

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE THREE

SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
A REPLAT OF UNIT 66 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE TWO
(Book 4385, PAGES 564-567)
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

CITY APPROVAL
This Plat of FAIRMOUNT VILLAGE CONDOMINIUMS-PHASE THREE, a condominium in the City of Grand Junction, County of Mesa, Colorado is hereby approved and dedications accepted this 16th day of OCTOBER, 2007.

[Signature]
City Manager

[Signature]
Mayor

AREA SUMMARY

BUILDINGS = 0.09 ACRES = 1.3%
UNDEVELOPED LAND (UNIT 66) = 0.19 ACRES = 28%
GENERAL COMMON AREA = 0.40 ACRES = 59%

TOTAL = 0.68 ACRES = 100%

TITLE CERTIFICATION
We, Abstract & Title Co. of Mesa County, Inc., 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 property, that we find the title to the property is vested to JBB CORPORATION, that the current taxes have been paid; that all mortgages not satisfied or released of record nor 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, as of September 29, 2007.

Date: October 2, 2007 By: Heidi G. Eddy, Examiner

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 owner(s) thereof and agree that its security interest which is recorded in Book 4390 Page 195 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon, and in Book 4537 at Page 757.

In witness whereof, the said individual(s) has caused these presents to be signed this 27 day of SEPT by: *[Signature]*

Name of Institution: HEARTHSTONE FUND INC.

SURVEYOR'S CERTIFICATE
I, David M. Morris, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying Map of FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE THREE, a part of the City of Grand Junction, County of Mesa, State of 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 structures as designed. All structural components of all buildings containing or comprising any units thereby created are substantially completed. I further certify to the best of my knowledge and belief this map conforms to the requirements for condominium maps specified in the applicable laws of the State of Colorado, specifically C.R.S. 38-33.3-209.

[Signature]
David M. Morris, Registered Land Surveyor, Colorado Registration No. 30111

STATE OF COLORADO } S.S.
COUNTY OF ARAPAHOE }

The foregoing instrument was acknowledged before me this 24th day of Sept A.D., 2007, by Les Sowitch, V.P. of Hearthstone Fund Inc.

Witness my hand and official seal. My commission expires: 7-22-10

[Signature]
Notary Public

OWNERS CERTIFICATE
That the undersigned JBB CORPORATION, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 4385, Pages 564-567 of the Mesa County Clerk and Recorder's Office, being described as follows:
UNIT 66 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE TWO as recorded in Book 4385, Pages 564-567 of the Mesa County Records.
City of Grand Junction, Mesa County, Colorado
That said owner has caused the said real property to be laid out and surveyed as the FAIRMOUNT VILLAGE CONDOMINIUMS, PHASE THREE.
The said owner does hereby state that all lien holders are shown hereon.

[Signature]
BY: TROY NESHEIM FOR JBB CORPORATION

STATE OF COLORADO } S.S.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 20 day of October A.D., 2007, by TROY NESHEIM for JBB CORPORATION.

Witness my hand and official seal. My commission expires: _____

DIANE HAGEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 07/29/2010

[Signature]
Notary Public

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO } S.S.
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 11:40 o'clock A.M. this 18th day of OCTOBER A.D., 2007, and is duly recorded in Book No. 4537, Page 767-771

Reception No. 2408158 File No. DRAWER UU-22

Janice Rich Clerk and Recorder Janice McElroy Deputy 50⁰⁰ / - Fees \$

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 owner(s) thereof and agree that its security interest which is recorded in Book 3941 Page 29 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon, and in Book 4537 at Page 757.

In witness whereof, the said individual(s) has caused these presents to be signed this 25th day of Sept '07 by: Tami Larimore, S.U.P.

Name of Institution: Community Bank of Boone

STATE OF IOWA } S.S.
COUNTY OF BOONE }

The foregoing instrument was acknowledged before me this 25th day of SEPT. A.D., 2007, by Tami Larimore

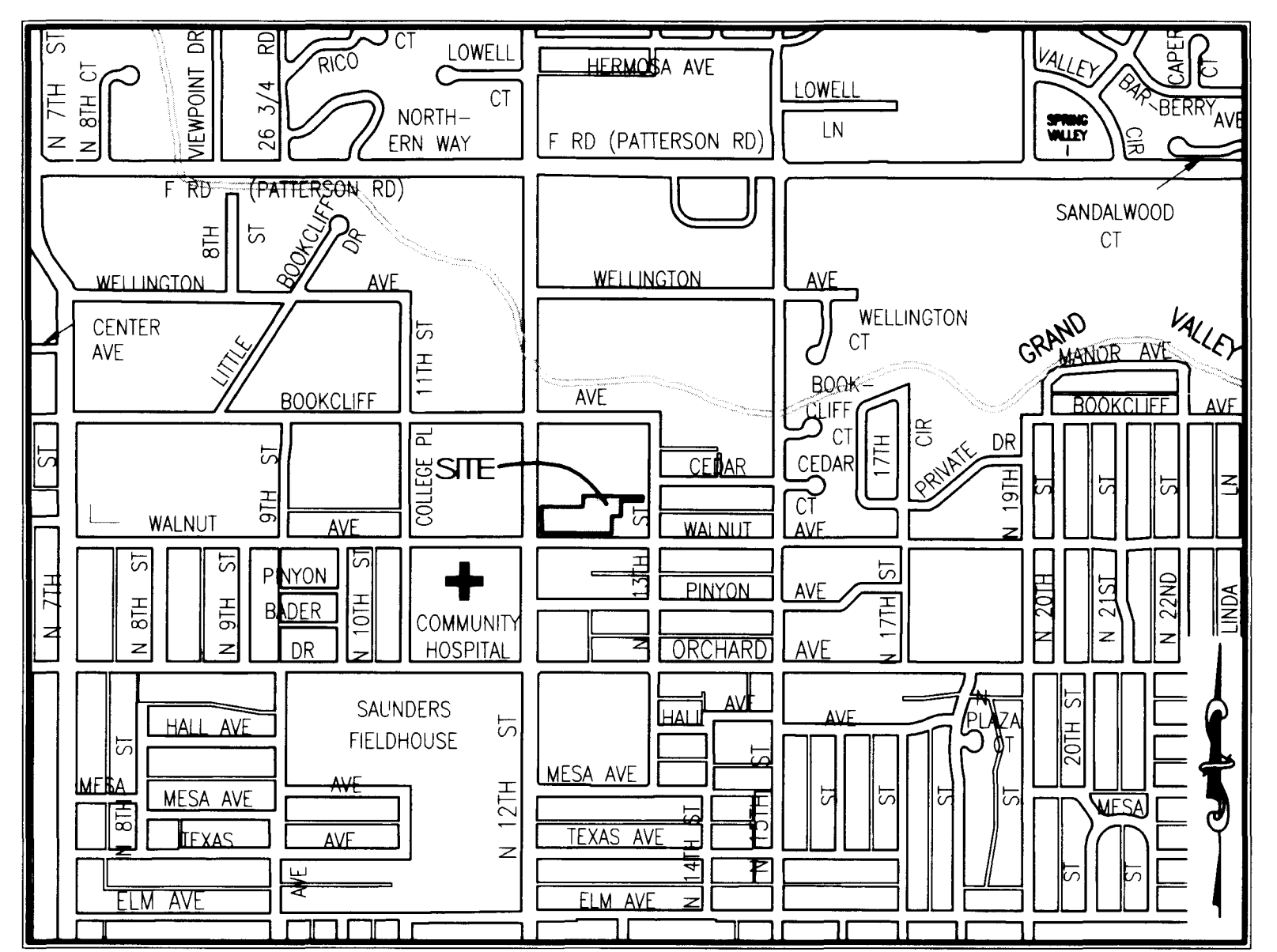
Witness my hand and official seal. My commission expires: 8-22-09

JUDITH K. WILSON
Commission Number 1-6727
My Commission Expires 8-22-09

[Signature]
Notary Public

FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:
Declaration of Covenants, Conditions, and Restrictions are recorded in Book 4308 at Page 1
First Amendment to the Declaration for Fairmount Village Condominiums are recorded in Book 4385 at Page 568
Second Amendment to the Declaration for Fairmount Village Condominiums are recorded in Book 4537 at Page 772



Vicinity Map
(NOT TO SCALE)

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE THREE

SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
A REPLAT OF UNIT 66 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE TWO
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

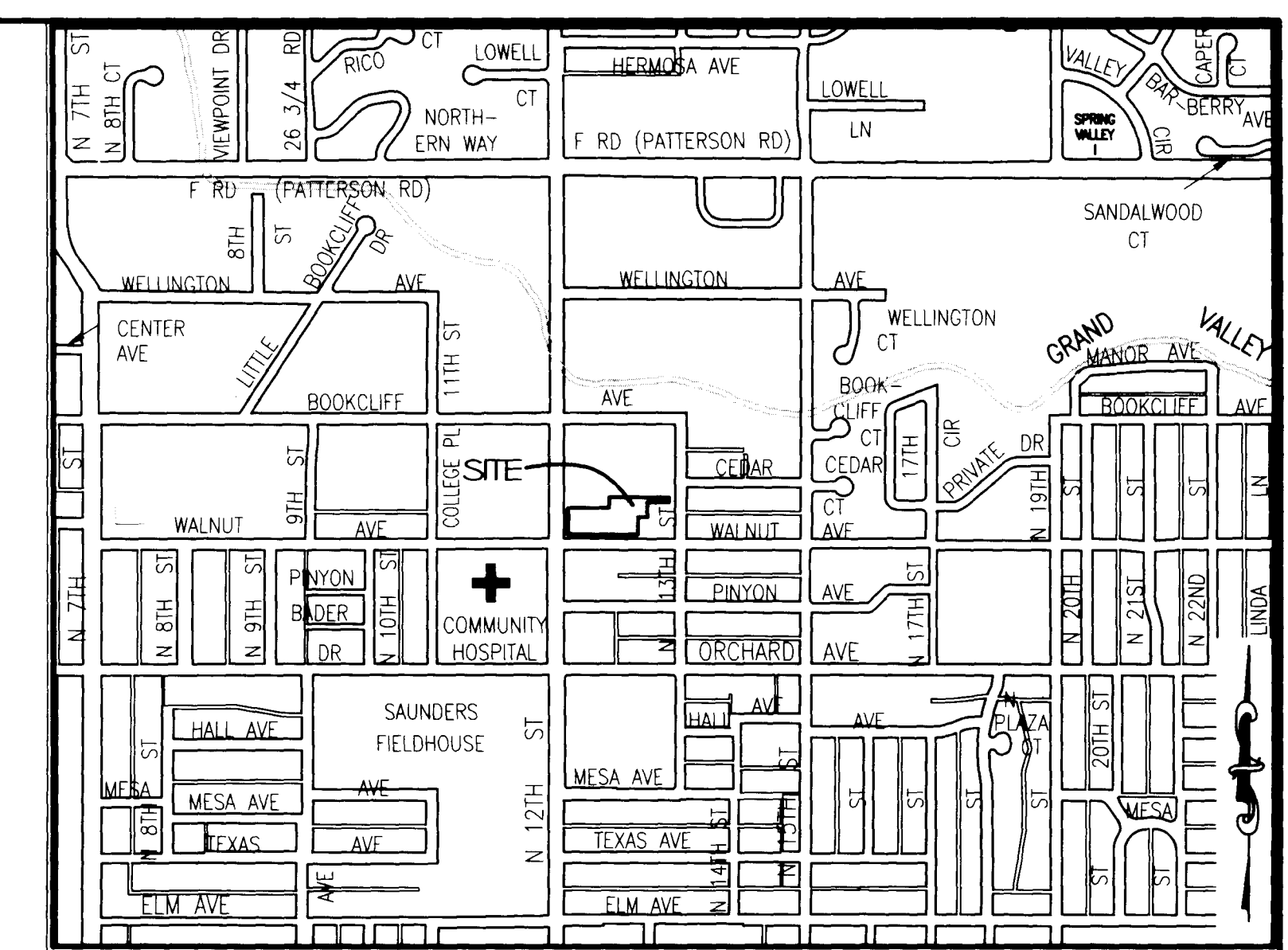
Final Plat		
SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN		
FOR: JURGEN DENK	<i>Surveying Western Colorado Since 1979</i>	SURVEYED BY: SB RM
ACAD ID: FAIRMOUNT CONDOS	Q.E.D. SURVEYING SYSTEMS, Inc.	DRAWN BY: RM DMM
SCALE: 1" = 30'		CHECKED BY: MEM
DATE: 9/17/07		SHEET NO. 1 of 5
	1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	FILE: 2007-127.02

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.

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE THREE

SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
A REPLAT OF UNIT 66 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE TWO
(Book 4385, Pages 564-567)
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

CITY MONUMENT AT
13th AND BOOKCLIFF
1 1/2" ALUMINUM CAP
SET IN CONCRETE



Vicinity Map
(NOT TO SCALE)

REDLANDS UNITS 17 THRU 28
& UNIT 68
1214 WALNUT AVENUE

DRAFTING ABBREVIATIONS	
SQ. FT.	SQUARE FEET
T	TOWNSHIP
R	RANGE
W	WEST
E	EAST
N	NORTH
S	SOUTH
LS	LICENSED SURVEYOR
MCSM	MESA COUNTY SURVEY MARKER
BK	BOOK
PG	PAGE
P.M.	PRINCIPAL MERIDIAN
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
G.C.E.	GENERAL COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT

LEGEND

- FOUND MESA COUNTY SURVEY MONUMENT
- FOUND GRAND JUNCTION CITY MONUMENT AS NOTED
- FOUND NO.5 REBAR w/CAP L.S. 27279
- FOUND NO.5 REBAR W/CAP L.S. 14113
- SET MONUMENT #5 REBAR W/CAP OR BRASS TAG IN CONCRETE L.S. 30111
- G.C.E. GENERAL COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT



NW CORNER
NW1/4 SW1/4 NW1/4
SECTION 12
T1S, R1W, U.M.,
MCSM #820-1

KIM C. O'NEAL
2140 N 12TH STREET
2945-122-00-074
BOOK 3993 PAGE 423

MILLER MARAIS LLC
2230 N 12TH STREET
2945-122-00-064
BOOK 4147 PAGE 726

SILVER SAGE RENTALS
1251 BOOKCLIFF AVENUE
2945-122-30-131
BOOK 3854 PAGE 452

WILLIAM & DIANE ADAMS
2122 N 12TH STREET
2945-122-00-115
BOOK 1886 PAGE 426

JOAN ELLEN BIERWIRTH
TERRY LEE ANDERSON
2945-122-00-075
BOOK 4054 PAGE 98

LUCIELLE & JAMES BURNS
1270 WALNUT AVENUE
2945-122-00-084
BOOK 2540 PAGE 440

12th STREET.

13th STREET.

(undeveloped property)
Declarant specifically reserves those Special
Declarant Rights and development rights set
forth in Article II of the Declaration of
Covenants, Conditions and Restrictions,
Fairmount Village

FAIRMOUNT
VILLAGE
CONDOMINIUMS -
PHASE TWO
(RECEPTION #2371607)

FAIRMOUNT
VILLAGE
CONDOMINIUMS -
PHASE ONE
(RECEPTION #2351794)

NOT PLATTED
HEREON

NOT PLATTED
HEREON

NOT PLATTED
HEREON

CITY MONUMENT AT
12th AND WALNUT
NOT RECOVERED THIS
SURVEY

CITY MONUMENT AT
13th AND WALNUT
1 1/2" ALUMINUM CAP
SET IN MONUMENT
BOX.
PROJECT BENCHMARK
ELEVATION = 4646.04
NAVD 88

SURVEYOR'S CERTIFICATE

I, David M. Morris, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying Map of FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE THREE, a part of the City of Grand Junction, County of Mesa, State of 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 structures as designed. All structural components of all buildings containing or comprising any units thereby created are substantially completed. I further certify to the best of my knowledge and belief this map conforms to the requirements for condominium maps as set forth in the applicable laws of the State of Colorado, specifically C.R.S. 38-33.3-209.

David M. Morris, Registered Land Surveyor, Colorado Registration No. 30111

BASIS OF BEARINGS STATEMENT

Bearings are based on the Mesa County Local Coordinate System, locally determined by GPS observations on the City of Grand Junction Survey Marker at the intersection of 13th Street and Bookcliff Avenue and on the City of Grand Junction Survey Marker at the intersection of 13th Street and Walnut Avenue.

The measured bearing of this line is S00°12'22"W.

NOTICE:

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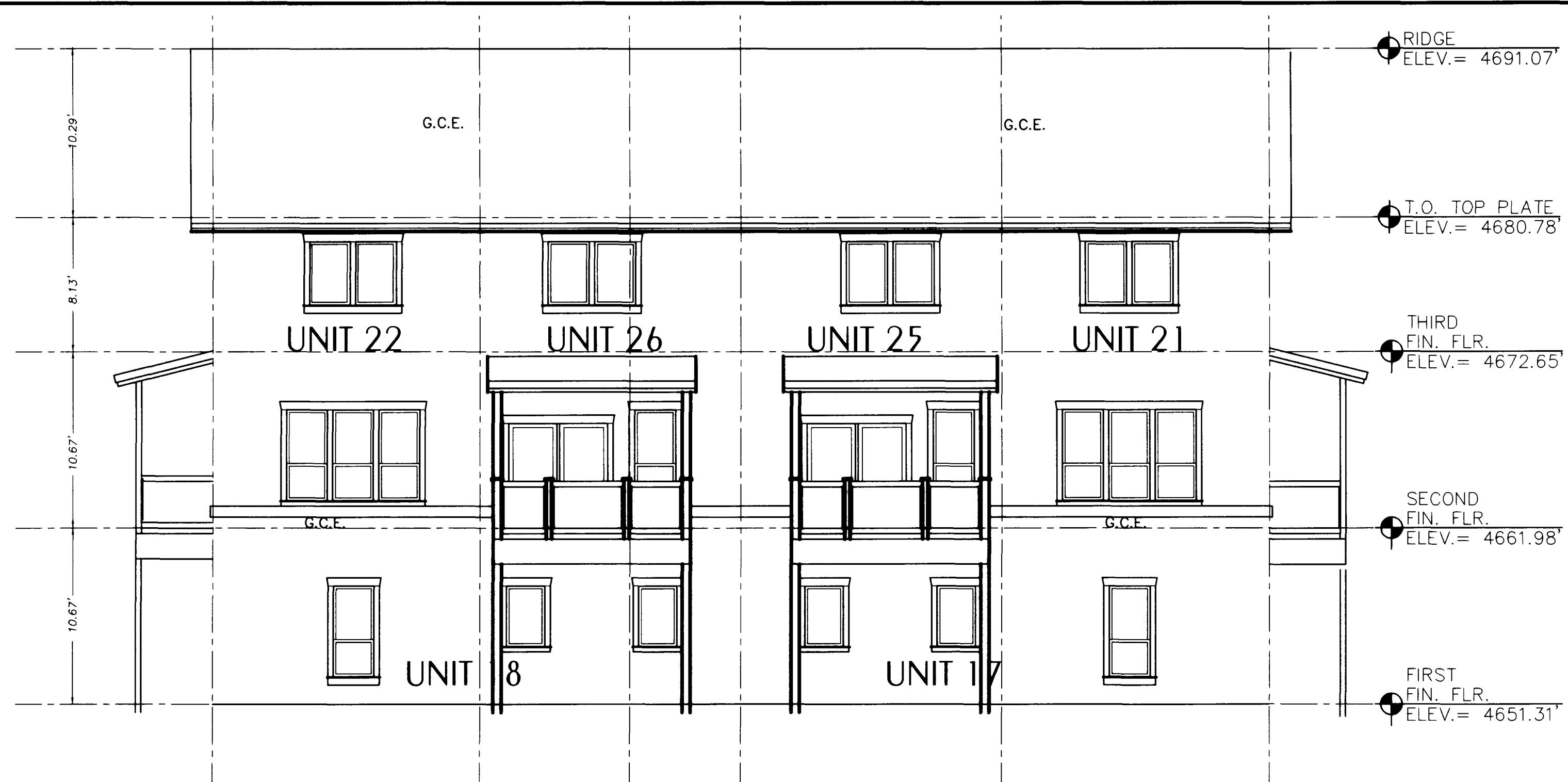
FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE THREE

SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
A REPLAT OF UNIT 66 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE TWO
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

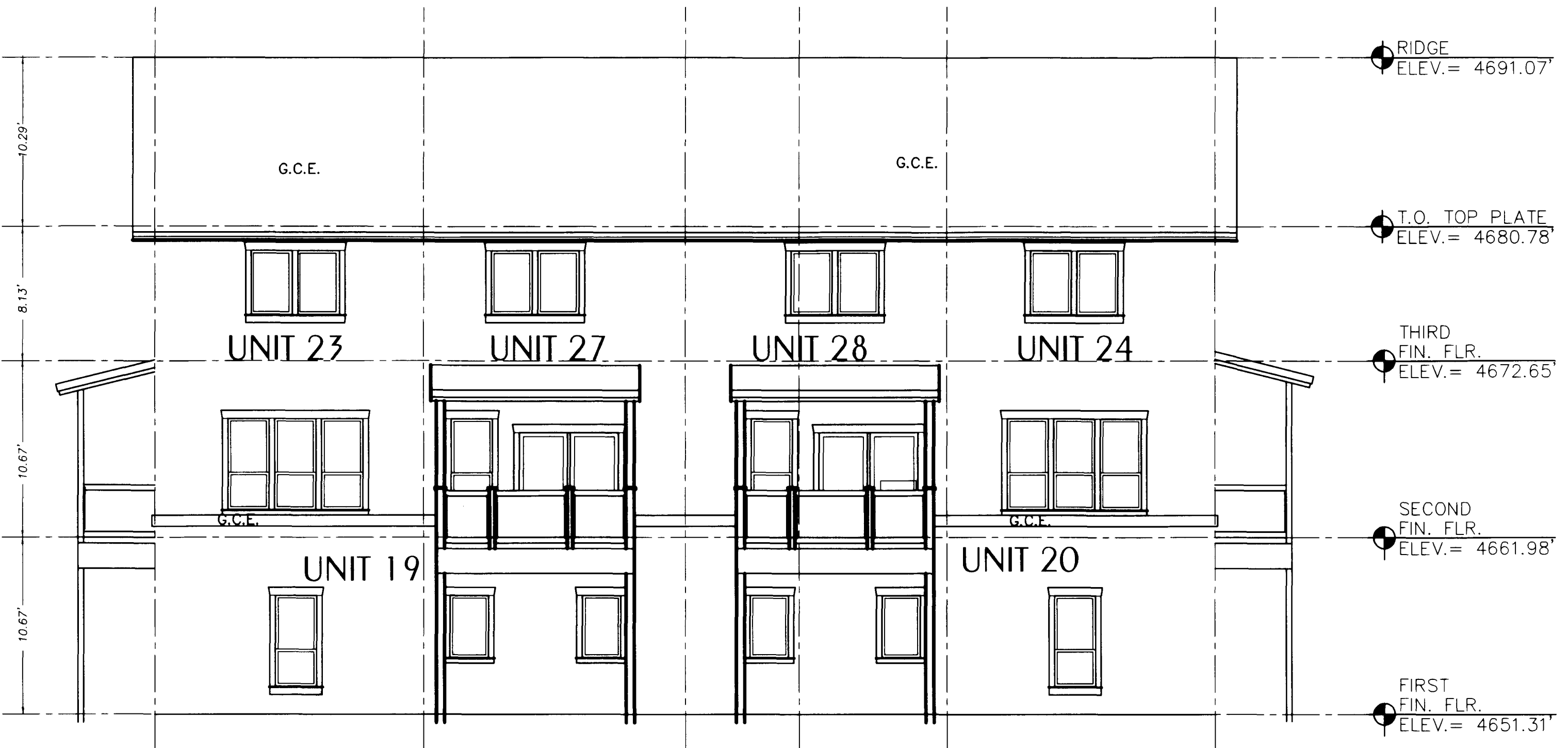
Final Plat		
SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN		
FOR: JURGEN DENK		SURVEYED BY: SB RM
ACAD ID: FAIRMOUNT CONDOS	Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	DRAWN BY: RM DMM
SCALE: 1" = 30'		CHECKED BY: MEM
DATE: 9/17/07		SHEET NO. 2 of 5
		FILE: 2007-127.02



FRONT ELEVATION
SCALE: 1" = 6'



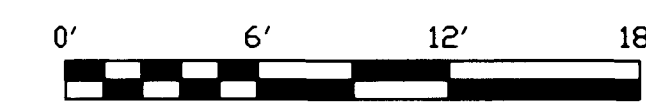
SIDE ELEVATION
SCALE: 1" = 6'



SIDE ELEVATION
SCALE: 1" = 6'



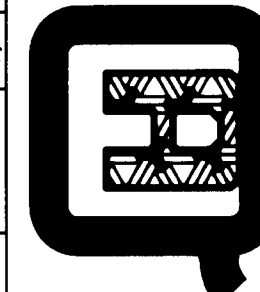
REAR ELEVATION
SCALE: 1" = 6'



REDLANDS - UNITS 17 THRU 28
1214 WALNUT AVENUE

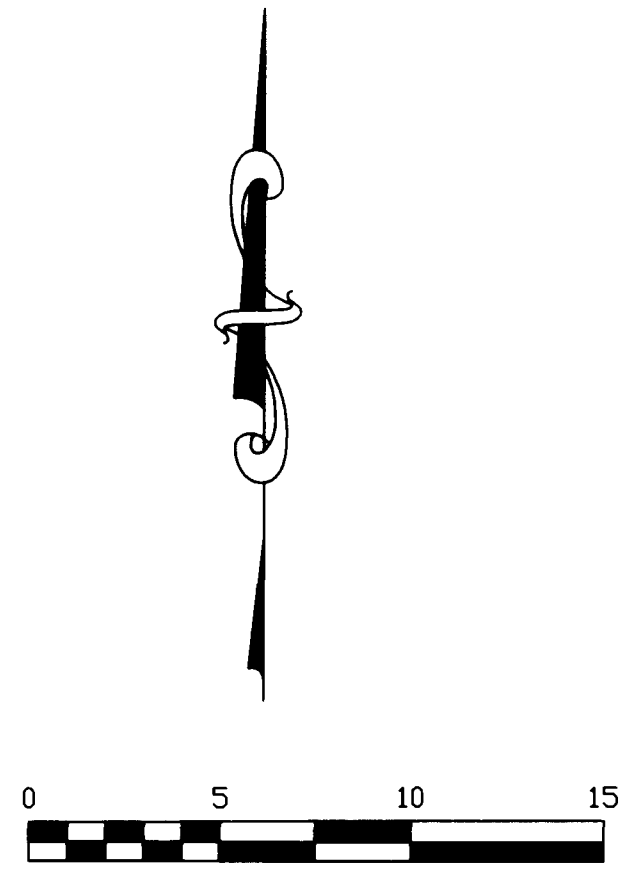
BASIS OF ELEVATIONS: NAVD88

FAIRMOUNT Village Condominiums - PHASE THREE

Redlands Elevation Plans, Units 17 THRU 28		SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN	
FOR: JURGEN DENK	ACAD ID: FAIRMOUNT CONDOS	Surveying Western Colorado Since 1979	SURVEYED BY: SB RM
SCALE: 1" = 6'	DATE: 9/18/07	 Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	DRAWN BY: RM
			CHECKED BY: MEM
			SHEET NO. 3 of 5
			FILE: 2007-127.02

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE THREE

REDLANDS - UNITS 17 THRU 28
MESA COUNTY, COLORADO



LEGEND

- G.C.E. GENERAL COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- 4 CONCRETE

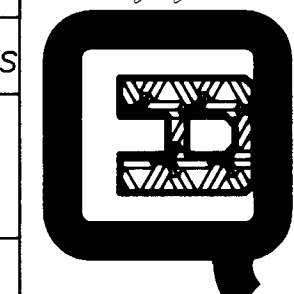
NOTES:
1. See Sheets 3 & 4 for unit height information.



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REDLANDS - UNITS 17 THRU 28
1214 WALNUT AVENUE

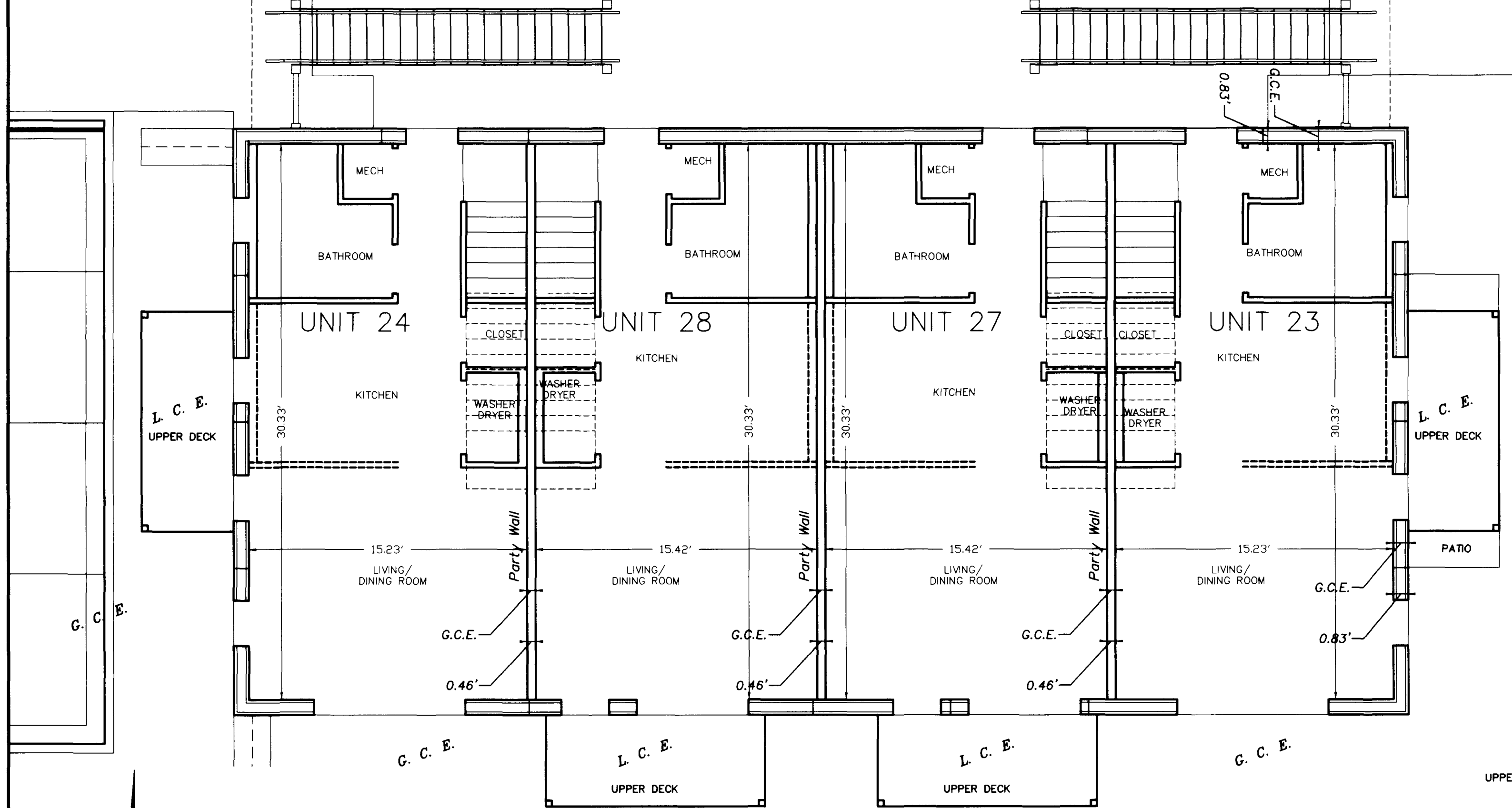
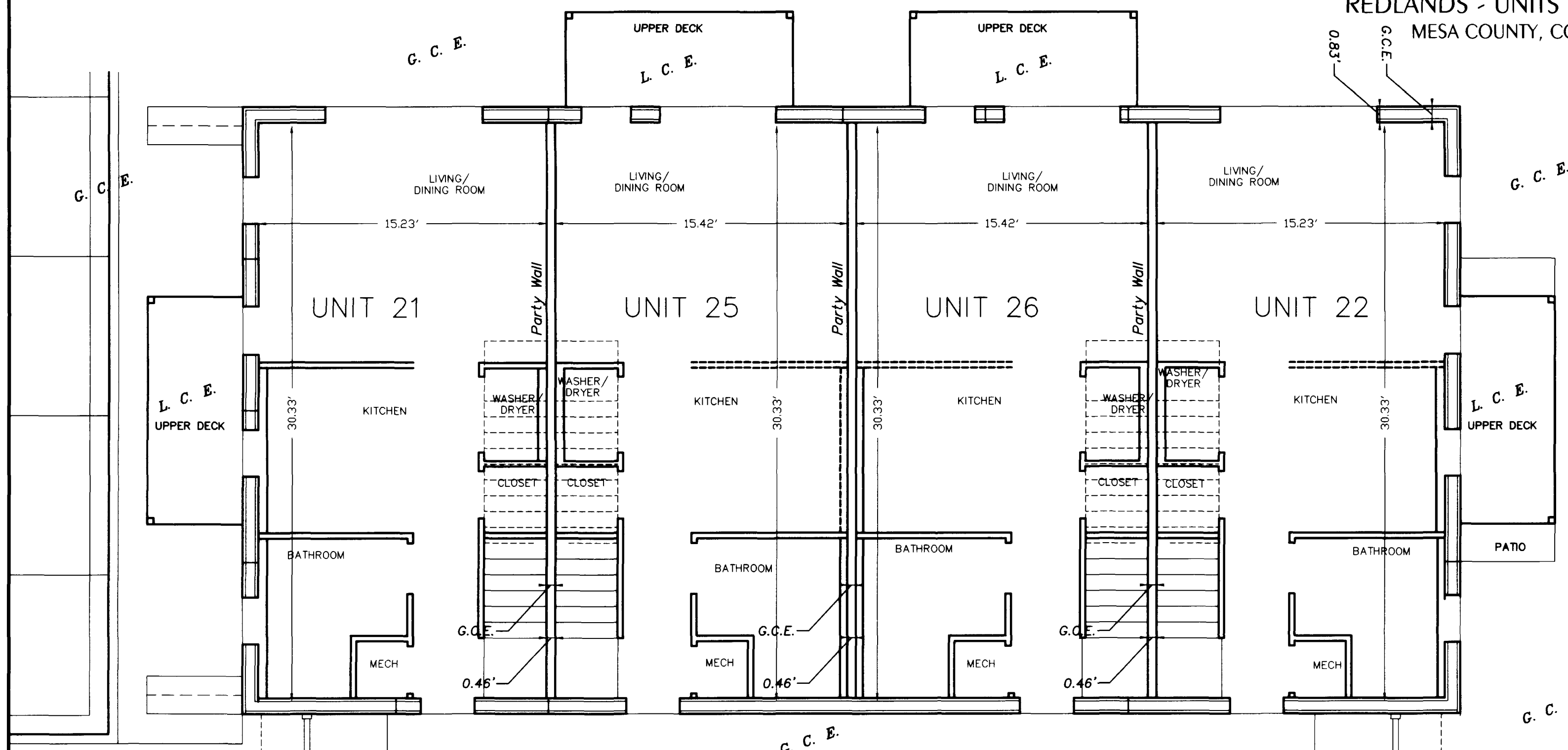
FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE THREE REDLANDS - UNITS 17 THRU 28

1st Floor Plan		
SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN		
FOR: JURGEN DENK	<i>Surveying Western Colorado Since 1979</i>	SURVEYED BY: SB RM
ACAD ID: FAIRMOUNT CONDOS	 Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	DRAWN BY: RM MEM
SCALE: 1" = 5'		CHECKED BY: MEM
DATE: 9/18/07		SHEET NO. 4 of 5
		FILE: 2007-127.02

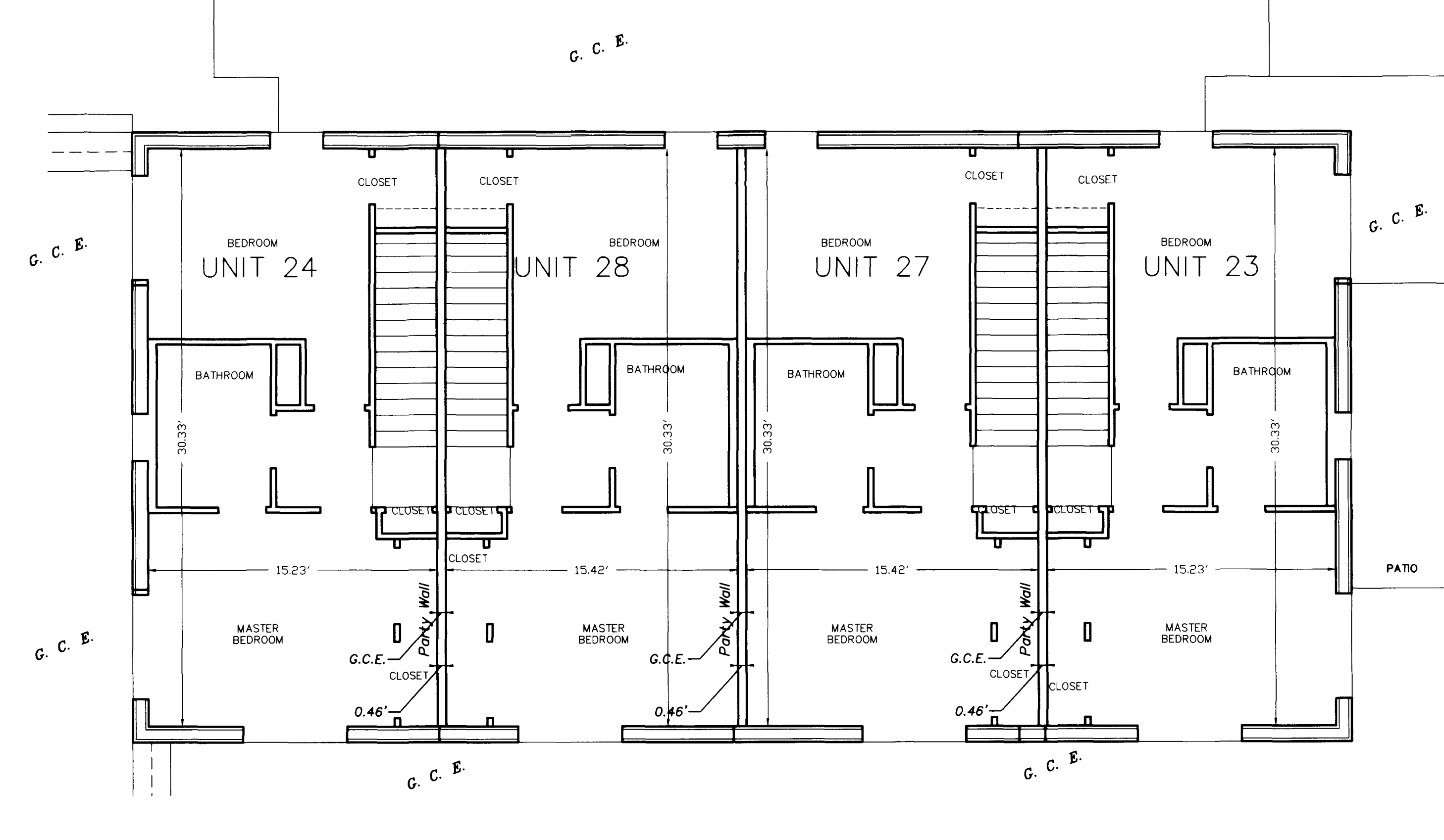
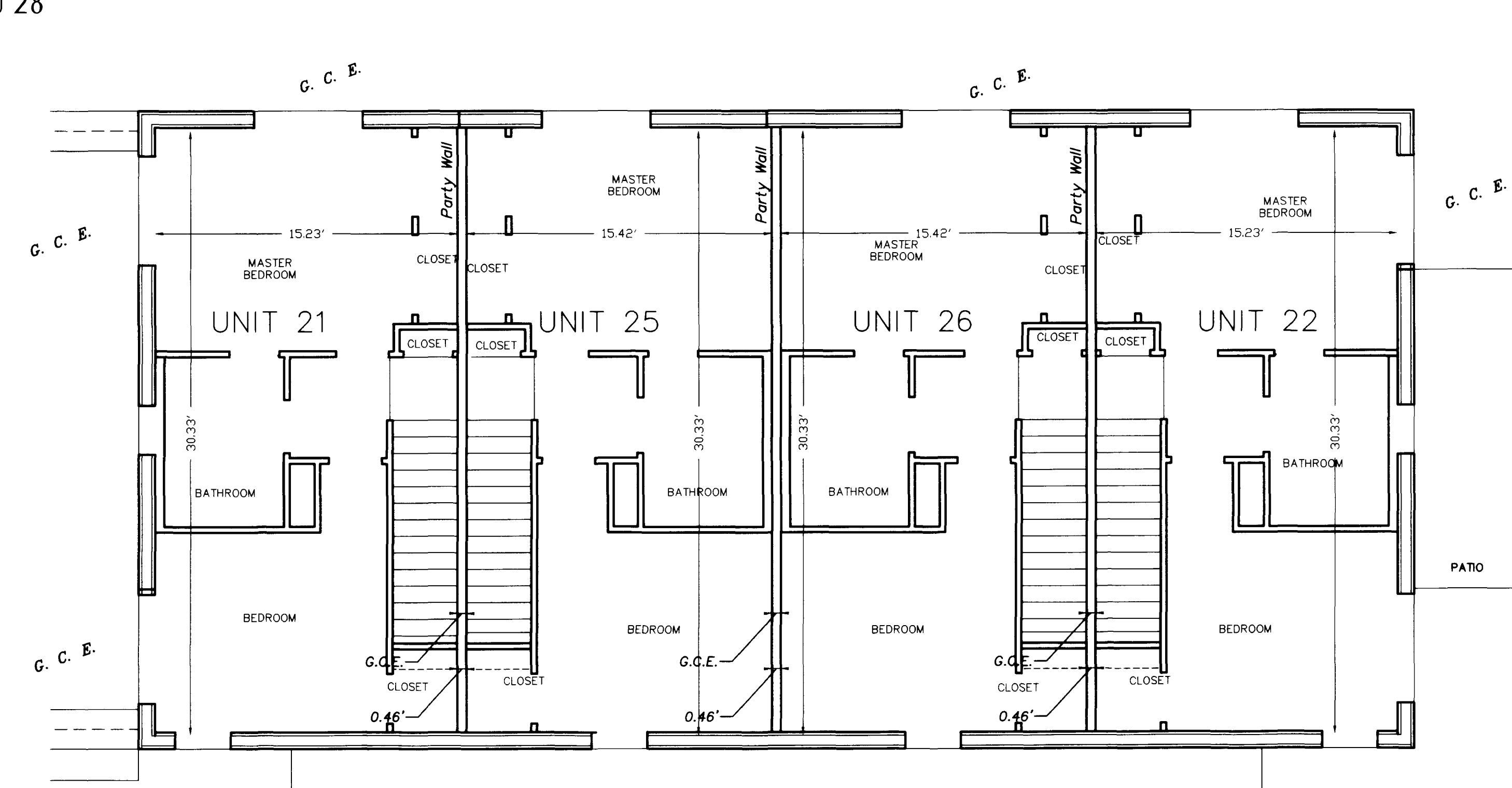
RECORDED NOTE: POOR QUALITY DOCUMENT
Preparation for reproduction

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE THREE

REDLANDS - UNITS 17 THRU 28
MESA COUNTY, COLORADO



REDLANDS UNITS 21 THRU 28
SECOND FLOOR



REDLANDS UNITS 21 THRU 28
THIRD FLOOR

REDLANDS - UNITS 17 THRU 28 1214 WALNUT AVENUE

LEGEND

- G.C.E. GENERAL COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- 4 CONCRETE



- NOTES:
- See Sheets 3 & 4 for unit height information.

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE THREE REDLANDS - UNITS 17 THRU 28

2nd & 3rd Floor Plan		SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN	
FOR: JURGEN DENK	ACAD ID: FAIRMOUNT CONDOS	SURVEYED BY: SB RM	
SCALE: 1" = 5'	DATE: 9/18/07	DRAWN BY: RM MEM	
Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025		CHECKED BY: MEM	
FILE: 2007-127.02		SHEET NO. 5 of 5	



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