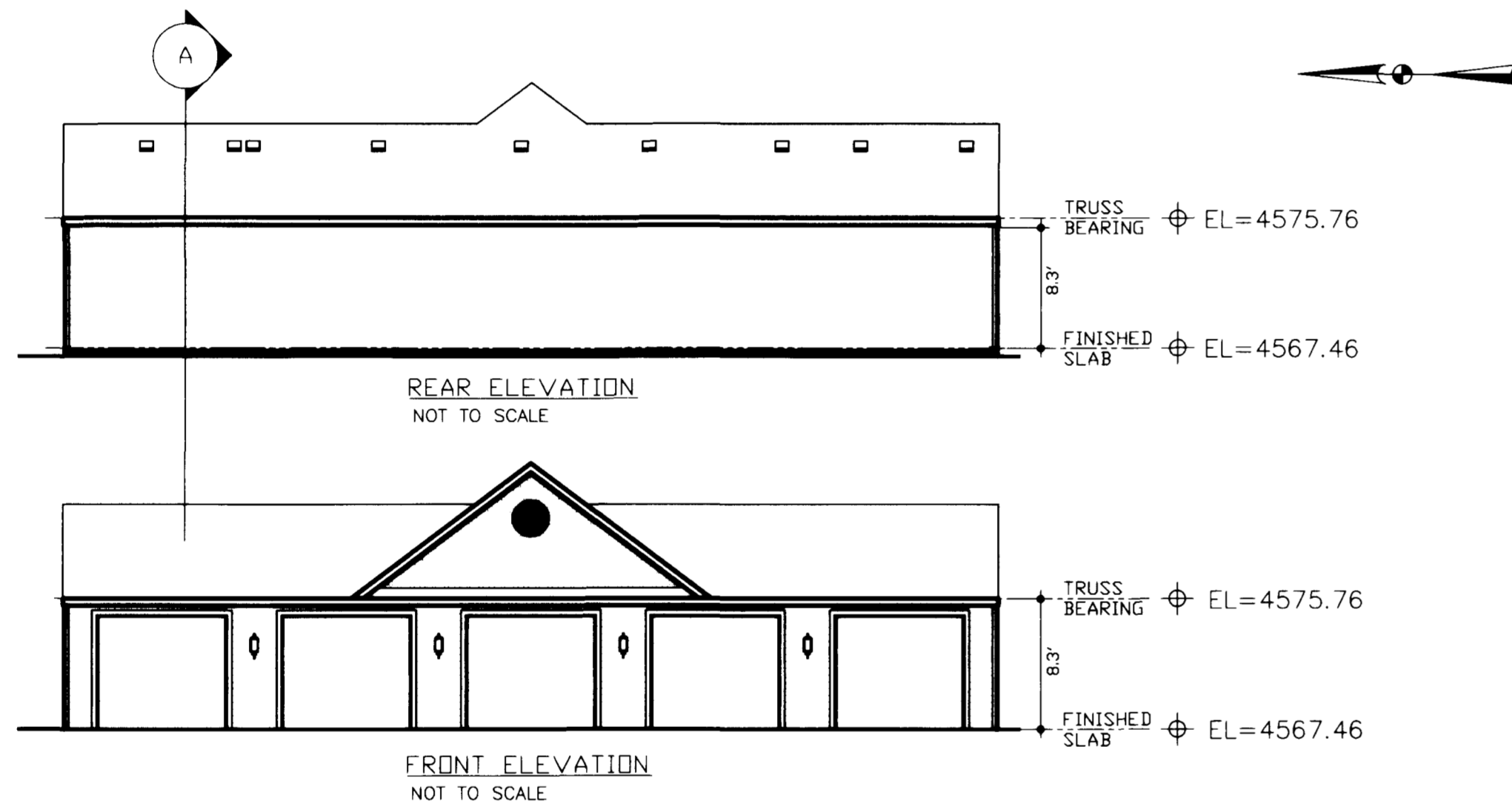
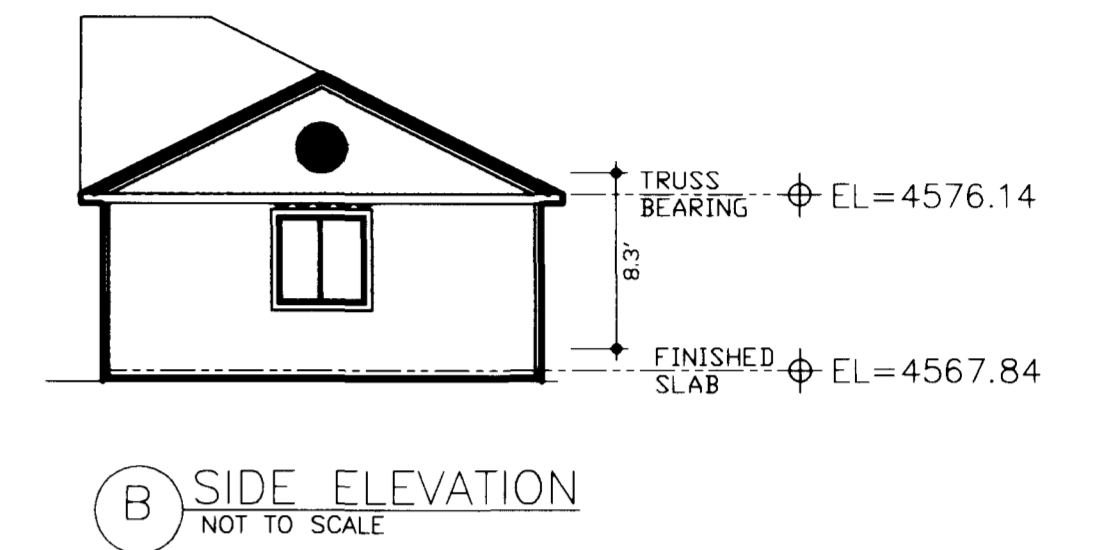
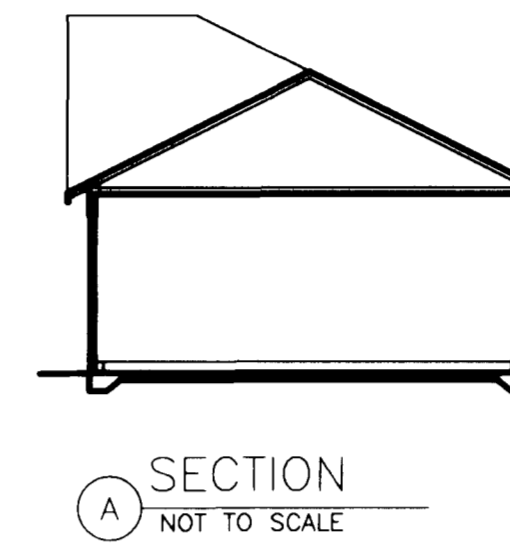
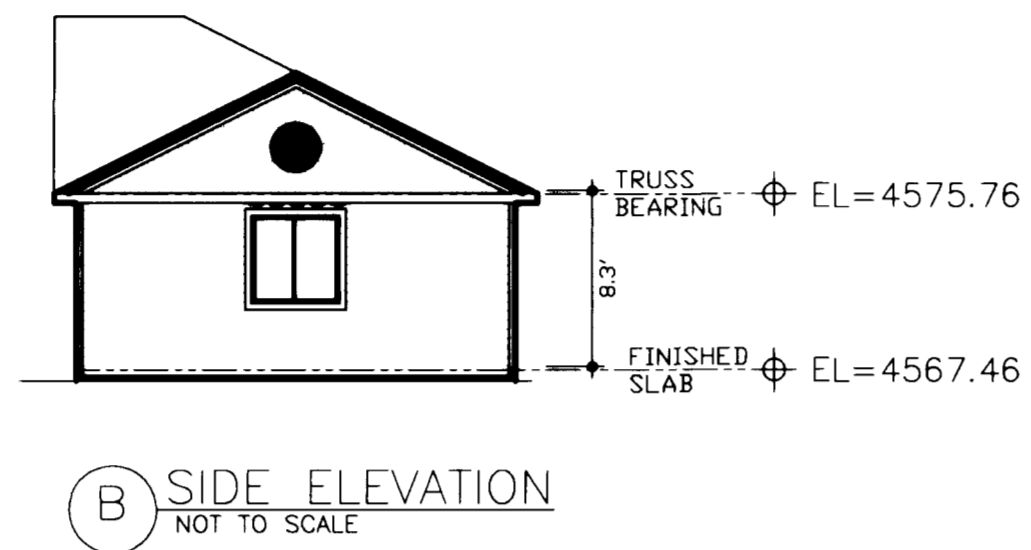
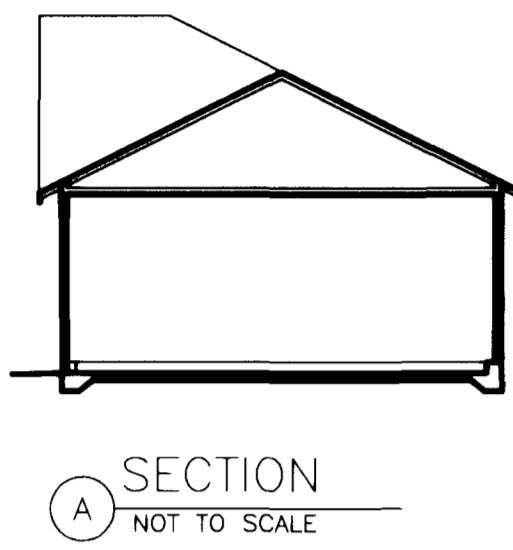
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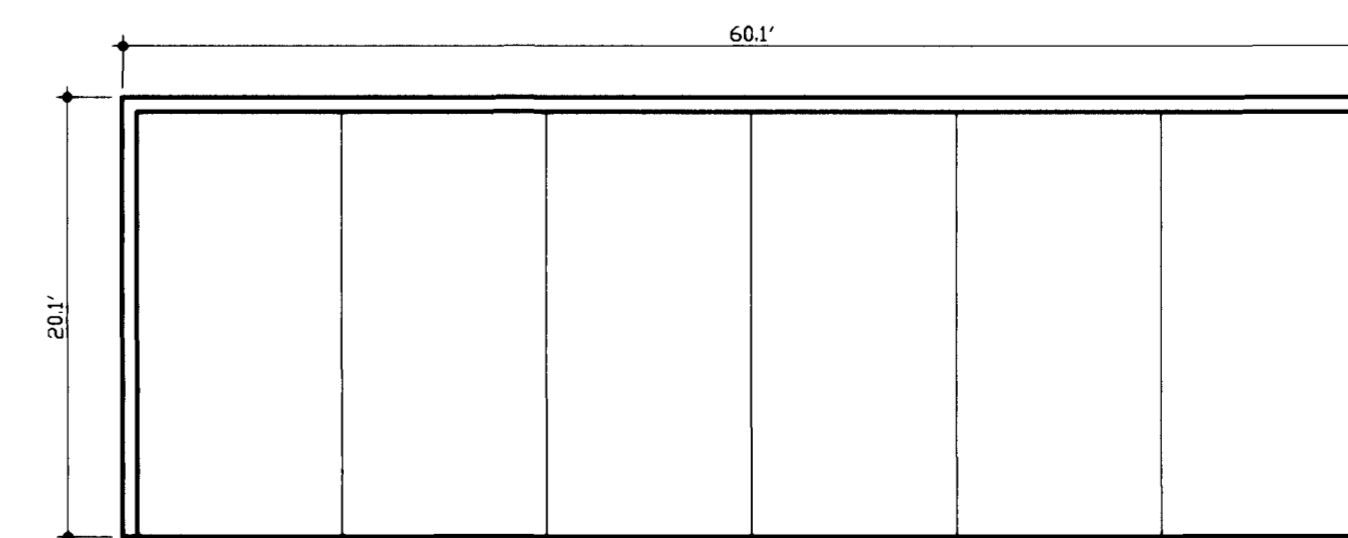
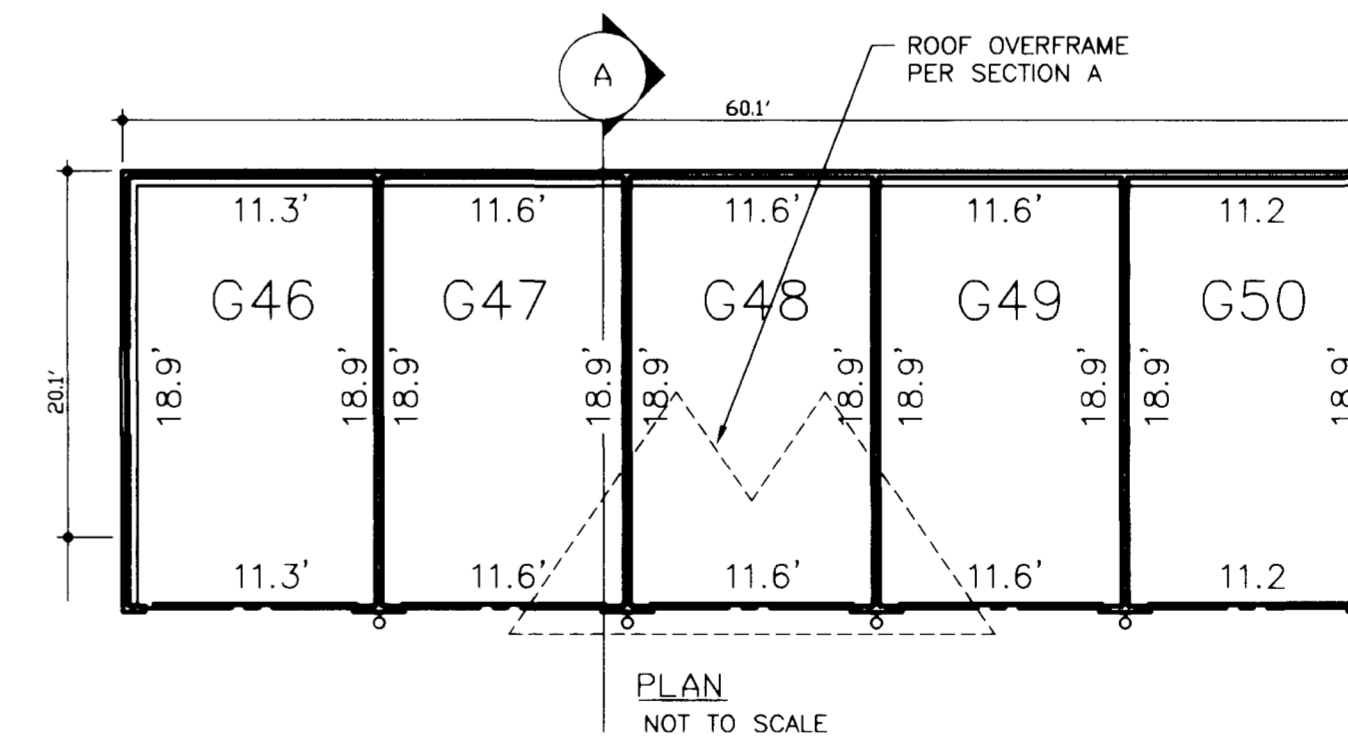
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DRAWN BY: MKR	SHEET NO. 7 OF 8

SUNDANCE VILLAGE CONDOMINIUM MAP

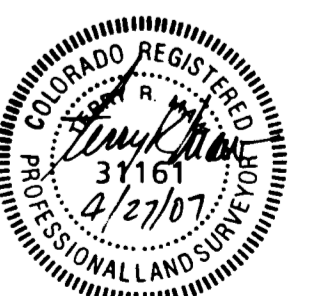
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GARAGE PLAN



MODIFIED TYPE "8" CAR GARAGE PLAN
NOT TO SCALE



MODIFIED TYPE "8" CAR GARAGE PLAN
NOT TO SCALE



A PORTION OF THE S.E. 1/4 OF SEC. 4, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO

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SCALE: NTS	JOB NO. 60019190
DATE: 04-25-2007	PROJECTS\...CONDO MAP\60019190CONDO.dwg
DRAWN BY: MKR	SHEET NO. 8 OF 8