

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE FOUR

SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
A REPLAT OF UNIT 68 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE THREE

(Book 4537, Pages 767-771)
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

CITY APPROVAL

This Plat of FAIRMOUNT VILLAGE CONDOMINIUMS-PHASE FOUR, a condominium in the City of Grand Junction, County of Mesa, Colorado is hereby approved and dedications accepted this 20th day of June, 2008.

[Signature]
City Manager

[Signature]
Mayor

AREA SUMMARY

BUILDINGS = 0.09 ACRES = 47%
GENERAL COMMON AREA = 0.10 ACRES = 53%
TOTAL = 0.19 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.

Date: June 2, 2008 By: Donald K Paris

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 FOUR, 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.

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



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:

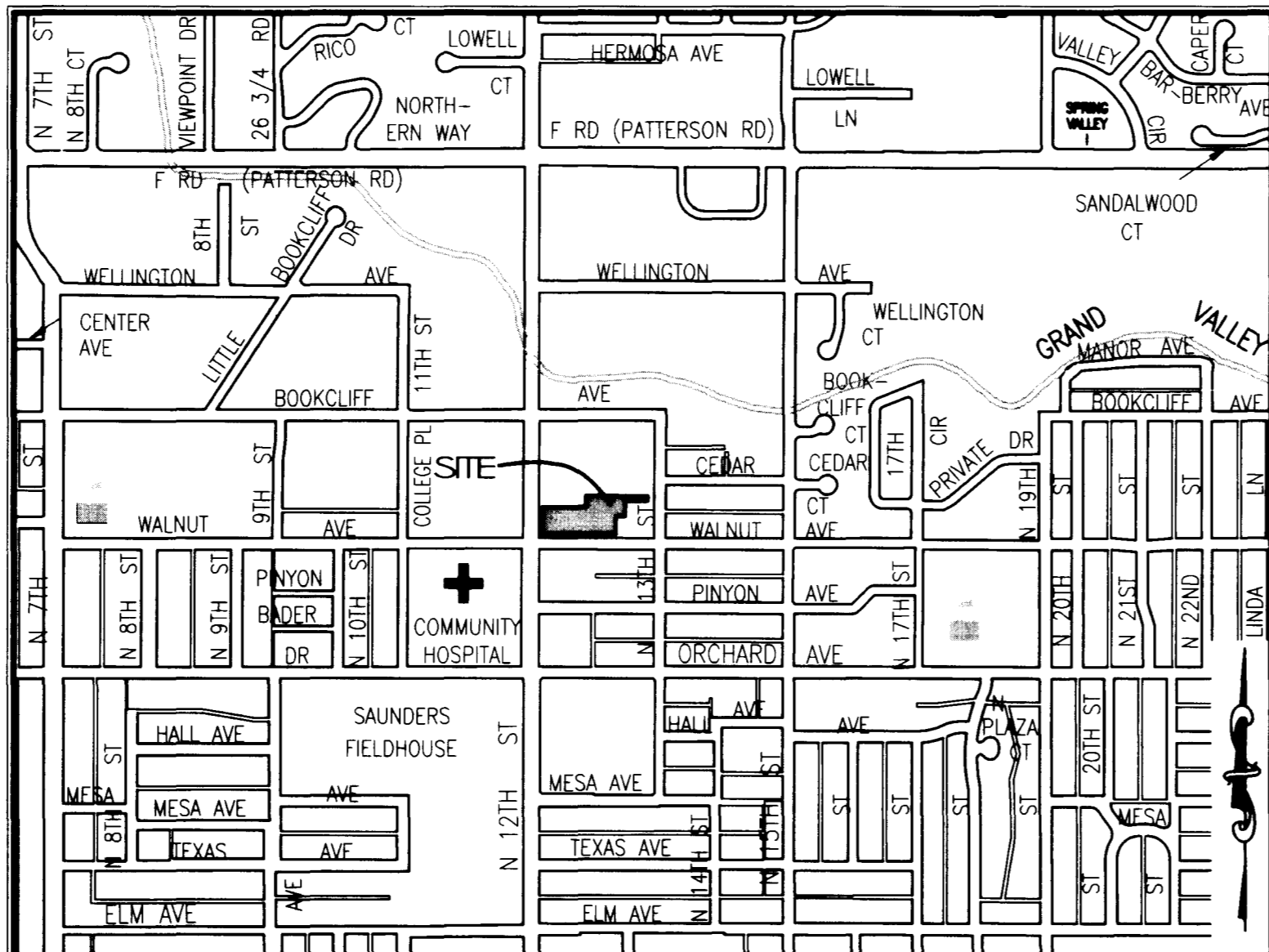
Declaration of Covenants, Conditions, and Restrictions are recorded in Book 4308 at Page 1

First Amendment to the Declaration for Fairmount Village Condominiums are recorded in Book 4537 at Page 568

Second Amendment to the Declaration for Fairmount Village Condominiums are recorded in Book 4537 at Page 772

Third Amendment to the Declaration for Fairmount Village Condominiums are recorded in Book 4625 at Page 81

Fifth Amendment to the Declaration for Fairmount Village Condominiums are recorded in Book 4686 at Page 192



Vicinity Map (NOT TO SCALE)

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.

OWNERS CERTIFICATE

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 4537, Pages 767-771 of the Mesa County Clerk and Recorder's Office, being described as follows:

UNIT 68 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE THREE as recorded in Book 4537, Pages 767-771 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 FOUR.

The said owner does hereby state that all lien holders are shown hereon.

[Signature]
BY: TROY NESHEIM FOR JBB CORPORATION

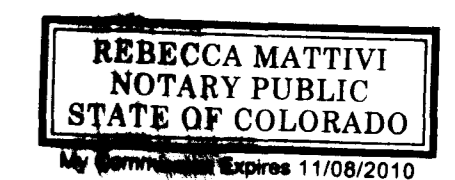
STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 5th day of June A.D., 2008, by TROY NESHEIM as V.P. for JBB CORPORATION.

Witness my hand and official seal.
My commission expires: 11-08-2010

[Signature]
Notary Public

CLERK AND RECORDERS CERTIFICATE



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

I hereby certify that this instrument was filed in my office at 4:54 o'clock, P.M. this 20th day of JUNE A.D., 2008, and is duly recorded in Book No. 4686, Page 187-191

Reception No. 2445281 File No. UU-32
Janice Rich Sharon Bridgester 50 +1
Clerk and Recorder Deputy 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 3841 Page 29 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon; and is Book 4187 Page 151 Book 4564 Page 74

In witness whereof, the said individual(s) has caused these presents to be signed this 5-30 day of 2008 by: Tami Larimore, SUP

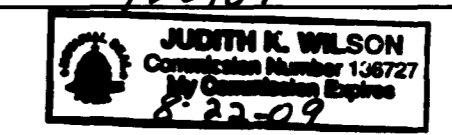
Name of Institution: Community Bank of Boone

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

The foregoing instrument was acknowledged before me this 30th day of May A.D., 2008, by TAMI LARIMORE, SENIOR VICE PRESIDENT OF JUDITH K. WILSON COMMUNITY BANK OF BOONE

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

[Signature]
Notary Public



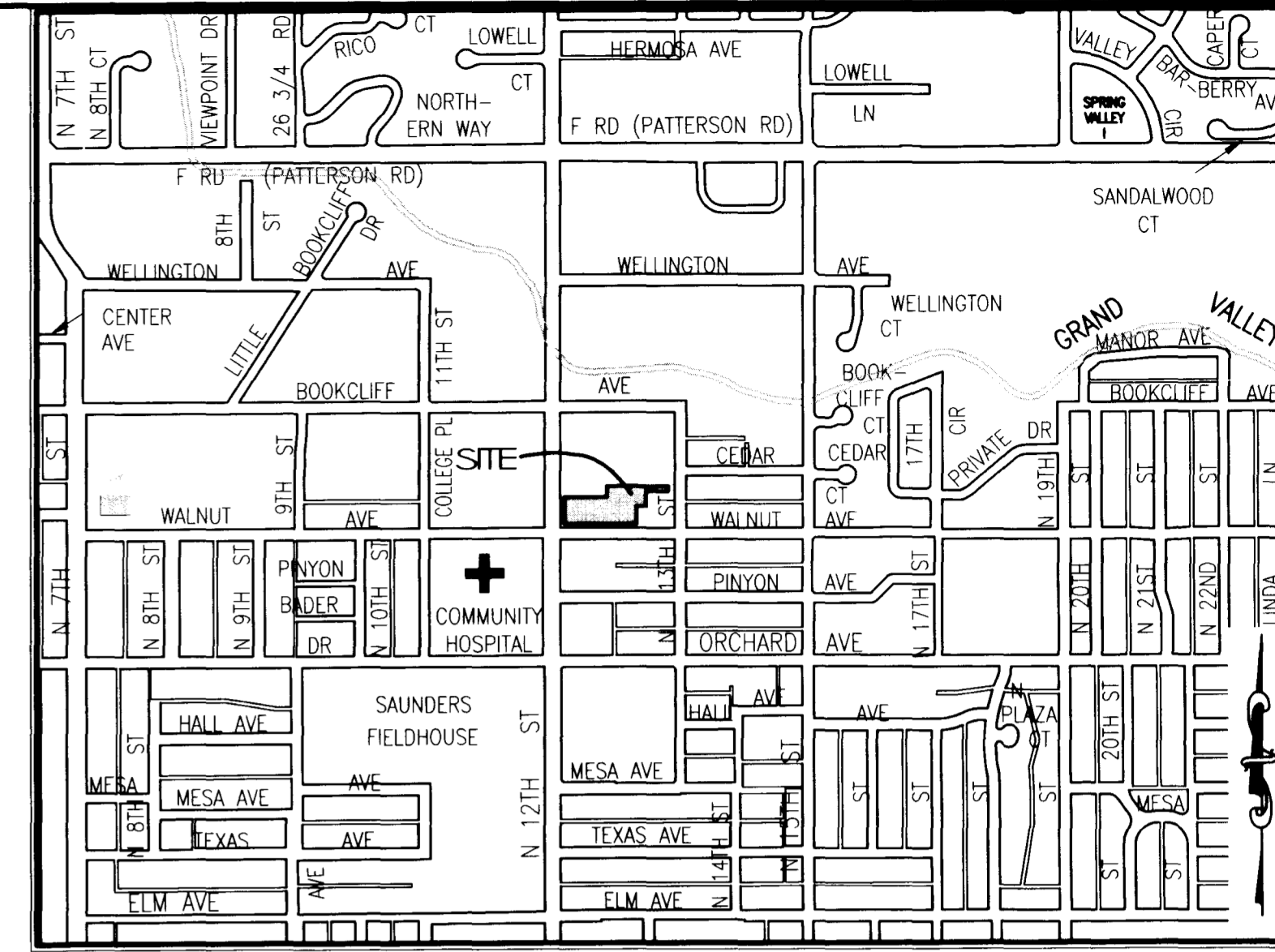
FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE FOUR
SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
A REPLAT OF UNIT 68 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE THREE
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

Final Plat		
SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN		
FOR: JURGEN DENK	Surveying Western Colorado Since 1979	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: 5/29/08		SHEET NO. 1 of 5
		FILE: 2007-347.01

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE FOUR

SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
 A REPLAT OF UNIT 68 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE THREE
 (Book 4537, Pages 767-771)
 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)

CLIFF UNITS 29 THRU 40
 1212 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

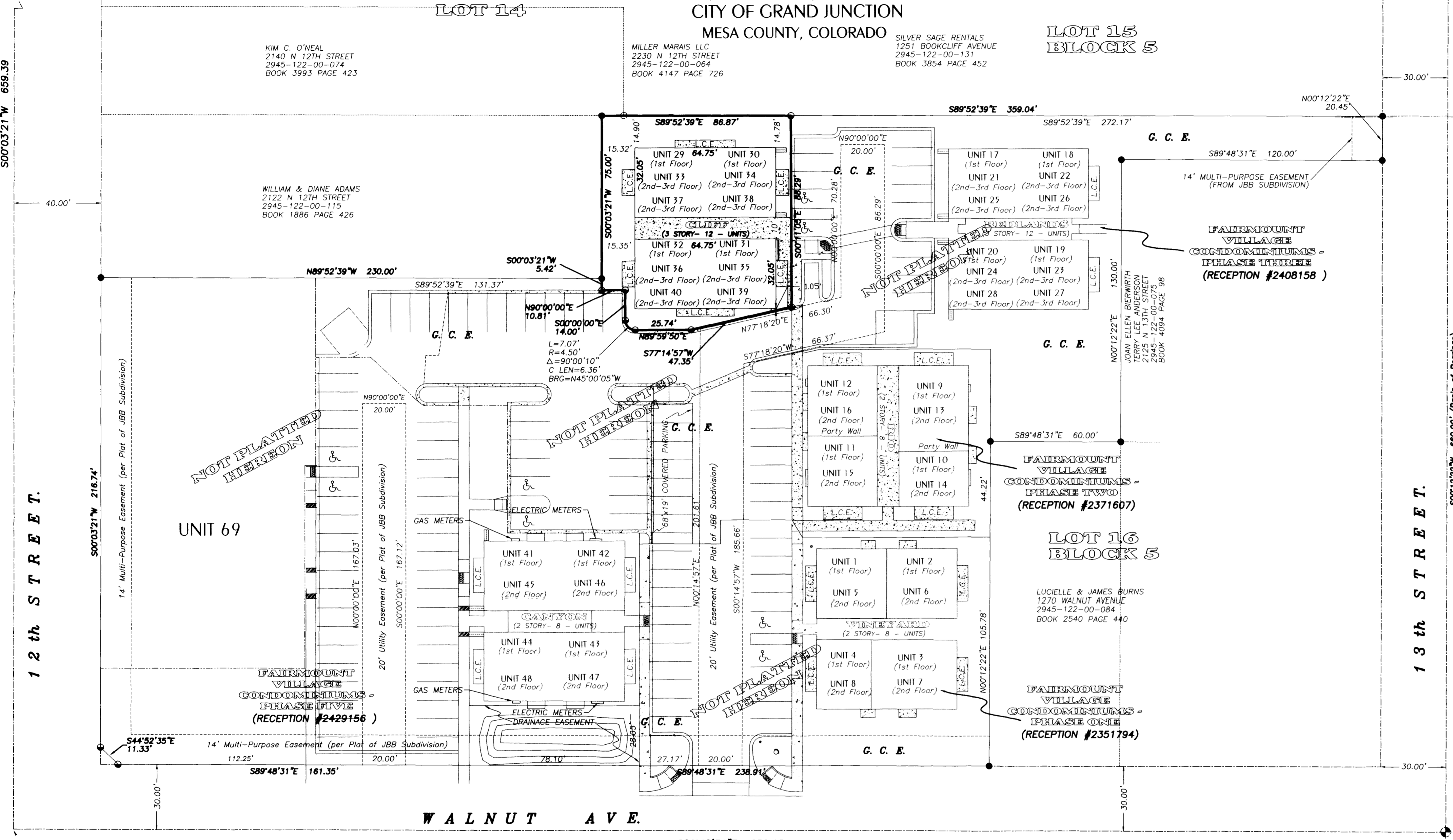
MILLER MARAIS LLC
 2230 N 12TH STREET
 2945-122-00-064
 BOOK 4147 PAGE 726

SILVER SAGE RENTALS
 1251 BOOKCLIFF AVENUE
 2945-122-00-131
 BOOK 3854 PAGE 452

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

DEAN ELLER BISHOP
 TERRY ANDERSON
 2125 N 13TH STREET
 2945-122-00-075
 BOOK 4094 PAGE 98

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



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 FOUR, 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 specified 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 FOUR

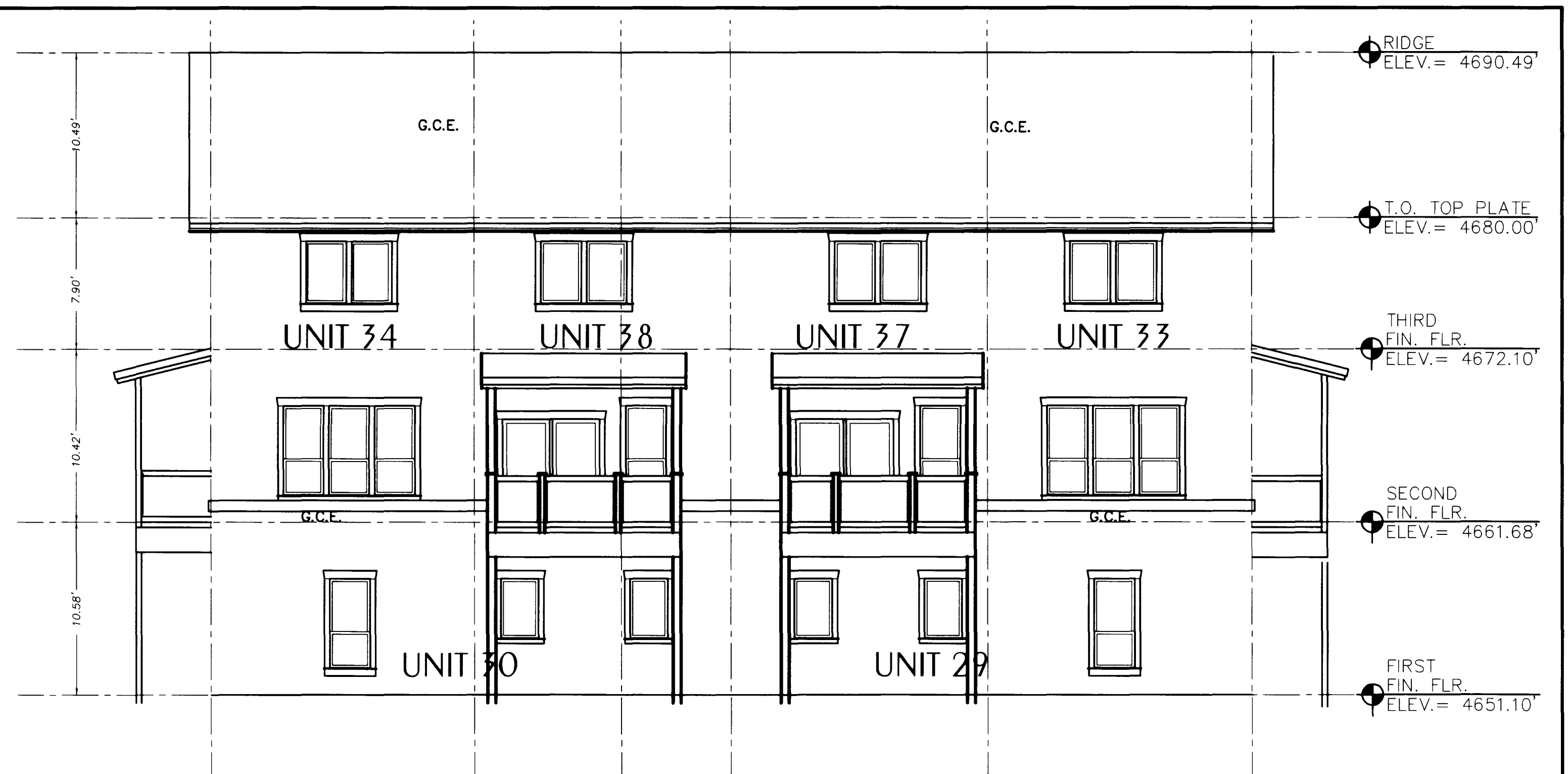
SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
 A REPLAT OF UNIT 68 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE THREE
 (Book 4537, Pages 767-771)
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO

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	QED 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: 5/29/08		SHEET NO. 2 of 5
		FILE: 2007-347.01



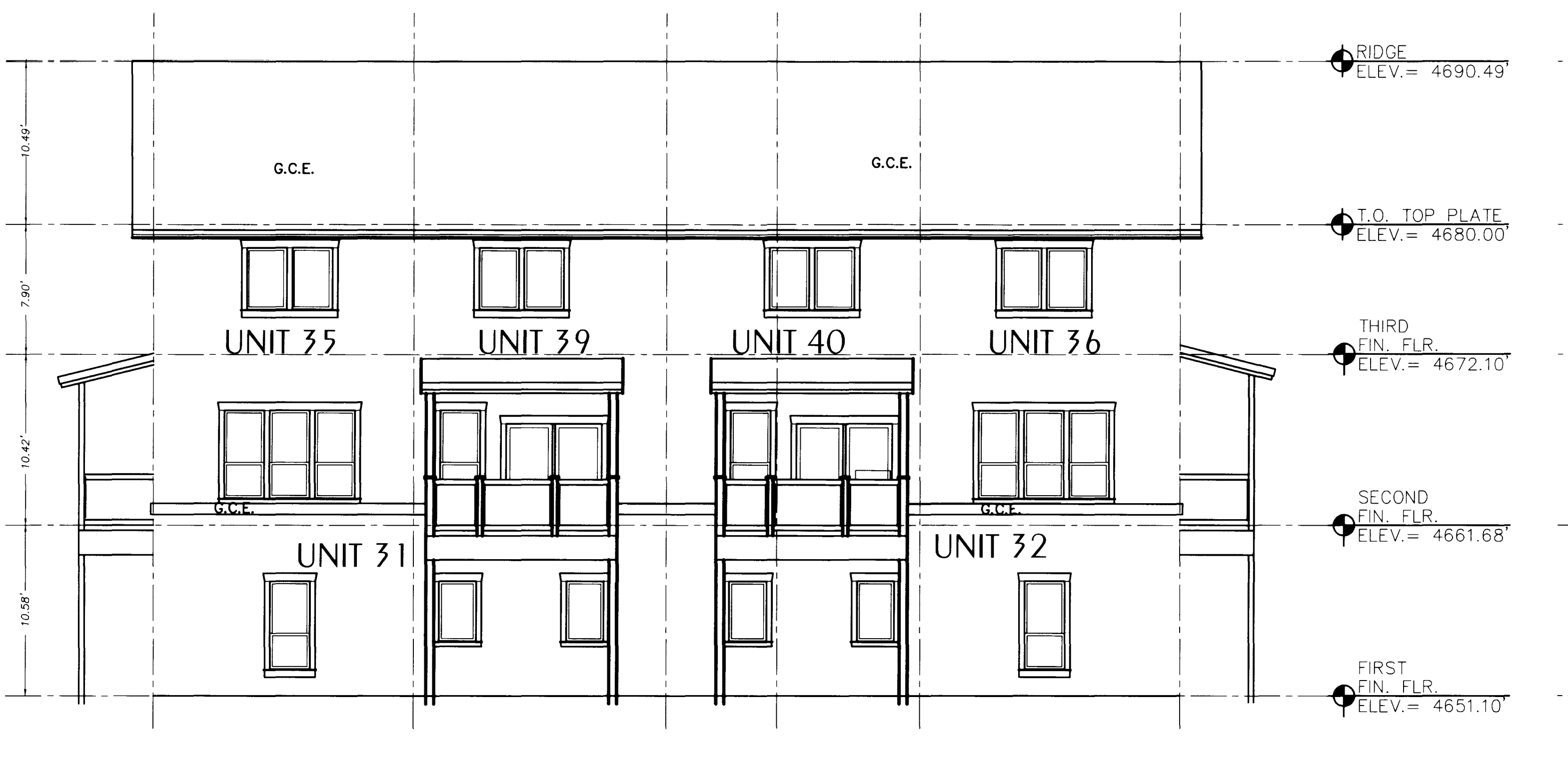
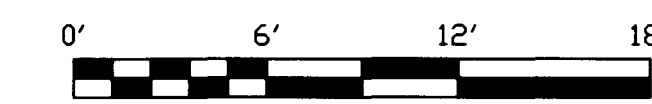
FRONT ELEVATION

SCALE: 1" = 6'



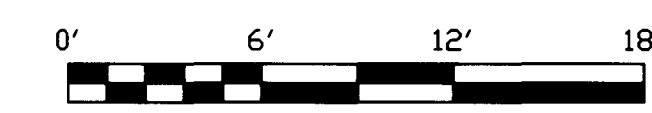
SIDE ELEVATION

SCALE: 1" = 6'



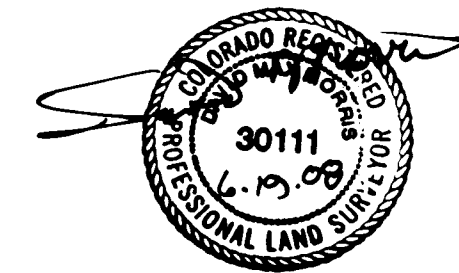
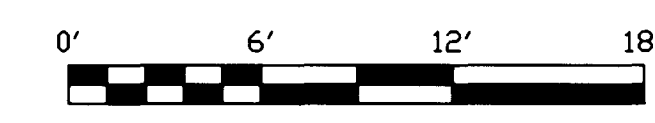
SIDE ELEVATION

SCALE: 1" = 6'



REAR ELEVATION

SCALE: 1" = 6'



CLIFF - UNITS 29 THRU 40
1212 WALNUT AVENUE

Fairmount Village Condominiums - Phase Four

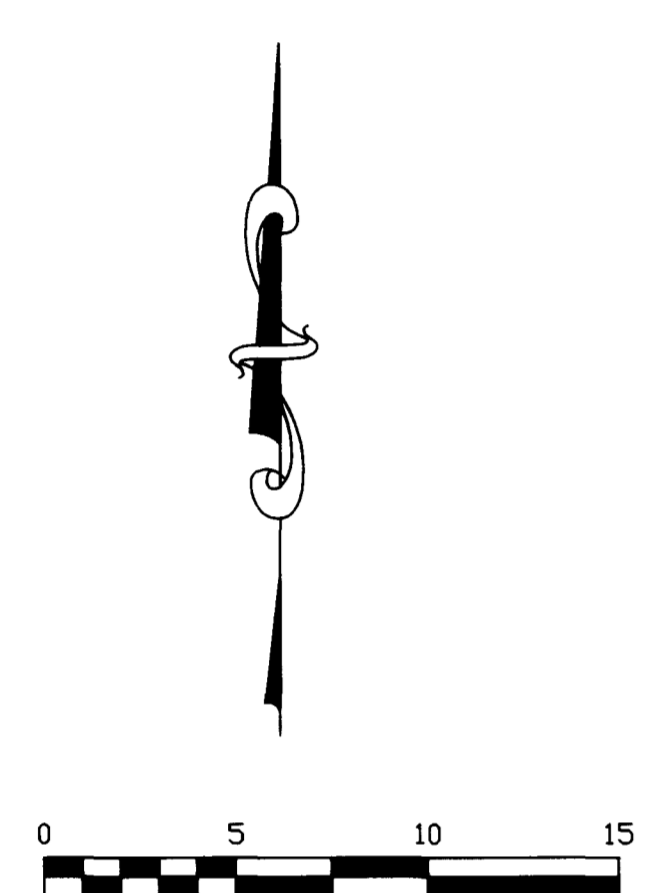
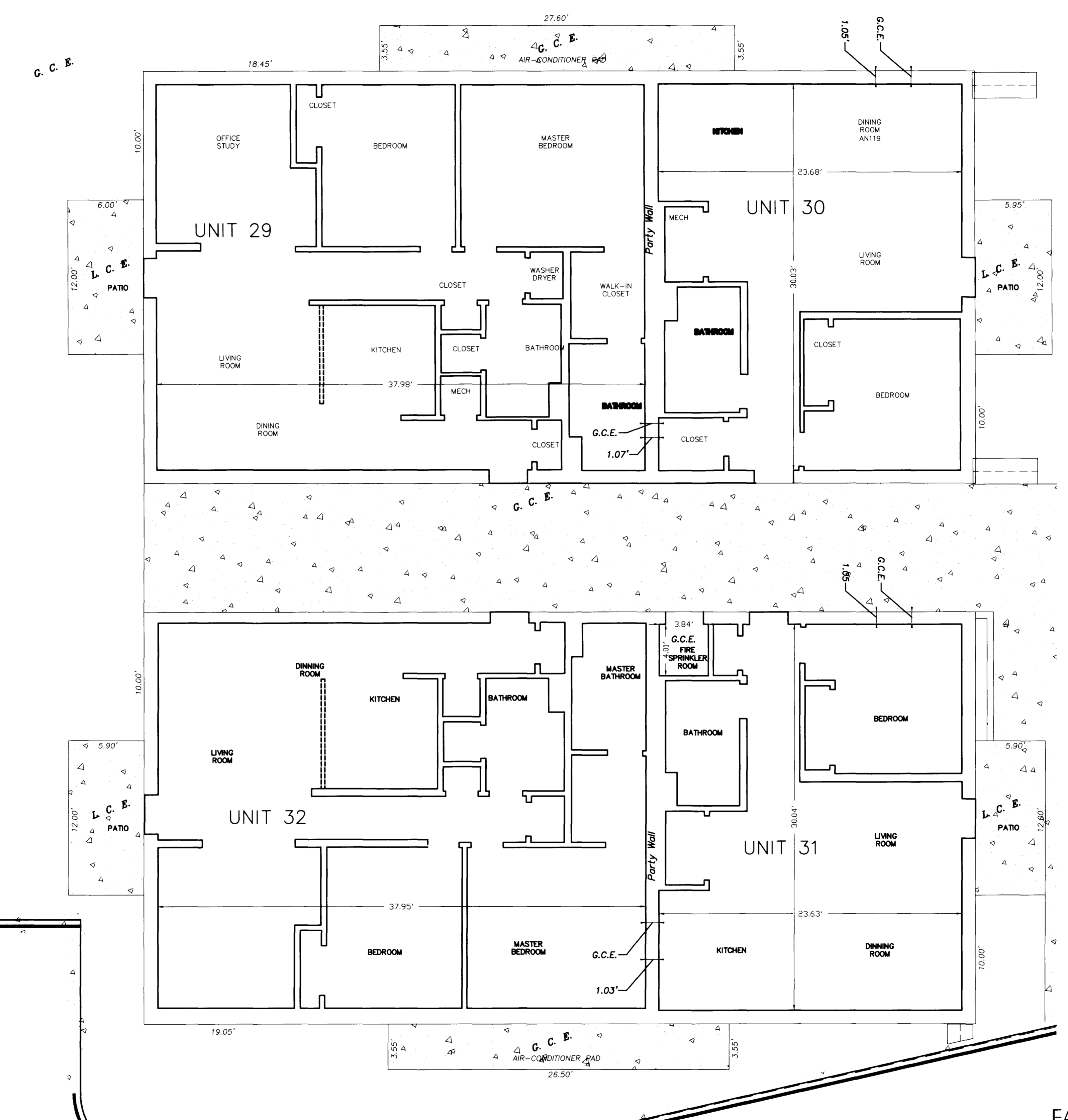
Cliff Elevation Plans Units 29 thru 40		
SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN		
FOR: JURGEN DENK	 QED SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	SURVEYED BY: SB RM
ACAD ID: FAIRMOUNT CONDOS		DRAWN BY: RM
SCALE: 1" = 6'		CHECKED BY: MEM
DATE: 5/29/08		SHEET NO. 3 of 5
		FILE: 2007-347.01

BASIS OF ELEVATIONS: NAVD88

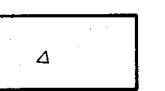
FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE FOUR

CLIFF - UNITS 29 THRU 40

MESA COUNTY, COLORADO



LEGEND

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

NOTES:

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

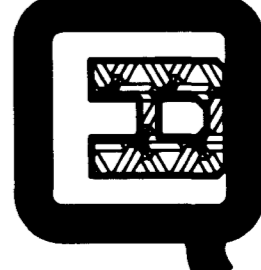
CLIFF - UNITS 29 THRU 40

1212 WALNUT AVENUE



FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE FOUR

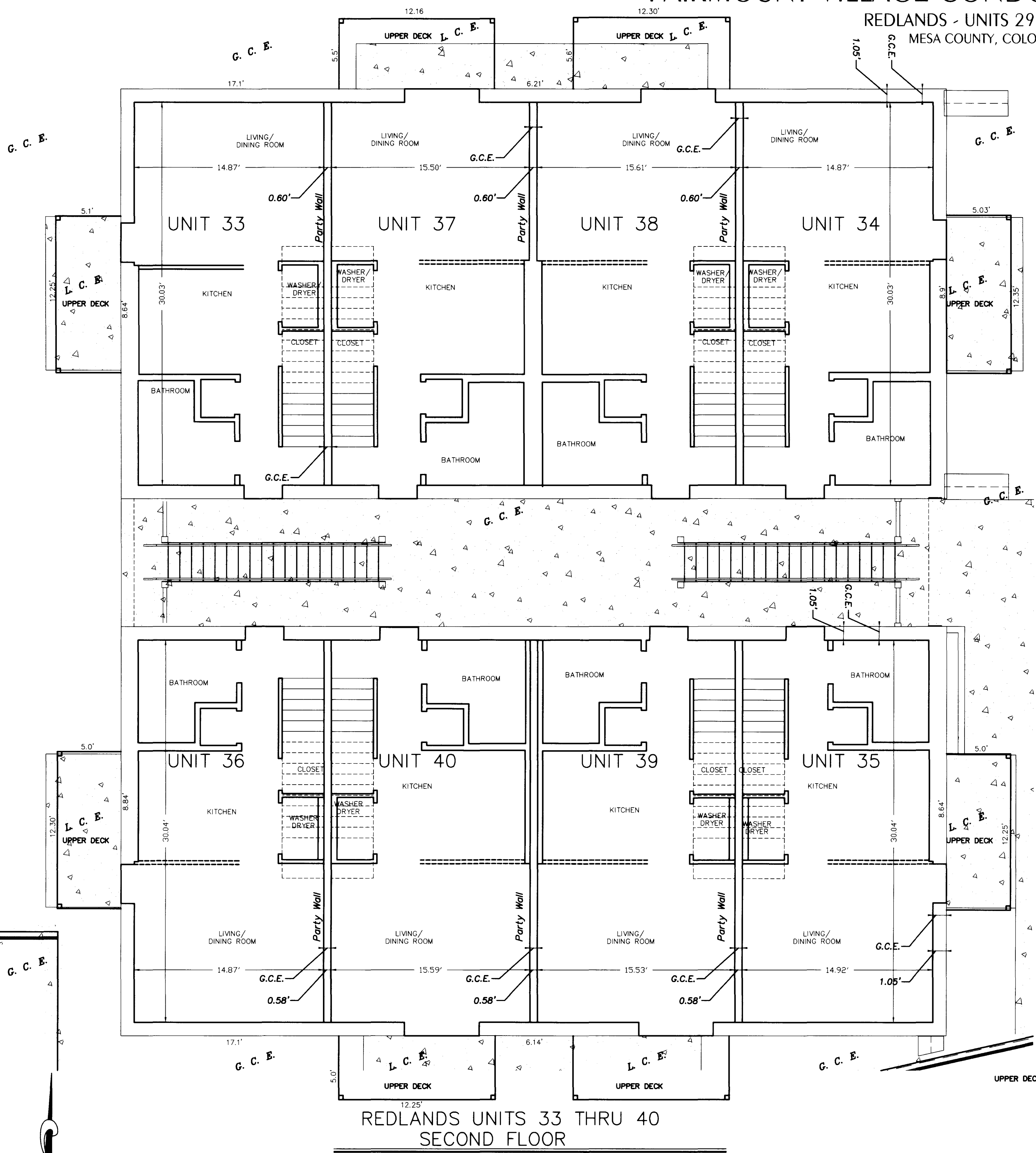
CLIFF - UNITS 29 THRU 40

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.	DRAWN BY: RM MEM
SCALE: 1" = 5'	1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	CHECKED BY: MEM
DATE: 5/29/08		SHEET NO. 4 of 5
		FILE: 2007-347.01

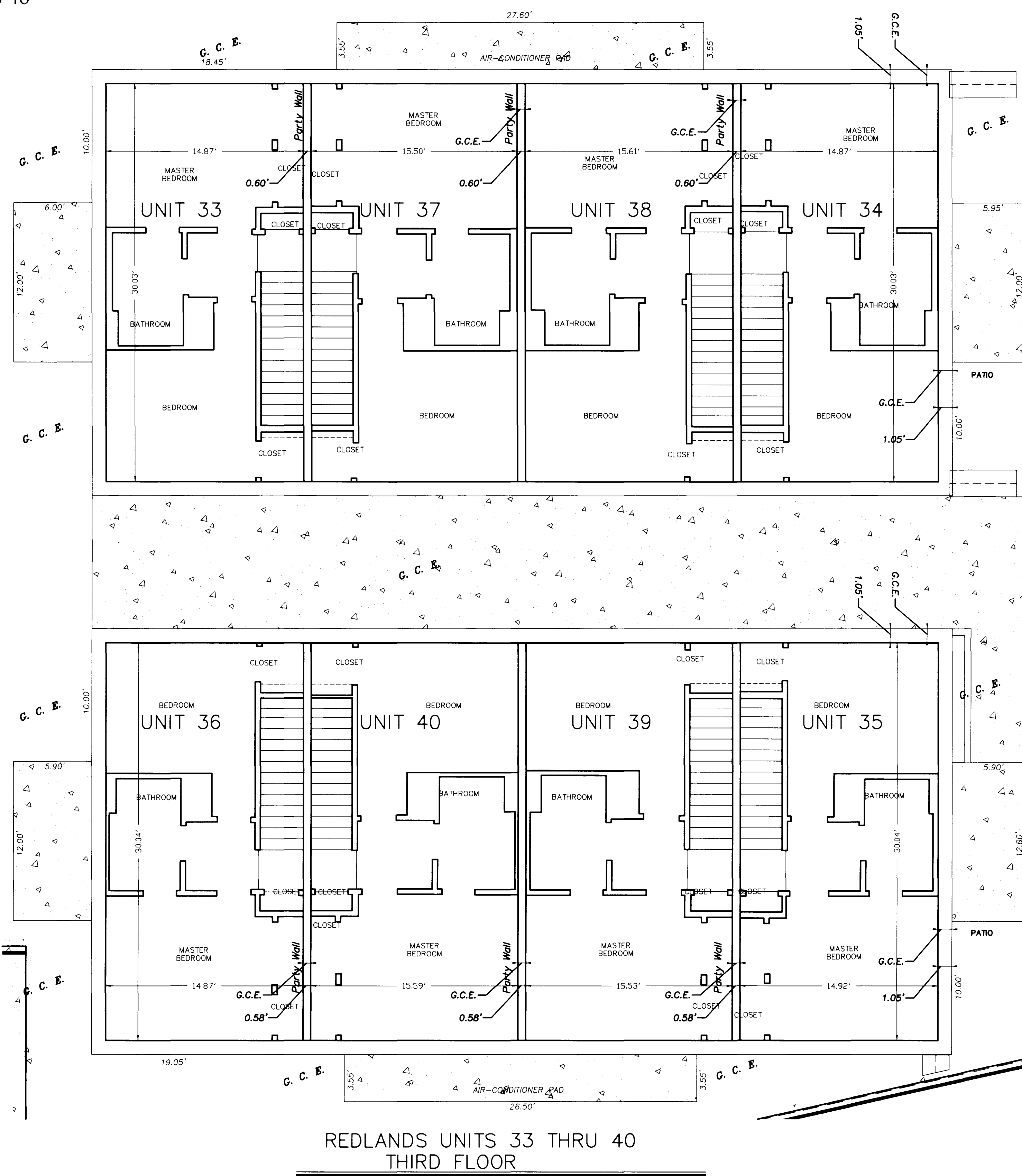
NOTICE:
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FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE FOUR

REDLANDS - UNITS 29 THRU 40
MESA COUNTY, COLORADO



REDLANDS UNITS 33 THRU 40
SECOND FLOOR



REDLANDS UNITS 33 THRU 40
THIRD FLOOR

REDLANDS - UNITS 29 THRU 40 1212 WALNUT AVENUE

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE FOUR REDLANDS - UNITS 29 THRU 40

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



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



SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN		2nd & 3rd Floor Plan	
FOR: JURGEN DENK	ACAD ID: FAIRMOUNT CONDOS	DATE: 5/29/08	FILE: 2007-347.01
SCALE: 1" = 5'		SURVEYED BY: SB RM	
DATE: 5/29/08		DRAWN BY: RM MEM	
DATE: 5/29/08		CHECKED BY: MEM	
DATE: 5/29/08		SHEET NO. 5 of 5	
DATE: 5/29/08		FILE: 2007-347.01	

NOTICE:
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