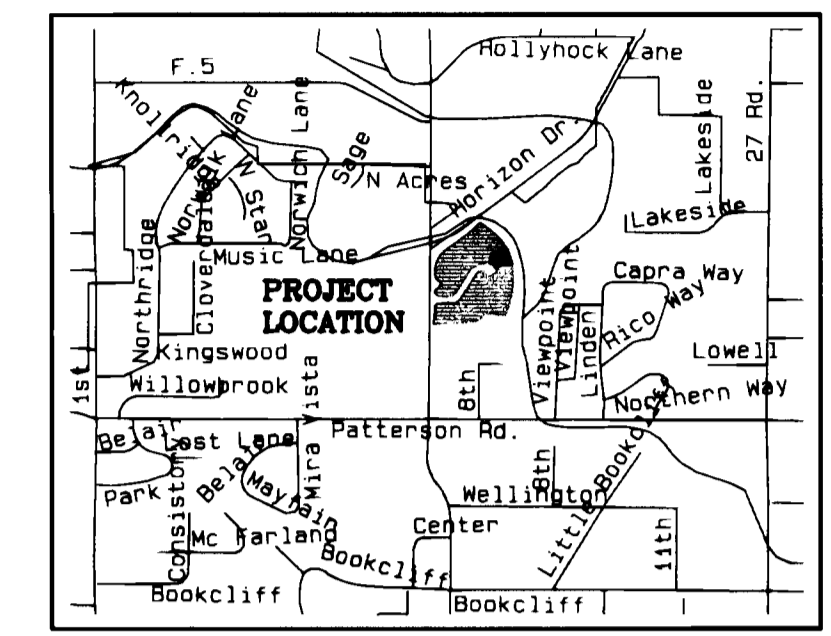
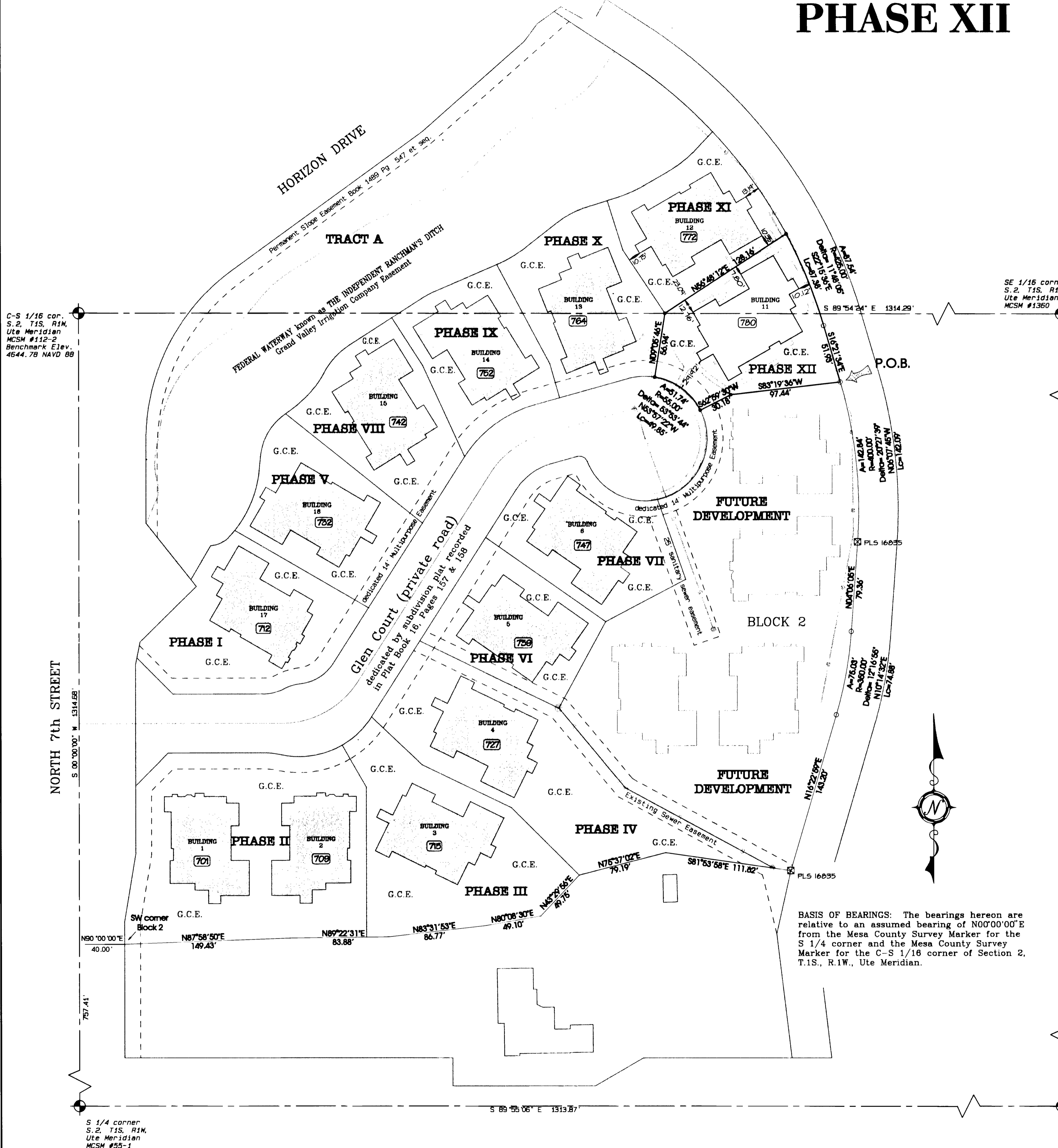


# THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP

## PHASE XII



**PROPERTY DESCRIPTION - PHASE XI**

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 XII, 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:

Commencing at the southwest corner of said Block 2 of THE GLEN @ HORIZON DRIVE;

Thence along said boundary North 87°58'50" East, a distance of 149.43 feet;

Thence continuing along the southerly boundary of said Block 2 North 89°22'31" East, a distance of 83.88 feet;

Thence North 83°11'53" East, a distance of 86.77 feet;

Thence North 80°08'30" East, a distance of 49.10 feet;

Thence North 43°29'58" East, a distance of 49.75 feet;

Thence North 75°37'02" East, a distance of 79.19 feet;

Thence South 81°53'58" East, a distance of 111.82 feet;

Thence North 18°22'59" East, a distance of 143.20 feet;

Thence 75.03 feet along the arc of a 350.00 foot radius tangent curve to the left, through a central angle of 12°16'55", with a chord bearing North 10°14'32" East, a distance of 74.88 feet;

Thence North 04°08'05" East, a distance of 79.38 feet;

Thence 142.84 feet along the arc of a 400.00 foot radius tangent curve to the left, through a central angle of 20°27'39", with a chord bearing North 06°07'45" West, a distance of 142.09 feet;

to the Point of Beginning;

Thence South 83°19'36" West, a distance of 97.44 feet;

Thence South 62°59'30" West, a distance of 30.18 feet to the right of way of Glen Court a private road;

Thence along said right of way 51.74 feet along the arc of a 55.00 foot radius non-tangent curve to the left, through a central angle of 53°53'44", with a chord bearing North 53°57'22" West, a distance of 49.85 feet;

Thence leaving said right of way North 09°05'48" East, a distance of 58.84 feet;

Thence North 56°48'12" East, a distance of 128.16 feet;

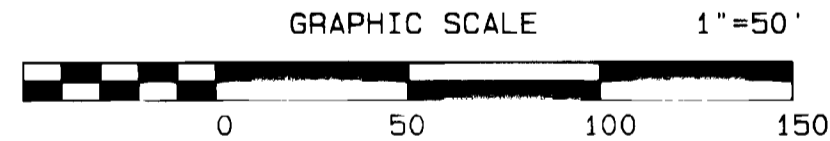
Thence 87.54 feet along the arc of a 425.00 foot radius non-tangent curve to the right, through a central angle of 11°48'05", with a chord bearing South 22°15'36" East, a distance of 87.38 feet;

Thence South 18°21'34" East, a distance of 51.93 feet;

to the Point of Beginning.

Containing 0.351 acres, more or less.

**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.1S., R.1W., Ute Meridian.



- LEGEND**
- Found pin & cap 18480
  - Set pin & cap 18480
  - G.C.E. General Common Element
  - L.C.E. Limited Common Element
  - Concrete
  - Wood deck
  - 100.0 Floor Elevation (+4800ft.)
  - 8.0 Ceiling Height
  - 701 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 2826 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 Declaration Supplement to the Condominium Declaration for The Glen @ Horizon Drive Condominium on JUNE 11, 2003 in Book 3372 at Page 462 of the records of Mesa County, Colorado ("Declaration Supplement") has subdivided the real property shown and described hereon into four (4) condominium units as shown and identified hereon and in the Declaration 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.,  
LLP, 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 }  
The foregoing instrument was acknowledged before me on the 11th day of June, 2003, by William Engelman, as president of Rocky Mountain Construction Grand Junction, Inc., as general partner of City Mountain Grand Junction, LLC, as general partner of City Mountain Grand Junction, LLC.  
WITNESS MY HAND AND OFFICIAL SEAL.  
My commission expires: 12/31/05

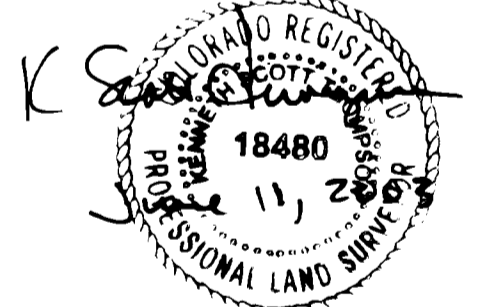
SUSAN J. OTTMAN  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 11/02/2005  
County of Mesa

*Susan J. Ottman*  
Notary Public

**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 XII, 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 which were substantially complete at the time such measurements were made, and with reference made to architectural plans by Kephart Architects of Denver, Colorado (Job No. 96078). 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, specifically C.R.S. 38-33.3-209.

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 3:28 o'clock P.M. this 19th day of June, 2003, and is duly recorded in Plat Book No. 3, Page 111-114 as Reception No. 2128073, Drawer No. BK 44, Fee \$40.00, 1st SC.

*Jonice Ward* Clerk and Recorder of Mesa County  
By *Carl Zink* Deputy

### THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP PHASE XII CITY OF GRAND JUNCTION

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

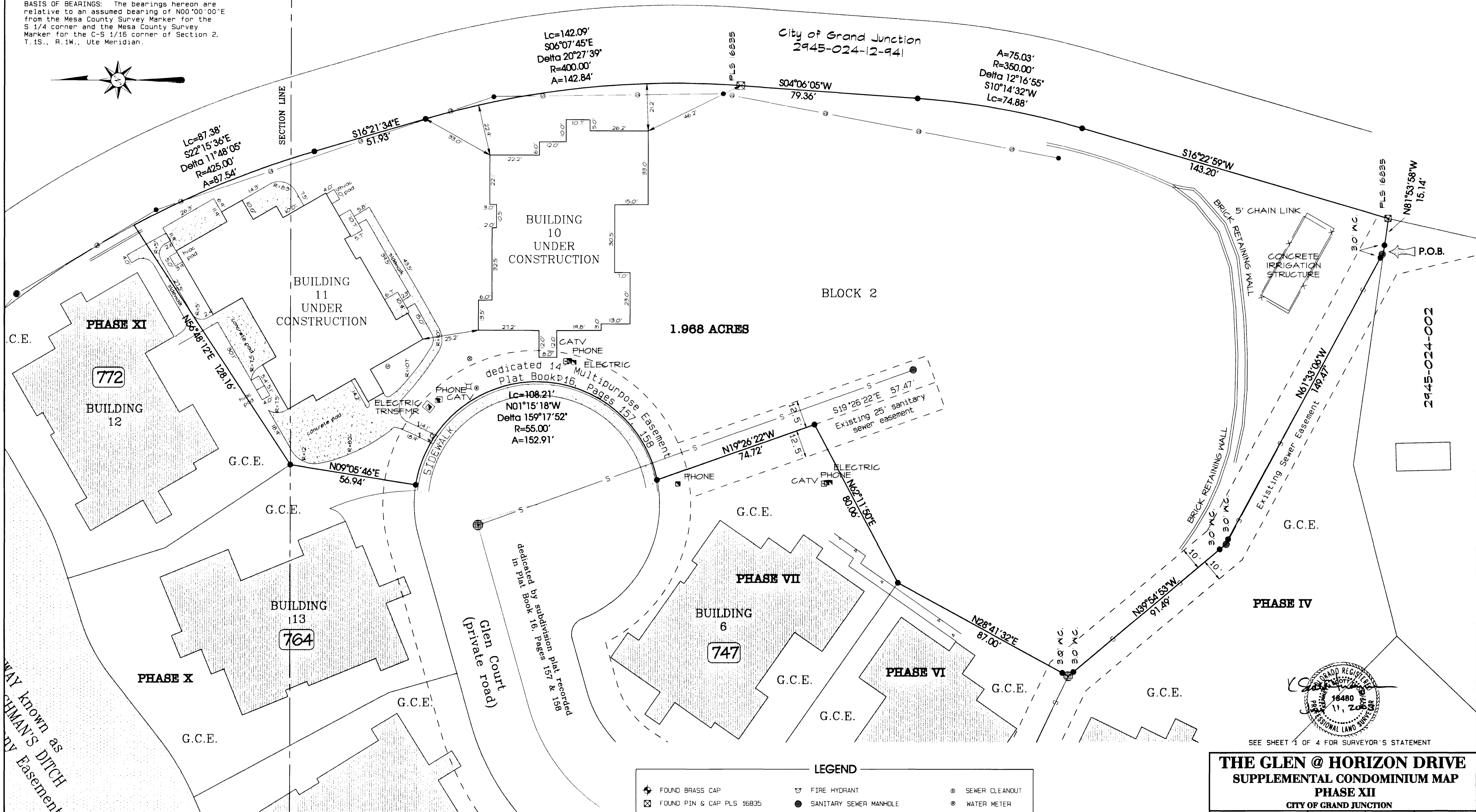
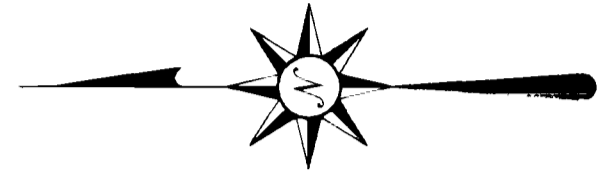
**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - # B-810 flowest.com  
Grand Junction CO 81505 (970) 243-6067

Date: Jun 11, 2003 Drawn: bkb Checked: kst Job No. 0358-008  
S:\Survey\0358\plan\008\condo\bdg11\condoph10.pro Sheet 1 of 4

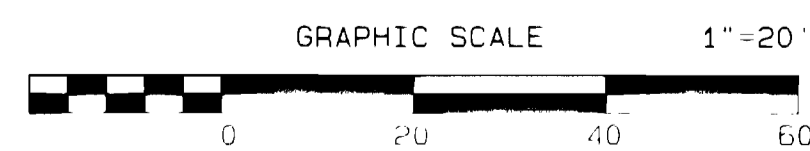
**NOTICE:** According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

# THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP PHASE XII

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.1S., R.1W., Ute Meridian.



WAY KNOWN AS  
SHEPHERD'S DITCH  
Easement



**LEGEND**

⊕ FOUND BRASS CAP	⊕ FIRE HYDRANT	⊕ SEWER CLEANOUT
⊗ FOUND PIN & CAP PLS 16835	⊕ SANITARY SEWER MANHOLE	⊕ WATER METER
○ FOUND PIN & CAP	⊕ UTILITY VAULT/MANHOLE	● PRESSURE RELIEF VALVE/RISER
● SET #5 REBAR/CAP PLS 18480	⊕ UTILITY PEDESTAL	□ CONCRETE
⊕ IRRIGATION CONTROL BOX	⊕ WATER VALVE	70 ADDRESS
	⊕ IRRIGATION VALVE	

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 OF 4 FOR SURVEYOR'S STATEMENT

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

SECTION: SE 1/4 S.2 T11NSHP:1 South R1NGE:1 West MERIDIAN:

**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - B-210 (970) 243-6067  
Grand Junction CO 81808 tlc@tlowest.com

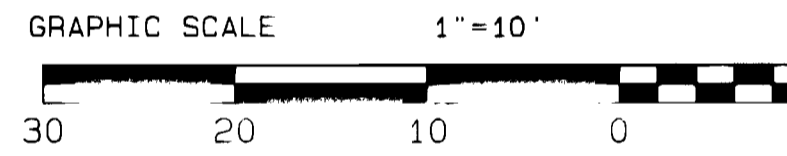
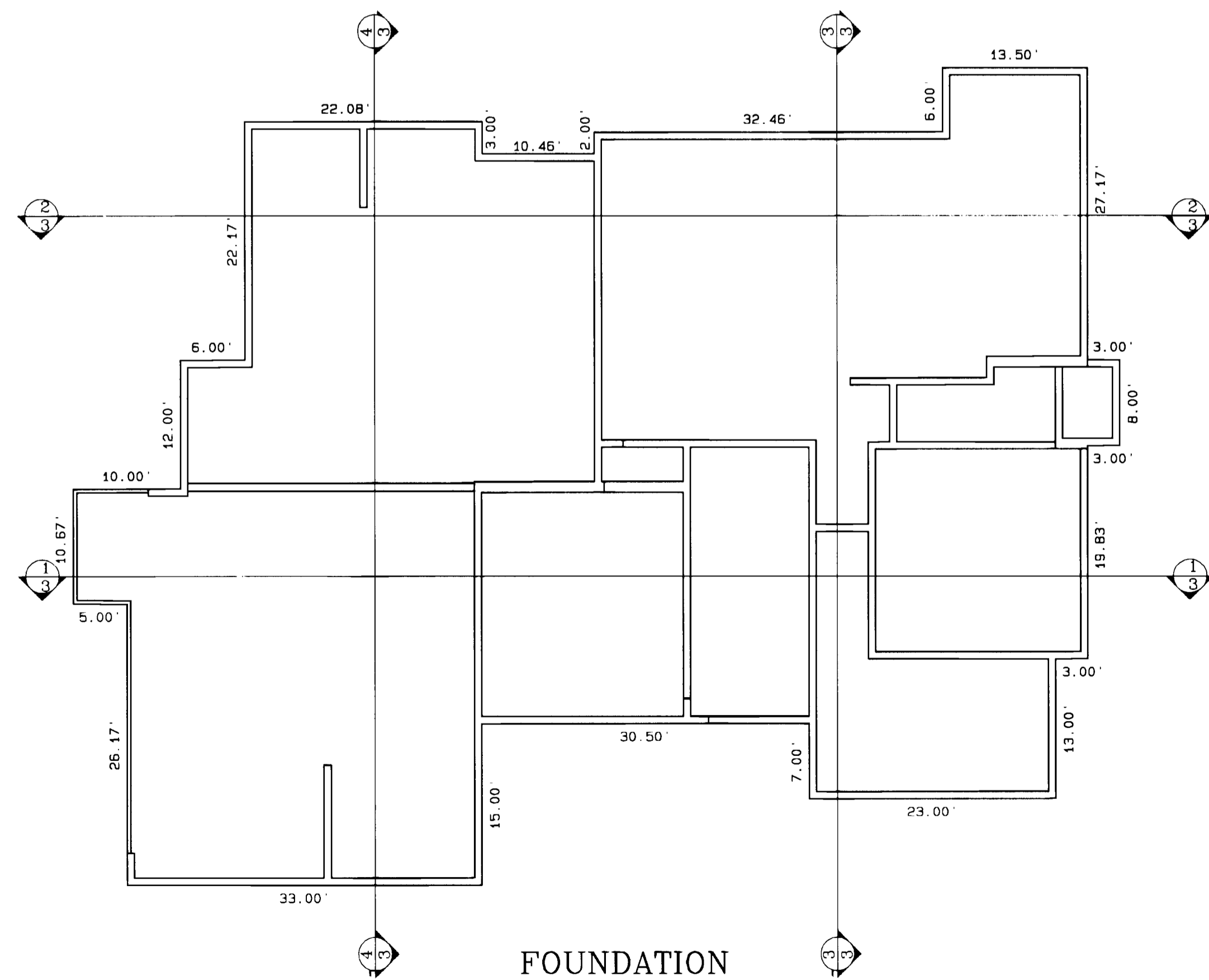
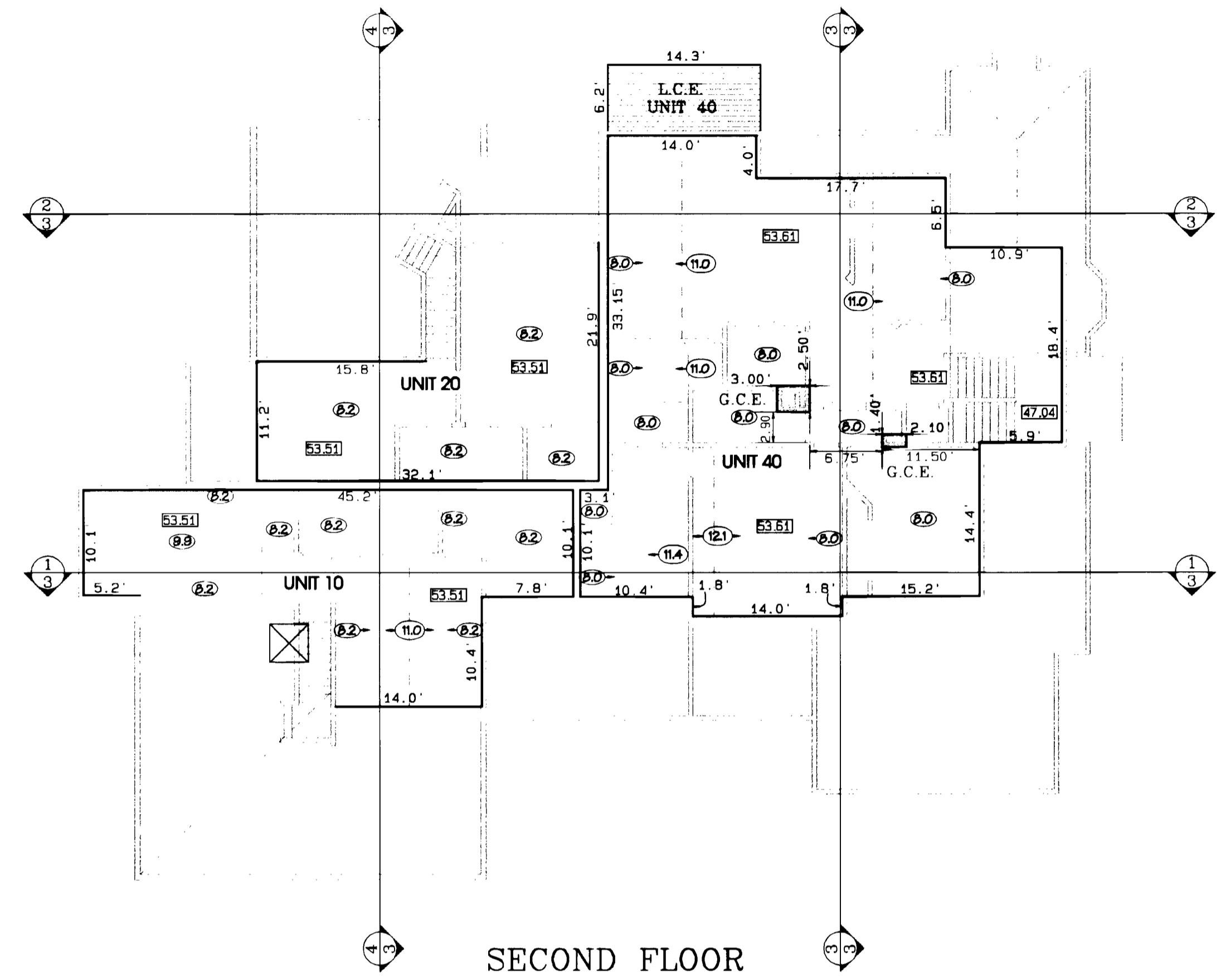
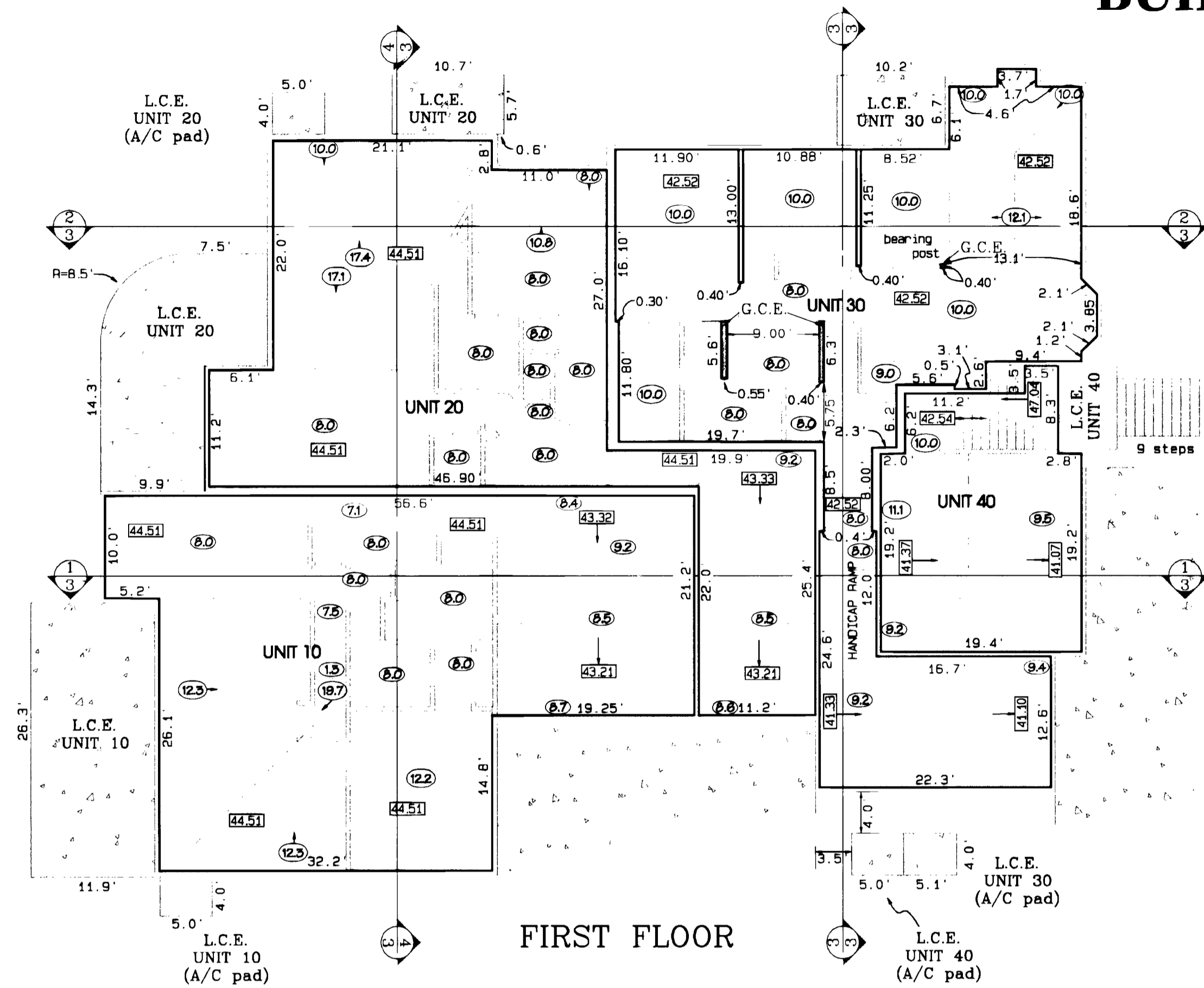
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# THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP

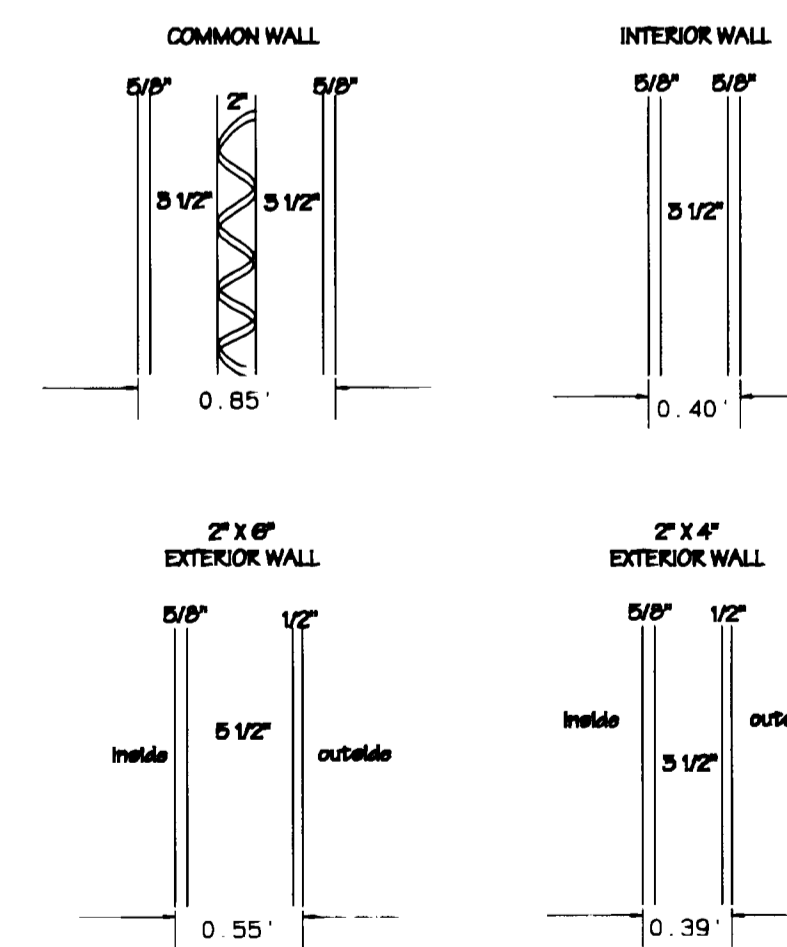
## PHASE XII

### BUILDING 11 - 780 GLEN COURT



NOTE: Interior walls exclusive to a single unit and not constituting a common wall are shown herein 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 unobstantially from that shown herein.

#### WALL DETAILS not to scale



SEE SHEET 1 OF 4 FOR SURVEYOR'S STATEMENT

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

CITY OF GRAND JUNCTION, COLORADO

§§ 1/4 Section 8, Township 1 South, Range 1 West, Ute Meridian

**THOMPSON-LANGFORD CORPORATION**

529 25 1/2 ROAD - # B-210 tlcwest.com  
Grand Junction CO 81808 (970) 243-6067

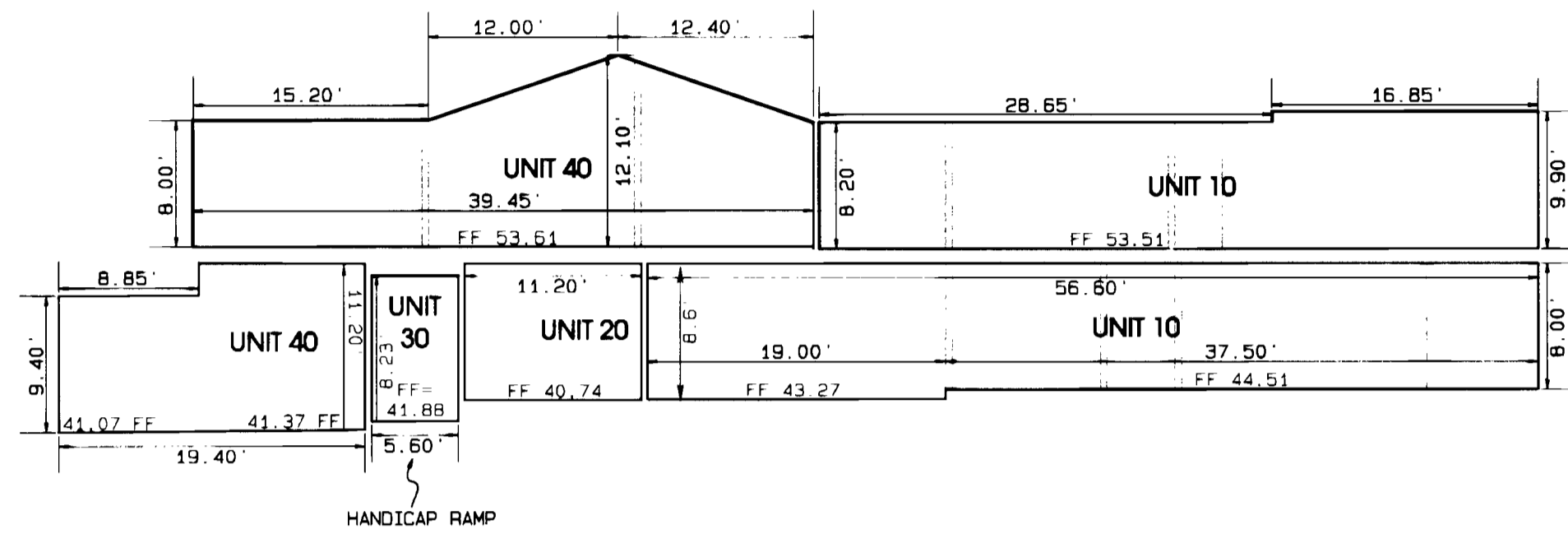
Date: Jun 11, 2003 Drawn: BEK Checked: KBT Job No. 0366-008  
B:\Survey\0366 gsm\008 condo\bidg11\building11.pro Sheet 3 of 4

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.

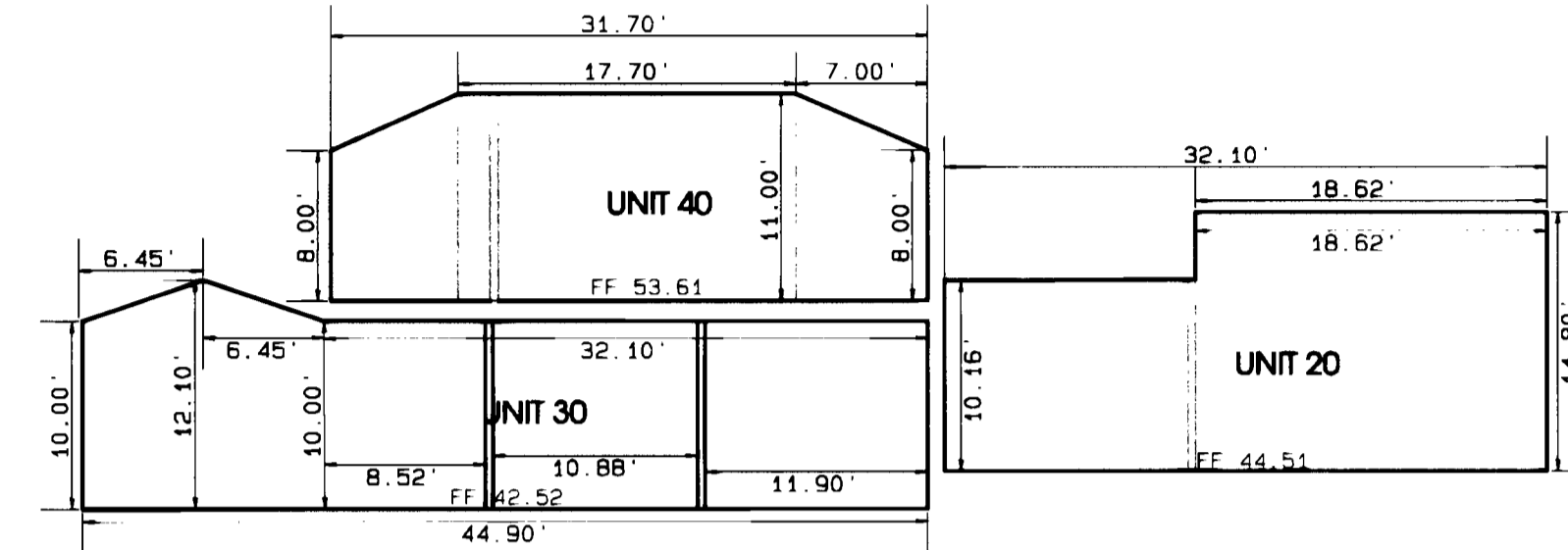
# THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP

## PHASE XII

### BUILDING 11 - 780 GLEN COURT



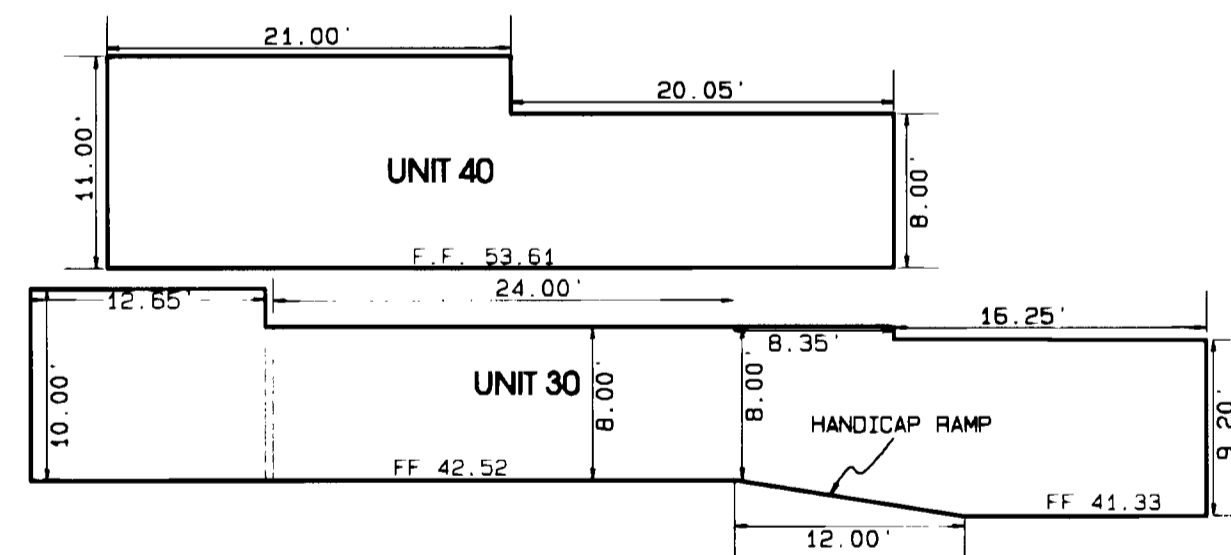
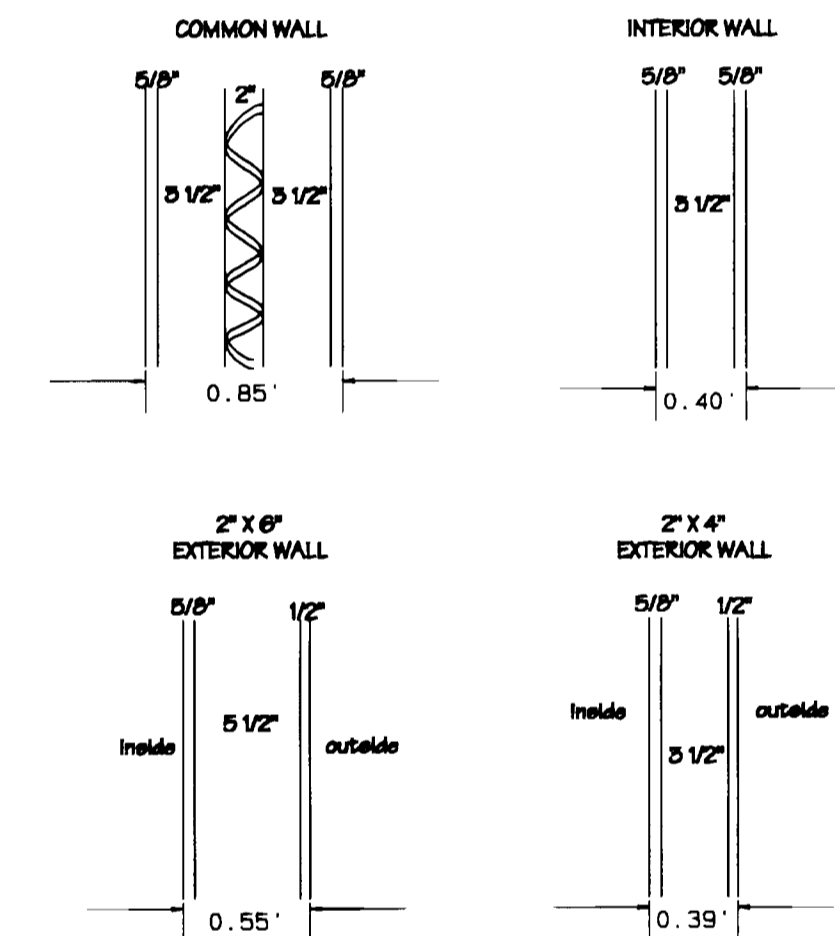
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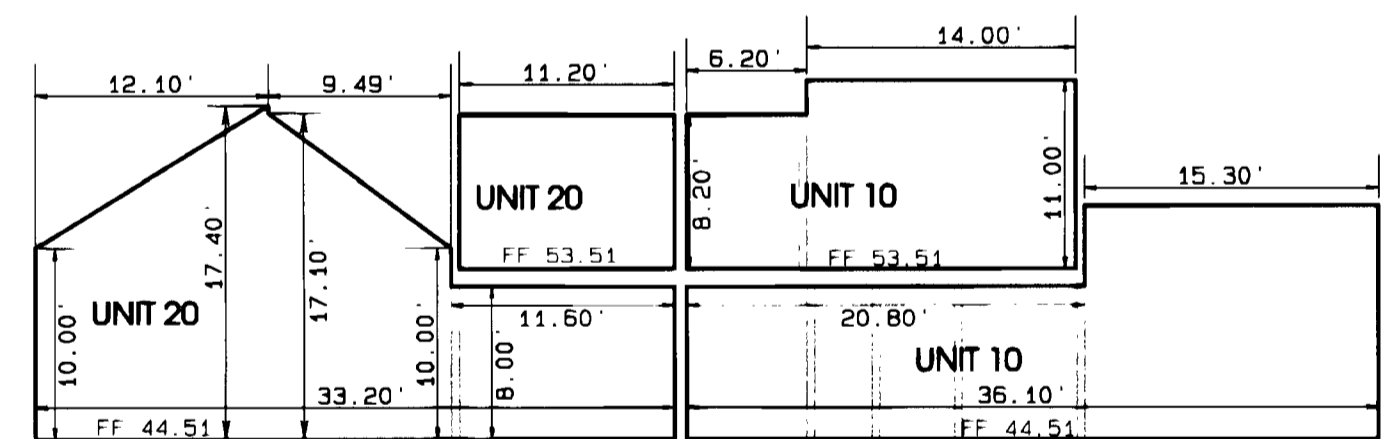
SECTION SOUTH WEST

#### WALL DETAILS

not to scale



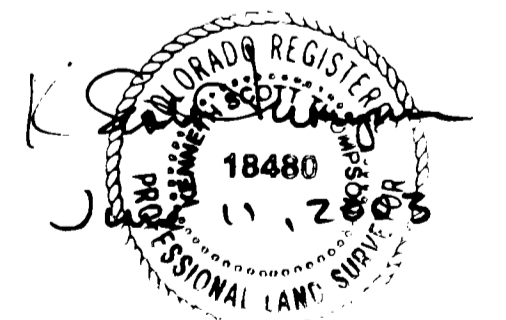
SECTION NORTH WEST



SECTION NORTH WEST

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SEE SHEET 1 OF 4 FOR SURVEYOR'S STATEMENT

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

CITY OF GRAND JUNCTION, COLORADO

Block 1/4 Section 8, Township 1 South, Range 1 West, T10S R1W

**THOMPSON-LANGFORD CORPORATION**

829 25 1/2 ROAD - # B-210 [tlowest.com](http://tlowest.com)

Grand Junction CO 81505 (970) 243-6087

Date: Jun 11, 2008 Drawn: EKB Checked: EKF Job No. 0388-008

S:\Survey\0388 glen\008 condo\bidg11\building11.pro Sheet 4 of 4