

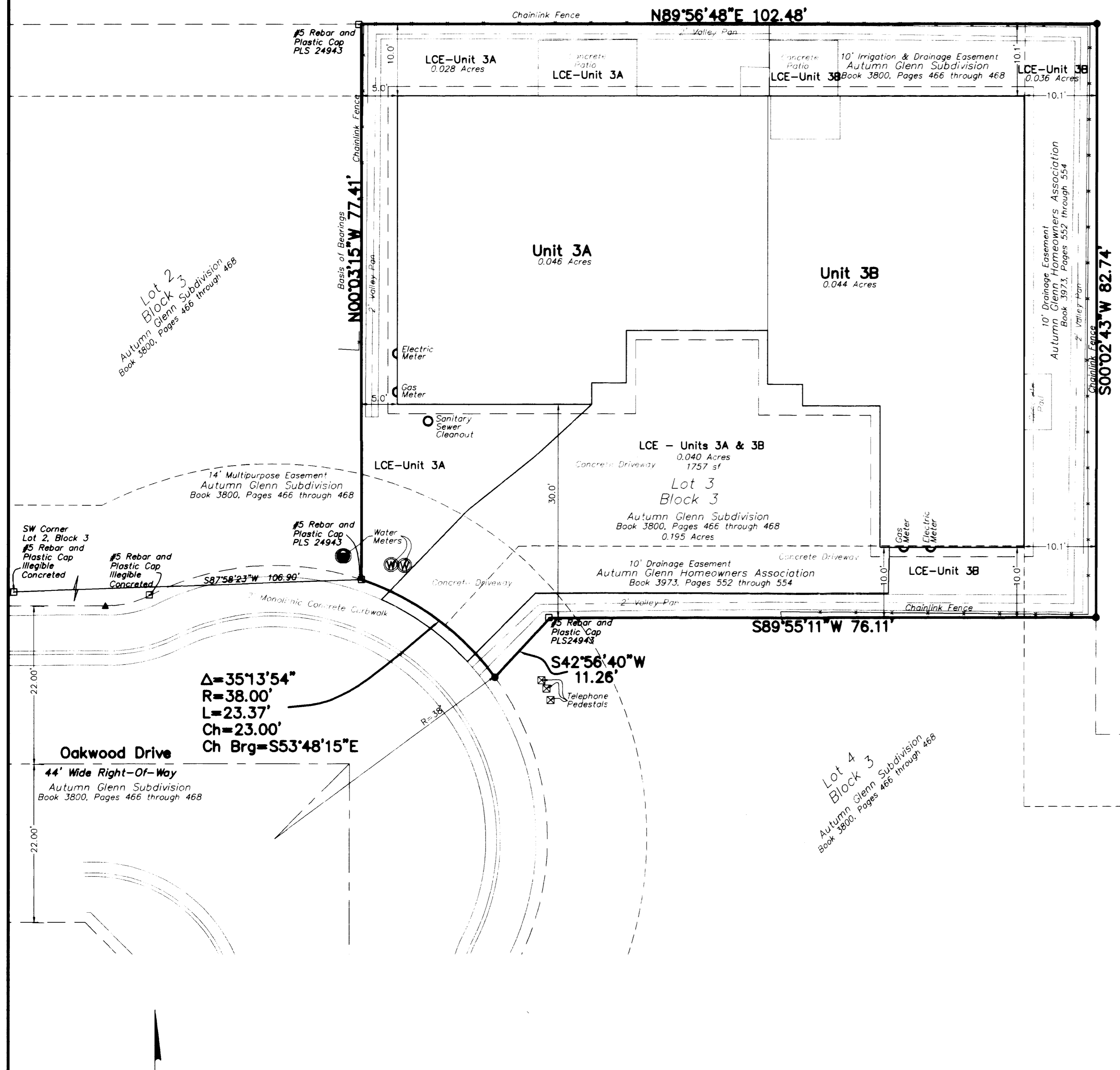
AUTUMN GLENN CONDOMINIUMS UNIT 3

A REPLAT OF LOT 3, BLOCK 3, 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



AREA SUMMARY

UNIT 3A	= 0.046 Acres	23.59%
UNIT 3B	= 0.044 Acres	22.57%
LCE	= 0.105 Acres	53.84%
TOTAL	= 0.195 Acres	100.00%

- 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
 - ▲ WITNESS CORNER + Distance and Direction
 - 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
 - △ DELTA ANGLE OF ARC
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 - ≡ EQUAL SYMBOL
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 - & 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 NUMBER
 - No. ANNO DOMINI
 - L.L.C. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - ± MORE OR LESS
 - ° DEGREES (ANGULAR)
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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
 - POC POINT OF COMMENCING
 - LCE LIMITED COMMON ELEMENT
 - GCE GENERAL COMMON ELEMENT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Autumn Glenn, LLC, 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: (Quit Claim Deed Book 4570, Page 80.)

Lot 3, Block 3, 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 3, 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, Autumn Glenn, LLC, has caused their name to be hereunto subscribed this 9th day of September, A.D. 2008

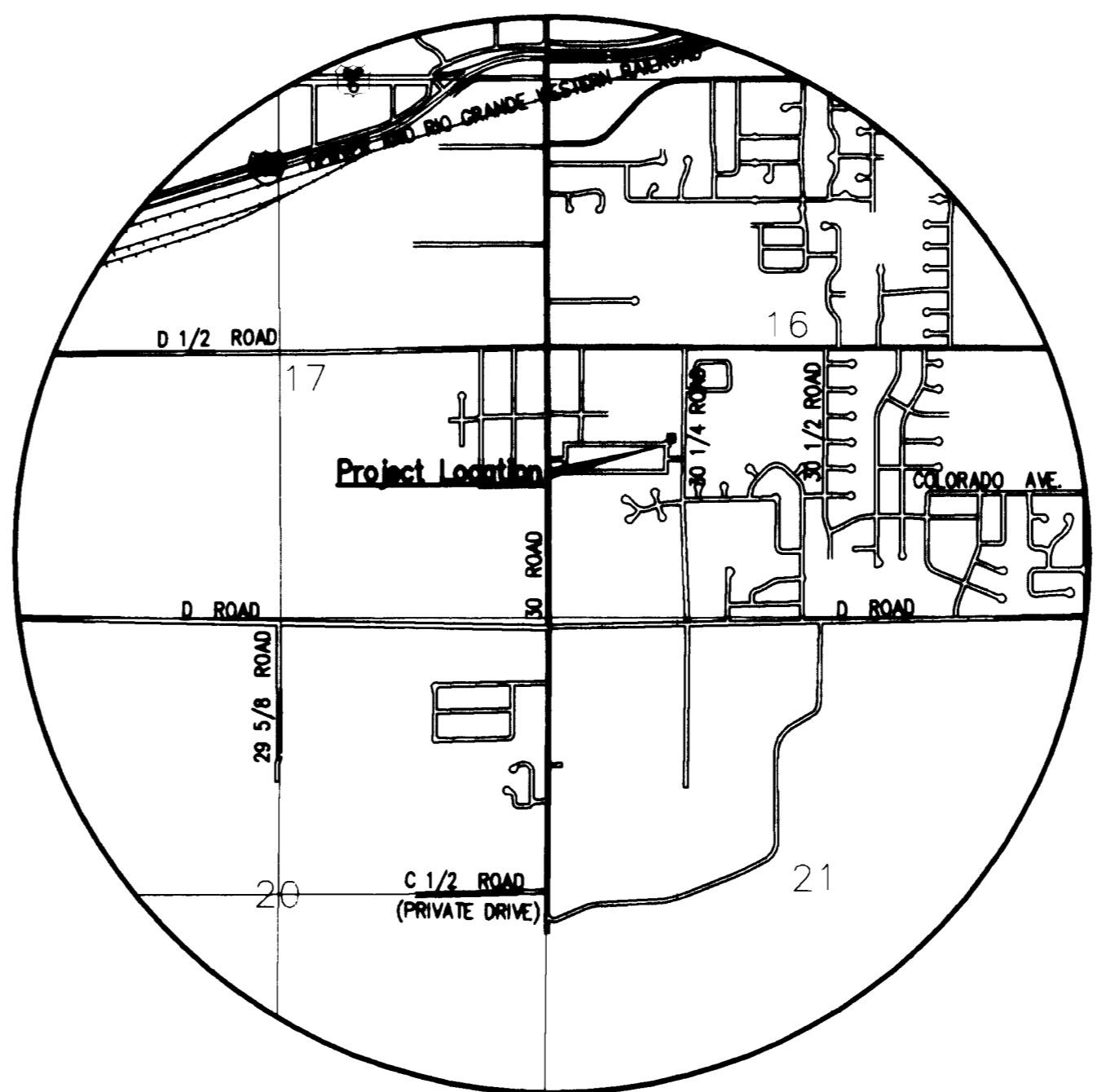
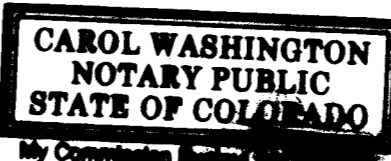
by: Darren Davidson title: Manager
for: Autumn Glenn, LLC

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Darren Davidson, Manager (title) for Autumn Glenn, LLC, this 9th day of September, A.D., 2008

Witness my hand and official seal:
Carol Washington
Notary Public
My Commission Expires 9/29/2010



SURVEYOR'S CERTIFICATION

I, JEFFREY C. FLETCHER, do hereby certify that the accompanying plat of AUTUMN GLENN CONDOMINIUMS UNIT 3, 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.

Date certified 18 Oct. 2008

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon 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 446, Pages 750 through 750, 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 Vice President, with the authority of its' Board of Directors, this 11 day of Sept 2008.

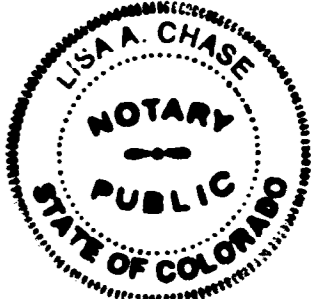
By: William F. Palmer (title) Vice President
for: WELLS FARGO BANK, N.A.

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by WILLIAM F. VICE PRES. for WELLS FARGO BANK, N.A. (title) this 11TH day of SEPT, A.D., 2008

Witness my hand and official seal:
Lisa A. Chase
Notary Public
My Commission Expires 4-18-2011



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 hereon described property, that we find the title to the property is vested to AUTUMN GLENN, LLC 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 27, 2008 by: Yvonne A. Chapman - Vice President Name And Title
for: LAND TITLE GUARANTEE COMPANY Name Of Title Company

GENERAL NOTES

The Declaration of Covenants and Restrictions are recorded at Book 3800, Pages 470 through 493, Amended in Book 4012, Pages 881 and 882, and Second Amendment at Book 4353, Page 713, Mesa County Records.

Basis of bearings is the West line of Lot 3, Block 3, Autumn Glenn Subdivision, as shown on plat recorded in Book 3800, Pages 466 through 468, Mesa County records, which bears South 00 degrees 03 minutes 15 seconds East, a distance of 77.41 feet, as established by observation of the MCGPS Local Coordinate System. Both monuments on this line are found Number 5 rebar set for lot corners, as shown hereon.

All lineal units shown hereon in U.S. Survey feet.
Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Land Title Guarantee Company - Grand Junction, Commitment No. GJB65007057, dated March 10, 2008.

FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type
4757	693	Covenants, Conditions & Restrictions

CITY OF GRAND JUNCTION APPROVAL

This plat of AUTUMN GLENN CONDOMINIUMS UNIT 3, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 11 day of November, A.D., 2008.

City Manager: Garrett Madia
Mayor: Tommy 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 2:29 o'clock P. M., NOVEMBER 25, A.D., 2008 and was duly recorded in Book 4757, Page No. 726-727
Reception No. 2466683 Drawer No. 44-41 Fees: 20+1

Janice Rich
Clerk and Recorder
William F. Palmer
Deputy



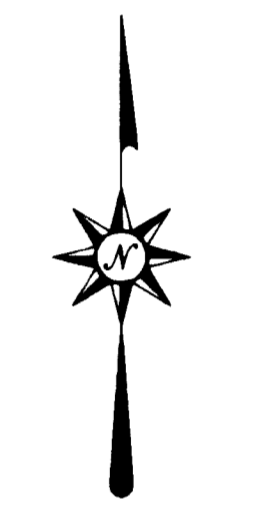
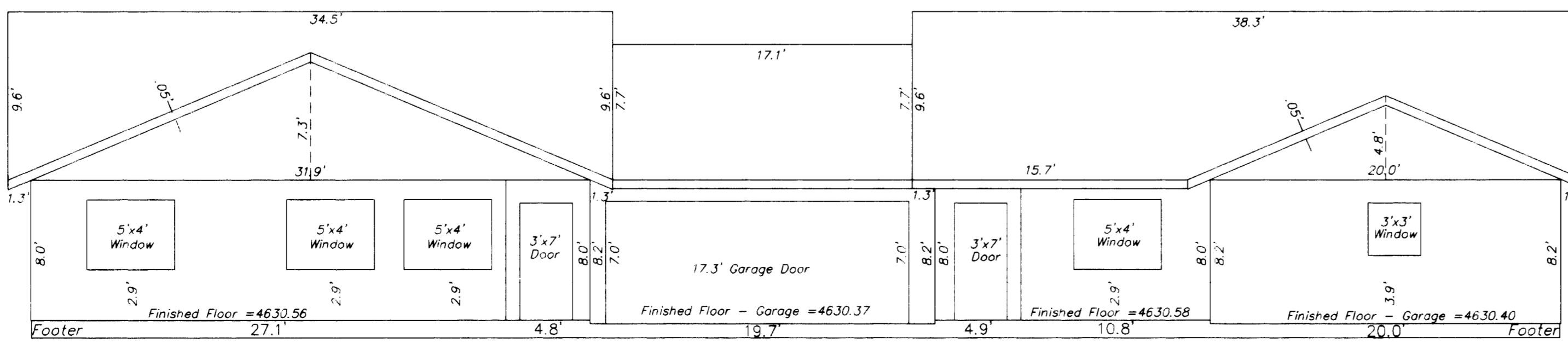
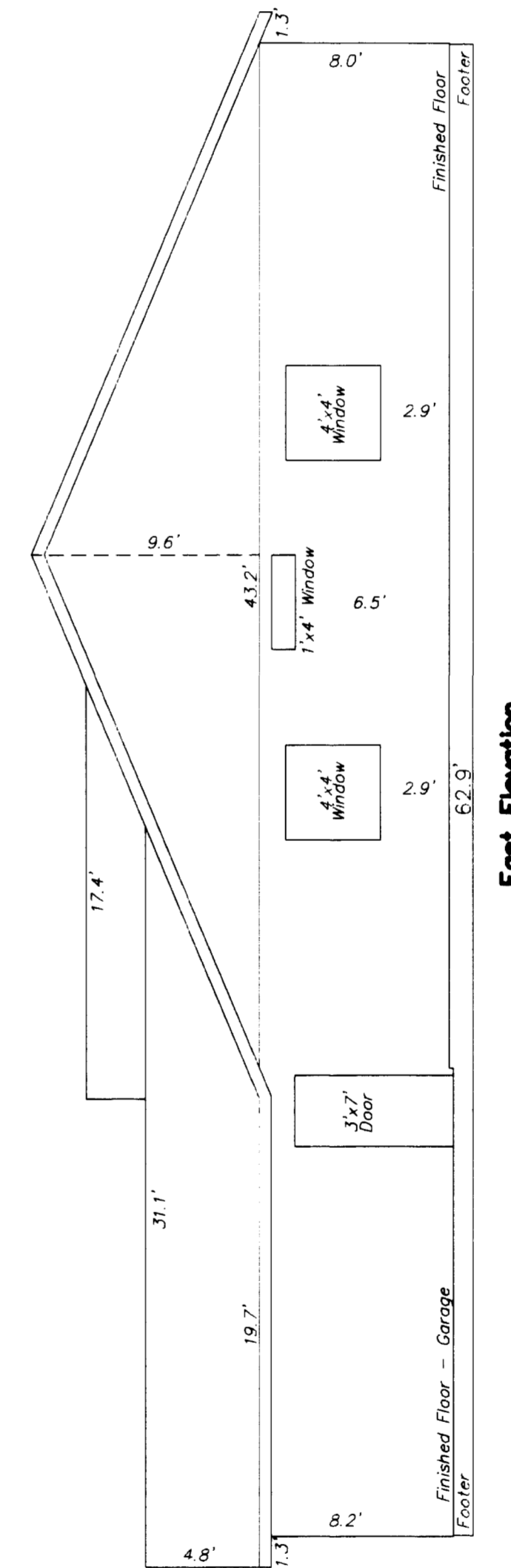
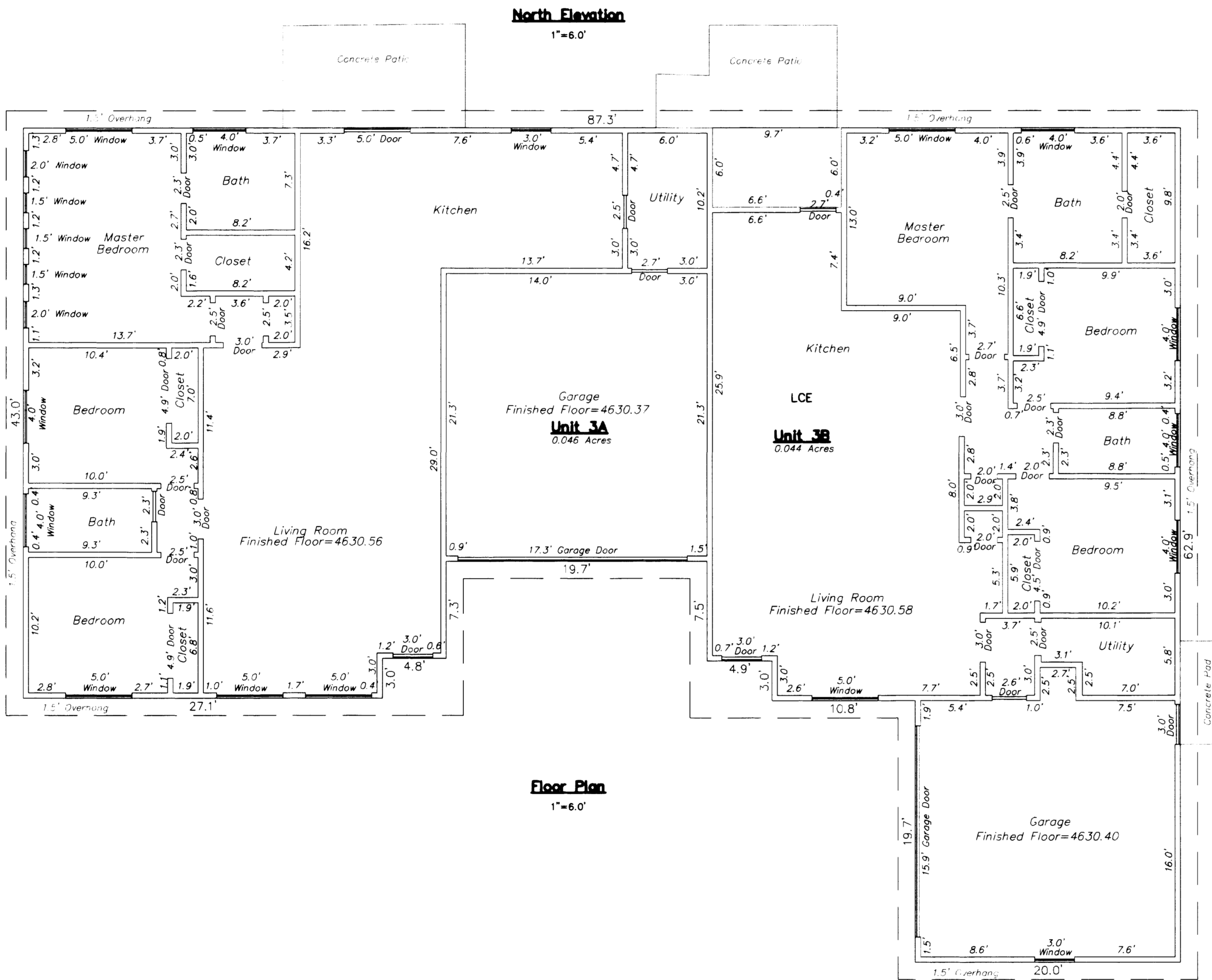
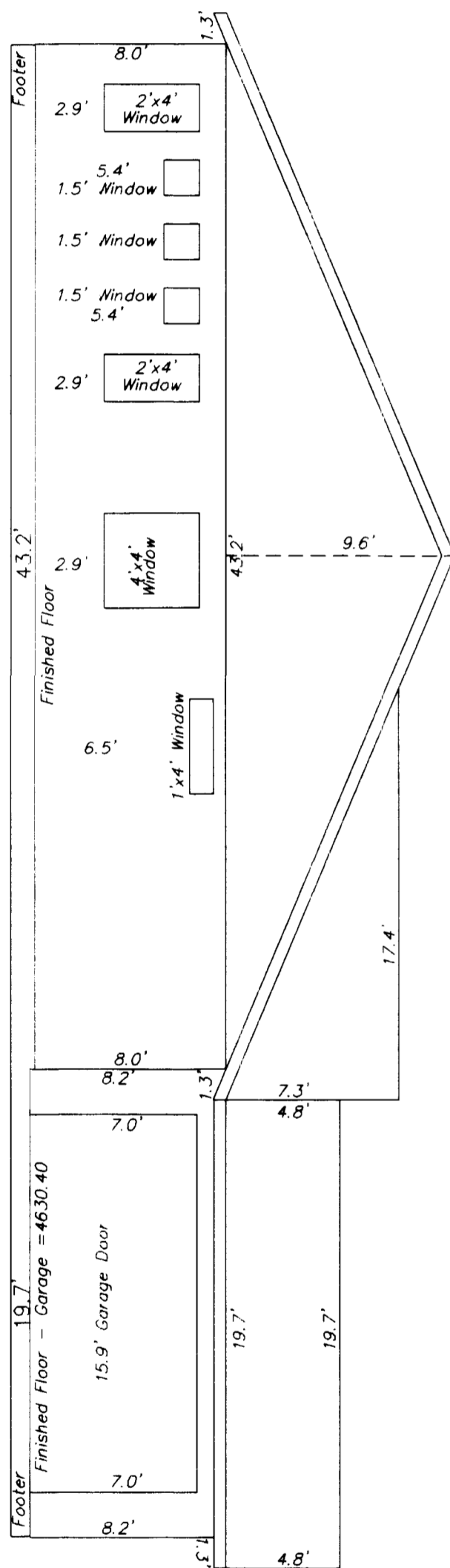
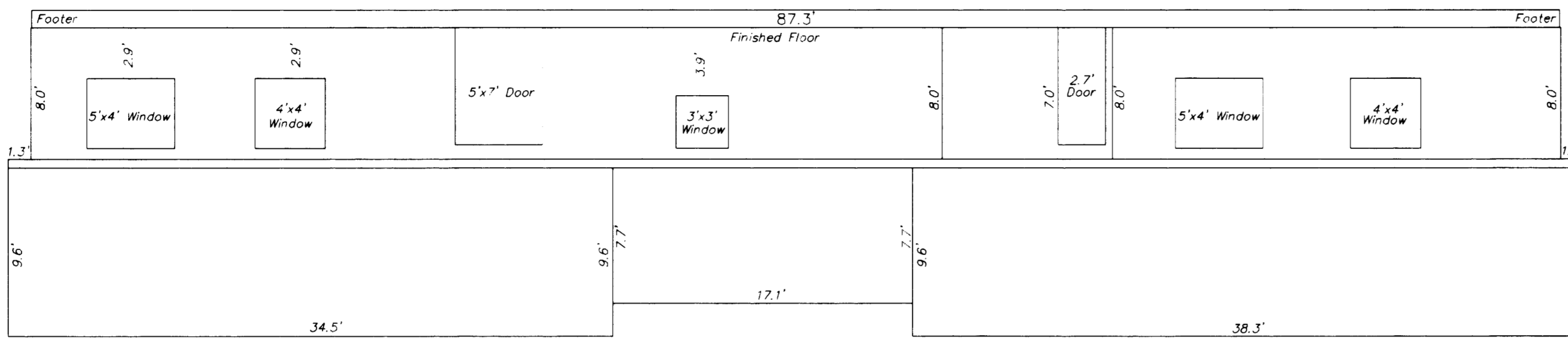
AUTUMN GLENN CONDOMINIUMS UNIT 3
SW1/4 SECTION 16
T1S, R1E, UTE MERIDIAN
MESA COUNTY, COLORADO

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

PROJ. NO. 08-20	SURVEYED	DRAWN	SHEET	OF
DATE: May, 2008	sg/r	rsk	1	2

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 3 FLOOR PLAN AND ELEVATION DETAILS



SCALE: 1"=6'
6 3 0 6

LEGEND

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- PER CRS-38-51-105, IN CONCRETE
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- NTS NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- L.L.C. LIMITED LIABILITY COMPANY
- A.D. ANNO DOMINI
- ± MORE OR LESS
- DEGREES (ANGULAR)
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**AUTUMN GLENN
CONDOMINIUMS UNIT 3**
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. 08-20	SURVEYED/DRAWN	SHEET	OF
DATE: May, 2008	sg/jh	2	2

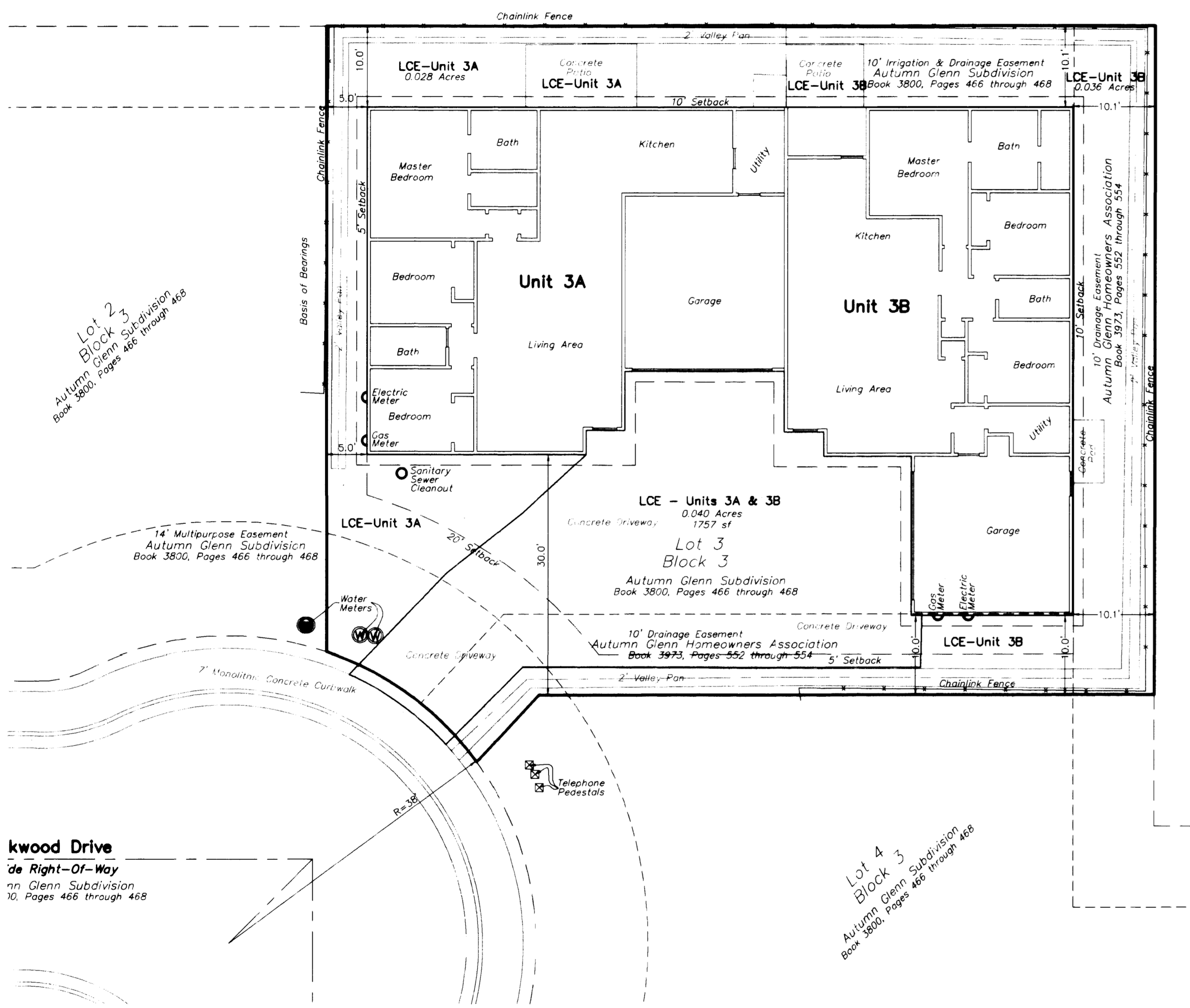
SITE PLAN

AUTUMN GLENN CONDOMINIUMS UNIT 3

A REPLAT OF LOT 2, BLOCK 3, 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

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Easement and Title Information provided by Land Title Guarantee Company - Grand Junction, Commitment No. GJB65007057, dated March 10, 2008.

CITY OF GRAND JUNCTION APPROVAL

This site plan of AUTUMN GLENN UNIT 3, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 20 day of November, A.D., 2008.

City Manager Christine Keady

Mayor Gregg Palmer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA)

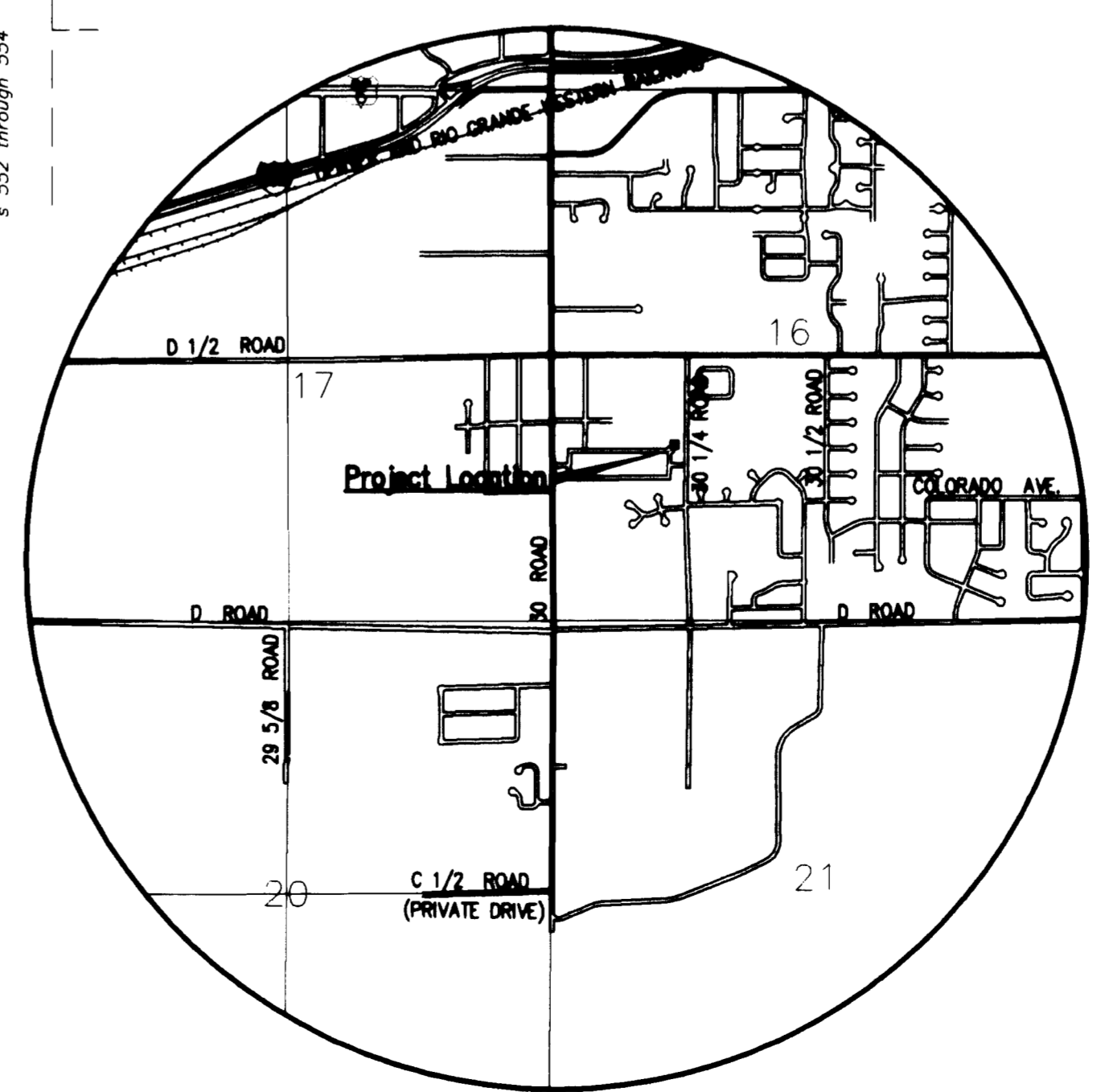
I hereby certify that this instrument was filed in my office at 3:29 o'clock P.M.,

~~November 25~~ A.D., 2008 and was duly recorded in Book 4757 Page No. 728

Reception No. 2466684 Drawer No. 44-42 Fees: 10+1

Janice Rich
Clerk and Recorder

By: Debra Rodriguez
Deputy



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AUTUMN GLENN CONDOMINIUMS UNIT 3

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PROJ. NO. 08-20	SURVEYED	DRAWN	SHEET
DATE: May, 2008	sg/jk	rsk	1



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

RECORDED NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION