

A CONDOMINIUM MAP OF CEZANNE COURT CONDOMINIUM

LOTS 5 - 8, BLOCK 1, NORTHERN HILLS ESTATES, PLAT BOOK 11, PAGE 36
SE 1/4 SE 1/4 SEC. 2, T.1S., R.1W., U.M.
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

CONDOMINIUM NOTES

- 1.) The Project Benchmark is the southwest corner being a found #5 rebar w/2" aluminum cap stamped LS 37049 with an elevation of 4664.12 / NAVD 88.
- 2.) Except for the Units and Limited Common Elements the entire condominium boundary will be classified as General Common Element, including walls between units and exterior walls.
- 3.) The Limited Common Elements are for the concrete patios adjacent to all units, being the length of the unit and 6.00 feet wide.
- 4.) Property corner ties are to the unit boundary.

CERTIFICATION

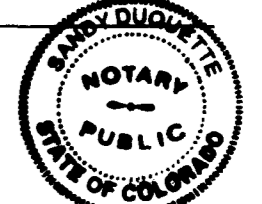
I, SE, LLC ("Declarant") is the owner of a tract of land situate in the SE 1/4 SE 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Lots 5, 6, 7 & 8 Northern Hills Estates as recorded in Plat Book 11 at Page 36 of the records of said Mesa County;
Said lots contains 1.21 acres more or less.

The owner certifies that this Condominium Map of Cezanne Court Condominium, has been prepared pursuant to the purposes stated in the Condominium Declaration of Cezanne Court Condominium.

Clark R. Atkinson
Clark R. Atkinson, Manager

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 4th day of December A.D., 2007 by Clark R. Atkinson, Manager
Witness my hand and official seal: Sandy Duquette Sandy Duquette
Notary Public
Address: 131 N. 6th St. Grand Junction, CO 81501
My commission expires: 04-16-2011

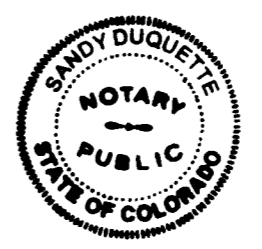


LIENHOLDERS RATIFICATION OF MAP

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 _____ at Page _____ of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: _____ FOR: American National Bank

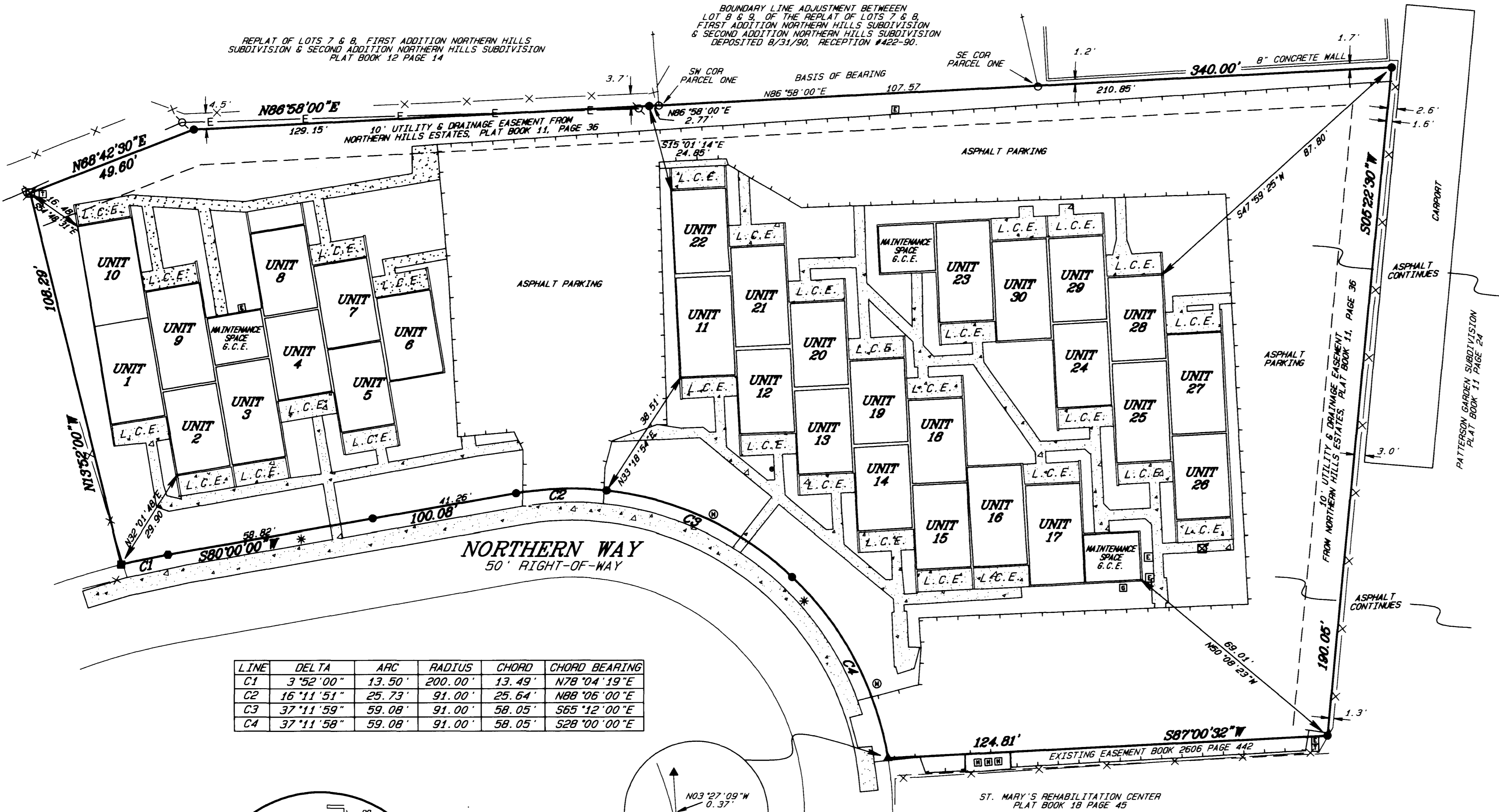
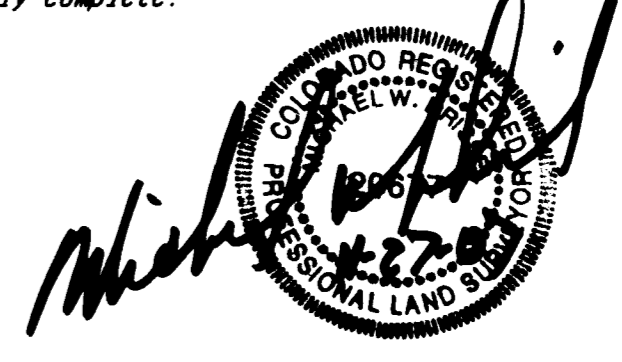
STATE OF COLORADO)
COUNTY OF MESA)
The foregoing Lienholders Ratification was acknowledged before me this 4th day of December A.D., 2007 by
Witness my hand and official seal: Sandy Duquette
Notary Public
Address: 131 N 6th St Grand Junction CO 81501
My commission expires: 04-16-2011



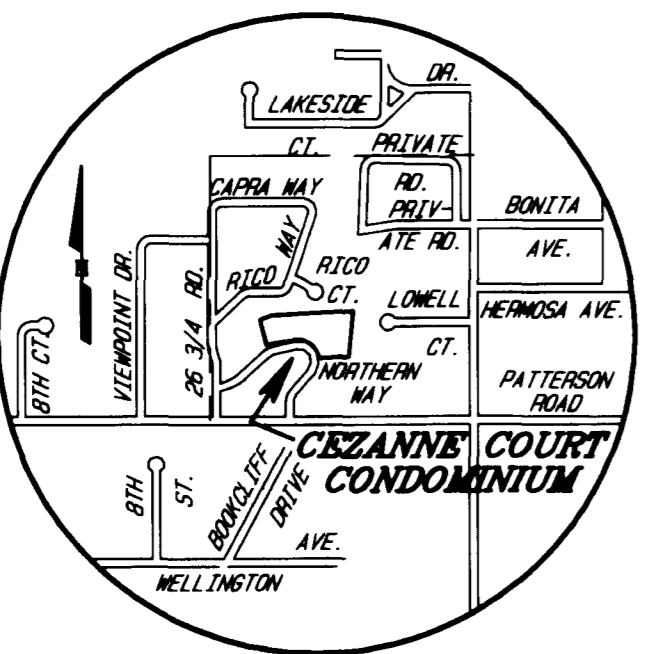
To be completed by the City of Grand Junction personnel.
The accuracy of this information is the responsibility of the City of Grand Junction.
The Condominium Declarations of Cezanne Court Condominium is recorded in Book 4568 at Page 842.

SURVEYOR'S STATEMENT

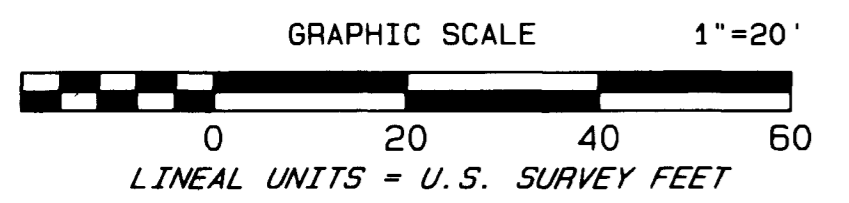
I, Michael W. Drissel, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this map was prepared under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, and that it was made from measurements upon and within the existing structures. This map contains all the information required by C.R.S. 38-33.3-209. The improvements and units shown hereon are substantially complete.



LINE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	3°52'00"	13.50'	200.00'	13.49'	N78°04'19"E
C2	16°11'51"	25.73'	91.00'	25.64'	N88°06'00"E
C3	37°11'59"	59.08'	91.00'	58.05'	S65°12'00"E
C4	37°11'58"	59.08'	91.00'	58.05'	S28°00'00"E



VICINITY MAP
N.T.S.



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.

LEGEND & ABBREVIATIONS

- FOUND #5 REBAR NO CAP
- FOUND BENT #5 REBAR REPLACED W/ #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 37049
- ⊗ FOUND #4 REBAR REPLACED W/ #5 REBAR W/2" ALUMINUM CAP STAMPED DH SURVEYS LS 37049
- ▲ FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED LS 18469
- FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 37049
- SET 3/4" BRASS DISC STAMPED LS 37049
- G.C.E. = GENERAL COMMON ELEMENT
- L.C.E. = LIMITED COMMON ELEMENT
- COR = CORNER
- POWER POLE
- ELECTRIC PED. / VAULT
- TELEPHONE PED.
- X-X- FENCE LINE
- - - ASPHALT LINE
- E- ELECTRIC LINE

CITY APPROVAL

This condominium map of CEZANNE COURT CONDOMINIUM, a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 3rd day of DECEMBER, 2007.

Janice Rich City Manager
Al For City Mayor

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 10:29 o'clock A.M., on this 12th day of DECEMBER A.D., 2007, and was recorded at Reception No. 2415801, Book 4568 and Page 842-843 (Drawer No. 44-23) and Fees 20⁰⁰.

Janice Rich Clerk and Recorder
Lucille McElroy Deputy

CEZANNE COURT CONDOMINIUM

LOCATED IN THE
SE 1/4 SE 1/4 SEC. 2, T.1S., R.1W., U.M.

D H SURVEYS INC.

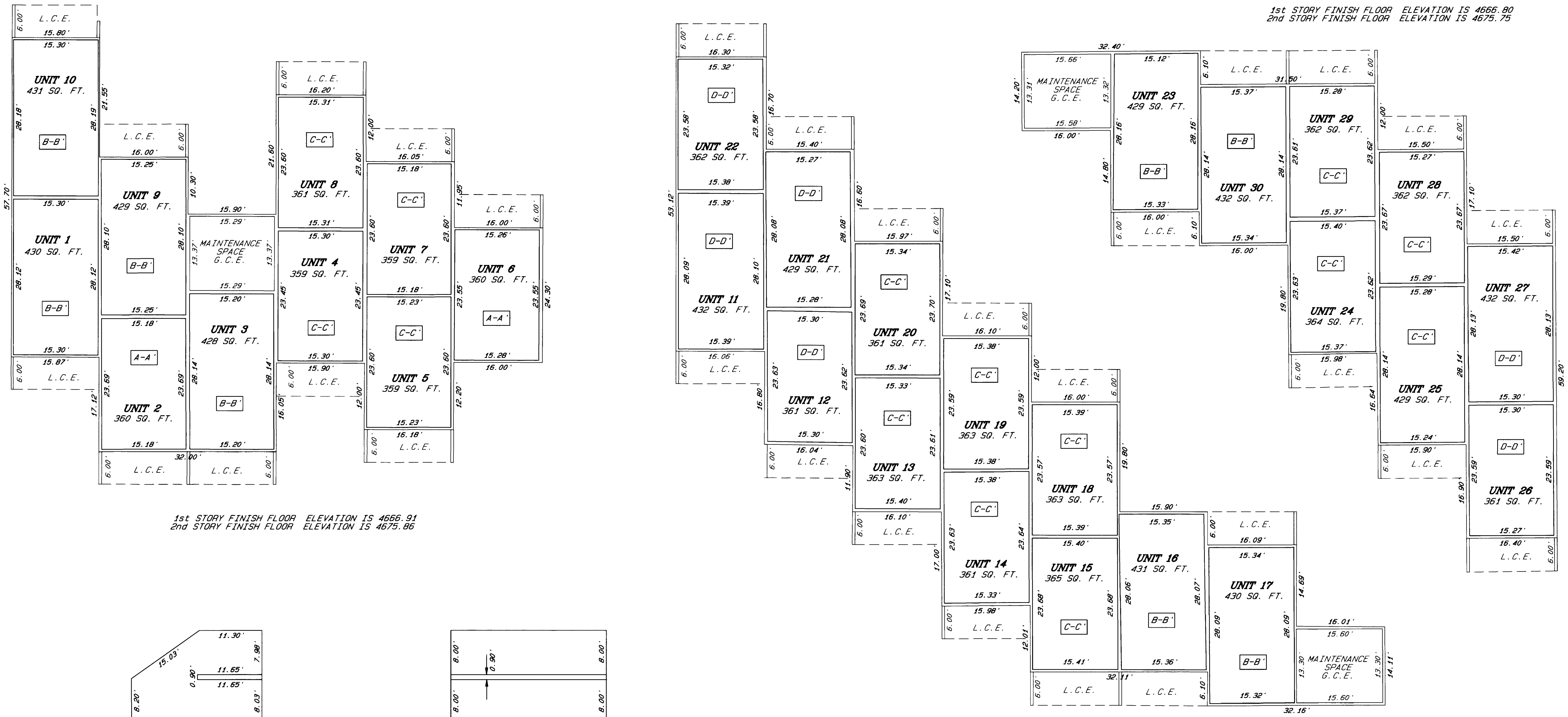
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By M.W.D.	Checked By S.L.H.	Job No. 1021-07-01
Drawn By TMODEL	Date NOV. 2007	Sheet 1 OF 2

A CONDOMINIUM MAP OF CEZANNE COURT CONDOMINIUM

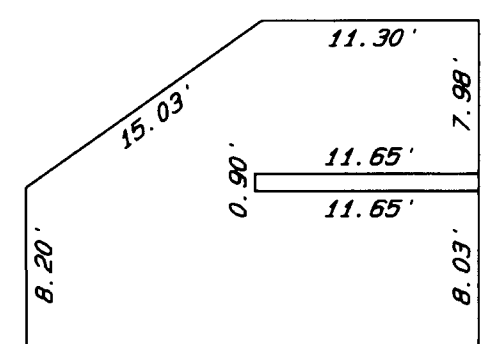
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SE 1/4 SE 1/4 SEC. 2, T.1S.,R.1W., U.M.
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

1st STORY FINISH FLOOR ELEVATION IS 4666.80
2nd STORY FINISH FLOOR ELEVATION IS 4675.75

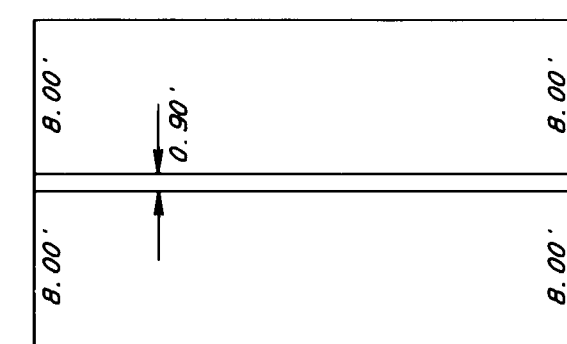


1st STORY FINISH FLOOR ELEVATION IS 4666.91
2nd STORY FINISH FLOOR ELEVATION IS 4675.86

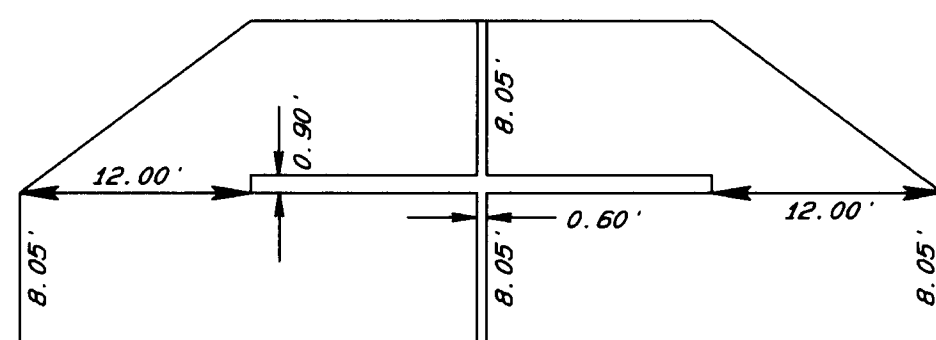
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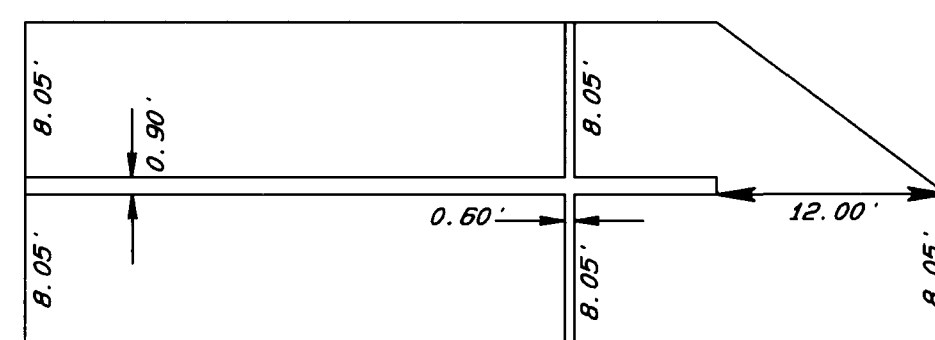
SECTION A - A'



SECTION B - B'

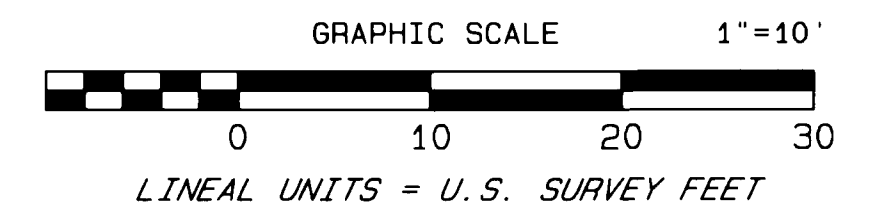


SECTION C - C'



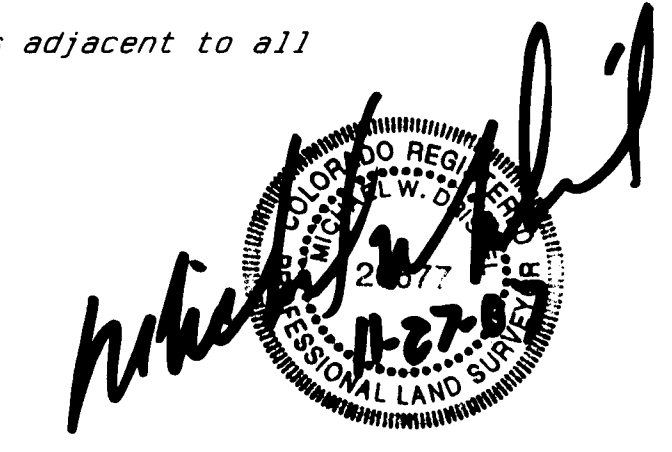
SECTION D - D'

SCALE 1" = 10' HORIZ. & VERT.



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LOCATED IN THE SE 1/4 SE 1/4 SEC. 2, T.1S.,R.1W., U.M.		
D H SURVEYS INC. 118 OURAY AVE. - GRAND JUNCTION, CO. (970) 245-8749		
Designed By	M. M. D.	Checked By
Drawn By	TMODEL	Date
Job No.	1021-07-01	Sheet
	2 OF 2	