

HABITAT HOME STORE CONDOMINIUMS

LOT 1, PALACE POINT SIMPLE SUBDIVISION, PLAT BOOK 19, PAGE 296

SE 1/4 SW 1/4 SECTION 8, T1S, R1E, UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

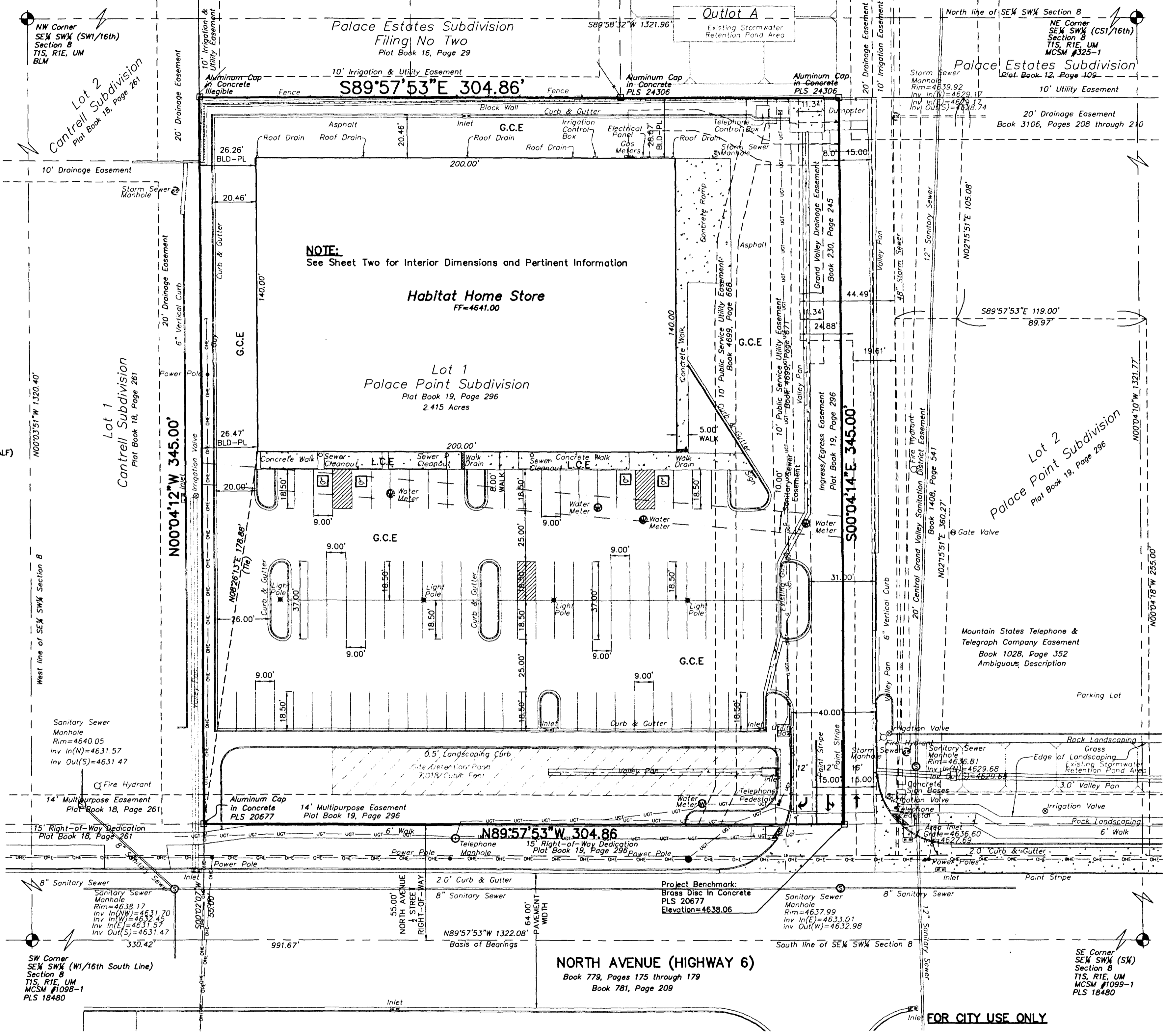
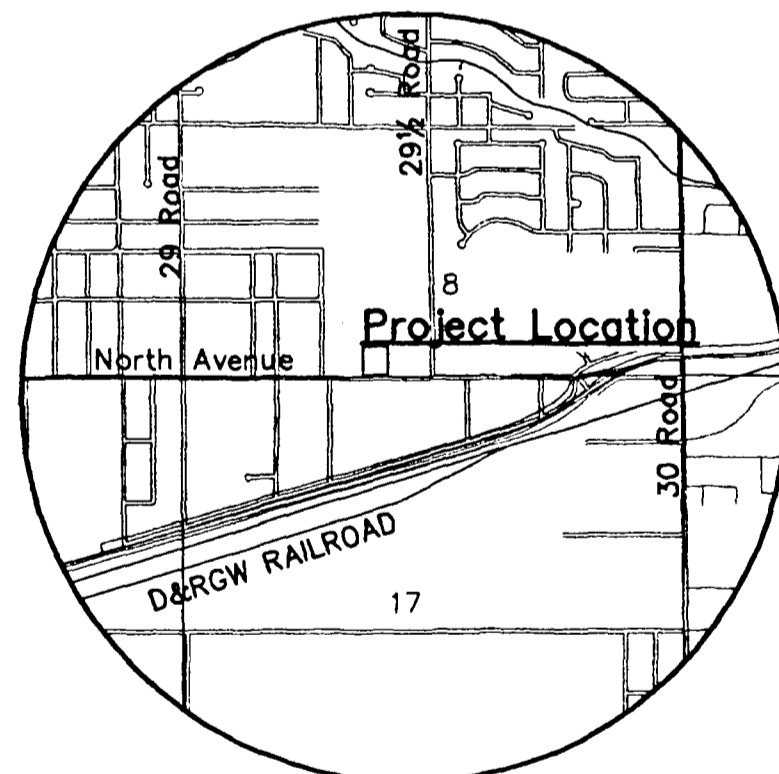


SCALE: 1"=30'

0 15 30 60

LEGEND

- CITY SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
 - PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - ▲ PK NAIL, SET IN PAWING
- 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
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 - Ⓜ INTERSTATE HIGHWAY SYMBOL
 - Ⓢ STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - SC QUOTED, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR
 - No. NUMBER
 - L.L.C. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
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 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - CDOT COLORADO DEPARTMENT OF TRANSPORTATION
 - G.C.E. GENERAL COMMON ELEMENT
 - L.C.E. LIMITED COMMON ELEMENT



NOTE:
See Sheet Two for Interior Dimensions and Pertinent Information

Habitat Home Store
FF=4641.00

Lot 1
Palace Point Subdivision
Plat Book 19, Page 296
2.415 Acres

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Habitat for Humanity of Mesa County, Inc., a Colorado Non Profit Corporation ("Declarant"), is the owner of that real property as demonstrated in Book 4754, Page 318, Mesa County records, located in Lot 1, Palace Point Simple Subdivision, in the SE 1/4 SW 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado as recorded in Plat Book 19, Page 296 in the Mesa County Clerk and Recorder's Office:

The owner certifies that the Condominium Plat of HABITAT HOME STORE CONDOMINIUMS has been prepared pursuant to the purposes stated in the Condominium Declaration for Condominium Plat of HABITAT HOME STORE CONDOMINIUMS as recorded in Book 4766 at Pages 836 through 866 in the Clerk and Recorder's Office of Mesa County, State of Colorado.

That the Owner does hereby dedicate, grant and submit the real property and easements, together with all improvements thereon, to condominium common interest under the style and name FIRST AVENUE CONDOMINIUMS with the various portions of such real property and easements being designated for separate and common ownership as shown on this plat in accordance with HABITAT HOME STORE CONDOMINIUMS Declaration of Condominium.

A.J. JOHNSON DIRECTOR, Manager
for: Habitat for Humanity of Mesa County, Inc., a Colorado Non Profit Corporation

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 4574, Page 319, 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 8th day of December 2008

By: Jason Johnson (title) Vice President

For: Alpine Bank

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Jason Johnson
(title) Vice President for Alpine Bank this 8th day of December, A.D., 2008

Witness my hand and official seal:
Danda K. Schlemmer
Notary Public



My Commission Expires 9/18/2012

TITLE CERTIFICATION

STATE OF COLORADO) ss
COUNTY OF MESA)

We, ABSTRACT TITLE COMPANY OF MESA COUNTY (Title 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 Habitat for Humanity of Mesa County 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: 12/8/08 @ 7:30 A.M. by Barbara A. Siggins, Title Examiner

for: ABSTRACT TITLE COMPANY OF MESA COUNTY
CITY OF GRAND JUNCTION APPROVAL

This Condominium Plat of HABITAT HOME STORE CONDOMINIUMS, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 16 day of December A.D., 2008

City Manager Steve Kaufman

Mayor Craig 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 10:07 o'clock A.M., December 22nd A.D., 2008, and was duly recorded in Book 4766 Page No. 850-831 Reception No. 2469413 Drawer No. 42-45

Fees: 20⁰⁰

Janice Rich
Clerk and Recorder

By: Janda Non
Deputy

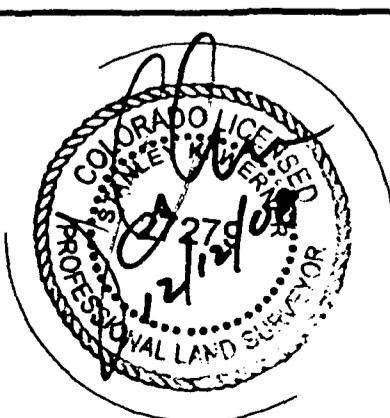
FOR CITY USE ONLY

Associated Recorded Documents:	Book	Page	Type
	4766	836	Condominium Declarations of HABITAT HOME STORE CONDOMINIUMS

SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this condominium map of HABITAT HOME STORE CONDOMINIUMS 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.

Dated December 12, 2008



Stanley K. Werner
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. No. 277908

HABITAT HOME STORE CONDOMINIUM					
LOT 1 PALACE POINT SIMPLE SUBDIVISION, PLAT BOOK 19, PAGE 296					
SE 1/4 SW 1/4 SECTION 8, T1S, R1E, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO					
High Desert Surveying, LLC					
1673 Highway 50 Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax 970-241-0451					
PROJ. NO. 08-122	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: September, 2008	tj/c	rsk	skw	1	2

- ### SPECIAL NOTES
- The Project Benchmark is the Southeast corner of said Lot 1, Palace Point Subdivision, being a brass disc in asphalt stamped PLS 20677 with an elevation of 4638.06/NAVD 88.
 - Property corner tie is to the unit boundary.

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.

- ### GENERAL NOTES
- Basis of bearings is the South line of SE 1/4 SW 1/4 Section 8 which bears North 89 degrees 57 minutes 53 seconds West, a distance of 1322.08 feet, established by observation of the MCOPS control network. Both monuments on this line are Aliquot Survey Markers, 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.

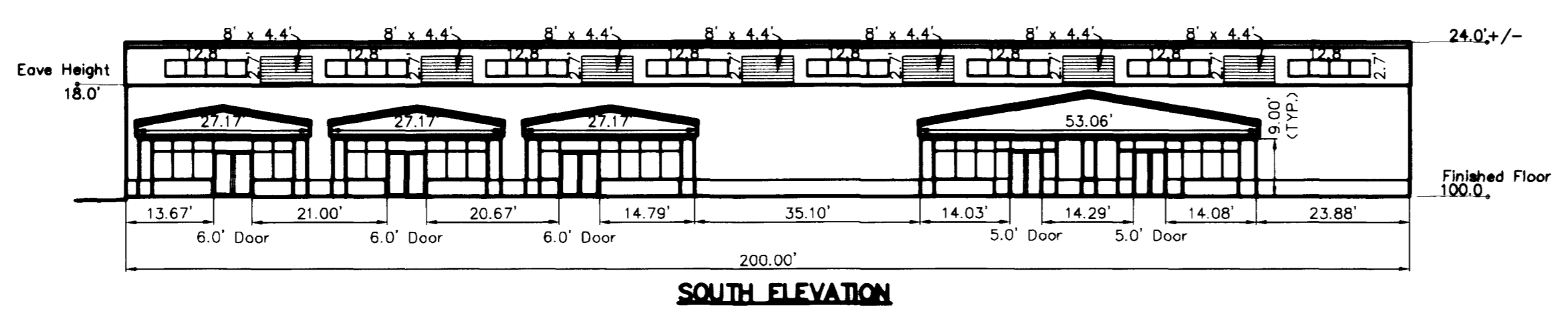
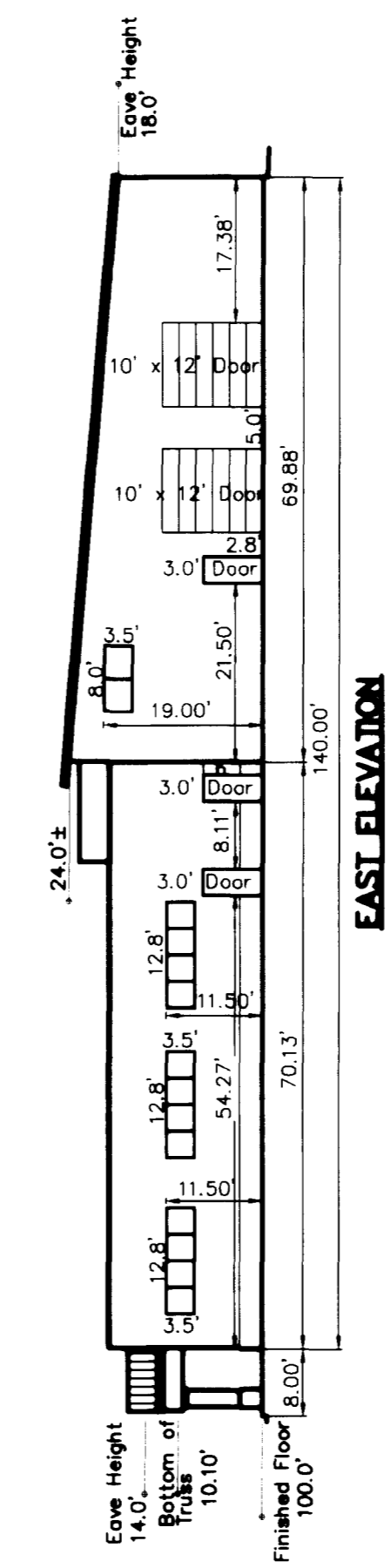
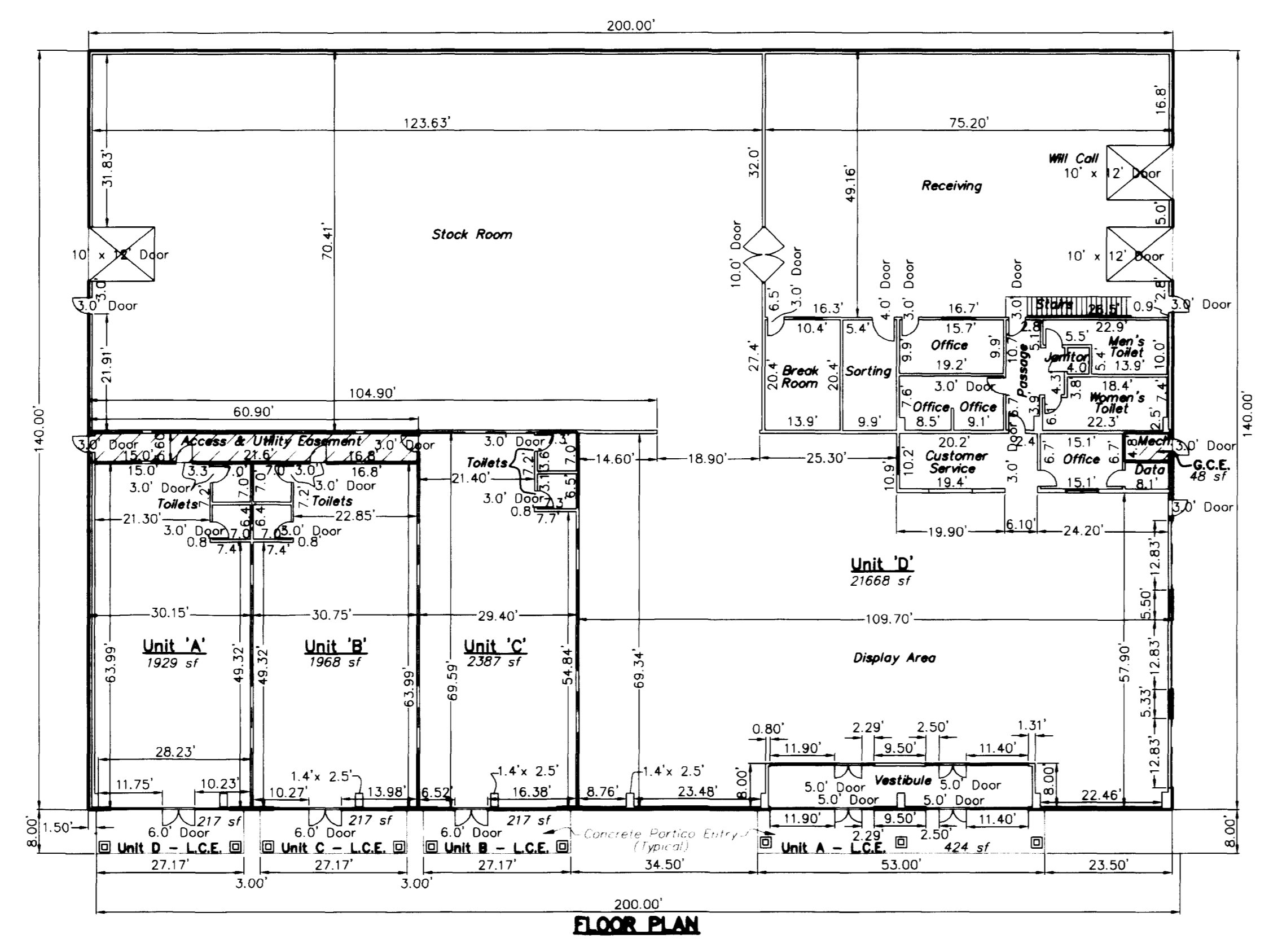
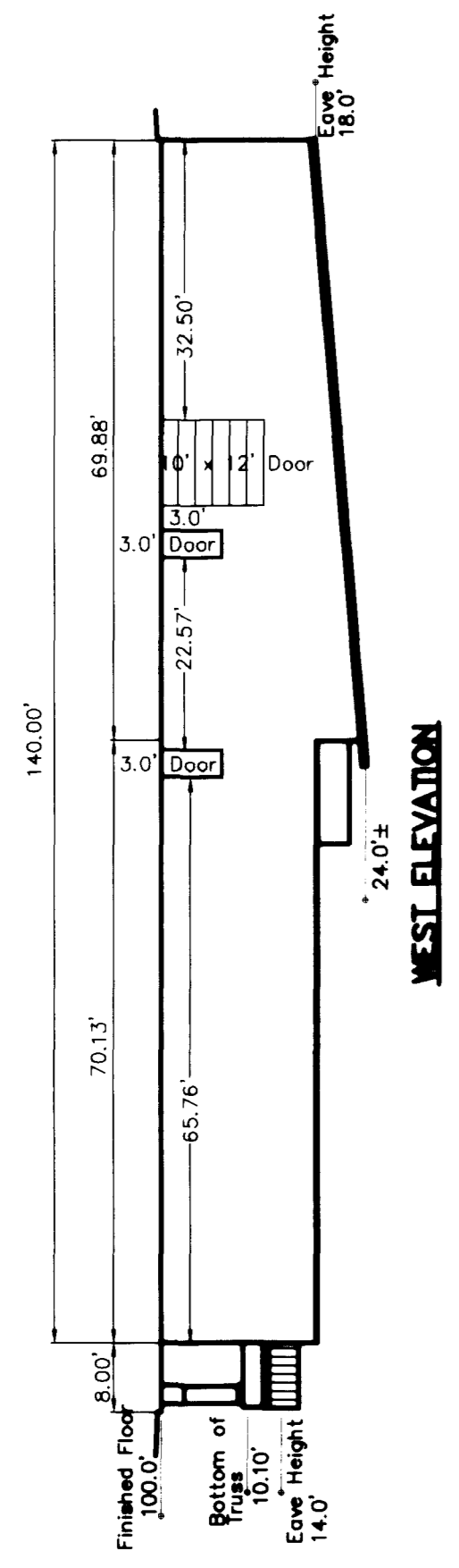
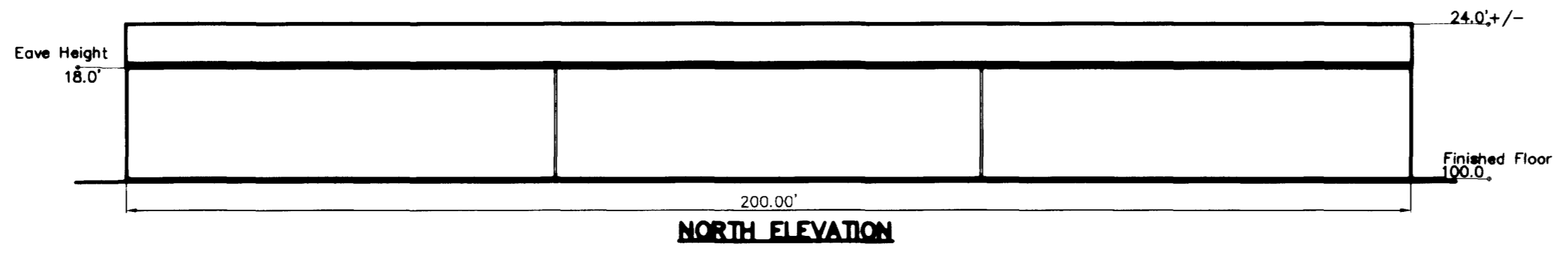
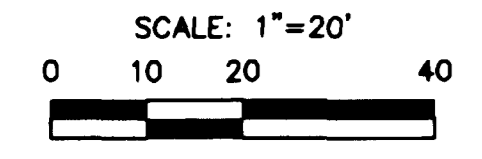
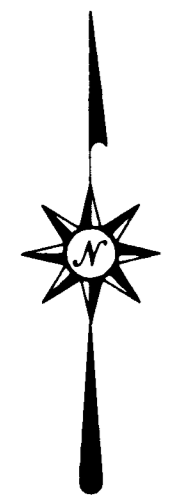
ELEVATIONS AND FLOOR PLAN DETAILS

HABITAT HOME STORE CONDOMINIUMS

LOT 1, PALACE POINT SIMPLE SUBDIVISION, PLAT BOOK 19, PAGE 296

SE1/4 SW1/4 SECTION 8, T1S, R1E, UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



Note: See Sheet 1 for Site Information.

CONDOMINIUM SPECIFIC NOTES

- Access and Utility Easement area shown hereon is a part of Unit C and grants unlimited and unrestricted access to Unit A and Unit B from said easement by the Condominium Declarations of HABITAT HOME STORE CONDOMINIUMS.
- Interior dimensions shown hereon are to the center of the interior walls and to the outside face of the exterior walls.
- The mechanical room is a General Common Element, with certain utilities metered at this location for all Units by the Condominium Declarations of HABITAT HOME STORE CONDOMINIUMS.

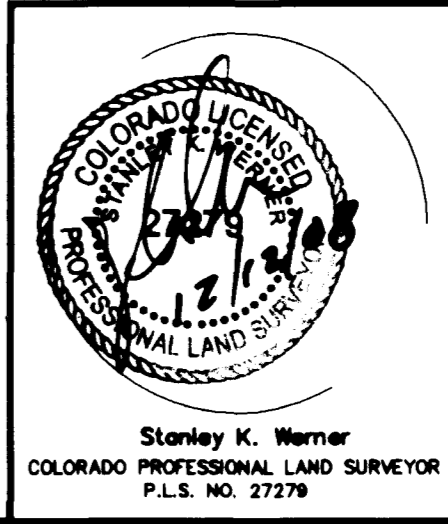
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