

# AUTUMN GLENN CONDOMINIUMS UNIT 4

## A REPLAT OF LOT 4, BLOCK 2, 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

#### 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 446, Pages 750 through 750, public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

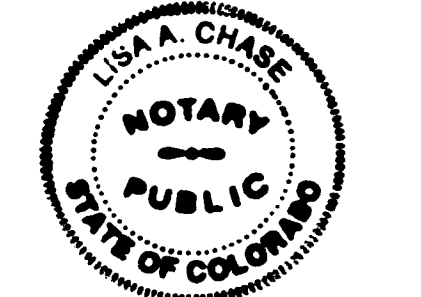
IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its VICE PRESIDENT, with the authority of its' Board of Directors, this 11 day of Sept, 2008.

By: William S. Richmond (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 S. RICHMOND (title) VICE PRES for WELLS FARGO BANK, N.A. this 11th day of SEPT, A.D., 2008.

Witness my hand and official seal:  
Risa A. Chase  
Notary Public



#### 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 29, 2008 by: John O. Cannon - Title Examiner Name And Title  
Ronan A. Cannon  
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 North line of Autumn Glenn Subdivision, as shown on plat recorded in Book 3800, Pages 466 through 468, Mesa County records, which bears South 89 degrees 56 minutes 48 seconds West, a distance of 1125.81 feet, as established by observation of the MCGPS Local Coordinate System. Both monuments on this line are found Number 5 rebars at lot corners.

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, Commitment No. GJR65002906-2, dated March 5, 2008.

#### FOR CITY USE ONLY

Book	Page	Type
4757	693	Covenants, Conditions & Restrictions

#### CITY OF GRAND JUNCTION APPROVAL

This plat of AUTUMN GLENN CONDOMINIUMS UNIT 4, 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: Samuel

Mayor: Greg 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 3:34 o'clock P.M., NOVEMBER 25, A.D., 2008 and was duly recorded in Book 4757 Page No. 729-730  
Reception No. 246685 Drawer No. 44-43 Fees: 2011

Janice Rich  
Clerk and Recorder  
William S. Richmond  
Deputy

#### 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 4, Block 2, 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 4, 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 prevent reasonable ingress and egress to and from the easement.

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

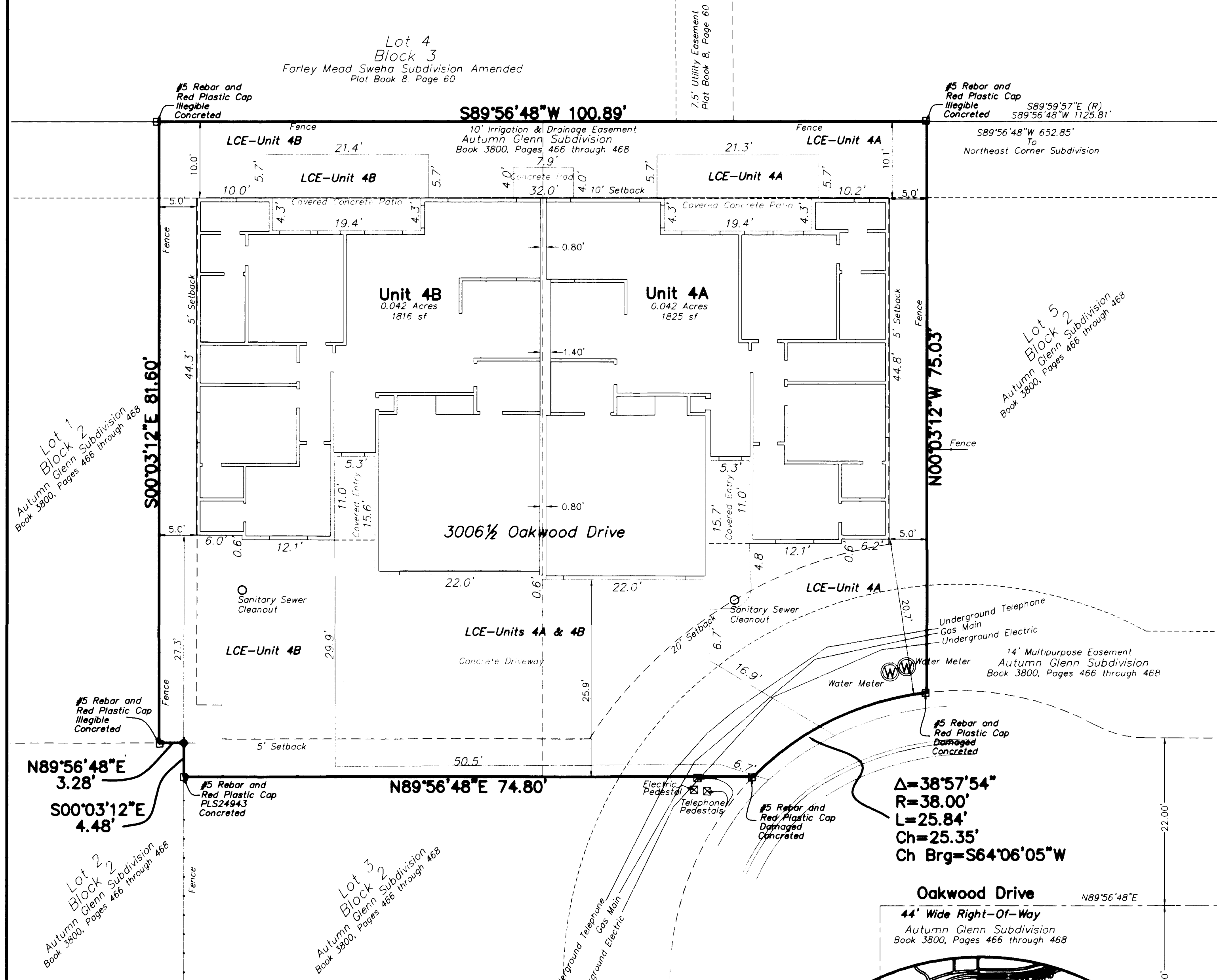
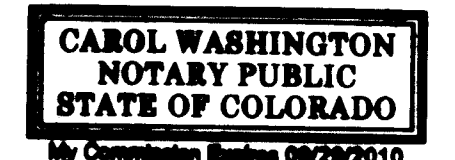
IN WITNESS WHEREOF, said owner, Autumn Glenn, LLC, have caused their name to be hereunto subscribed this 9th day of September, A.D. 2008

by: Darren Davidson title Manager  
Darren Davidson  
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 9/27/2010



**RECORDED NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION**

**AREA SUMMARY**

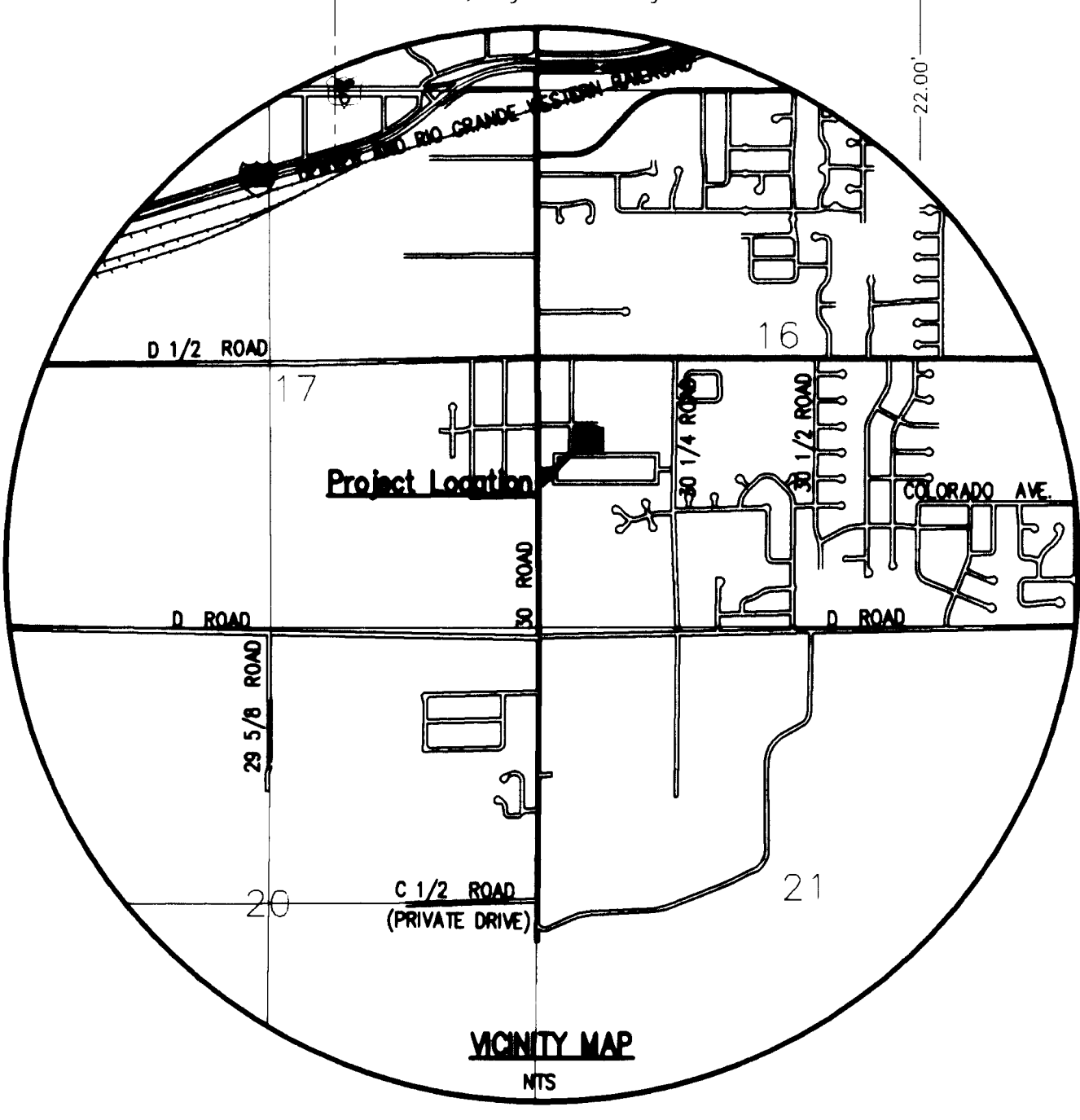
UNIT 3A	=	0.042 Acres	21.54%
UNIT 3B	=	0.042 Acres	21.54%
WALLS	=	0.008 Acres	4.10%
LCE	=	0.068 Acres	34.87%
GCE	=	0.035 Acres	17.95%
<b>TOTAL</b>	<b>=</b>	<b>0.195 Acres</b>	<b>100.00%</b>

**LEGEND**

- ALLOT 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
- R RADIUS OF ARC
- L LENGTH OF ARC
- Ch CHORD DISTANCE OF ARC
- Brg CHORD BEARING OF ARC
- EQ EQUAL SYMBOL
- % PERCENT SYMBOL
- AND AND SYMBOL
- INTERSTATE HIGHWAY SYMBOL
- STATE HIGHWAY SYMBOL
- US UNITED STATES
- NTS NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- SOLUSET, 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)
- 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

SCALE: 1"=10'

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.



See Sheet 2 for all interior building unit dimensions.

#### SURVEYOR'S CERTIFICATION

I, JEFFREY C. FLETCHER, do hereby certify that the accompanying plat of AUTUMN GLENN CONDOMINIUMS UNIT 4, 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 28 Oct 2008

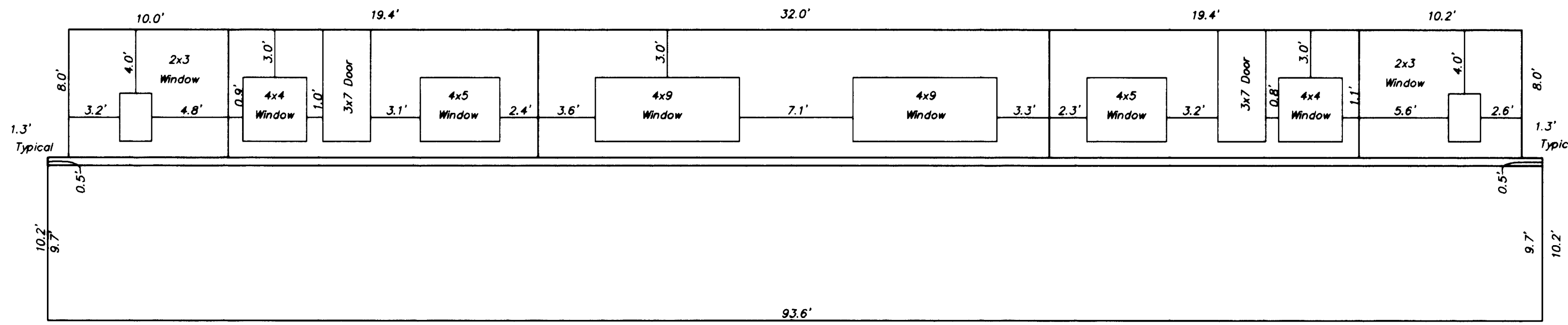
JEFFREY C. FLETCHER  
COLORADO PROFESSIONAL LAND SURVEYOR  
P.L.S. NO. 24853

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

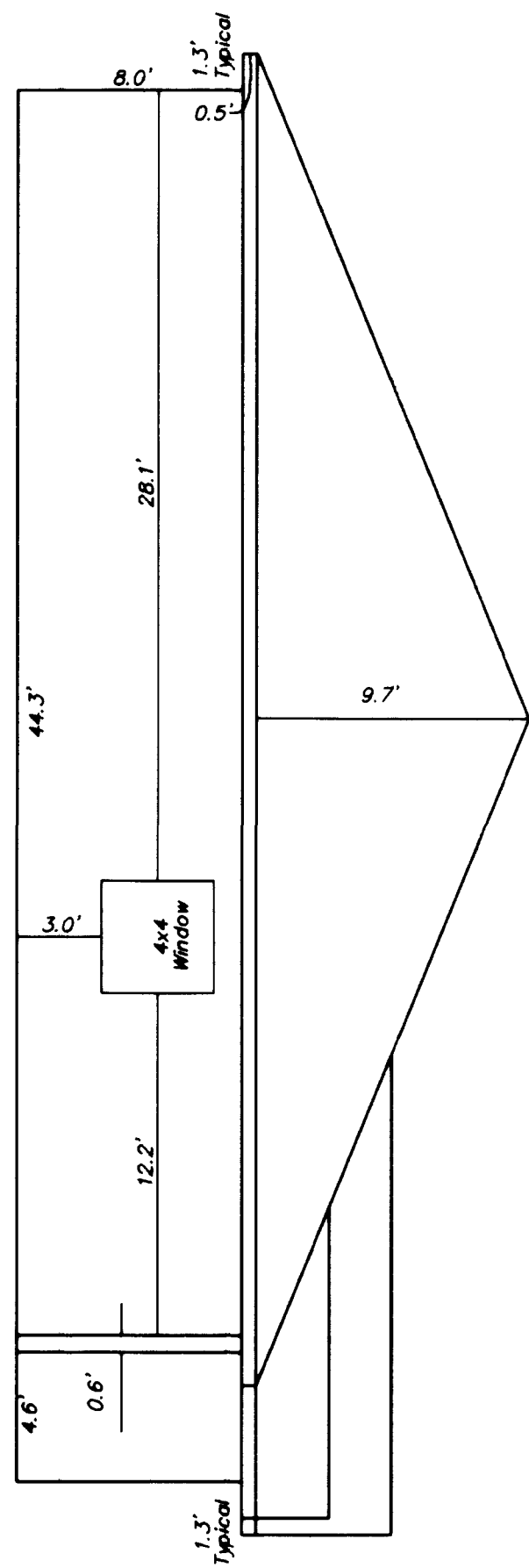
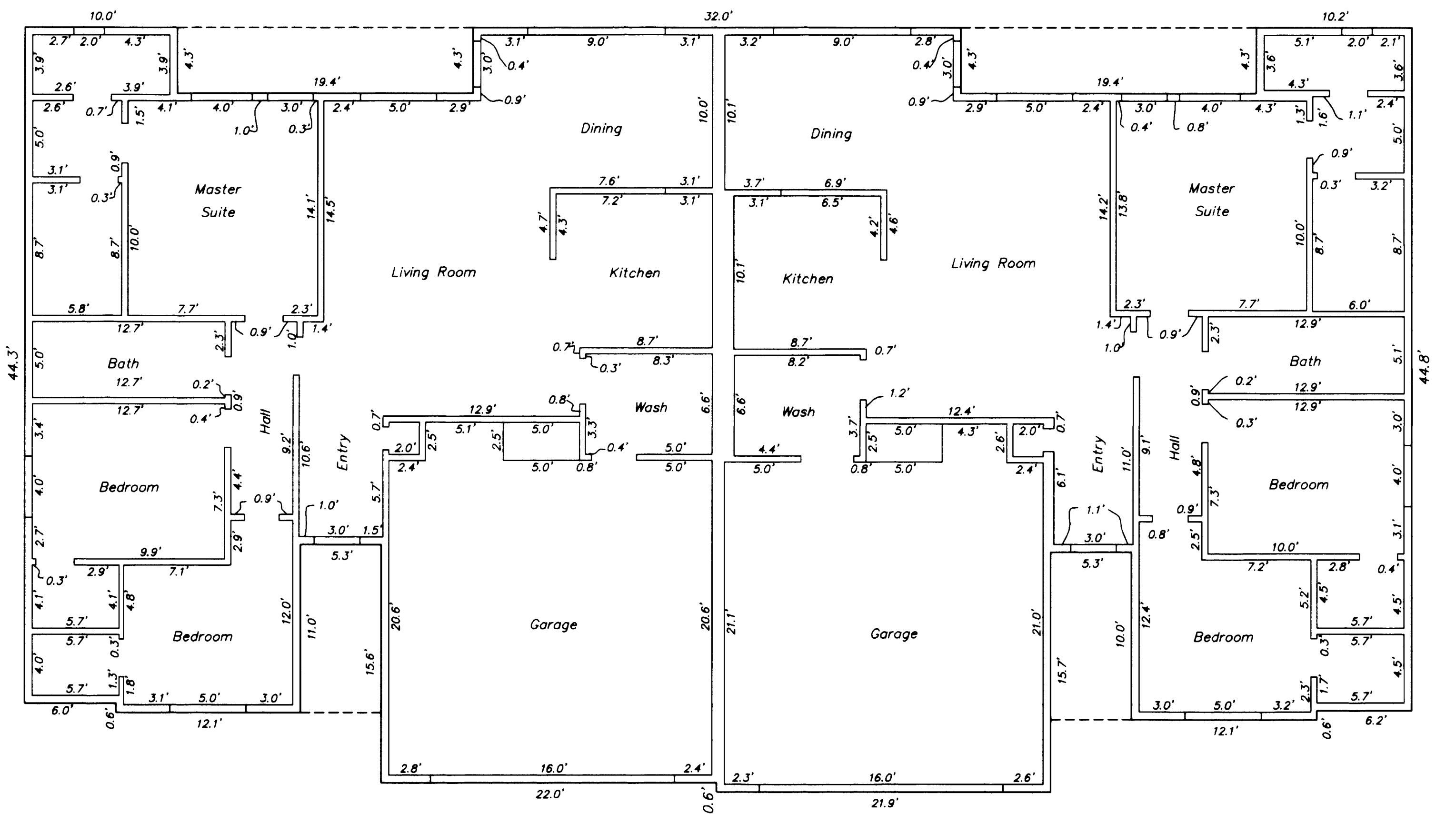
**High Desert Surveying, LLC**  
2591 B3/4 Road  
Grand Junction, Colorado 81503  
Telephone: 970-254-8649 Fax 970-255-7047

PROJ. NO. 07-10	SURVEYED/DRAWN	SHEET	OF
DATE: July, 2008	dwj/rsk	1	2

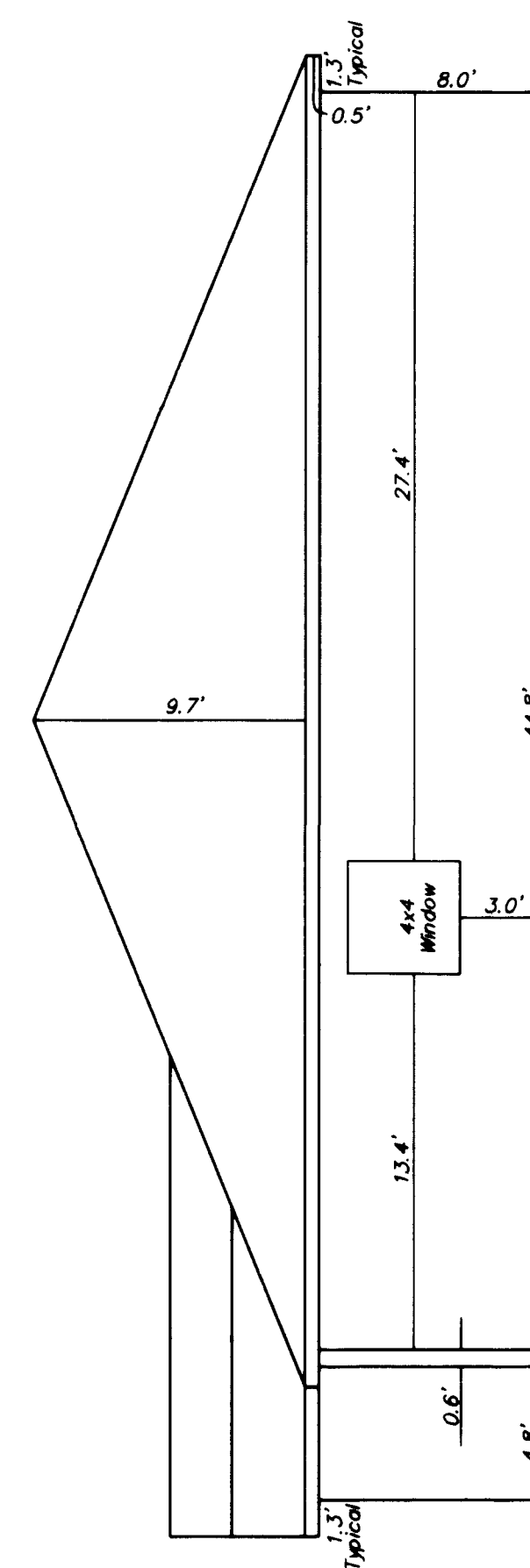
# AUTUMN GLENN CONDOMINIUMS UNIT 4 FLOOR PLAN AND ELEVATION DETAILS



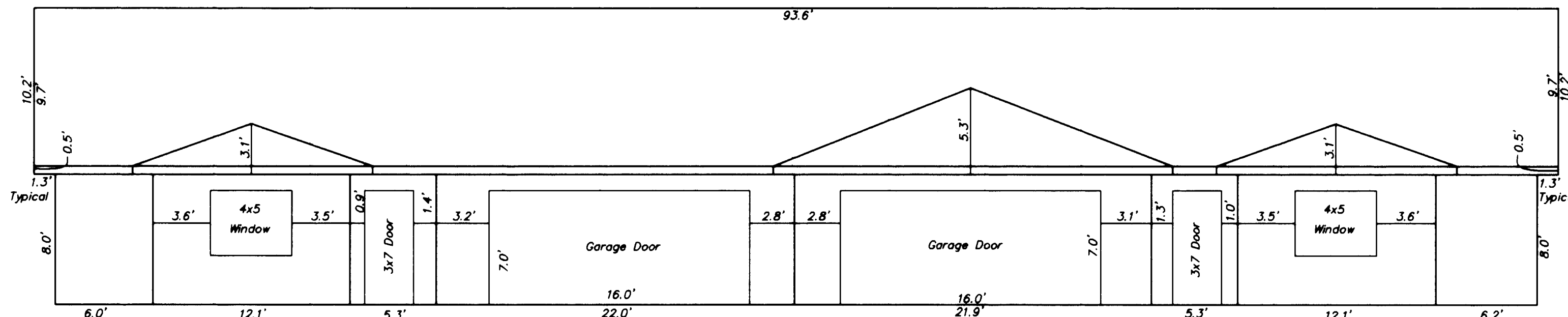
North Elevation



West Elevation



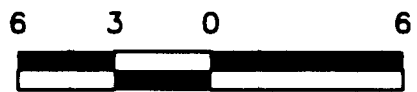
East Elevation



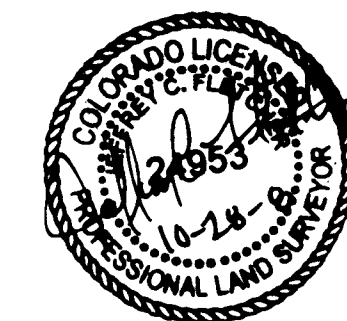
South Elevation



SCALE: 1"=6'



See Sheet 1 for all exterior building unit dimensions.



<b>AUTUMN GLENN CONDOMINIUMS UNIT 4</b>			
SW1/4 SECTION 16 T1S, R1E, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO			
<b>High Desert Surveying, LLC</b>			
2591 B3/4 Road Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax 970-255-7047			
PROJ. NO. 07-10	SURVEYED	DRAWN	SHEET OF
DATE: July, 2008	dwj	rak	2 2

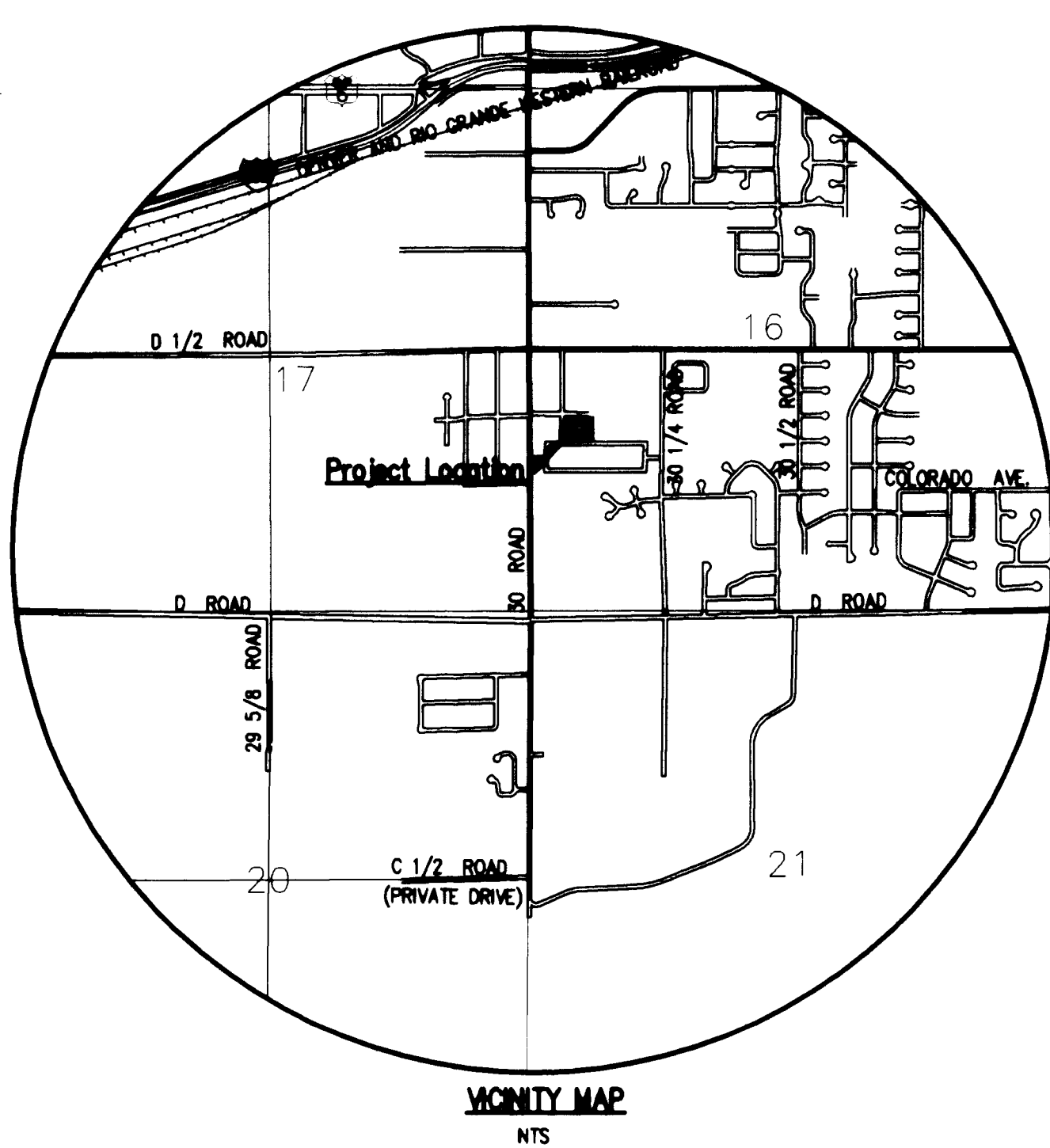
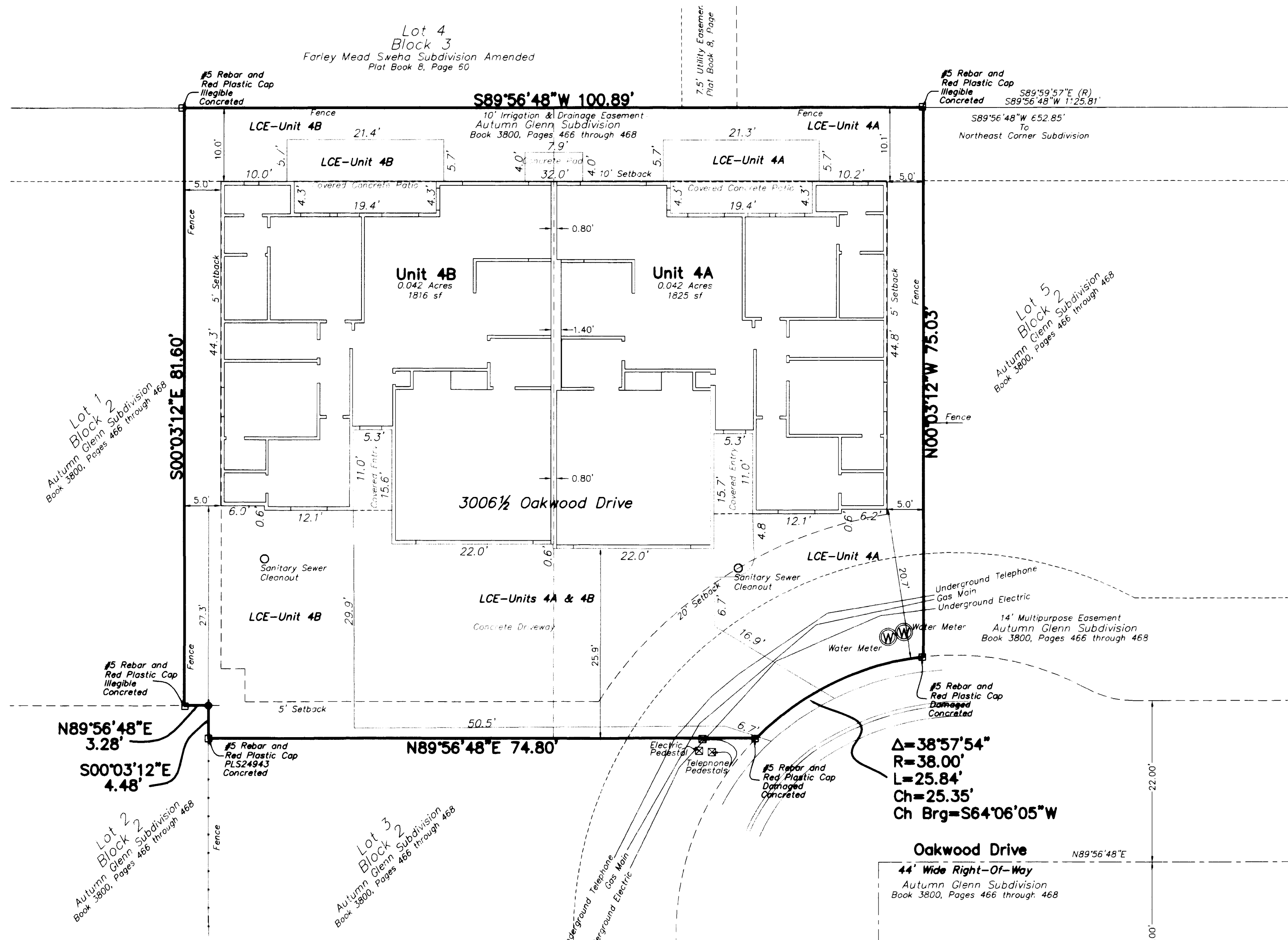
# SITE PLAN

## AUTUMN GLENN CONDOMINIUMS UNIT 4

### A REPLAT OF LOT 4, BLOCK 2, 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



**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 4, Block 2, 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, Amended in Book 4012, Pages 881 and 882, and Second Amendment at Book 4353, Page 713, Mesa County Records.

Basis of bearings is the North line of Autumn Glenn Subdivision, as shown on plat recorded in Book 3800, Pages 466 through 468, Mesa County records, which bears South 89 degrees 56 minutes 48 seconds West, a distance of 1125.81 feet, as established by observation of the MCPS Local Coordinate System. Both monuments on this line are found Number 5 rebars at lot corners.

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, Commitment No. GR65002906-2, dated March 5, 2008.

**CITY OF GRAND JUNCTION APPROVAL**

This plat of AUTUMN GLENN CONDOMINIUMS UNIT 4, 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.

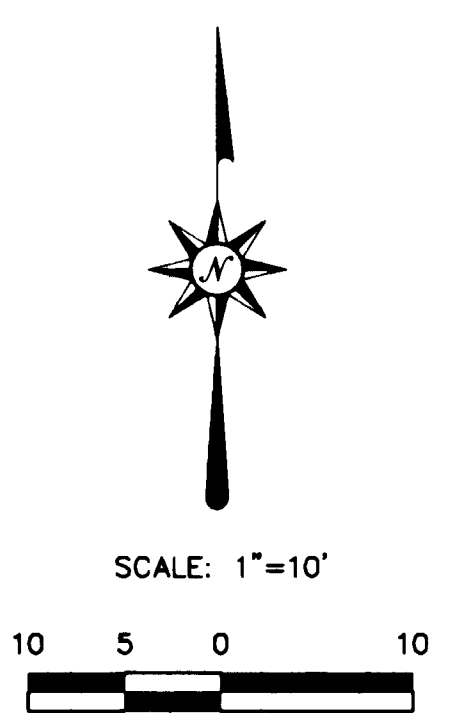
City Manager [Signature]  
Mayor [Signature]

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO } ss  
COUNTY OF MESA }  
I hereby certify that this instrument was filed in my office at 3:34 o'clock P.M., NOVEMBER 25, A.D., 2008 and was duly recorded in Book 4757 Page No. 731  
Reception No. 2466686 Drawer No. 44-44 Fees: 10+1

[Signature]  
Clerk and Recorder  
[Signature]  
Deputy

- LEGEND**
- ALLOT 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
  - Δ 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
  - PLS 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)
  - " 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



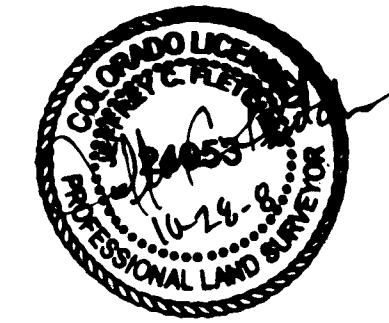
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**SITE PLAN**

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

High Desert Surveying, LLC  
2591 83/4 Road  
Grand Junction, Colorado 81503  
Telephone: 970-254-8649 Fax 970-255-7047

PROJ. NO. 07-10	SURVEYED	DRAWN	SHEET	OF
DATE: July, 2008	dwj	rkj	1	1



RECORDED NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION