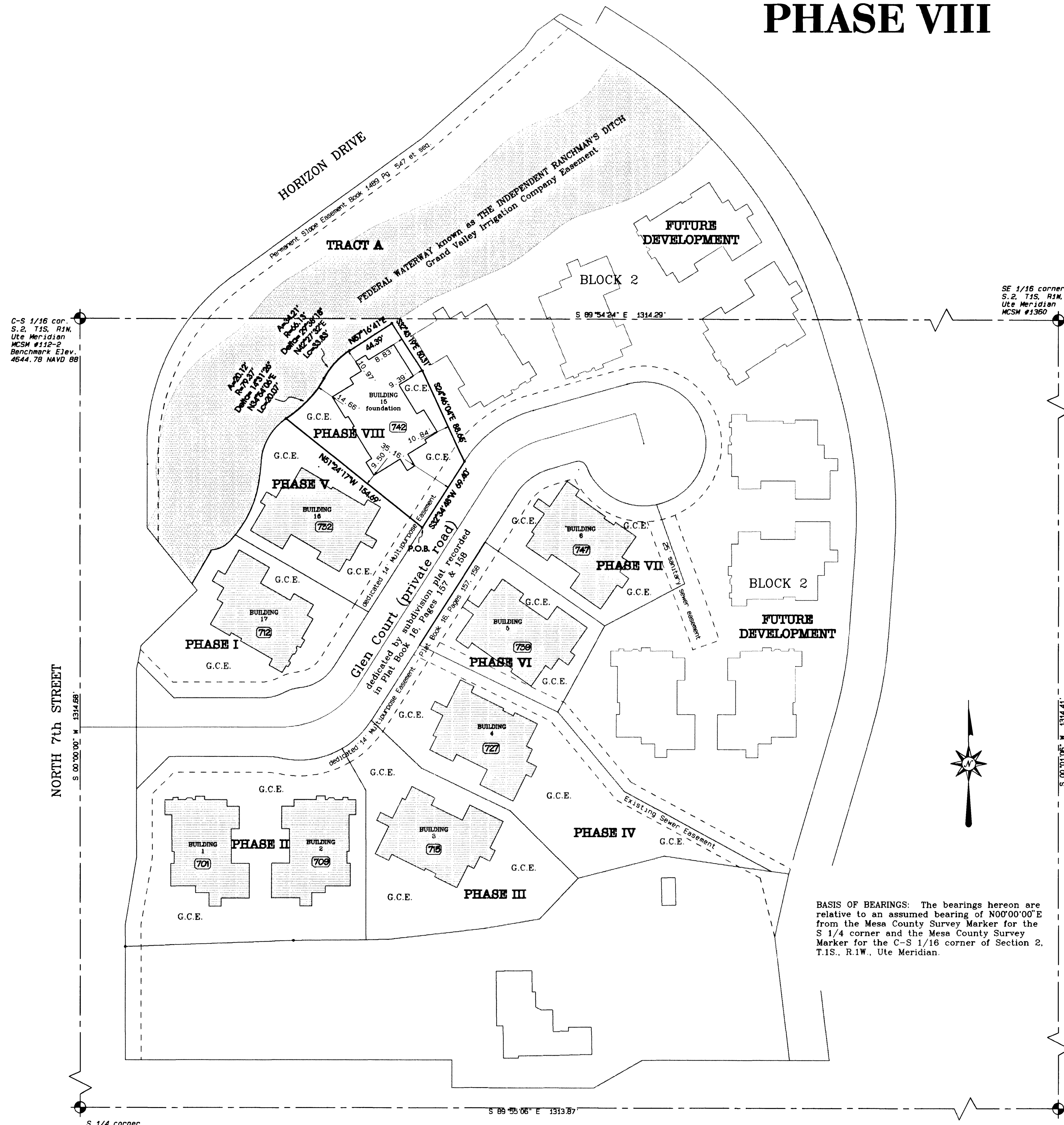


# THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP PHASE VIII



C-S 1/16 cor.  
S. 2, T. 15, R. 1W,  
Ute Meridian  
MCSM #112-2  
Benchmark Elev.  
4644.78 NAVD 88

NORTH 7th STREET  
S. 00°00'00" W. 1314.85'

S 1/4 corner  
S. 2, T. 15, R. 1W,  
Ute Meridian  
MCSM #55-1

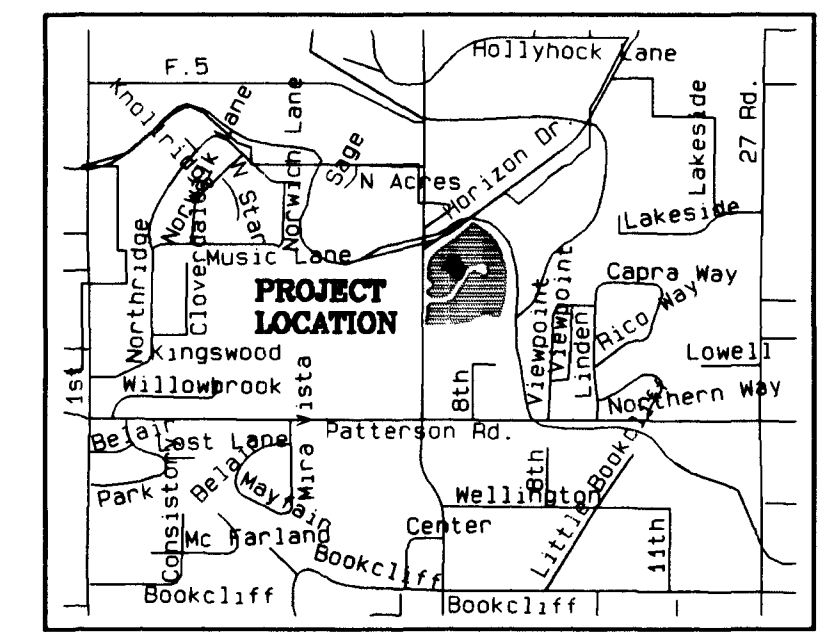
S 89°55'06" E 1313.87'

SE 1/16 corner  
S. 2, T. 15, R. 1W,  
Ute Meridian  
MCSM #1360

S 00°01'06" W 1314.41'

E 1/16 corner  
Sections 11  
T. 15, R. 1W,  
Ute Meridian  
MCSM #800-1

**BASIS OF BEARINGS:** The bearings hereon are relative to an assumed bearing of N00°00'00"E from the Mesa County Survey Marker for the S 1/4 corner and the Mesa County Survey Marker for the C-S 1/16 corner of Section 2, T. 15, R. 1W, Ute Meridian.

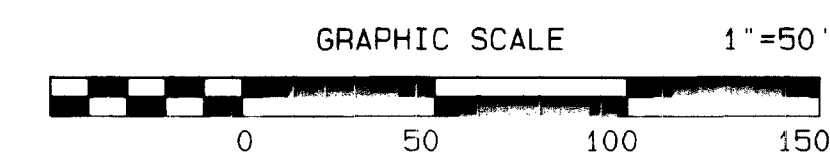


**VICINITY MAP**  
1" = 1500'

**PROPERTY DESCRIPTION - PHASE VIII**  
A portion of Block 2 of THE GLEN @ HORIZON DRIVE, a plat on file and recorded in Plat Book 16 at Pages 157 and 158 in the office of the Clerk and Recorder of Mesa County at Reception No. 1844205 described and shown on the within Condominium Map of THE GLEN @ HORIZON DRIVE CONDOMINIUM - PHASE VIII, situate in the north half of the southwest quarter of the southeast quarter of Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and being more particularly described as follows:

Beginning at the easterly corner of Phase V of THE GLEN @ HORIZON DRIVE.  
Thence along said Phase V, North 51°24'17" West, a distance of 154.69 feet;  
Thence 20.12 feet along the arc of a 79.37 foot radius non-tangent curve to the left, through a central angle of 14°31'28", with a chord bearing North 34°54'08" East, a distance of 20.07 feet;  
Thence 34.21 feet along the arc of a 66.13 foot radius tangent curve to the right, through a central angle of 29°38'18", with a chord bearing North 42°27'32" East, a distance of 33.63 feet;  
Thence North 57°16'41" East, a distance of 44.38 feet;  
Thence South 32°43'19" East, a distance of 50.31 feet;  
Thence South 24°48'04" East, a distance of 88.65 feet to the northerly right-of-way of Glen Court, a private road;  
Thence along said line South 32°34'48" West, a distance of 69.40 feet to the Point of Beginning.

Containing 0.334 Acres, more or less.



**LEGEND**

G.C.E.	General Common Element
L.C.E.	Limited Common Element
	Concrete
	Wood deck
	Floor Elevation (+4600ft.)
	Ceiling Height
	Address

**BENCHMARK:** Mesa County Survey Marker #112-2 for the center-south sixteenth corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, at the intersection of North 7th Street and Horizon Drive. Elevation = 4644.78 NAVD 88.

**OWNER'S STATEMENT**

THE GLEN @ HORIZON DRIVE II, LLC, a Colorado limited liability company, being the Declarant in the Condominium Declaration for The Glen @ Horizon Drive Condominiums recorded August 27, 1999 in Book 2626 at Page 614 of the records of Mesa County, Colorado, as amended ("Declaration"), being the fee simple owner of the real property described and shown hereon, and having recorded the Supplement to the Condominium Declaration for The Glen @ Horizon Drive Condominium on July 2, 2002 in Book 3104 at Page 522 of the records of Mesa County, Colorado ("Supplement") has subdivided the real property shown and described hereon into four (4) condominium units as shown and identified hereon and in the Supplement above referenced and submits the same to and as a part of The Glen @ Horizon Drive Condominiums as permitted by the Declaration.

THE GLEN @ HORIZON DRIVE II, LLC  
By City Mountain Grand Junction, Ltd., L.L.P., a Colorado limited liability partnership, Manager  
By Rocky Mountain Construction Grand Junction, Inc., a Colorado corporation, its General Partner  
By *William Engelman*  
William Engelman, President

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me on the 2nd day of July, 2002 by William Engelman.

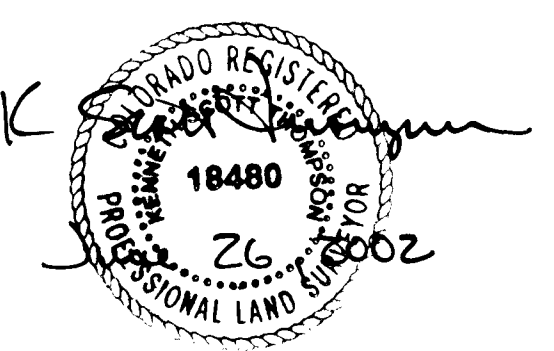
WITNESS MY HAND AND OFFICIAL SEAL:  
My commission expires: 1-2-05

*Susan J. Corman*  
Notary Public  
STATE OF COLORADO  
My Commission Expires 11/02/2005

**SURVEYOR'S STATEMENT**

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying Supplemental Map of THE GLEN @ HORIZON DRIVE CONDOMINIUM - PHASE VIII, a subdivision of a part of the City of Grand Junction, 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 existing structures, and with reference made to architectural plans by Kephart Architects of Denver, Colorado (job no. 98076). To the best of my knowledge and belief this map conforms to the requirements for condominium maps specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado.

Kenneth Scott Thompson,  
Colorado PLS 18480



**COUNTY CLERK AND RECORDER'S CERTIFICATE**

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 1:43 o'clock P. M. this 2nd day of July, 2002 and is duly recorded in Plat Book No. 3, Page 76, 77, 78 Reception No. 2064158, Drawer No. KK-30, Fee 30.00

*Monika Tase*  
Clerk and Recorder of Mesa County  
By: *Lucinda McElroy*  
Deputy

**THE GLEN @ HORIZON DRIVE  
SUPPLEMENTAL CONDOMINIUM MAP  
PHASE VIII  
CITY OF GRAND JUNCTION**

SE 1/4 Section 2, Township 1 South, Range 1 West, Ute Meridian

**THOMPSON-LANGFORD CORPORATION**  
589 25 1/2 ROAD - # B-210 tlcwest.com  
Grand Junction CO 81605 (970) 243-6087

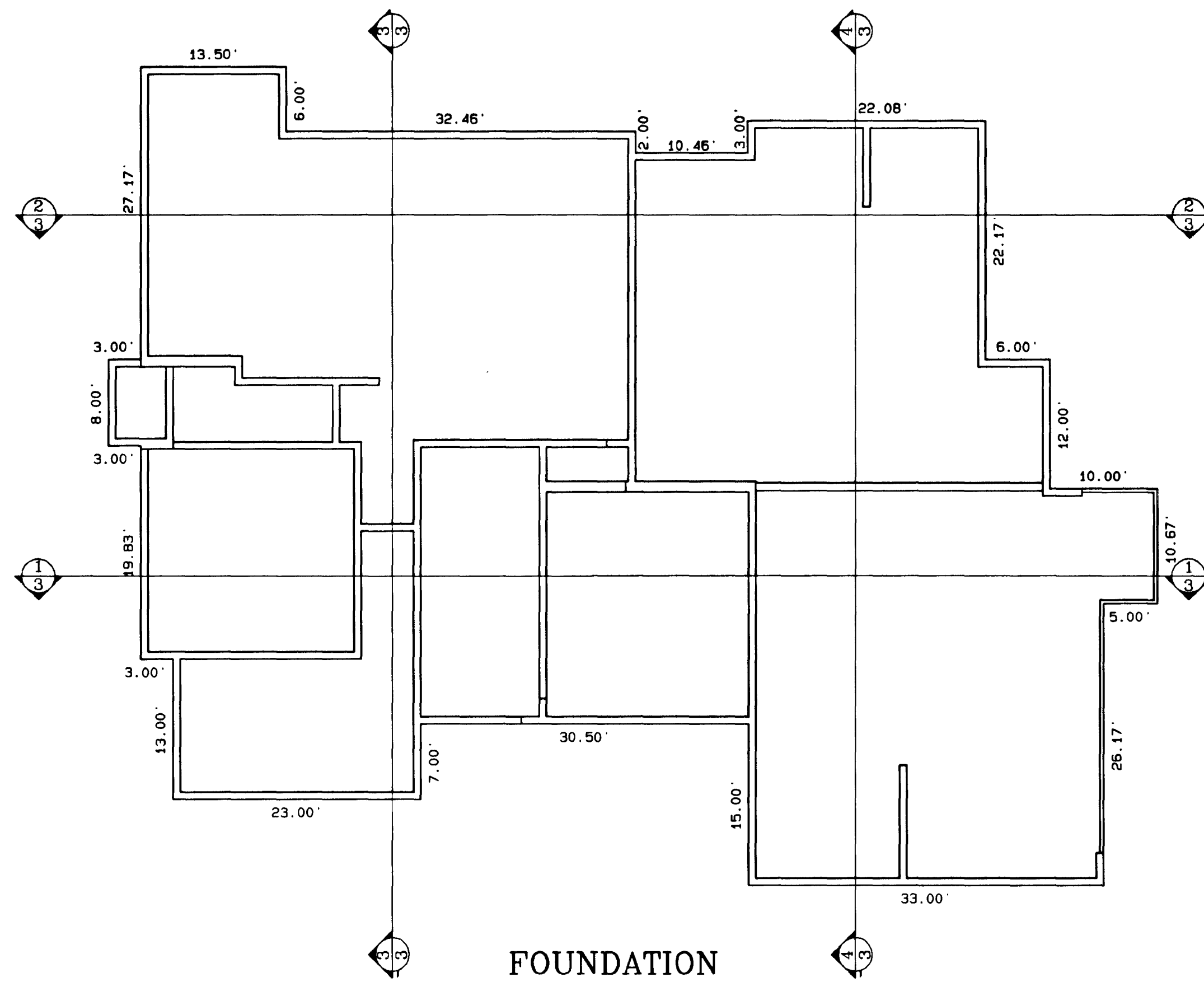
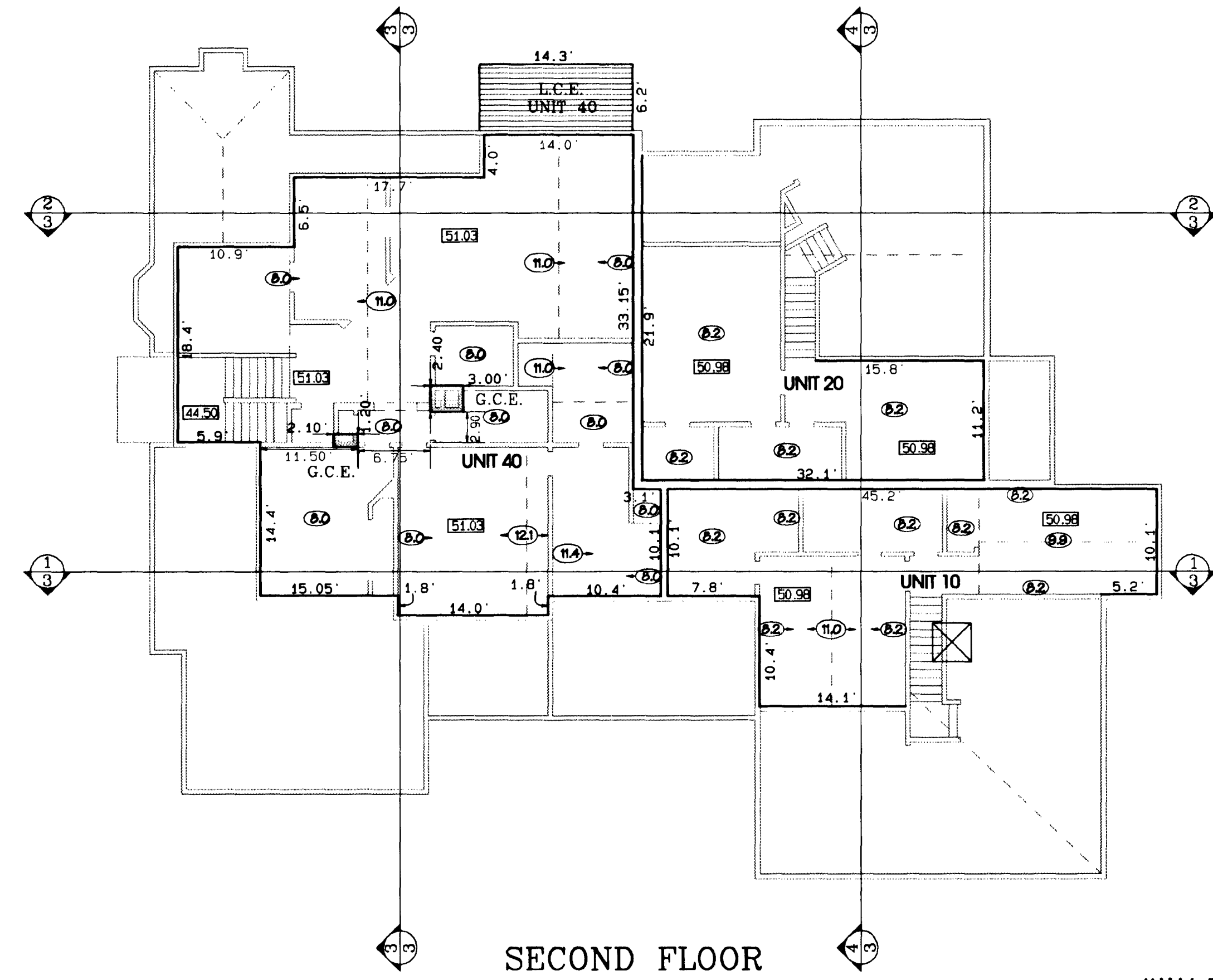
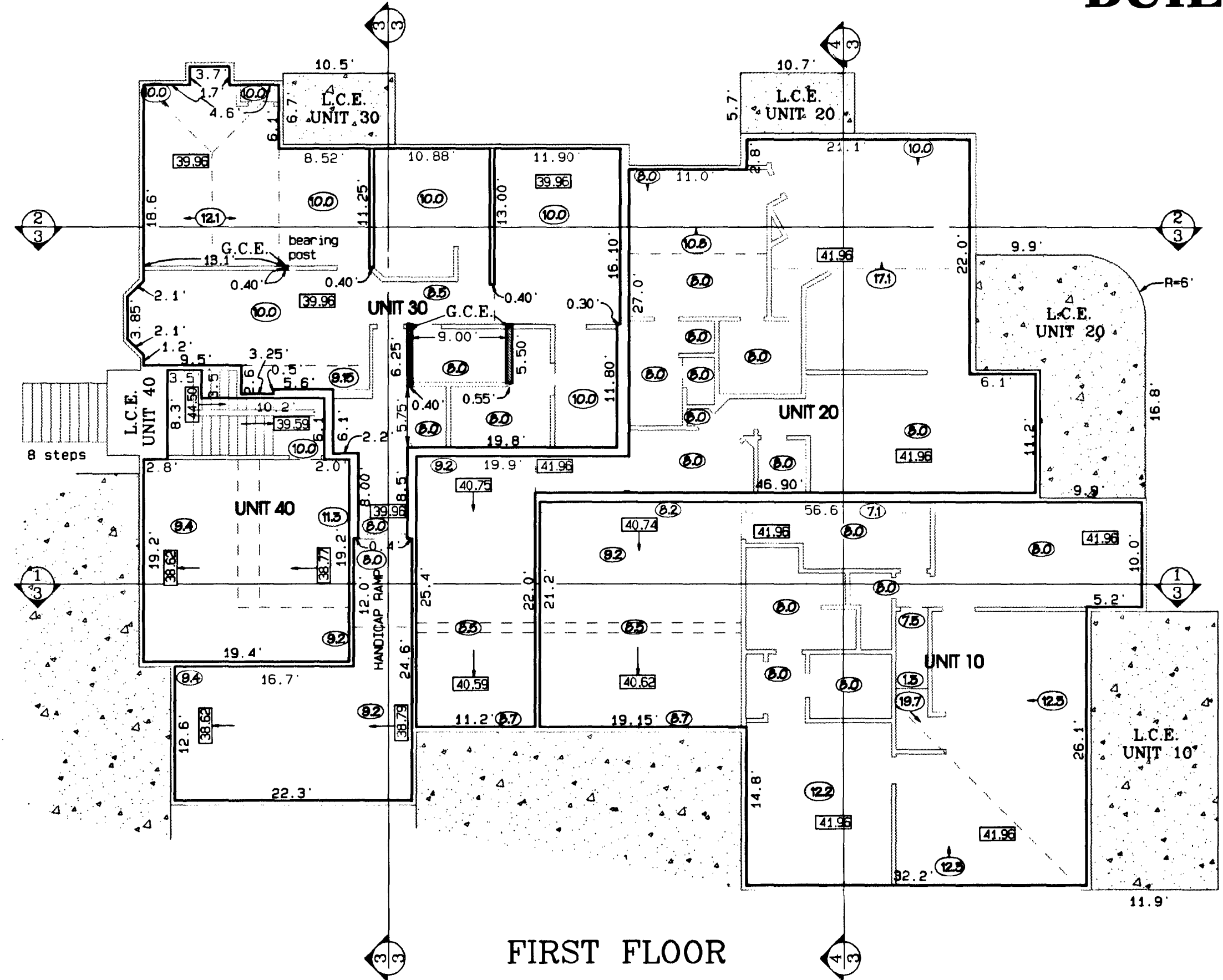
Date: Jun 28, 2002 Drawn: bkb Checked: kst Job No. 0358-008  
S:\survey\0858 glen\008 condo\blgd18\condoph8.pro Sheet 1 of 3

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.

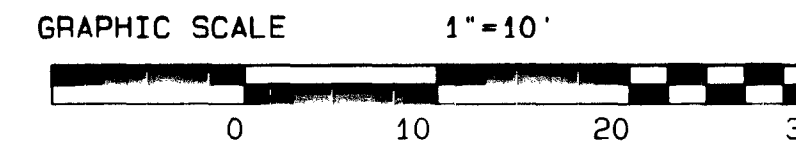
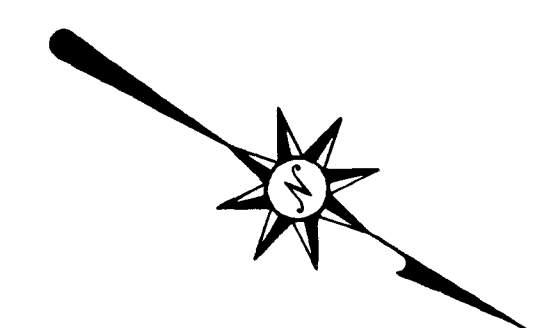
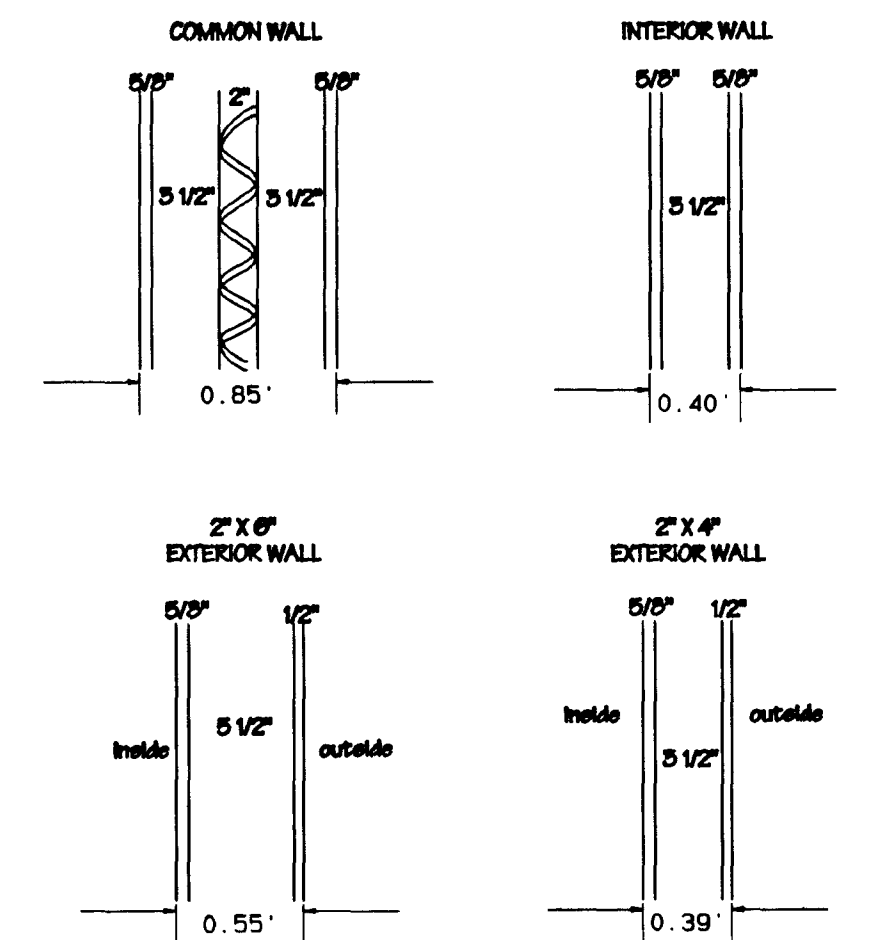
# THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP

## PHASE VIII

### BUILDING 15 - 742 GLEN COURT

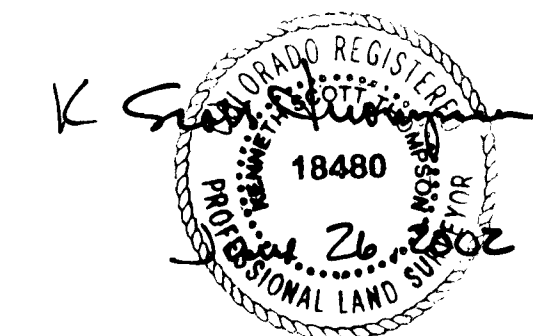


#### WALL DETAILS not to scale



NOTE: Interior walls exclusive to a single unit and not constituting a common wall are shown hereon in the locations shown on the architectural plans. With the exception those walls which are labelled as G.C.E., these walls are typical and may vary substantially from that shown hereon.

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.



See Sheet 1 for Surveyor's Statement

#### THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP PHASE VIII

CITY OF GRAND JUNCTION, COLORADO

SW 1/4 Section 2, Township 1 South, Range 1 West, Ute Meridian

**THOMPSON-LANGFORD CORPORATION**

829 25 1/2 ROAD - # B-210

tlowest.com

Grand Junction CO 81508

(970) 243-6067

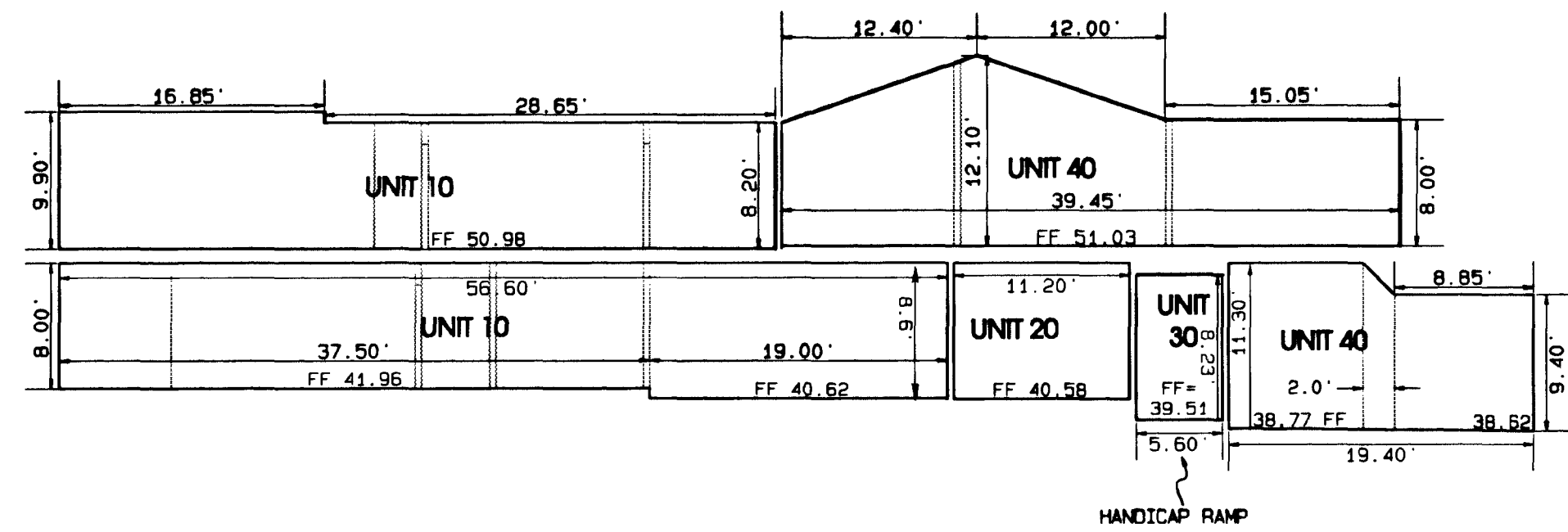
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S:\Survey\0858 glen\008 condo\bidg15\building15.pro Sheet 2 of 3

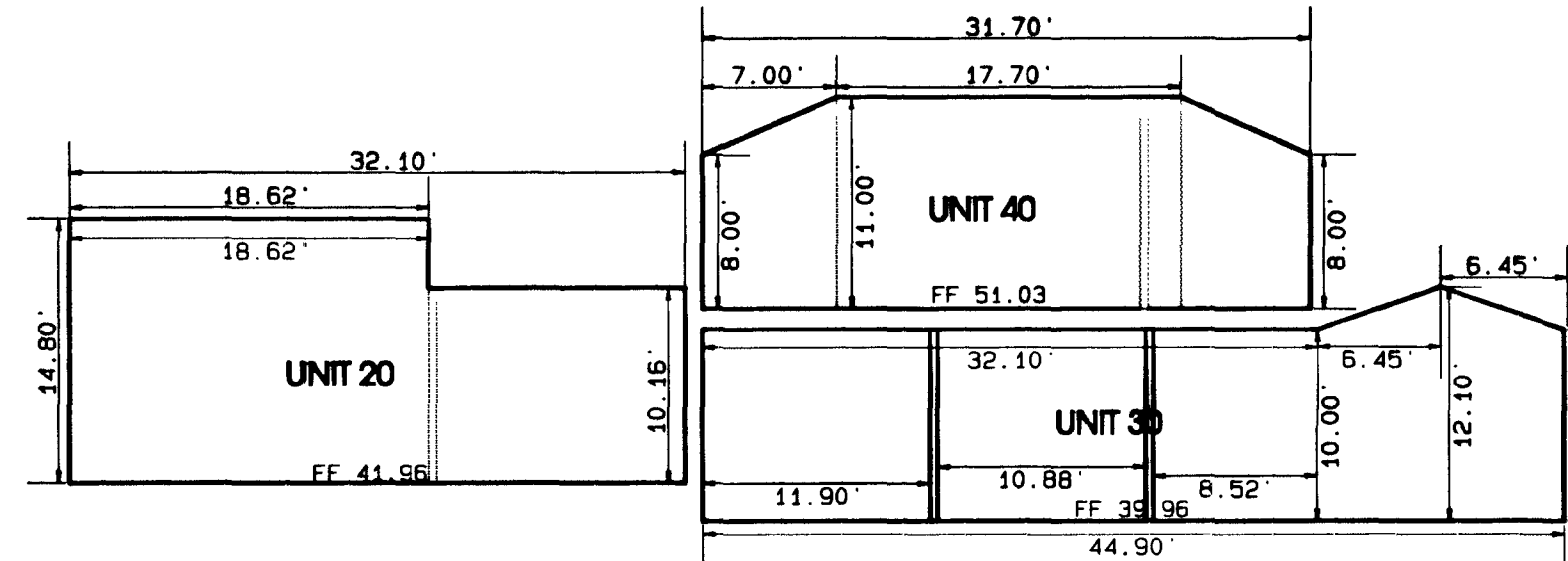
# THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP

## PHASE VIII

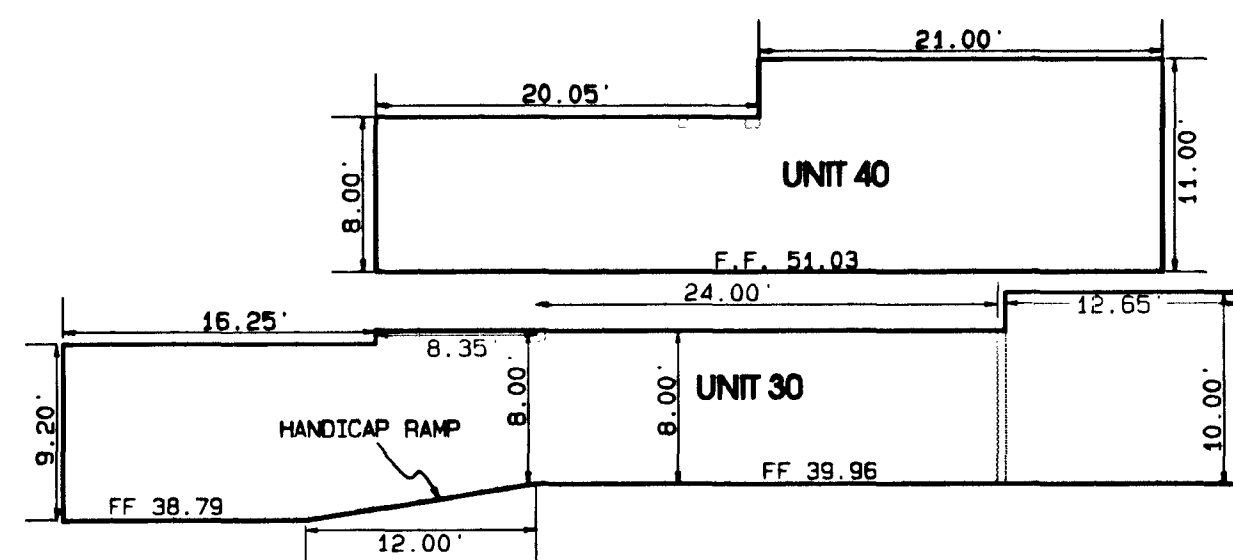
### BUILDING 15 - 742 GLEN COURT



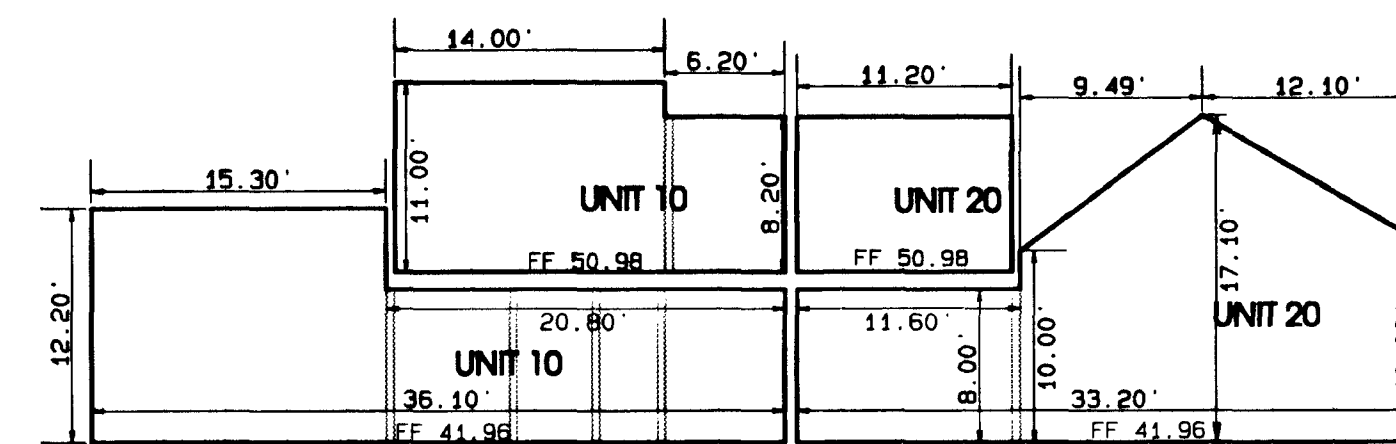
SECTION SOUTH WEST



SECTION SOUTH WEST



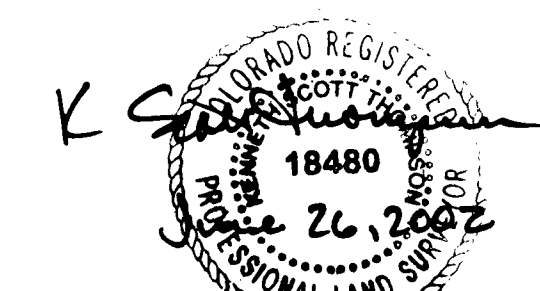
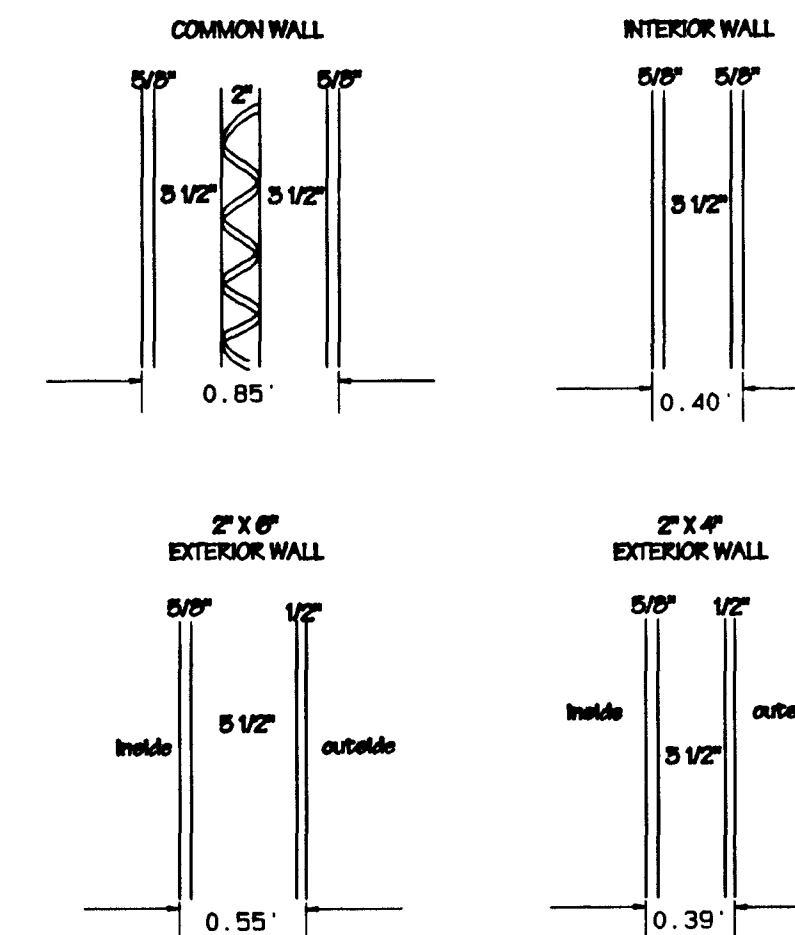
SECTION NORTH WEST



SECTION NORTH WEST

#### WALL DETAILS

not to scale



See Sheet 1 for Surveyor's Statement

NOTE: Interior walls exclusive to a single unit and not constituting a common wall are shown hereon in the locations shown on the architectural plans. With the exception those walls which are labeled as G.C.E., these walls are typical and may vary unessentially from that shown hereon.

#### THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP PHASE VIII

CITY OF GRAND JUNCTION, COLORADO

SE 1/4 Section 2, Township 1 South, Range 1 West, T10S R1W

#### THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210 tlcwest.com  
Grand Junction CO 81505 (970) 243-6067

Date: Jun 25, 2002 Drawn: EKB Checked: KFT Job No. 0588-002

S:\Survey\0588 Glen\008 condo\bdg15\building15.pro Sheet 3 of 3