

SUNDANCE VILLAGE CONDOMINIUM MAP 1 C

A RESUBDIVISION OF TRACTS 11 AND 12, BLOCK 1, SUNDANCE VILLAGE CONDOMINIUM MAP AS RECORDED AT RECEPTION NO. 2378488 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

SHEET INDEX

SHEET NO.	CONTENTS
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2.	BUILDING LOCATIONS, UNIT MAP
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5.	BUILDING SECTIONS PROFILE FOR BLDG 11
4.	BUILDING SECTIONS PROFILE FOR BLDG 12

OWNER'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED SUNDANCE VILLAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY IS THE OWNER OF TRACTS 11 AND 12, BLOCK 1, SUNDANCE VILLAGE CONDOMINIUM MAP, A PLAT RECORDED WITHIN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2378488, DESCRIBED AND SHOWN HEREON AS BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, BEING SUBORDINATELY DESCRIBED AS FOLLOWS:

TRACT 11:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF F 1/4 ROAD AND THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, WHENCE THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 4 BEARS N 00°02'10" E, A DISTANCE OF 26.00 FEET; THENCE S 84°09'06" E, A DISTANCE OF 90.22 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT 11 AND THE POINT OF BEGINNING;

- THENCE ON THE BOUNDARIES OF SAID TRACT 11 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
1. S 90°00'00" E, A DISTANCE OF 91.00 FEET;
 2. S 00°00'00" W, A DISTANCE OF 78.67 FEET;
 3. S 90°00'00" W, A DISTANCE OF 91.00 FEET;
 4. N 00°00'00" E, A DISTANCE OF 78.67 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 7,159 SQUARE FEET OR 0.164 ACRES, MORE OR LESS.

TRACT 12:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF F 1/4 ROAD AND THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, WHENCE THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 4 BEARS N 00°02'10" E, A DISTANCE OF 26.00 FEET; THENCE S 39°46'49" E, A DISTANCE OF 140.11 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT 12 AND THE POINT OF BEGINNING;

- THENCE ON THE BOUNDARIES OF SAID TRACT 12 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
1. S 90°00'00" E, A DISTANCE OF 91.00 FEET;
 2. S 00°00'00" W, A DISTANCE OF 78.67 FEET;
 3. N 90°00'00" W, A DISTANCE OF 91.00 FEET;
 4. N 00°00'00" E, A DISTANCE OF 78.67 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 7,159 SQUARE FEET OR 0.164 ACRES, MORE OR LESS.

THAT SAID OWNERS HAVE CAUSED THE REAL PROPERTY TO BE LAID OUT, SUBDIVIDED AND PLATTED AS SUNDANCE VILLAGE CONDOMINIUM MAP 1 C, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO, CONSISTING OF SIXTEEN (16) INDIVIDUAL CONDOMINIUM UNITS TOGETHER WITH THE APPURTENANT INTERESTS IN THE COMMON ELEMENTS AS DEFINED AND PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUNDANCE VILLAGE CONDOMINIUMS, RECORDED ON _____ AT RECEPTION NO. _____ OF THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF MESA, COLORADO, AND ANY AMENDMENTS THERETO.

THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART THE REAL PROPERTY AS SHOWN AND LABELED AS THE ACCOMPANYING CONDOMINIUM MAP OF SUNDANCE VILLAGE CONDOMINIUM MAP 1C, AS FOLLOWS:

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 BURDEN OR OVERBURDEN SAID EASEMENTS BY ERECTING OR PLACING ANY IMPROVEMENTS THERON WHICH MAY IMPEDE THE USE OF THE EASEMENT AND/OR PREVENT THE REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

William D. DeLu - Imp/Comm
SUNDANCE VILLAGE, LLC
A COLORADO LIMITED LIABILITY COMPANY

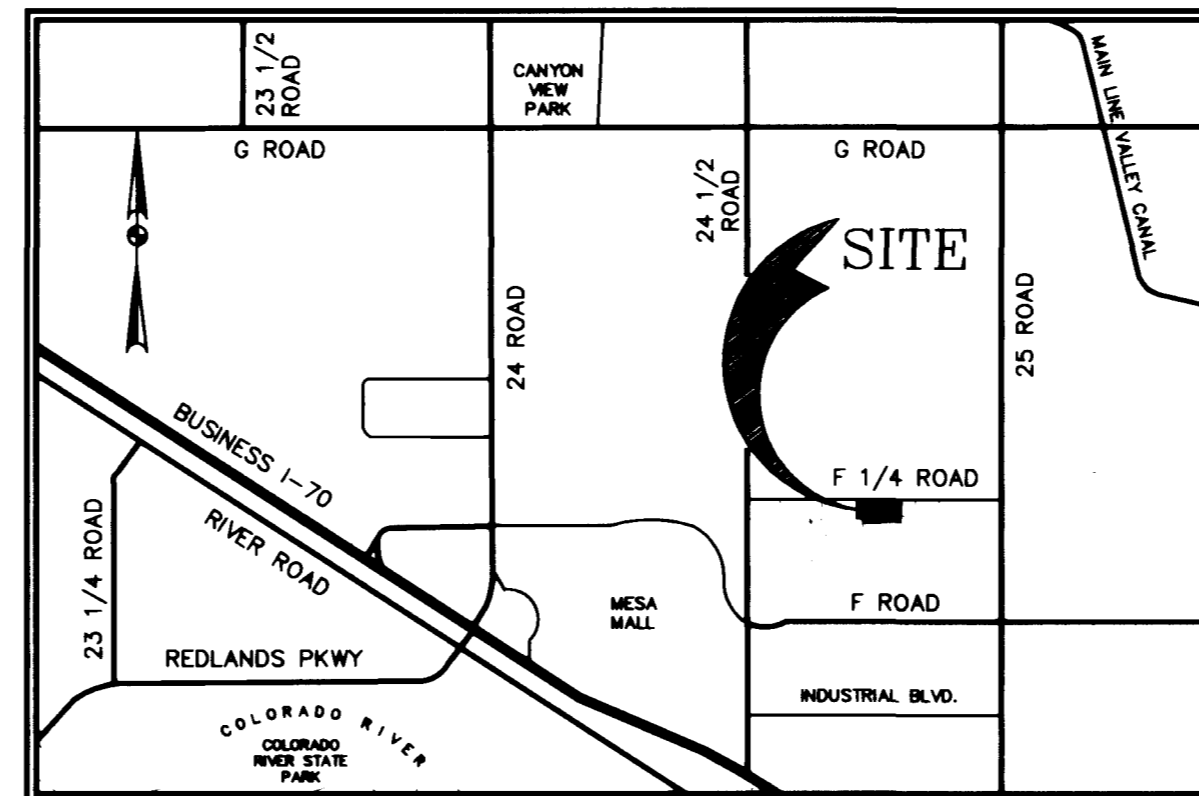
STATE OF COLORADO }
COUNTY OF MESA }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF SEPTEMBER A.D.,
2007, BY SUNDANCE VILLAGE LLC, A COLORADO LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 02-22-2010
NOTARY PUBLIC



GENERAL NOTES:

1. 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. F BY FIRST AMERICAN HERITAGE TITLE COMPANY, EFFECTIVE DATE OF AUGUST 24, 2007 AT 8:00 A.M.
2. 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)
3. 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.
4. 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.
5. 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.
6. ALL DIMENSIONS ARE TO FACE OF WALL SURFACES. FURTHER DEFINITION OF OWNERSHIP IS OULINED IN THE DECLARATION.
7. THE "PHASES" CONSIST OF THE FOLLOWING, AS MORE FULLY DEFINED IN THE DECLARATION:

PHASE 1	BUILDING 9	8 RESIDENTIAL UNITS
PHASE 1B	TRACT 10	50 GARAGE UNITS
PHASE 1C	TRACTS 11 AND 12	8 RESIDENTIAL UNITS
		16 RESIDENTIAL UNITS
8. THE "IMPROVEMENT AREA" IS ALL OF THE PROPERTY THAT IS SUBJECT TO THE RECORDED CONDOMINIUM MAP OF SUNDANCE VILLAGE CONDOMINIUMS. THE IMPROVEMENT AREA INCLUDES THE PHASES.
9. 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").
10. 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.
11. ALL UNITS SHOWN ON THIS CONDOMINIUM MAP 1C ARE RESIDENTIAL UNITS
12. THE FIELD WORK FOR THIS PLAT WAS PERFORMED IN JULY 9, 2007, AND FINISHING WORK WAS STILL BEING COMPLETED AT THAT TIME. BUILDING UNIT DIMENSIONS ARE CURRENT AS OF JULY 9, 2007



VICINITY MAP SCALE: 1"=2000'

LAND USE SUMMARY		
BUILDING 11	0.117 ACRES	71.34%
LCE	0.047 ACRES	28.66%
TOTAL	0.164 ACRES	100.00%
LAND USE SUMMARY		
BUILDING 12	0.117 ACRES	71.34%
LCE	0.047 ACRES	28.66%
TOTAL	0.164 ACRES	100.00%

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: 9-4-2007 BY: Nicole Lewis - Title Manager

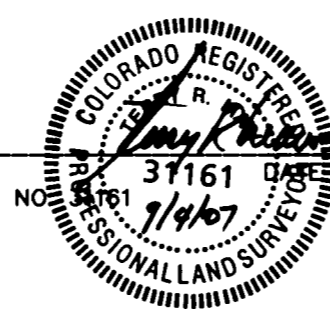
SURVEYOR'S NOTE

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 1C" 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. 371161
FOR AND ON BEHALF OF SURVCON INC.



CITY APPROVAL:

THIS CONDOMINIUM MAP OF SUNDANCE VILLAGE 1C, IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO IS HEREBY APPROVED AND DEDICATION ACCEPTED THIS 11th DAY OF September, A.D., 2007.
BY: Janice Rich CITY MANAGER Bonnie Beuth MAYOR

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 31st DAY OF August 2007, BY: Edward N. Slater agent and Attorney in fact for Hacienda Partners
NAME OF INSTITUTION: HACIENDA PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO }
COUNTY OF MESA }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF August A.D.,
2007, BY Edward N. Slater agent and Attorney in fact for Hacienda Partners, LLC
a Colorado Limited Liability Company.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 1-25-2010
NOTARY PUBLIC C. Rath

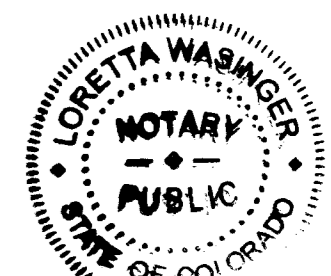


LIENHOLDER'S RATIFICATION OF PLAT:

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 1 DAY OF Sept. 2007, BY: John F. Harutun
NAME OF INSTITUTION: JOHN F. HARUTUN

STATE OF COLORADO }
COUNTY OF MESA }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF September A.D.,
2007, BY John Harutun
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 08-02-2011
NOTARY PUBLIC Loretta Wasinger



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 4472, PAGE 560 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 4th DAY OF September 2007, BY: Thomas W. Espeland, Manager
NAME OF INSTITUTION: ACADEMY BANK.

STATE OF COLORADO }
COUNTY OF MESA }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF September A.D.,
2007, BY Thomas W. Espeland as Manager of Academy Bank.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 1-25-2010
NOTARY PUBLIC C. Rath



CLERK AND RECORDER CERTIFICATE:

STATE OF COLORADO }
COUNTY OF MESA }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:16 O'CLOCK P. M. THIS 11th DAY OF September A.D., 2007, AND IS DULY RECORDED IN BOOK NO. 4512 PAGE 258-264
RECEPTION NO. 2401031
Janice Rich CLERK AND RECORDER Helen Cross DEPUTY
FEES \$ 70.00 + 1.00

Drawer: UU 18

SUNDANCE VILLAGE CONDOMINIUM MAP 1C

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: 7-26-07 PROJECTS\COMDO MAP 1C\60019190CONDO1CREV2
DRAWN BY: RRL/TRM SHEET NO. 1 OF 7

CONVEYANCE DOCUMENTS: (FOR CITY USE ONLY)
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ARE RECORDED IN BOOK 4512 AT PAGE 251

SUNDANCE VILLAGE CONDOMINIUM MAP 1 C

A RESUBDIVISION OF TRACTS 11 AND 12, BLOCK 1, SUNDANCE VILLAGE CONDOMINIUM MAP AS RECORDED AT RECEPTION NO. 2378488 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
⊙	PROPERTY CORNER 1" DISK IN PLACE IN CONCRETE L.S.# 37935	W.C.	WITNESS CORNER
●	SET #5 REBAR WITH 1 1/2" ALUMINUM CAP MARKED "SERVCON INC." PLS #31161	LS	LAND SURVEYOR
		(TYP.)	TYPICAL
		R.O.W.	RIGHT-OF-WAY
		CONC.	CONCRETE
		ALUM.	ALUMINUM CAP
		PG	PAGE
		REC. NO.	RECEPTION NUMBER
		CORN.	CORNER
		BC	BRASS CAP
		LOT LINE	LOT LINE
		EASEMENT LINE	EASEMENT LINE
		BOUNDARY LINE	BOUNDARY LINE
		SECTION LINE	SECTION LINE
		ADJACENT	ADJACENT
		PROPERTY LINE	PROPERTY LINE
M.P.E	MULTI-PURPOSE EASEMENT		
D.E.	DRAINAGE EASEMENT		
SQ.FT.	SQUARE FEET		
NO.	NUMBER		
SEC.	SECTION		
MCSM	MESA COUNTY SURVEY MONUMENT		
ESMT	EASEMENT		
YPC	YELLOW PLASTIC CAP		
GCE	GENERAL COMMON EASEMENT		
LCE	LIMITED COMMON ELEMENT		
PSCO	PUBLIC SERVICE COMPANY		

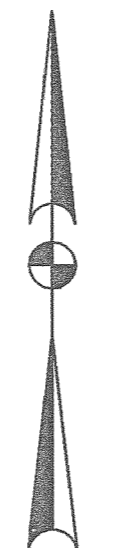
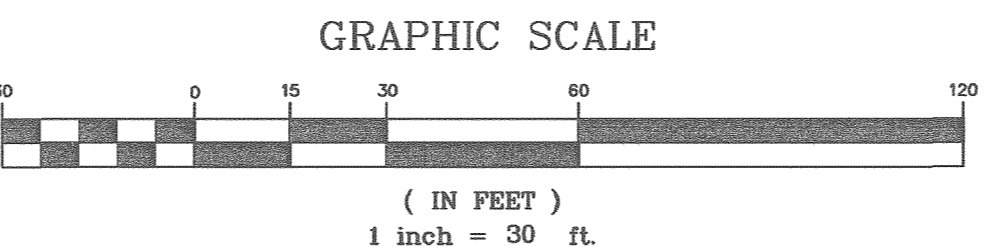
NOTES

- THE PROPERTY SHOWN HEREON MIGHT BE AFFECTED BY THE PLAT ENTITLED "GLENS AT CANYON VIEW, PHASE 1" RECORDED MARCH 23, 2006 AT RECEPTION NUMBER 2308085.
- THIS PROPERTY IS ALSO AFFECTED BY THE PLAT ENTITLED "THE HOMESTEAD IN GRAND JUNCTION" RECORDED DECEMBER 3, 1999 AT RECEPTION NUMBER 1930890.
- 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.
- THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
- THIS MAP IS BASED ON THE RECORDED PLAT OF SUNDANCE VILLAGE CONDOMINIUM MAP IN GRAND JUNCTION RECORDED IN RECEPTION NO. 2378488 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-H0160608-900-GTO, AMENDMENT NO. C, EFFECTIVE DATE OF APRIL 19, 2007 AT 8:00 A.M.
- THE FOLLOWING ITEMS SHOWN IN THE ABOVE REFERENCED TITLE COMMITMENT ALSO AFFECT THE SUBJECT PROPERTY BUT ARE NOT PLOTTABLE AS DESCRIBED:
 - UNITED STATES LAND PATENT RECORDED FEBRUARY 4, 1896 AT RECEPTION NO. 22897.
 - ANNEXATION ORDINANCE NO. 2183 RECORDED APRIL 20, 1984 AT RECEPTION NO. 1359574.
 - ANNEXATION ORDINANCE NO. 2813 RECORDED MARCH 3, 1995 AT RECEPTION NO. 1710639.
 - DEVELOPMENT APPROVAL LETTER RECORDED JULY 21, 1997 AT RECEPTION NO. 1806431.
 - COVENANTS, CONDITIONS AND RESTRICTIONS OF HACIENDA SUBDIVISION RECORDED JANUARY 13, 1998 AT RECEPTION NO. 1827863.
 - HOMESTEAD IN GRAND JUNCTION HOMEOWNERS ASSOCIATION INSTRUMENT RECORDED AUGUST 30, 2000 AT RECEPTION NO. 1963288.
 - COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF CONDOMINIUM RECORDED AUGUST 30, 2000 AT RECEPTION NO. 1963290, AS AMENDED.
 - EFFECT OF THE AGREEMENT RECORDED APRIL 8, 2004 AT RECEPTION NO. 2186205.
 - EFFECT OF EASEMENT DEED AND AGREEMENT RECORDED JULY 1, 2004 AT RECEPTION NO. 2200104.
 - EFFECT OF THE RECORDING MEMORANDUM RECORDED MARCH 23, 2006 AT RECEPTION NO. 2308088.
 - TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS AS DISCLOSED ON THE PLAT OF GLENS AT CANYON VIEW, PHASE 1.
 - 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.
- 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.
- 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.
- 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.
- LAST DATE OF SURVEY WAS JULY 09, 2007.
- 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.

BLOCK 2
GLENS AT CANYON VIEW, PHASE 1
BOOK 4119, PGS 37, 38, 39
REC. NO. 2038085

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'



SOUTH CENTER 1/16 COR., SEC. 4, 3-1/4" MCSM BC
R.O.W. PER BOOK 2590, PAGE 721

NW1/4SE1/4
2945-044-00-040
BOOK 2590, PAGE 721

SE1/16 COR., SEC. 4, 2" AC ILL.

NE1/4SE1/4
2945-044-00-162
BOOK 3909, PAGE 630

RECORDER NOTE: POOR QUALITY DOCUMENT REPRODUCED FOR REPRODUCTION

WEST LINE, SOUTHWEST QUARTER, SOUTHEAST QUARTER, SECTION 4
BASIS OF BEARINGS S00°01'19"W 1317.30'

2945-044-00-174
RECEPTION #1791724
3/18/1997

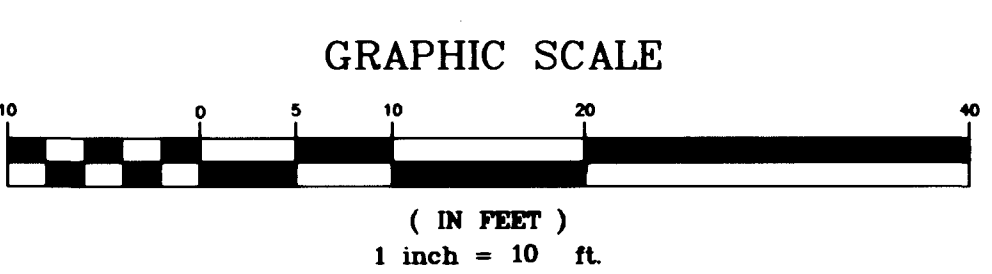
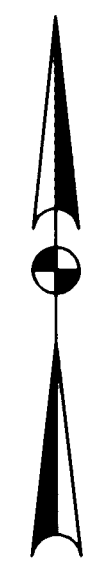
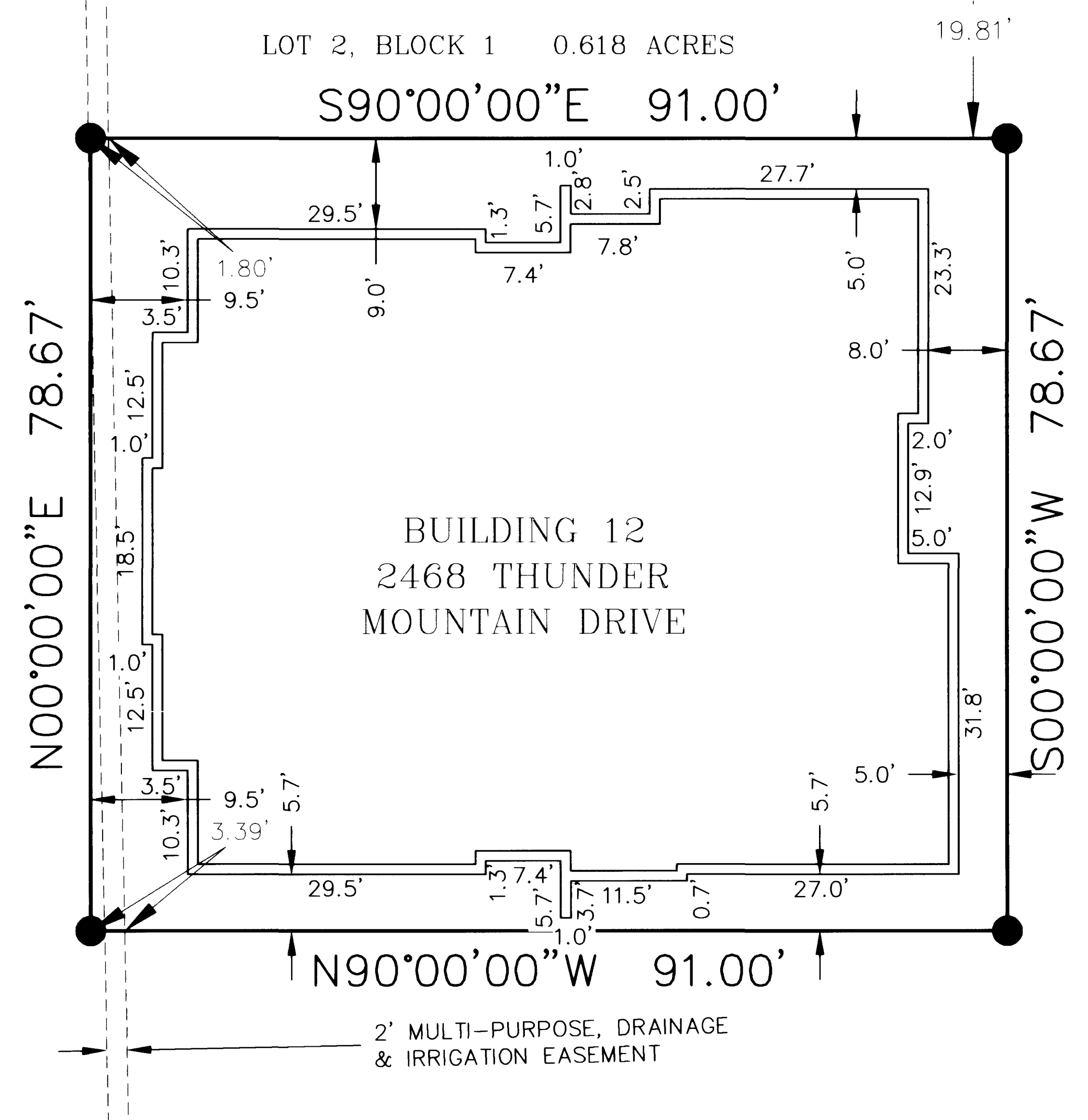
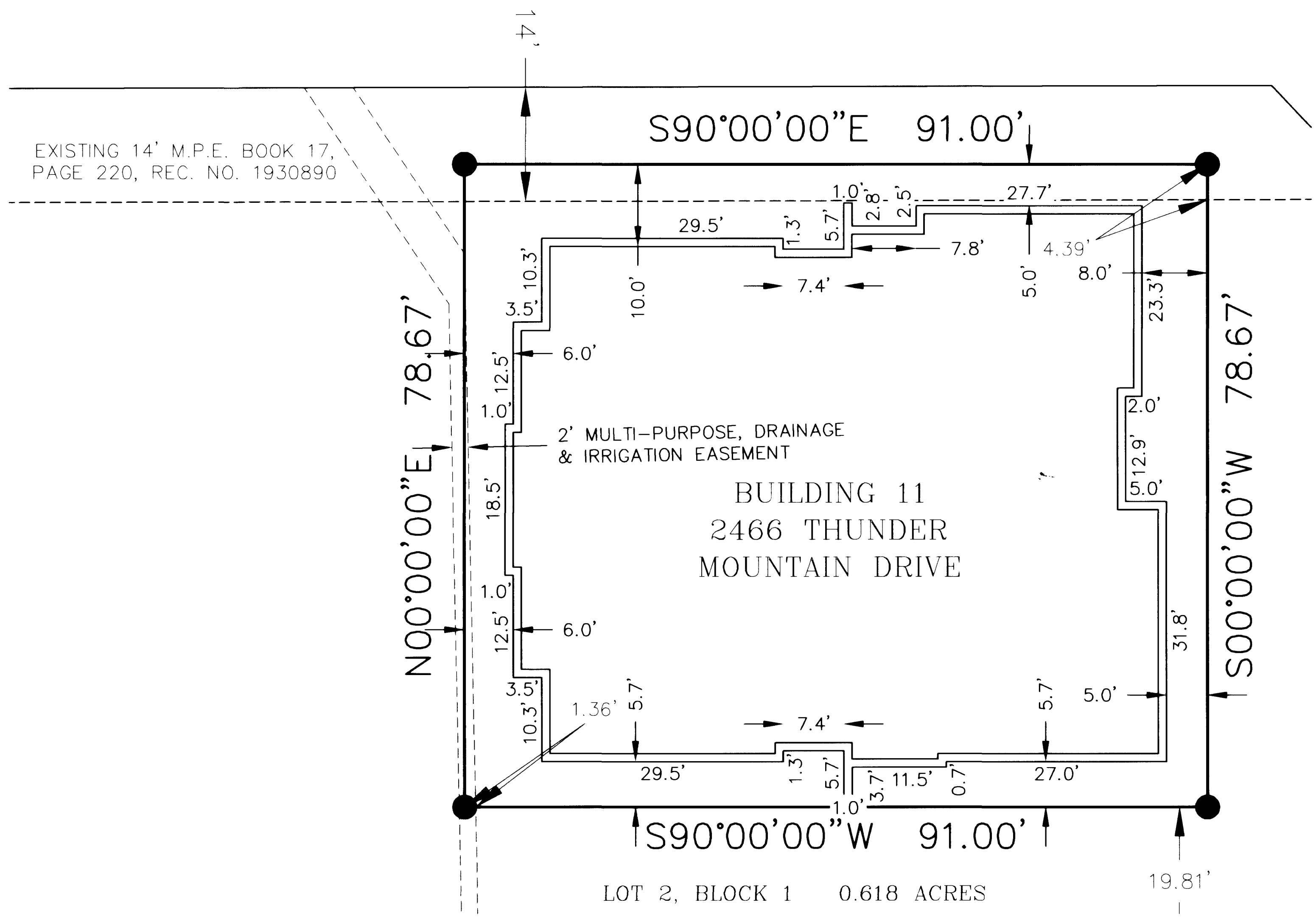
A PORTION OF THE S.E. 1/4 OF SEC. 4, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO

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

SCALE: 1" = 30'	JOB NO. 60019190
DATE: 7-26-07	PROJECTS__CONDO MAP 1C\60019190CONDO01DREV2
DRAWN BY: RRL/TRM	SHEET NO. 2 OF 7



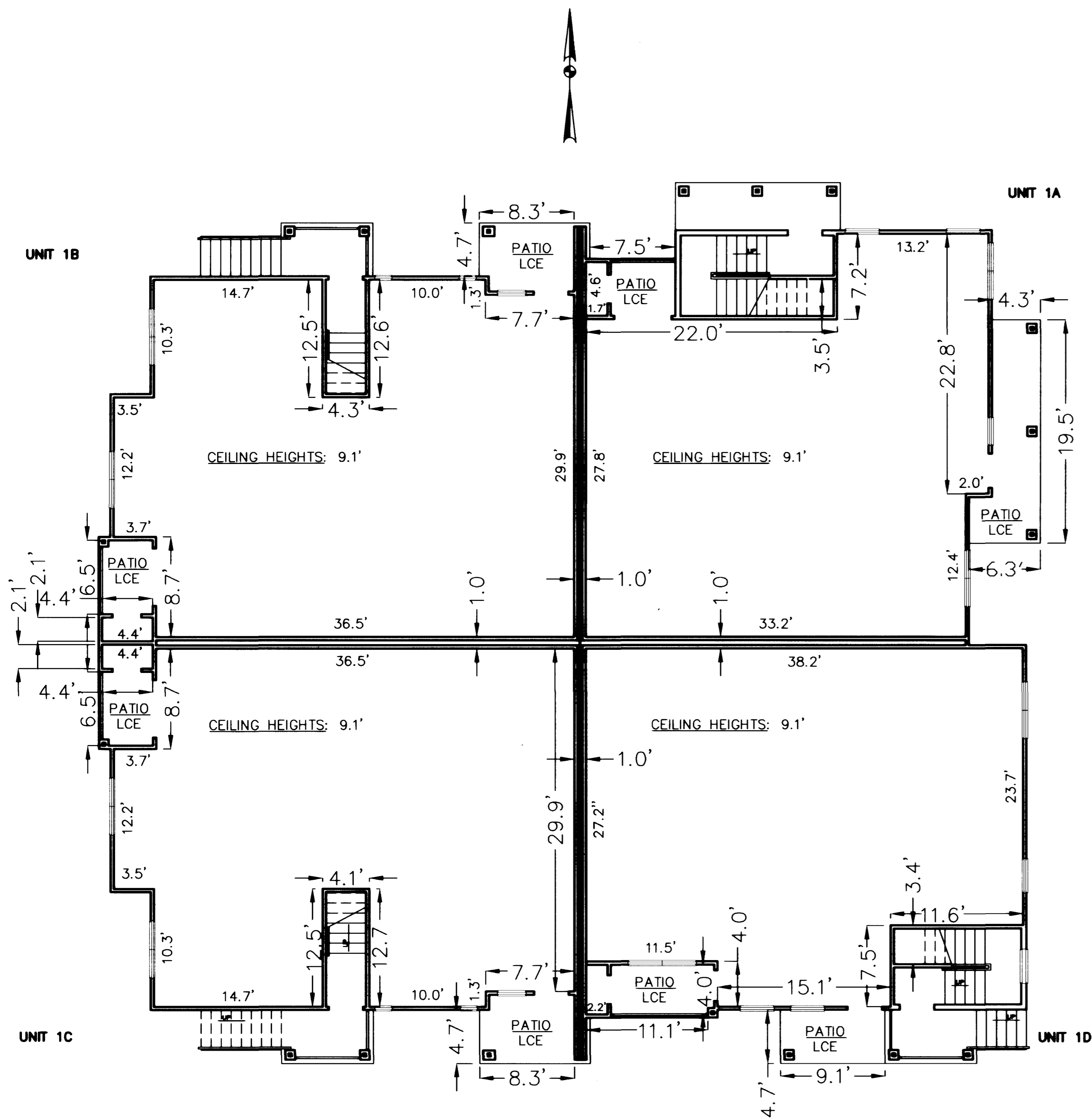
SUNDANCE VILLAGE CONDOMINIUM MAP 1 C
 A RESUBDIVISION OF TRACTS 11 AND 12, BLOCK 1, SUNDANCE VILLAGE CONDOMINIUM MAP
 AS RECORDED AT RECEPTION NO. 2378488 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE
 PARCEL OF LAND LOCATED IN SECTION 4, T. 1 S., R. 1 W. OF THE UTE MERIDIAN
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



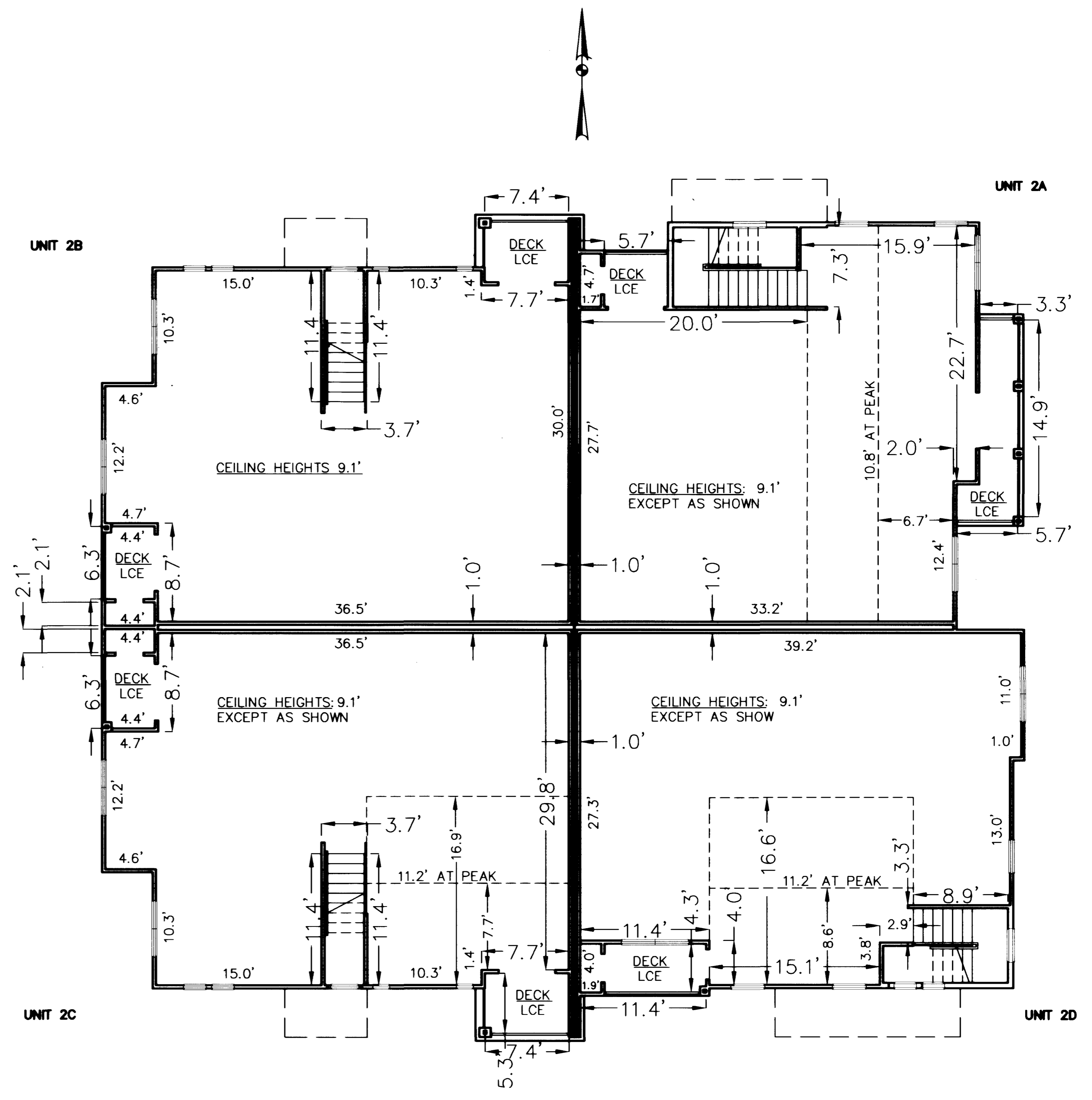
A PORTION OF THE S.E. 1/4 OF SEC. 4, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO	
SURVCON INC. PROFESSIONAL SURVEYORS 7100 E. BELLEVUE AVE., STE. G-12 GREENWOOD VILLAGE, CO 80111 PH. (303) 858-0404	
SCALE: 1" = 10'	JOB NO. 60019190
DATE: 7-26-07	PROJECTS: CONDO MAP 1C/60019190CONDO01GREY2
DRAWN BY: RRL/TRM	SHEET NO. 3 OF 7

SUNDANCE VILLAGE CONDOMINIUM MAP 1 C

A RESUBDIVISION OF TRACTS 11 AND 12, BLOCK 1, SUNDANCE VILLAGE CONDOMINIUM MAP
 AS RECORDED AT RECEPTION NO. 2378488 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



MAIN LEVEL DIMENSION PLAN FOR BLDG 11
 NOT TO SCALE



UPPER LEVEL DIMENSION PLAN FOR BLDG 11
 NOT TO SCALE

NOTE: INTERIOR WALL THICKNESS COULD NOT BE VERIFIED AT THE TIME OF SURVEY. THEY ARE DIMENSIONED PER THE ARCHITECTURAL DRAWINGS, DRAWING A6, SHEET 9 OF 21.



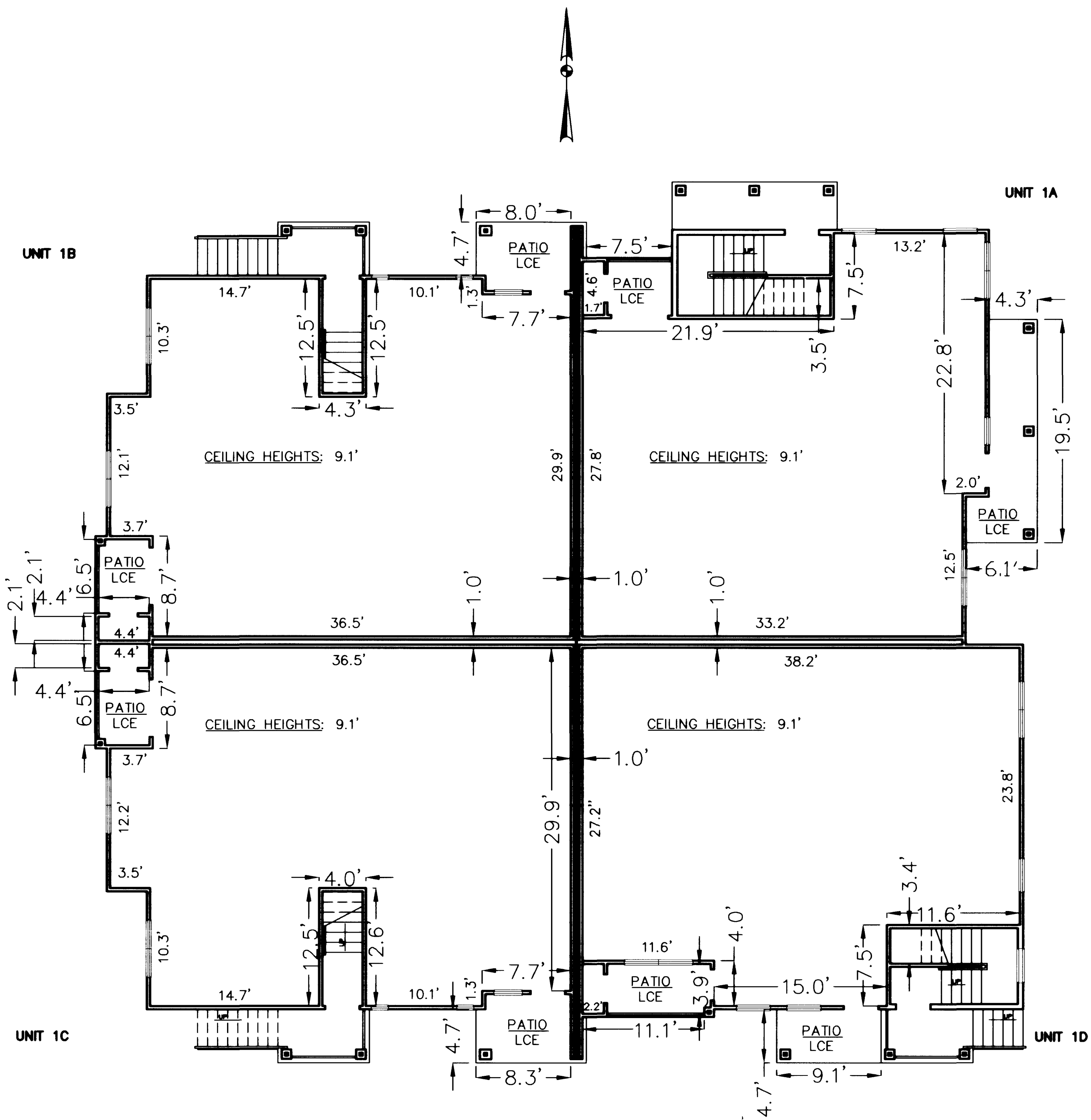
A PORTION OF THE S.E. 1/4 OF SEC. 4, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO

SURVCON INC.
 PROFESSIONAL SURVEYORS
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 GREENWOOD VILLAGE, CO 80111
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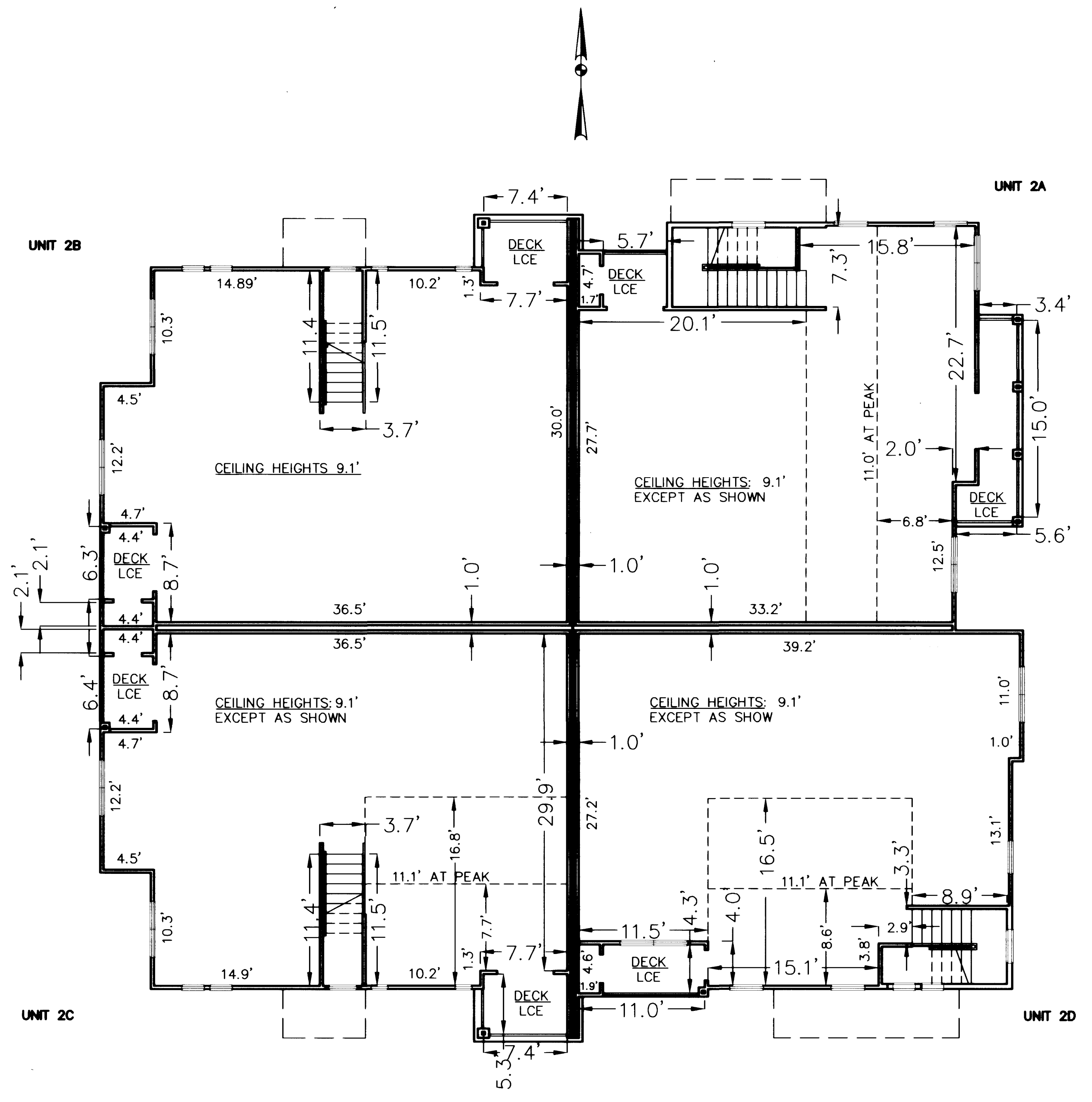
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DATE: 7-26-07	PROJECTS: CONDO MAP 1C/60019190CONDO1CREV2
DRAWN BY: RRL/TRM	SHEET NO. 4 OF 7

SUNDANCE VILLAGE CONDOMINIUM MAP 1 C

A RESUBDIVISION OF TRACTS 11 AND 12, BLOCK 1, SUNDANCE VILLAGE CONDOMINIUM MAP
AS RECORDED AT RECEPTION NO. 2378488 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



MAIN LEVEL DIMENSION PLAN FOR BLDG 12
NOT TO SCALE



UPPER LEVEL DIMENSION PLAN FOR BLDG 12
NOT TO SCALE

NOTE: INTERIOR WALL THICKNESS COULD NOT BE VERIFIED AT THE TIME OF SURVEY. THEY ARE DIMENSIONED PER THE ARCHITECTURAL DRAWINGS, DRAWING A6, SHEET 9 OF 21.



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GREENWOOD VILLAGE, CO 80111
PH. (303) 855-0404

SCALE: NTS	JOB NO. 60019190
DATE: 7-26-07	PROJECTS\..CONDO MAP 1C\60019190000010REV2
DRAWN BY: RRL/TRM	SHEET NO. 5 OF 7

SUNDANCE VILLAGE CONDOMINIUM MAP 1 C
 A RESUBDIVISION OF TRACTS 11 AND 12, BLOCK 1, SUNDANCE VILLAGE CONDOMINIUM MAP
 AS RECORDED AT RECEPTION NO. 2378488 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



SECOND FLOOR
 EL. 4581.11
 CEILING EL.
 4580.02
 FIRST FLOOR
 EL. 4570.92

ELEVATION 2



SECOND FLOOR
 EL. 4581.11
 CEILING EL.
 4580.02
 FIRST FLOOR
 EL. 4570.92

ELEVATION 2



SECOND FLOOR
 EL. 4581.11
 CEILING EL.
 4580.02
 FIRST FLOOR
 EL. 4570.92

ELEVATION 1

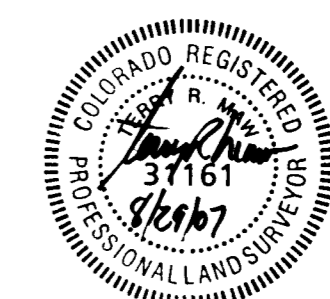


SECOND FLOOR
 EL. 4581.11
 CEILING EL.
 4580.02
 FIRST FLOOR
 EL. 4570.92

ELEVATION 1

BUILDING 11

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: 1/8" = 1'-0"	JOB NO. 60019190
DATE: 7-26-07	PROJECTS: CONDO MAP 1C/60019190CONDO01CREV2
DRAWN BY: RRL/TRM	SHEET NO. 6 OF 7

SUNDANCE VILLAGE CONDOMINIUM MAP 1 C
 A RESUBDIVISION OF TRACTS 11 AND 12, BLOCK 1, SUNDANCE VILLAGE CONDOMINIUM MAP
 AS RECORDED AT RECEPTION NO. 2378488 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



SECOND FLOOR
 EL. 4580.95
 CEILING EL.
 4579.84
 FIRST FLOOR
 EL. 4570.74

ELEVATION 2



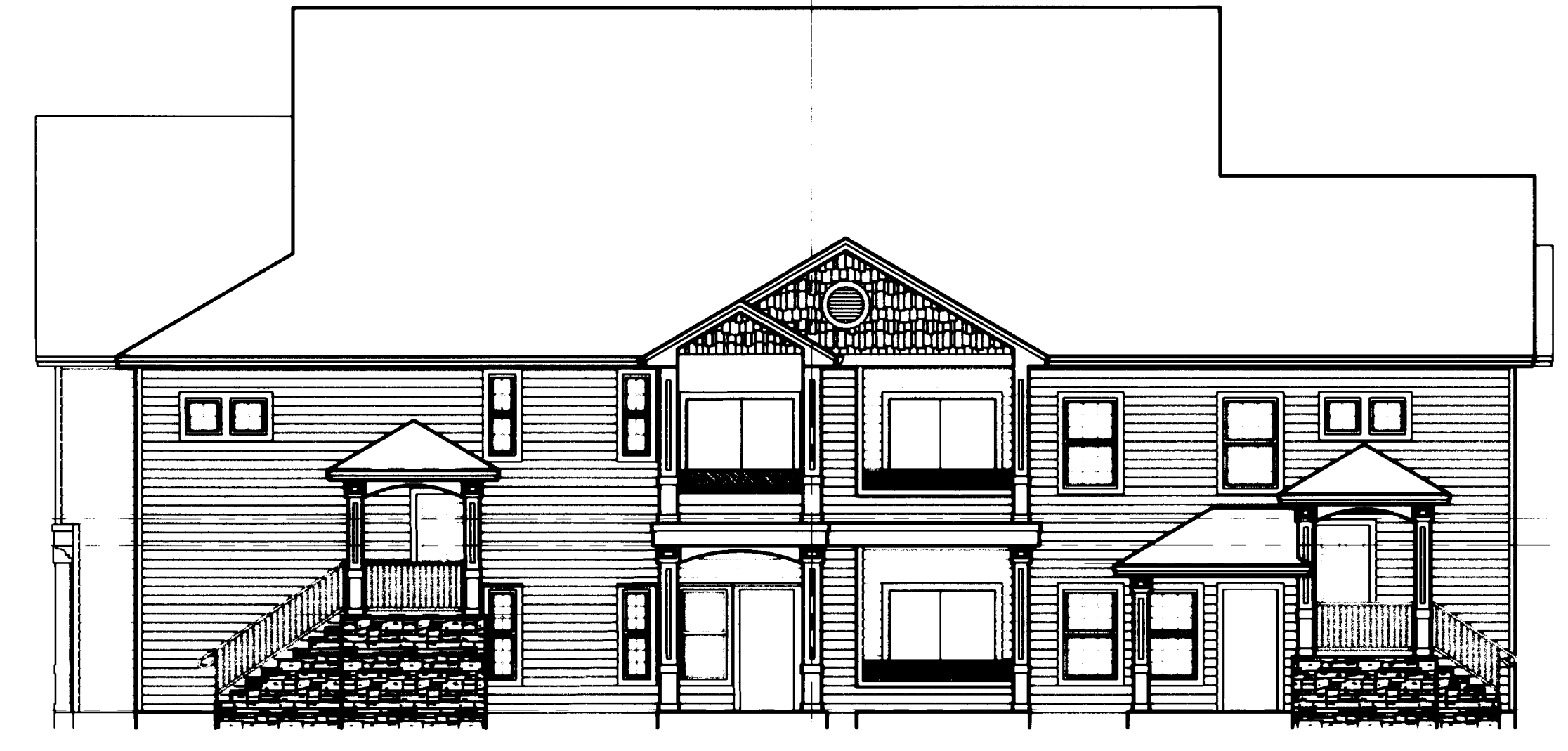
SECOND FLOOR
 EL. 4580.95
 CEILING EL.
 4579.84
 FIRST FLOOR
 EL. 4570.74

ELEVATION 2



SECOND FLOOR
 EL. 4580.95
 CEILING EL.
 4579.84
 FIRST FLOOR
 EL. 4570.74

ELEVATION 1



SECOND FLOOR
 EL. 4580.95
 CEILING EL.
 4579.84
 FIRST FLOOR
 EL. 4570.74

ELEVATION 1

BUILDING 12



A PORTION OF THE S.E. 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: 7-26-07	PROJECTS\..CONDO MAP 1C\60019190\CONDO101REV2
DRAWN BY: RRL/TRM	SHEET NO. 7 OF 7