

# THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3

## DEDICATION

Know all men by these presents:

That the undersigned is the owner of that portion of Block 2 of THE HOMESTEAD IN GRAND JUNCTION, a plat recorded in the office of the Mesa County Clerk and Recorder at Reception Number 1930890, described and shown on the within Condominium Map of THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3 and being situated in the southwest quarter of the southeast quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the northeast corner of said Block 2;  
Thence along the east line of said Block 2 South 00°00'00" West, a distance of 202.08 feet;  
Thence departing the east line of said Block 2 and continuing South 00°00'00" West, a distance of 50.19 feet;  
Thence North 90°00'00" West, a distance of 218.75 feet to the Point of Beginning;  
Thence South 00°00'00" West, a distance of 110.18 feet;  
Thence North 90°00'00" West, a distance of 101.13 feet;  
Thence North 00°00'00" East, a distance of 110.18 feet;  
Thence North 90°00'00" East, a distance of 101.13 feet to the Point of Beginning.

Containing 0.256 acres, more or less.

That said owners have caused the real property to be laid out subdivided and platted as THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3, a subdivision of a part of the City of Grand Junction, Colorado, consisting of 8 individual condominium living units together with appurtenant interests in the Common Elements as defined and provided for in the Condominium Declarations for The Homestead in Grand Junction Condominiums recorded as Reception No. \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_ of the records of Mesa County, Colorado.

That said owners do hereby dedicate and set apart the real property as shown and labeled as the accompanying Condominium Map of THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3, as follows:

All General Common Elements to the Condominium Association for ingress, egress, parking, recreation, drainage and for use by the public utilities for the installation, operation, maintenance, and repair of underground utilities and appurtenances installed for the benefit of the owners of the units in THE HOMESTEAD IN GRAND JUNCTION.

All easements include the right of ingress and egress on, along, over, under and through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush. Provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of 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.

That said owners certify that all lien holders are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 30 day of October, A.D., 2001.

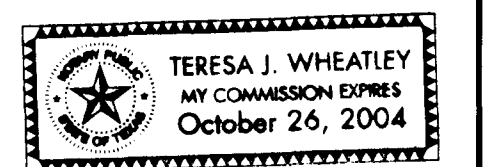
*Kenneth A. Barfield*  
KACIENDA PARTNERS LLC  
By: WestVest Partners LLC  
Kenneth A. Barfield  
Manager

STATE OF TEXAS )  
                          )ss  
COUNTY OF TRAVIS)

The foregoing instrument was acknowledged before me by Kenneth A. Barfield, Manager of WestVest Partners, LLC, for KACIENDA PARTNERS LLC this 30 day of October, A.D., 2001.

Witness my hand and official seal:  
My commission expires 10/26/2004  
Address 1111 East 82nd  
Austin, TX 78703

*Teresa J. Wheatley*  
Notary Public

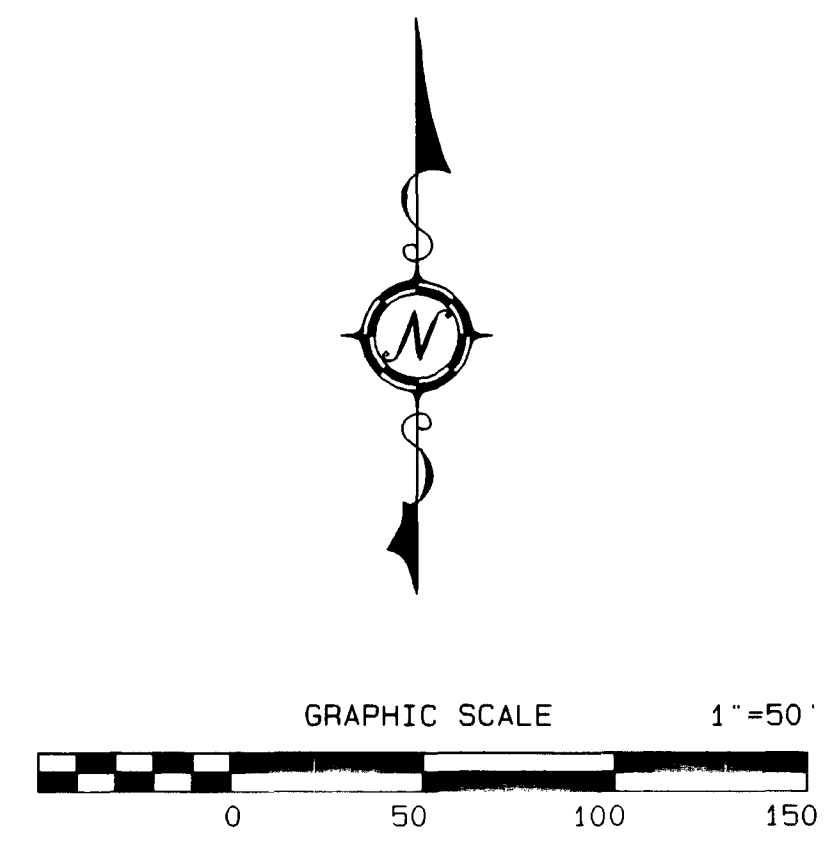
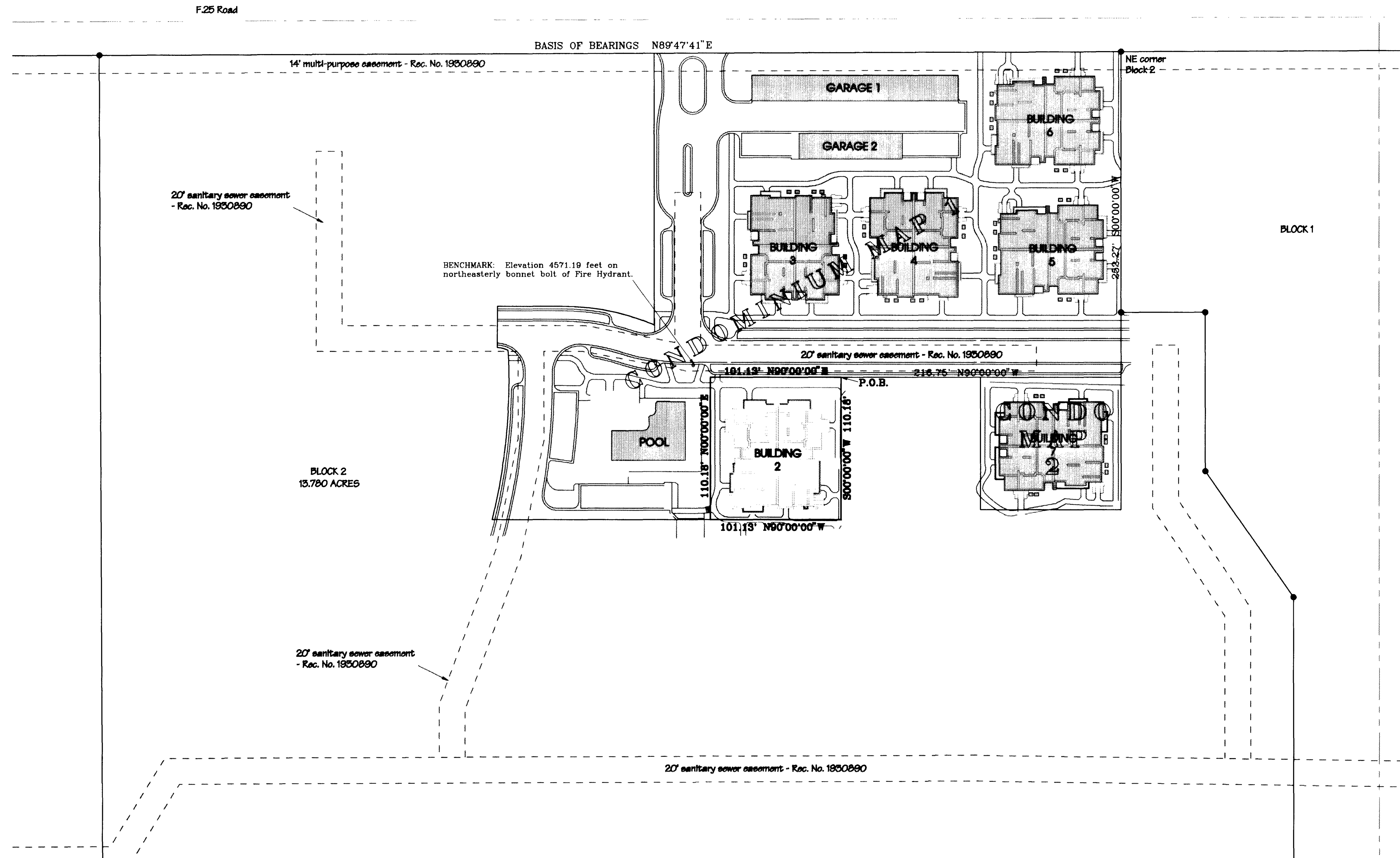


## COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:35 o'clock P. M., this 9<sup>th</sup> day of November, 2001, and is duly recorded in Plat Book No. 3, Page 57-63 as Reception No. 2024406.  
Drawer No. KK 22 Fee: \*70<sup>00</sup>  
*Monika Todd*  
Clerk and Recorder of Mesa County

## THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3

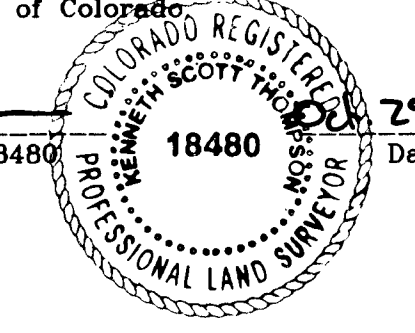
§ 1/2 of the SE 1/4 of Section 4, Township 1 South, Range 1 West, Ute Meridian  
**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - # B-210  
Grand Junction CO 81505 (970) 243-6067  
Date: Oct 29, 2001    Designed: lsf    Checked: dts    Job No. 0376-010  
S:\Survey\0376 cunning\condoa\condo3.pro    Sheet 1 of 7



BASIS OF BEARINGS  
Bearings hereon are relative to the recorded plat of THE HOMESTEAD IN GRAND JUNCTION; the north line, as monumented by #5 rebars and aluminum caps marked "PLS 18480", being North 89°47'41" East.

**SURVEYOR'S STATEMENT**  
I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying map of THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3, 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. 98050). 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.

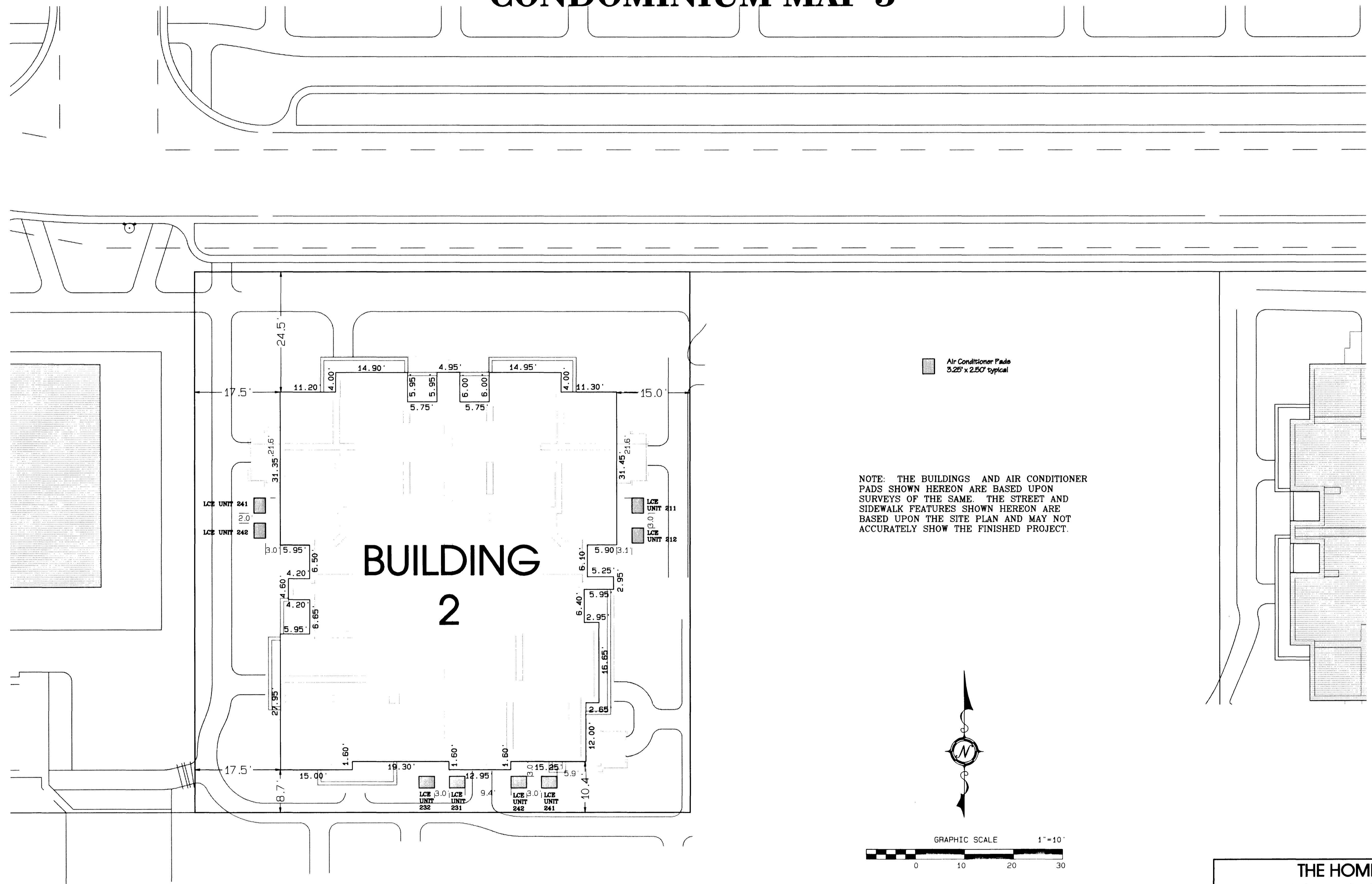
*K Scott Thompson*  
Kenneth Scott Thompson, PLS 18480    29, 2001    Date



RECORDED AND FILED AS A QUALITY DOCUMENT  
PROVIDED FOR REPRODUCTION

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 HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3

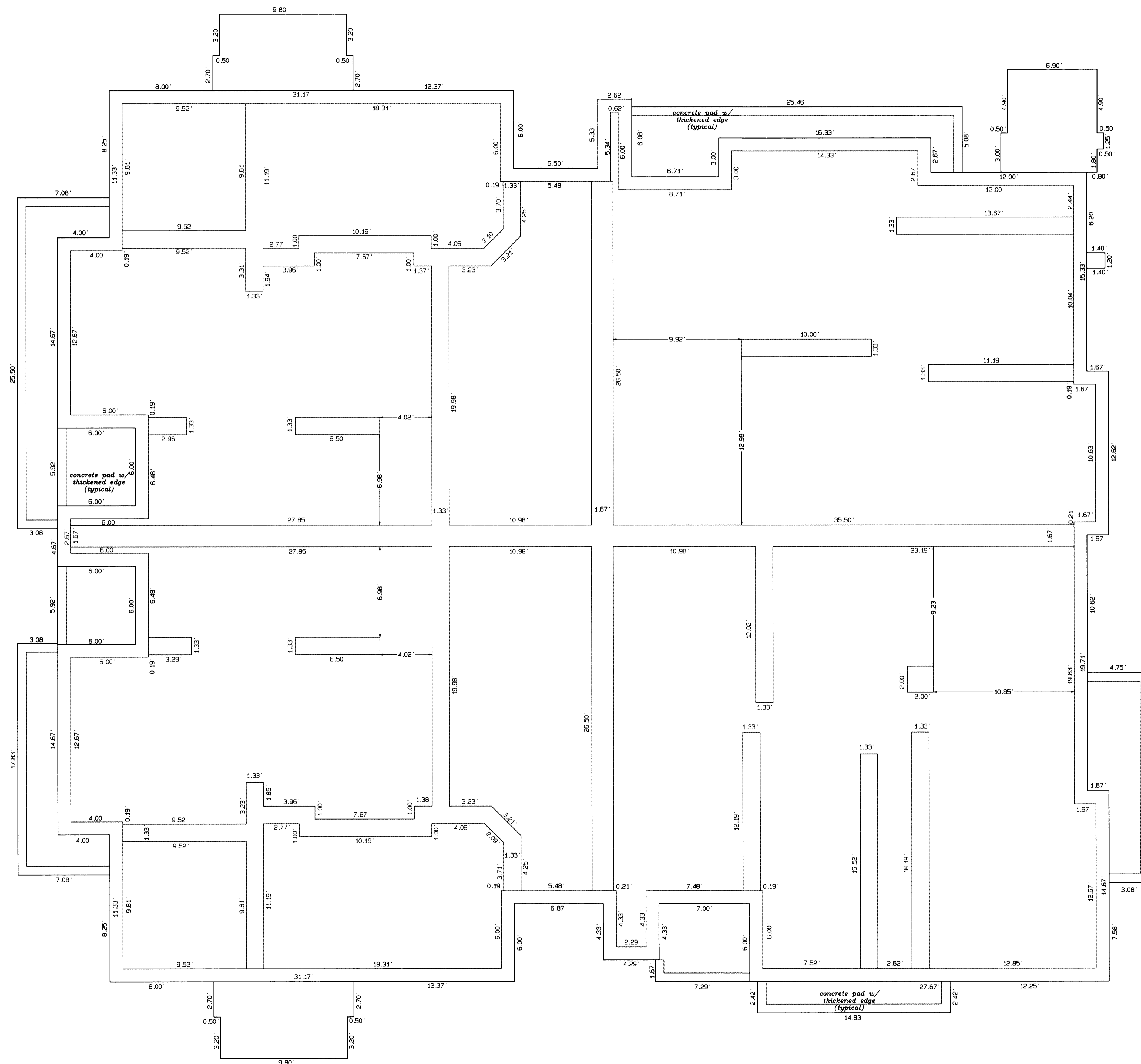


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<b>THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3</b>			
S 1/2 of the SE 1/4 of Section 4, Township 1 South, Range 1 West, Ute Meridian			
<b>THOMPSON-LANGFORD CORPORATION</b>			
529 25 1/2 ROAD - # B-210 Grand Junction CO 81505 (970) 243-6067			
Date: Oct 29, 2001	Designed: lkt	Checked: cts	Job No. 0376-010
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# THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3

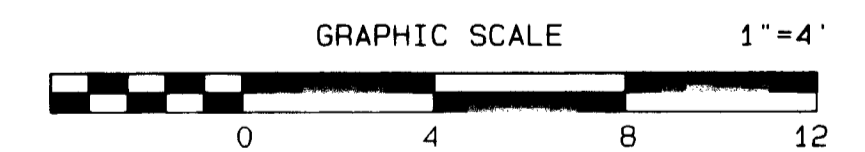
2461 F 1/4 Road  
BUILDING #2, FOUNDATION



LCE = LIMITED COMMON ELEMENT

⊙ = CEILING HEIGHTS

NOTE: DIMENSIONS WERE FIELD VERIFIED AND COMPARED TO THE BUILDING PLANS. MINOR VARIANCES WERE IGNORED IN FAVOR OF THE PLANS.



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## THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3

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

**THOMPSON-LANGFORD CORPORATION**

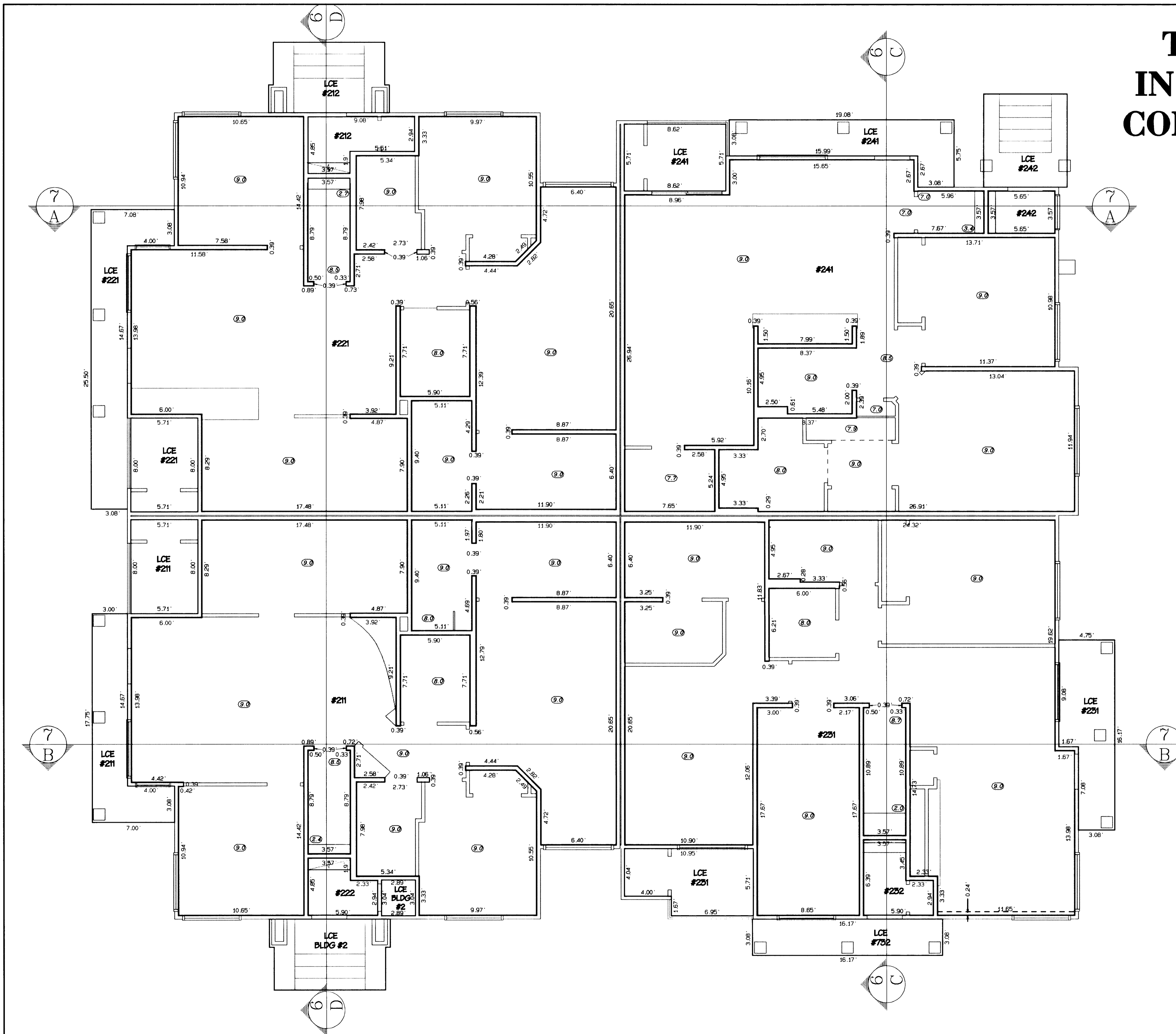
529 25 1/2 ROAD - # B-210  
Grand Junction CO 81505 (970) 243-6067

Date: Oct 29, 2001	Designed: BKB	Checked: KST	Job No. 0376-010
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# THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3

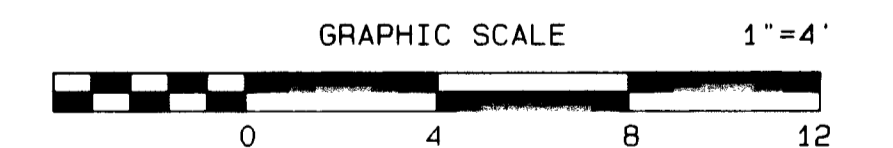
2461 F 1/4 Road  
BUILDING #2, 1st FLOOR



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Ⓞ = CEILING HEIGHTS

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## THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3

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

**THOMPSON-LANGFORD CORPORATION**

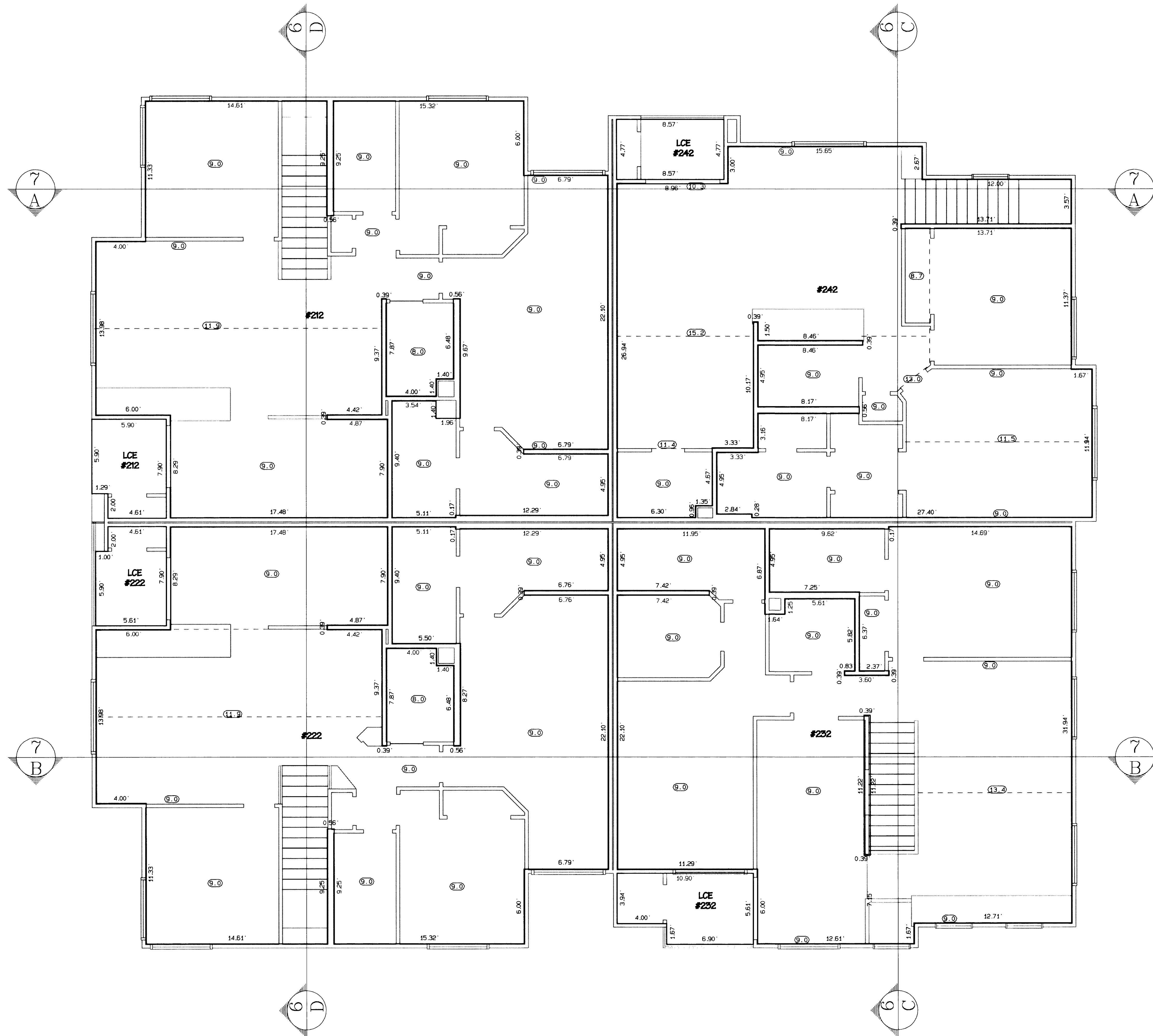
529 25 1/2 ROAD - # B-210  
Grand Junction CO 81506 (970) 243-0067

Date: Oct 30, 2001    Designed: BKB    Checked: KST    Job No. 0376-010

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# THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3

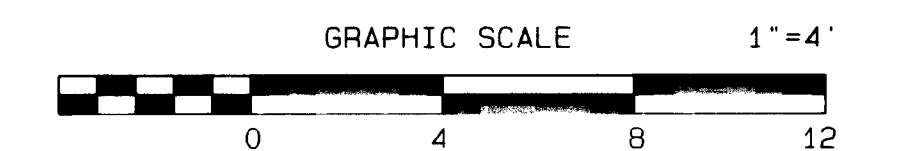
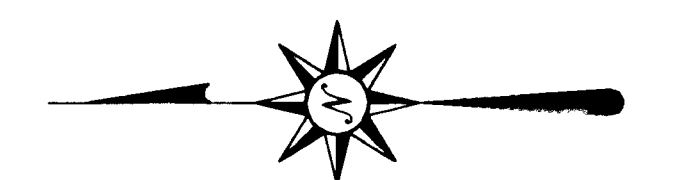
2461 F 1/4 Road  
BUILDING #2, 2nd FLOOR



LCE = LIMITED COMMON ELEMENT

⓪ = CEILING HEIGHTS

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## THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3

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

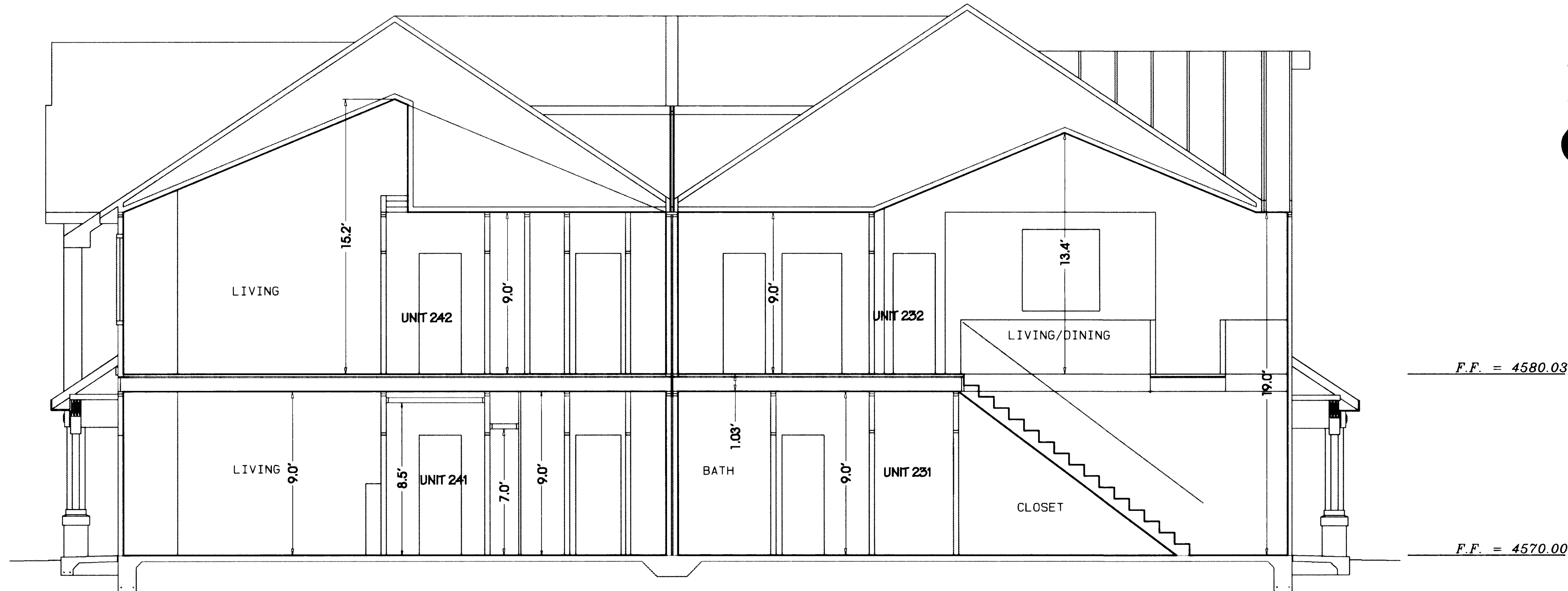
**THOMPSON-LANGFORD CORPORATION**

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

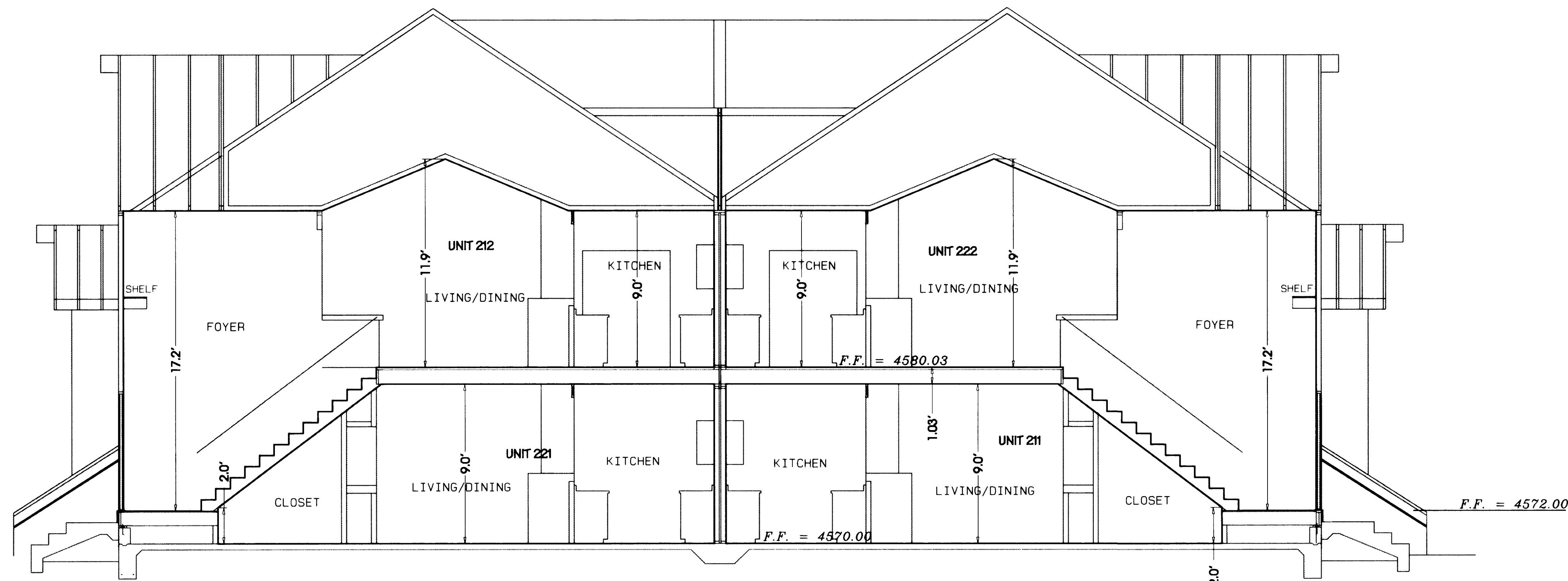
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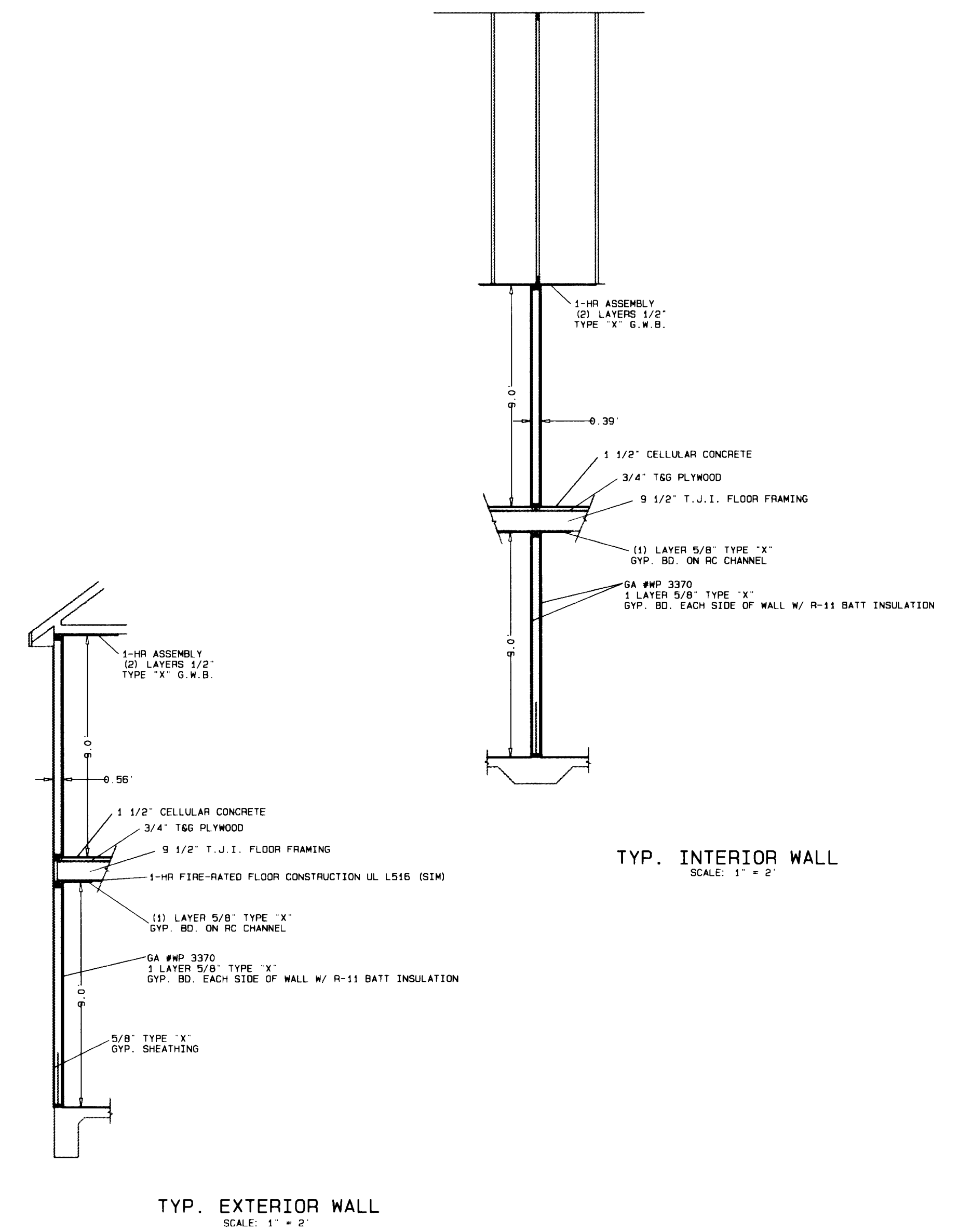
# THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3



SECTION C-C  
SCALE: 1" = 4'



SECTION D-D  
SCALE: 1" = 4'



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**THE HOMESTEAD  
IN GRAND JUNCTION  
CONDOMINIUM MAP 3**

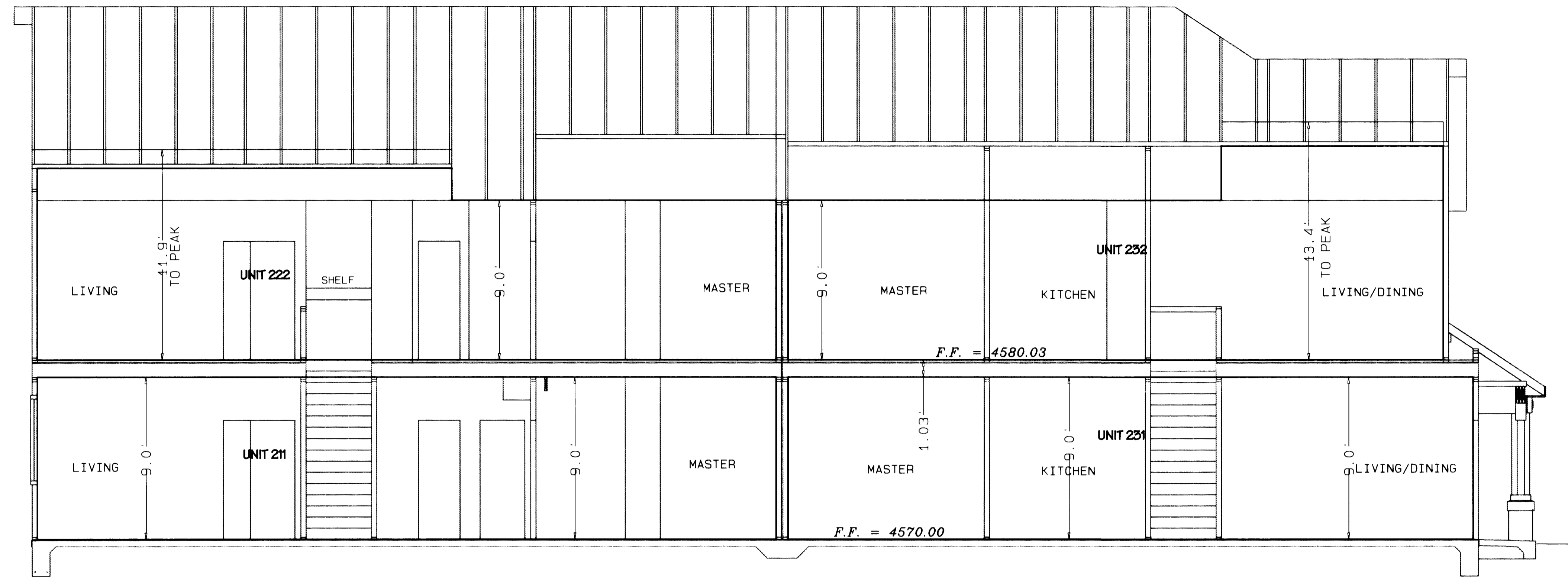
S 1/2 of the SE 1/4 of Section 4, Township 1 South, Range 1 West, Ute Meridian

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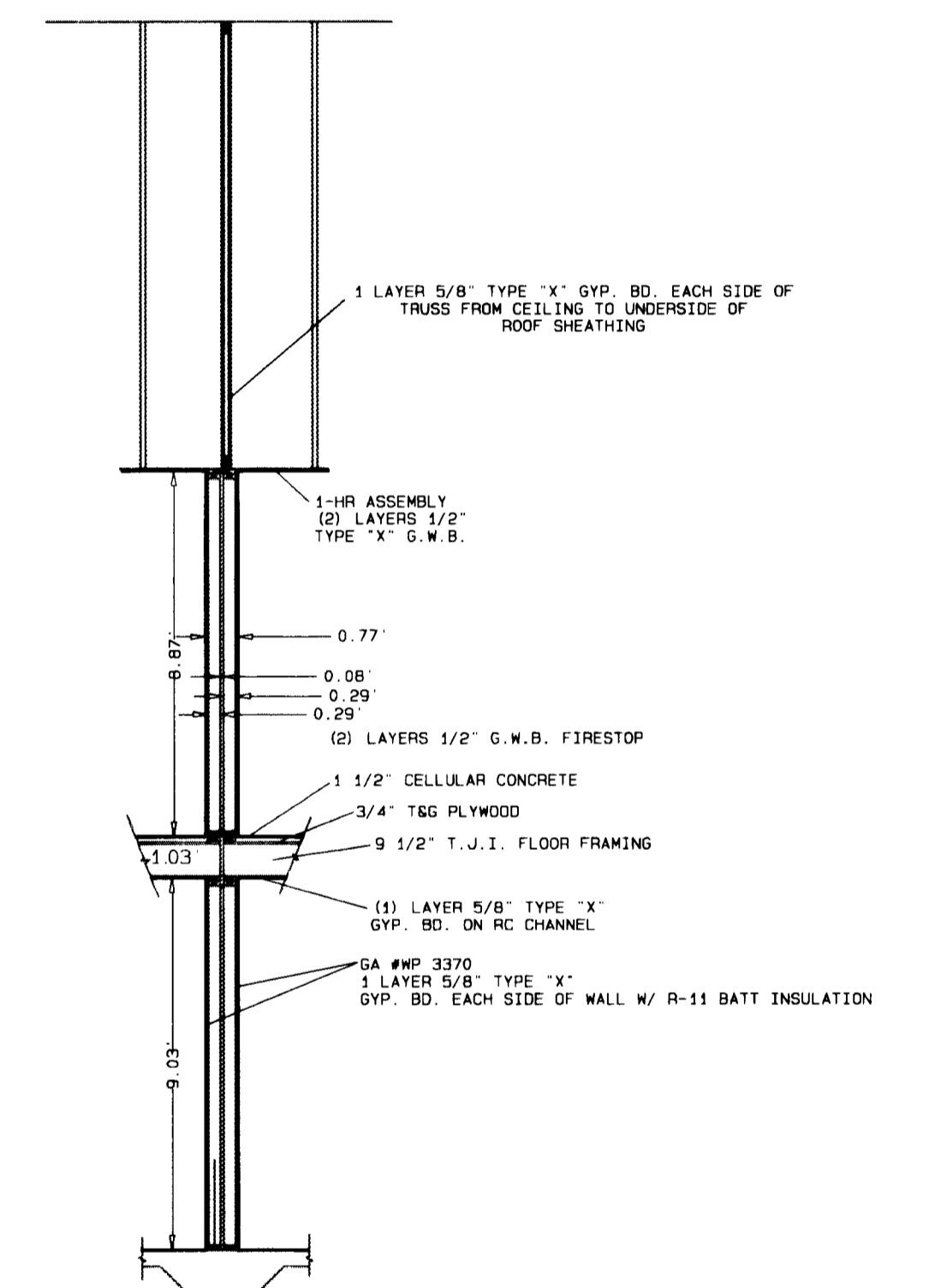
# THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 2



SECTION B-B  
SCALE: 1" = 4'



SECTION A-A  
SCALE: 1" = 4'



TYP. PARTY WALL  
SCALE: 1" = 2'

## THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3

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

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Grand Junction CO 81505 (970) 243-6067

Date: Oct. 29, 2001 Designed: BKB Checked: KST Job No. 0376-010

S:\Survey\0376\condo\elelevation#2.pro Sheet 7 of 7

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