

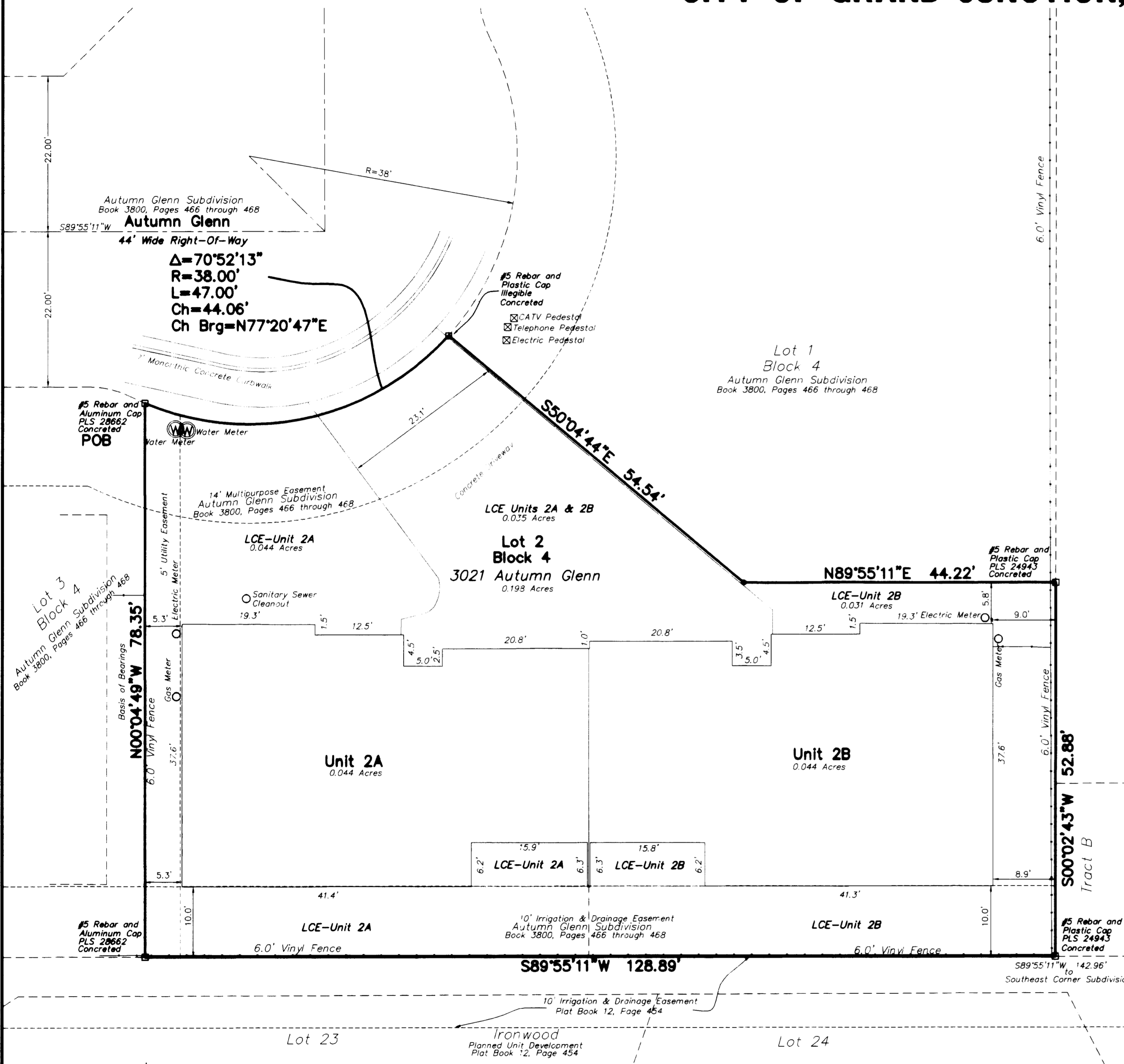
AUTUMN GLENN CONDOMINIUMS UNIT 2

A REPLAT OF LOT 2, BLOCK 4, AUTUMN GLENN SUBDIVISION

PLAT RECORDED IN BOOK 3800, PAGES 466 THROUGH 468, MESA COUNTY RECORDS

SW1/4 SECTION 16, T1S, R1E, UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Erica M. Behrens, is the owner of that real property located in part of the Southwest Quarter of Section 16, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 4186, Page 524.)

Lot 2, Block 4, Autumn Glenn Subdivision, as shown on plat recorded in Book 3800, Pages 466 through 468, Mesa County records.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as AUTUMN GLENN CONDOMINIUMS UNIT 2, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

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.

Said owner hereby declares all lienholders of record are shown hereon.

IN WITNESS WHEREOF, said owner, Erica M. Behrens, has caused her name to be hereunto subscribed this 24th day of October, A.D. 2008

by: Erica M Behrens
Erica M. Behrens

NOTARY PUBLIC'S CERTIFICATE

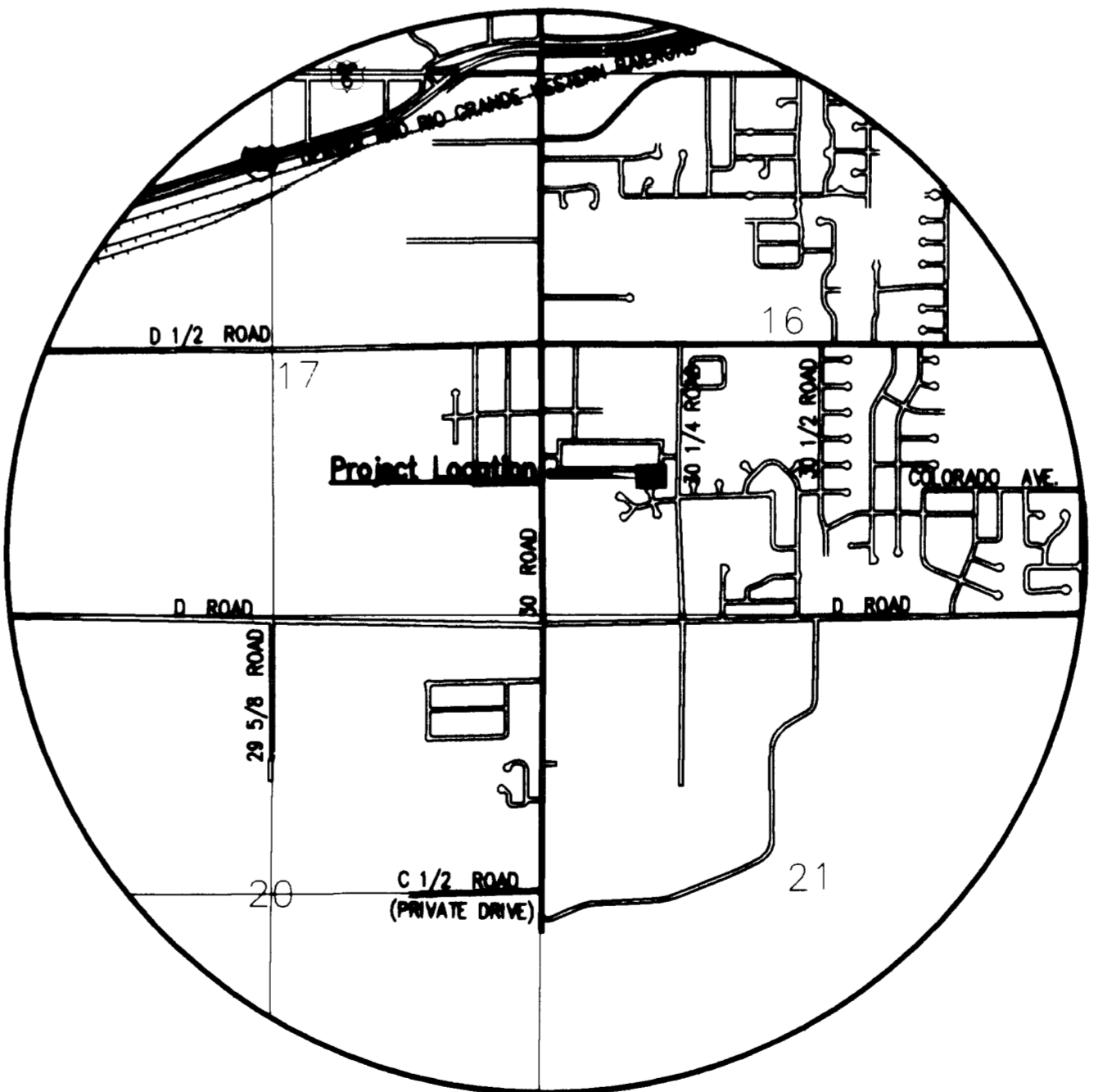
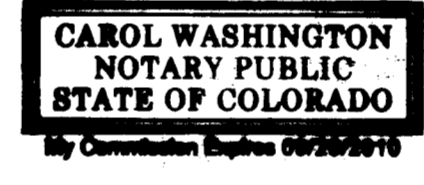
STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Erica M. Behrens, this 24 day of October, A.D., 2008

Witness my hand and official seal:

Carol Washington
Notary Public

My Commission Expires 9/27/2010



SURVEYOR'S CERTIFICATION

I, JEFFREY C. FLETCHER, do hereby certify that the accompanying plat of AUTUMN GLENN CONDOMINIUMS UNIT 2, a subdivision of a part of the City of Grand Junction, Colorado, was prepared containing information required by C.R.S. 38-33.3-209 and under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, and it was made from measurements upon and within the existing structure. The improvements and units shown hereon are substantially complete.

This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

AREA SUMMARY		
UNIT 2A	=	0.044 Acres 22.22%
LCE	=	0.044 Acres 22.22%
UNIT 2B	=	0.044 Acres 22.22%
LCE	=	0.031 Acres 15.66%
LCE-2A & 2B	=	0.035 Acres 17.68%
TOTAL	=	0.198 Acres 100.00%

Date certified 28 Oct. 2008

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described 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, as shown in document recorded at Book _____ Pages _____ through _____ public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its _____ with the authority of its Board of Directors, this _____ day of _____ 20____.

By: _____ (Title) _____

For: _____

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by _____ (title) _____ for _____ this _____ day of _____ A.D., 20____.

Witness my hand and official seal:

Notary Public

My Commission Expires _____

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

We, Land Title Guarantee Company, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the person described property, that we find the title to the property is vested to Erica M. Behrens; 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 rights of way of record are shown hereon.

Date: October 29, 2008 by: Terrell J. Crump Name And Title
Terrell J. Crump
Terrell J. Crump

for: Land Title Guarantee Company Name Of Title Company

GENERAL NOTES

Basis of bearings is the West line of Lot 2, Block 4, Autumn Glenn Subdivision, as shown on plat recorded in Book 3800, Pages 466 through 468, Mesa County records, which bears North 00 degrees 04 minutes 49 seconds West, a distance of 78.35 feet, as established by observation of the MCGPS Local Coordinate System. Both monuments on this line are as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

All lineal units shown hereon in U.S. Survey feet.

The Declaration of Covenants and Restrictions are recorded at Book 3800, Pages 470 through 493, and Amended in Book 4012, Pages 881 and 882, Mesa County Records.

Easement and Title Information provided by Land Title Guarantee Company and Meridian Land Title, LLC, Commitment No. GJB65007057, dated March 10, 2008.

FOR CITY USE ONLY

Book	Page	Type
<u>4757</u>	<u>693</u>	<u>Covenants, Conditions, & Restrictions</u>

CITY OF GRAND JUNCTION APPROVAL

This plat of AUTUMN GLENN CONDOMINIUMS UNIT 2, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 19 day of November, A.D., 2008.

City Manager Shirley Madril

Mayor George Palmer

CLERK AND RECORDER'S CERTIFICATE

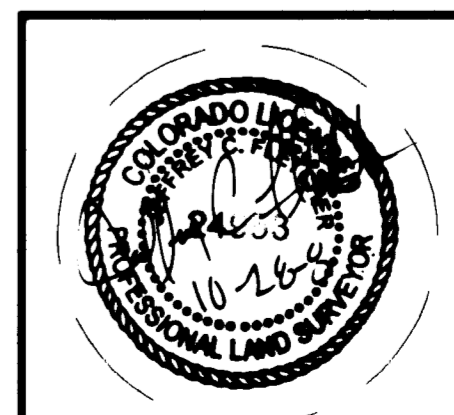
STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 3:08 o'clock P.M., November 25, A.D., 2008 and was duly recorded in Book 4757 Page No. 665-666

Reception No. 2466671 Drawer No. UU-39 Fees: 20+!

Janice Rich
Clerk and Recorder

Jean Bridgman
Deputy

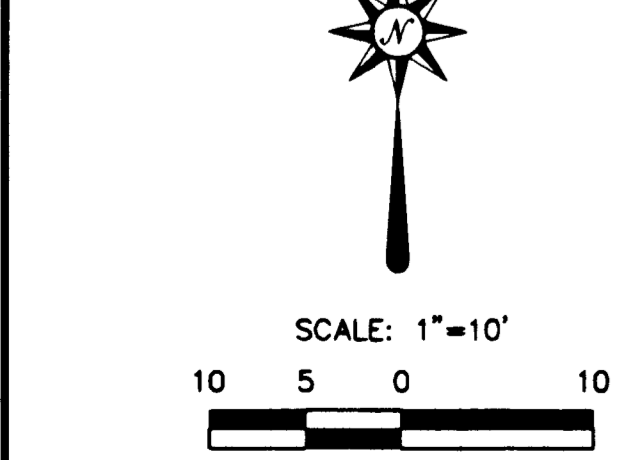


AUTUMN GLENN CONDOMINIUMS UNIT 2

SW1/4 SECTION 16
T1S, R1E, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
2591 B3/4 Road
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-255-7047

PROJ. NO.	SHEET OF
06-113	1

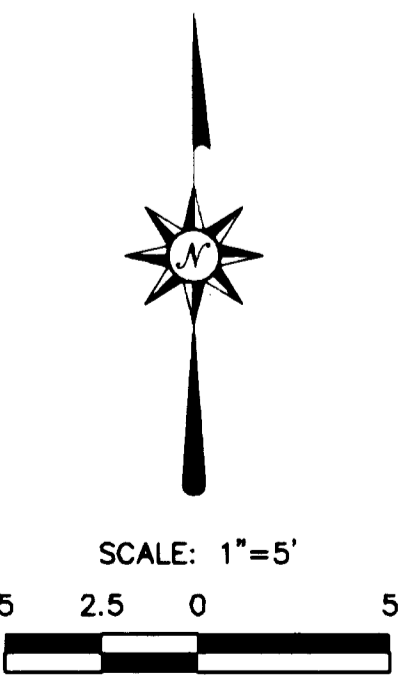
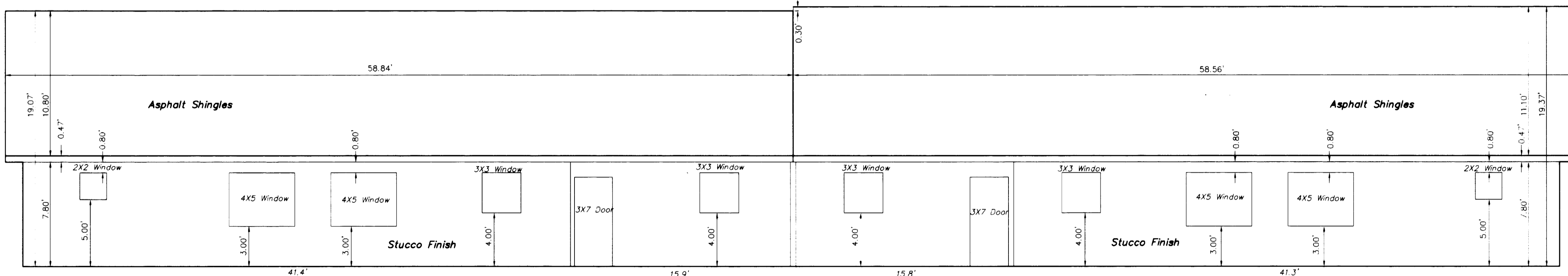
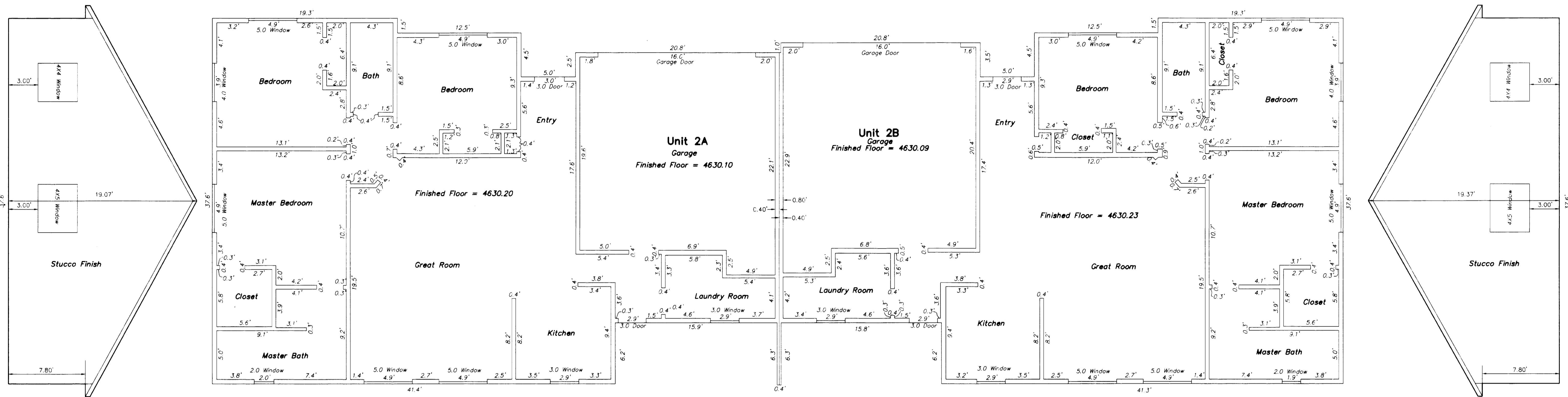
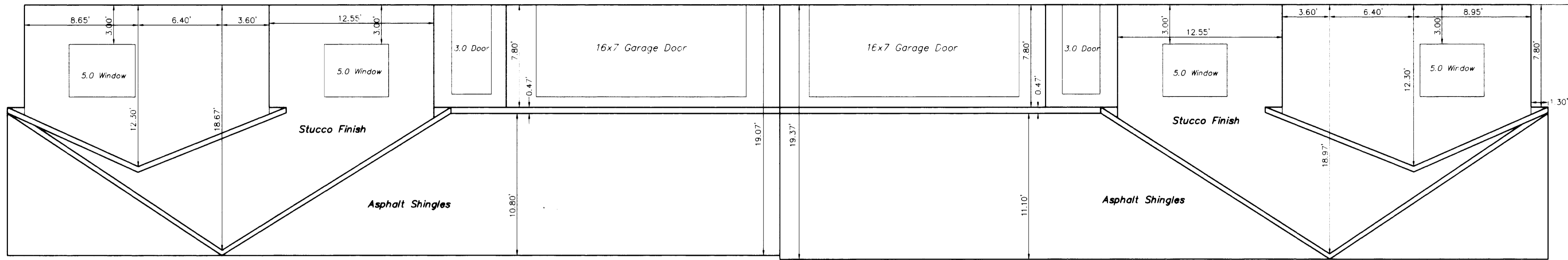


NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

- LEGEND**
- ALUQIOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - PK NAIL & TAG, SET IN PAVING
 - WC 0.5'S
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 WITNESS CORNER + Distance and Direction
 - ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
 - DELTA ANGLE OF ARC
 - RADIUS OF ARC
 - LENGTH OF ARC
 - CHORD DISTANCE OF ARC
 - CHORD BEARING OF ARC
 - EQUAL SYMBOL
 - PERCENT SYMBOL
 - AND SYMBOL
 - INTERSTATE HIGHWAY SYMBOL
 - STATE HIGHWAY SYMBOL
 - UNITED STATES
 - NOT TO SCALE
 - COLORADO REVISED STATUTES
 - SOLICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PROFESSIONAL LAND SURVEYOR
 - ANNUM DOMINI
 - MORE OR LESS
 - DEGREES (ANGULAR)
 - MINUTES (ANGULAR) OR FEET (LINEAR)
 - SECONDS (ANGULAR) OR INCHES (LINEAR)
 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - ROW COLORADO DEPARTMENT OF TRANSPORTATION
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - LCE UNITED COMMON ELEMENT
 - GCE GENERAL COMMON ELEMENT

AUTUMN GLENN CONDOMINIUMS UNIT 2


FLOOR PLAN AND ELEVATION DETAILS



- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - ▲ PK NAIL & TAG, SET IN PAVING
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 WITH CRS-38-51-105
 - △ DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - Brg CHORD BEARING OF ARC
 - = EQUAL SYMBOL
 - % PERCENT SYMBOL
 - & AND SYMBOL
 - ⊠ INTERSTATE HIGHWAY SYMBOL
 - ⊞ STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - ⊞ SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR
 - No. NUMBER
 - LLC LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - ± MORE OR LESS
 - DEGREES (ANGULAR)
 - MINUTES (ANGULAR) OR FEET (LINEAR)
 - SECONDS (ANGULAR) OR INCHES (LINEAR)
 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - CDOT COLORADO DEPARTMENT OF TRANSPORTATION
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - LCE LIMITED COMMON ELEMENT
 - GCE GENERAL COMMON ELEMENT

All lined units shown hereon in U.S. Survey feet.

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 CERTIFICATION SHOWN HEREON.



AUTUMN GLENN CONDOMINIUMS UNIT 2
 SW1/4 SECTION 16
 T1S, R1E, UTE MERIDIAN
 GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
 2591 B3/4 Road
 Grand Junction, Colorado 81503
 Telephone: 970-254-8649 Fax 970-255-7047

PROJ. NO. 06-113	SURVEYED/DRAWN	SHEET	OF
DATE: July, 2008	dj/r/lj	2	2

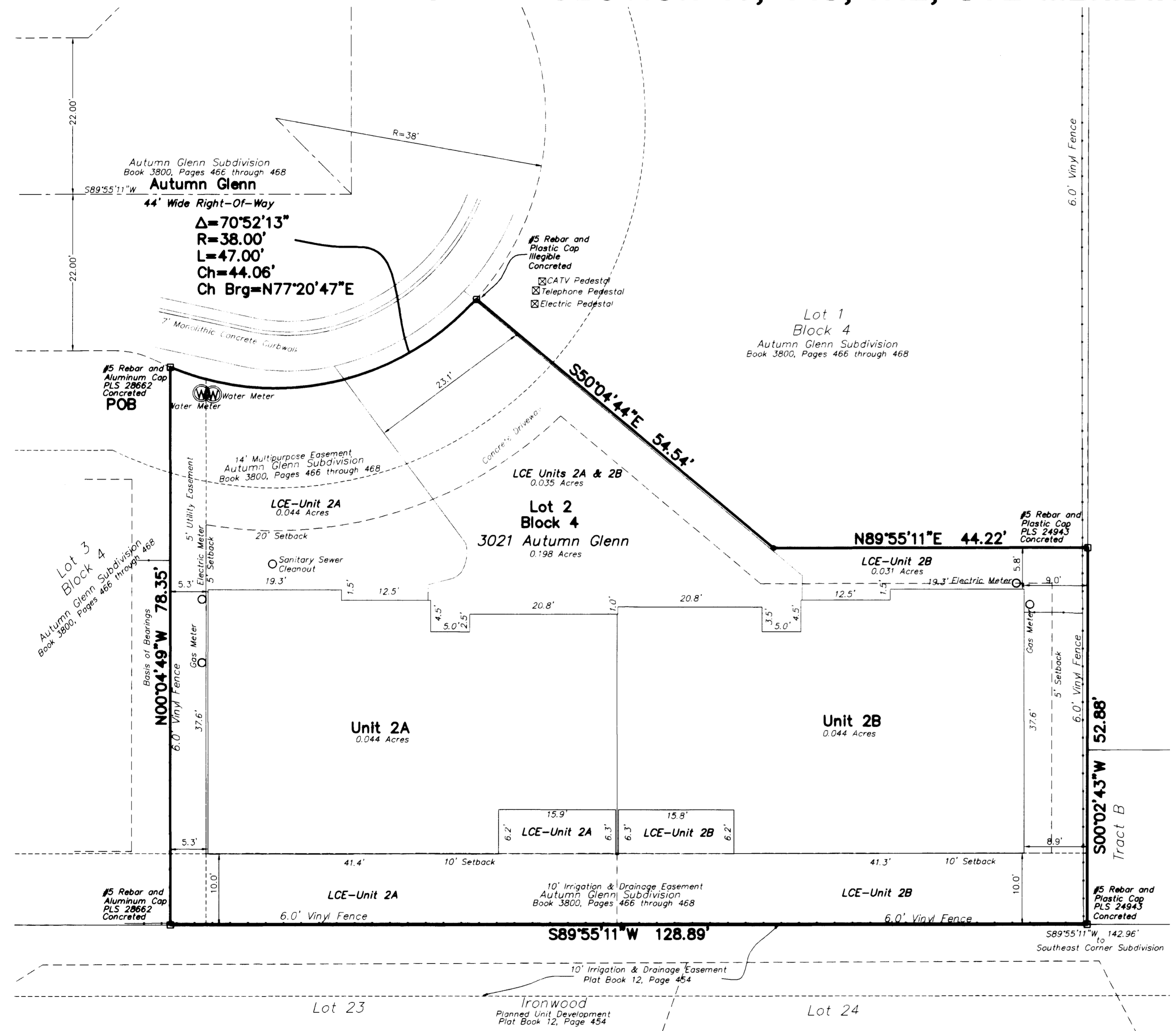
JEFFREY C. FLETCHER
 COLORADO PROFESSIONAL LAND SURVEYOR
 P.L.S. NO. 24953

SITE PLAN

AUTUMN GLENN CONDOMINIUMS UNIT 2

A REPLAT OF LOT 2, BLOCK 4, AUTUMN GLENN SUBDIVISION

PLAT RECORDED IN BOOK 3800, PAGES 466 THROUGH 468, MESA COUNTY RECORDS SW1/4 SECTION 16, T1S, R1E, UTE MERIDIAN, MESA COUNTY, COLORADO



DESCRIPTION

That real property located in part of the Southwest Quarter of Section 16, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:
 Lot 2, Block 4, Autumn Glenn Subdivision, as shown on plat recorded in Book 3800, Pages 466 through 468, Mesa County records.

GENERAL NOTES

The Declaration of Covenants and Restrictions are recorded at Book 3800, Pages 470 through 493, and Amended in Book 4012, Pages 881 and 882, Mesa County Records.
 Basis of bearings is the West line of Lot 2, Block 4, Autumn Glenn Subdivision, as shown on plat recorded in Book 3800, Pages 466 through 468, Mesa County records, which bears North 00 degrees 04 minutes 49 seconds West, a distance of 78.35 feet, as established by observation of the MCGPS Local Coordinate System. Both monuments on this line are as shown on the face of this plat.
 Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".
 All lineal units shown hereon in U.S. Survey feet.

Easement and Title Information provided by Land Title Guarantee Company and Meridian Land Title, LLC, Commitment No. GR65000430, dated June 1, 2006.

CITY OF GRAND JUNCTION APPROVAL

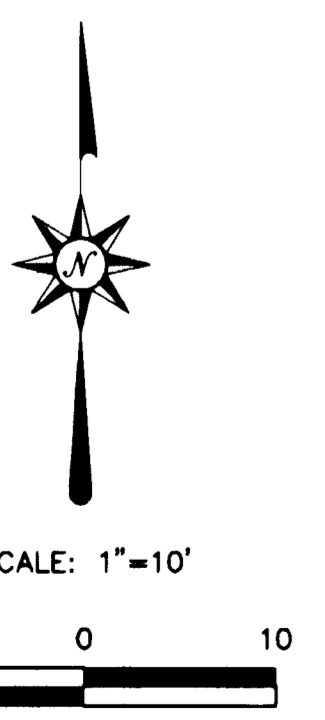
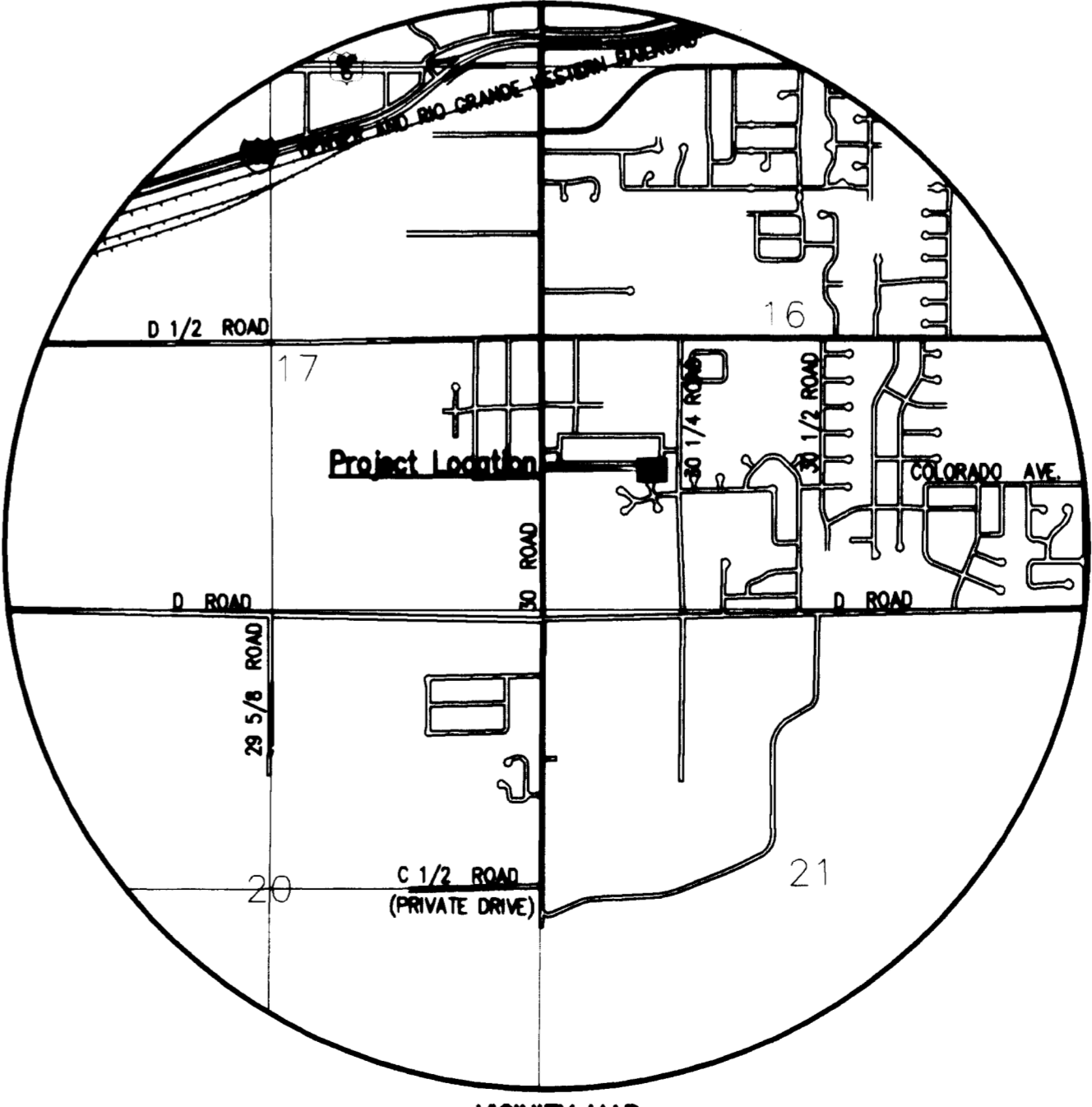
This site plan of BEHRENS CONDOMINIUMS, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 20th day of November, A.D., 2008.

City Manager [Signature]
 Mayor [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA }
 I hereby certify that this instrument was filed in my office at 3:08 o'clock P.M., NOVEMBER 25, A.D., 2008 and was duly recorded in Book 4757 Page No. 667
 Reception No. 246672 Drawer No. UU-40 Fees: 10+1

[Signature]
 Clerk and Recorder
[Signature]
 Deputy



- LEGEND**
- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - ▲ PK NAIL & TAG, SET IN PAVING
 - ⊕ SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 WITH CRS-38-51-105
 - WC 0.5'S ● ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
 - Δ DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
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 - ⊕ INTERSTATE HIGHWAY SYMBOL
 - ⊕ STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - § SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR
 - No. NUMBER
 - L.L.C. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - ± MORE OR LESS
 - ° DEGREES (ANGULAR)
 - ' MINUTES (ANGULAR) OR FEET (LINEAR)
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 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - CDOT COLORADO DEPARTMENT OF TRANSPORTATION
 - POB POINT OF BEGINNING
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SITE PLAN



AUTUMN GLENN CONDOMINIUMS UNIT 2
 SW1/4 SECTION 16
 T1S, R1E, UTE MERIDIAN
 GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
 2591 B3/4 Road
 Grand Junction, Colorado 81503
 Telephone: 970-254-8649 Fax 970-255-7047

JEFFREY C. FLETCHER COLORADO PROFESSIONAL LAND SURVEYOR P.L.S. NO. 24953	PROJ. NO. 06-113	SURVEYED DRAWN	SHEET OF
DATE: July, 2008	dj/r/j	rak	1 1