



# FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE SEVEN

SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN  
A REPLAT OF UNIT 70 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE SIX  
(Book 4770, Pages 326)  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

**CITY APPROVAL**

This Plat of FAIRMOUNT VILLAGE CONDOMINIUMS-PHASE SEVEN, a condominium in the City of Grand Junction, County of Mesa, Colorado is hereby approved and dedications accepted this 27th day of MAY, 2009.

 City Manager  
 Mayor

AREA SUMMARY

BUILDINGS = 0.09 ACRES = 53%  
GENERAL COMMON AREA = 0.08 ACRES = 47%  
TOTAL = 0.17 ACRES = 100%

**TITLE CERTIFICATION**

We, Abstract & Title Co. of Mesa County, Inc., 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 property, that we find the title to the property is vested to JBB CORPORATION, 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 right-of-ways of record are shown hereon, as of May 18, 2009. \*2008 Taxes are not paid

Date: May 20, 2009  
 Examiner  
By: Abstract & Title Company of Mesa Co.

**LIENHOLDERS' RATIFICATION OF PLAT**

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owner(s) thereof and agree that its security interest which is recorded in Book 3941 Page 29, Book 4187 Page 751 and Book 4589 Page 77 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon. also security interest recorded in Book 4808, Page 85 per In witness whereof, the said individual(s) has caused these presents to be signed this 5th day of May 2009

by: Douglas G. Lau, Executive Vice President

Name of Institution: Community Bank of Boone, aka Ames Community Bank

STATE OF IOWA } S.S.  
COUNTY OF BOONE }

The foregoing instrument was acknowledged before me this 5th day of May A.D., 2009, by

Douglas A. Lau

Witness my hand and official seal.  
My commission expires: 5-9-11



Notary Public



**OWNERS CERTIFICATE**

That the undersigned JBB CORPORATION, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 4770, Pages 326 of the Mesa County Clerk and Recorder's Office, being described as follows:

UNIT 70 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE SIX as recorded in Book 4770, Pages 326 of the Mesa County Records.

City of Grand Junction, Mesa County, Colorado

That said owner has caused the said real property to be laid out and surveyed as the FAIRMOUNT VILLAGE CONDOMINIUMS, PHASE SEVEN.

The said owner does hereby state that all lien holders are shown hereon.

  
BY: TROY NESHEIM, VICE PRESIDENT, FOR JBB CORPORATION

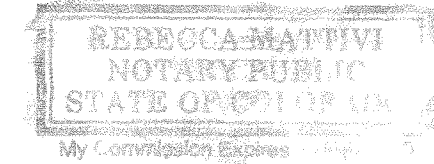
STATE OF COLORADO } S.S.  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 20th day of May A.D., 2009, by TROY NESHEIM, VICE PRESIDENT, FOR JBB CORPORATION.

Witness my hand and official seal.  
My commission expires: 11-08-2010



Notary Public



**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO } S.S.  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 10:59 o'clock A M. this 1st day of June A.D., 2009, and is duly recorded in Book No. 4862, Page 688

Reception No. 2491239

File No. 44-52

  
Clerk and Recorder

  
Deputy

Fees \$ \$40.00 + \$1.00

**SURVEYOR'S CERTIFICATE**

I, David M. Morris, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying Map of FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE SEVEN, a part of the City of Grand Junction, County of Mesa, State of 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 structures as designed. All structural components of all buildings containing or comprising any units thereby created are substantially completed. I further certify to the best of my knowledge and belief this map conforms to the requirements for condominium maps specified in the applicable laws of the State of Colorado, specifically C.R.S. 38-33.3-209.



David M. Morris, Registered Professional Land Surveyor, Colorado Registration No. 30117

FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:

Declaration of Covenants, Conditions, and Restrictions are recorded in Book 4308 at Page 1

First Amendment to the Declaration for Fairmount Village Condominiums are recorded in Book 4385 at Page 568

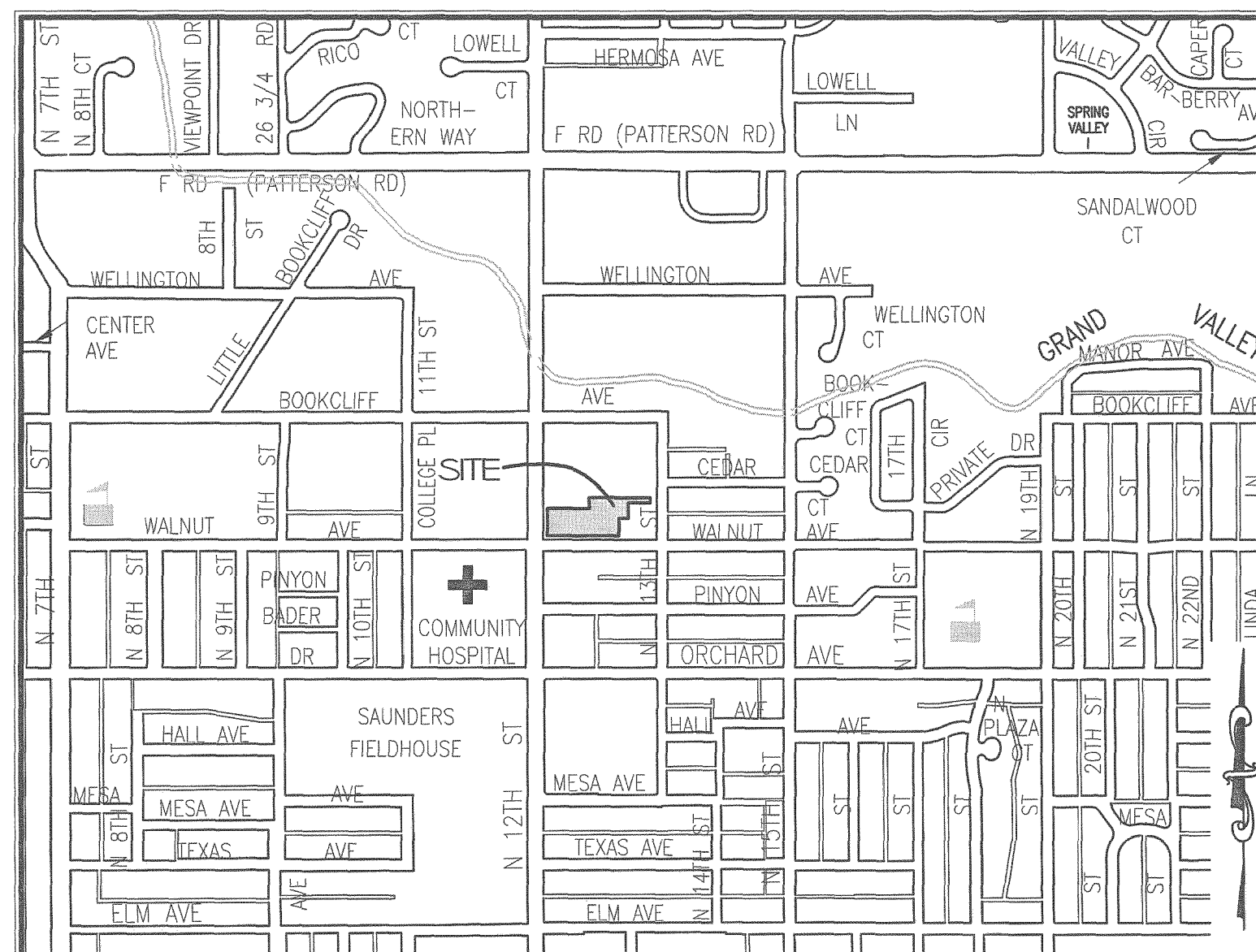
Second Amendment to the Declaration for Fairmount Village Condominiums are recorded in Book 4537 at Page 772

Fourth Amendment to the Declaration for Fairmount Village Condominiums are recorded in Book 4625 at Page 81

Fifth Amendment to the Declaration for Fairmount Village Condominiums are recorded in Book 4636 at Page 192

Sixth Amendment to the Declaration for Fairmount Village Condominiums are recorded in Book 4770 at Page 330

Seventh Amendment to the Declaration for Fairmount Village Condominiums are recorded in Book 4862 at Page 692



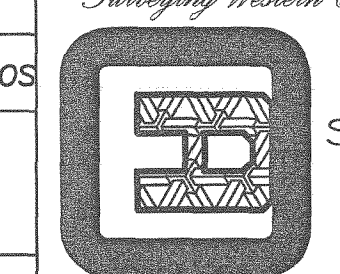
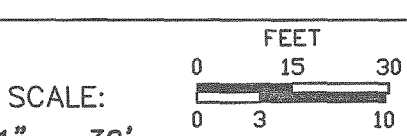
Vicinity Map  
(NOT TO SCALE)

**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.

## FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE SEVEN

SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN  
A REPLAT OF UNIT 70 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE SIX  
(Book 4770, Pages 326)  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

|  |  |                           |
|--|--|---------------------------|
| Final Plat   |  |                           |
| SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN                         |  |                           |
| FOR: <u>JURGEN DENK</u>  | <i>Surveying Western Colorado Since 1979</i>   | SURVEYED BY: <u>SB RM</u> |
| ACAD ID: <u>FAIRMOUNT CONDOS</u>   |                                       | DRAWN BY: <u>RM DMM</u>   |
| SCALE:  |  | CHECKED BY: <u>MEM</u>    |
| DATE: <u>4/23/09</u>   | Q.E.D. SURVEYING SYSTEMS, Inc.<br>1018 Colorado Ave<br>Grand Junction, CO<br>81501-3521<br>(970) 241-2370<br>Fax: 241-7025 | SHEET NO. <u>1 of 4</u>   |
|  |  | FILE: <u>2008-203</u>     |

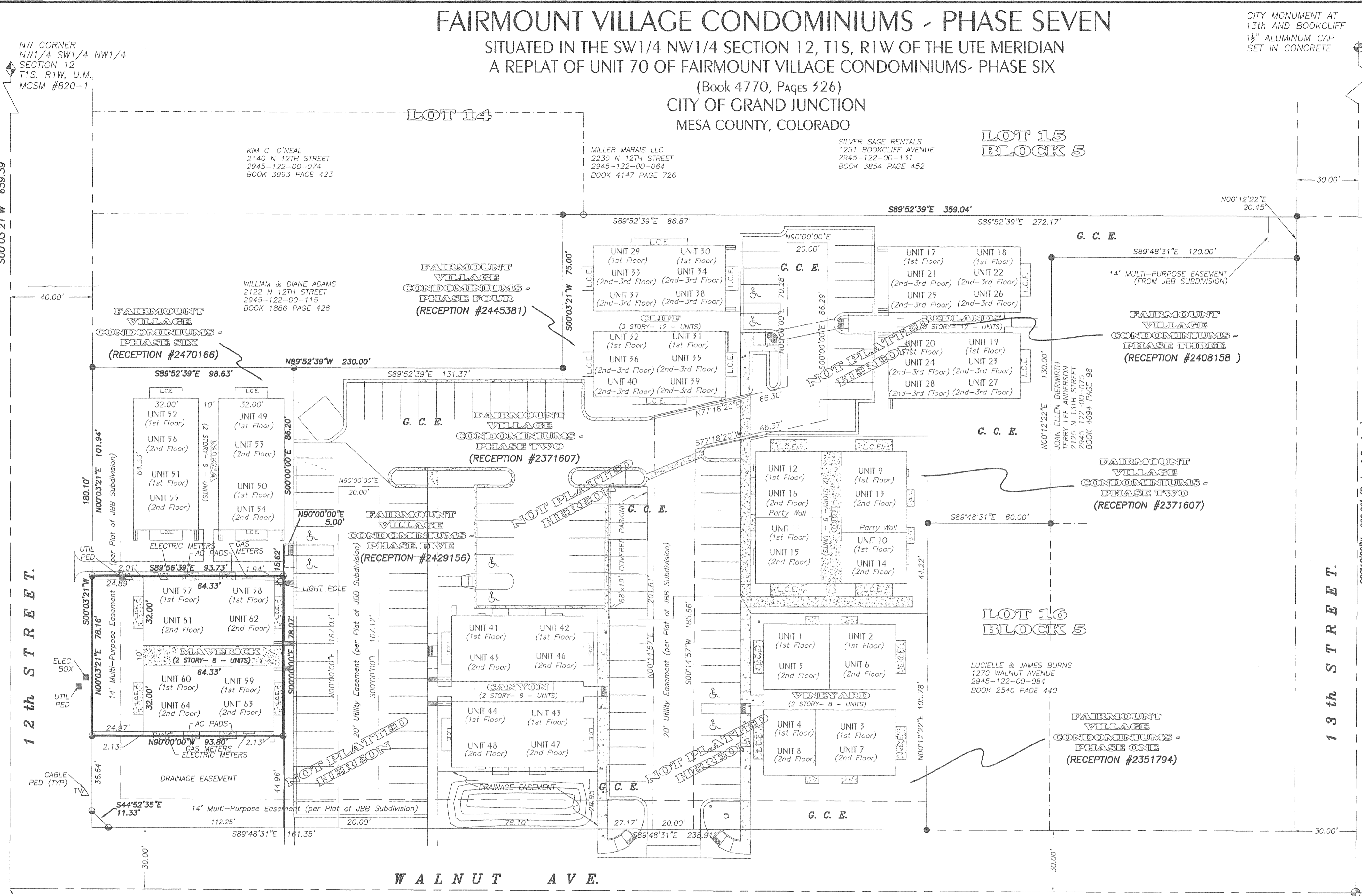
# FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE SEVEN

SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN  
A REPLAT OF UNIT 70 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE SIX

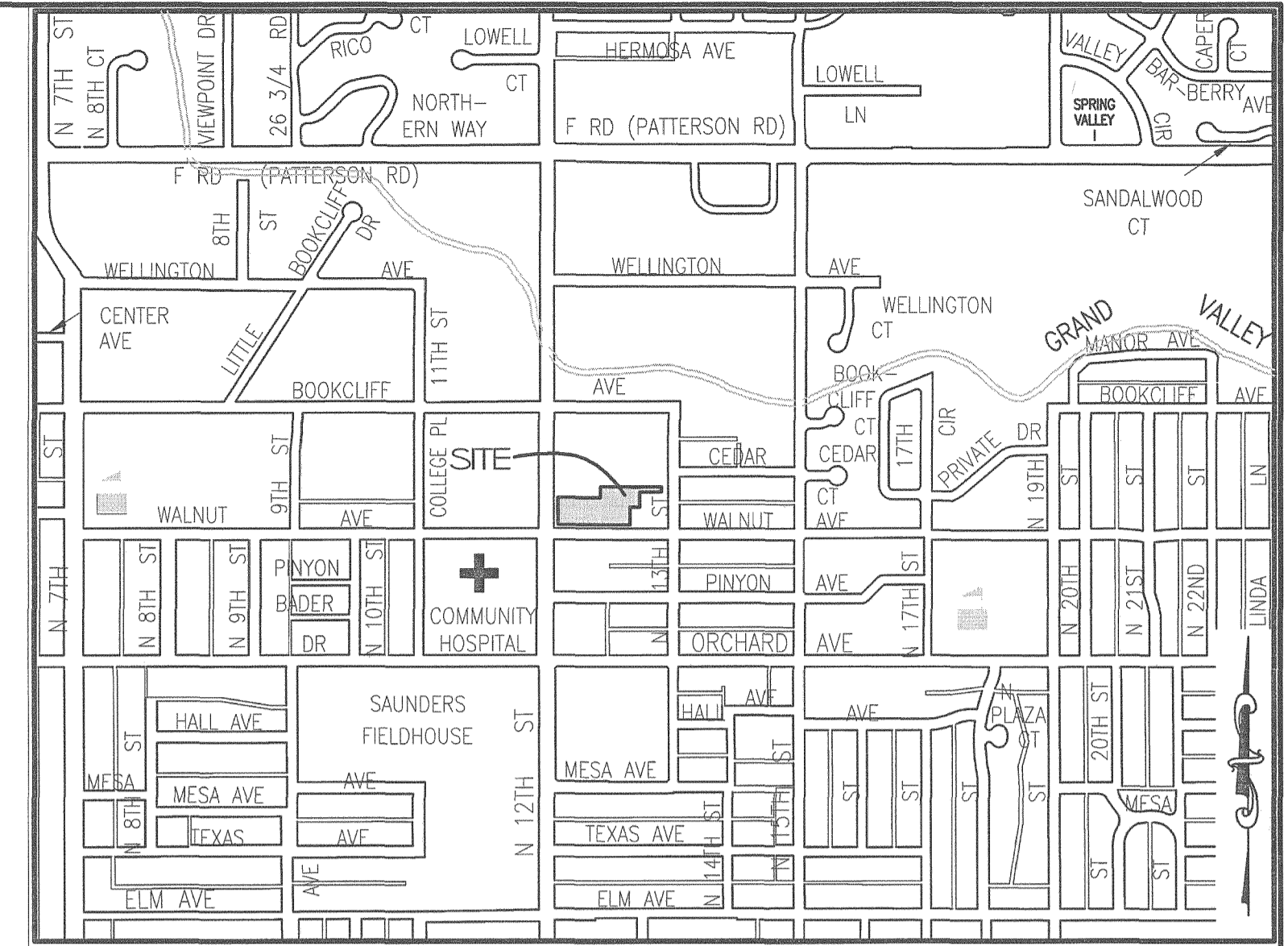
(Book 4770, Pages 326)

CITY OF GRAND JUNCTION

MESA COUNTY, COLORADO



CITY MONUMENT AT 13th AND BOOKCLIFF  
1 1/2" ALUMINUM CAP SET IN CONCRETE



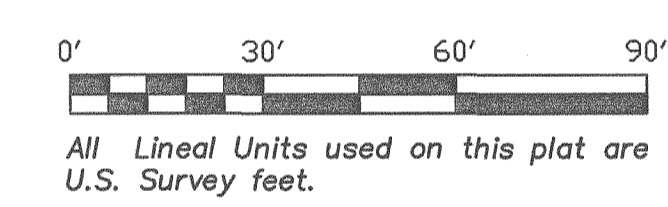
Vicinity Map (NOT TO SCALE)

MAVERICK UNITS 57 THRU 64  
1202 WALNUT AVENUE

| DRAFTING ABBREVIATIONS |                                       |
|------------------------|---------------------------------------|
| SQ. FT.                | SQUARE FEET                           |
| T                      | TOWNSHIP                              |
| R                      | RANGE                                 |
| W                      | WEST                                  |
| E                      | EAST                                  |
| N                      | NORTH                                 |
| S                      | SOUTH                                 |
| LS                     | LICENSED SURVEYOR                     |
| MCSM                   | MESA COUNTY SURVEY MARKER             |
| BK                     | BOOK                                  |
| PG                     | PAGE                                  |
| PED                    | PEDESTAL                              |
| P.M.                   | PRINCIPAL MERIDIAN                    |
| NAVD 88                | NORTH AMERICAN VERTICAL DATUM OF 1988 |
| G.C.E.                 | GENERAL COMMON ELEMENT                |
| L.C.E.                 | LIMITED COMMON ELEMENT                |
| ELEC                   | ELECTRICAL                            |
| UTIL                   | UTILITY                               |

LEGEND

- ◆ FOUND MESA COUNTY SURVEY MONUMENT
- ⊕ FOUND GRAND JUNCTION CITY MONUMENT AS NOTED
- FOUND No.5 REBAR w/CAP L.S. 27279
- FOUND NO.5 REBAR W/CAP L.S. 14113
- ⊙ SET MONUMENT #5 REBAR W/CAP OR BRASS TAG IN CONCRETE L.S. 30111
- G.C.E. GENERAL COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT

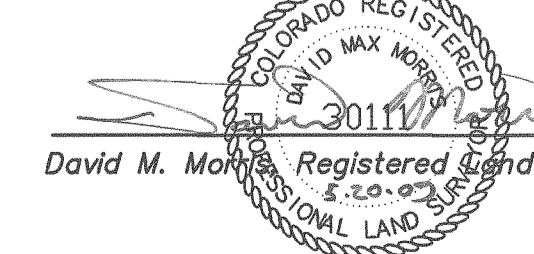


CITY MONUMENT AT 12th AND WALNUT NOT RECOVERED THIS SURVEY

CITY MONUMENT AT 13th AND WALNUT 1 1/2" ALUMINUM CAP SET IN MONUMENT BOX. PROJECT BENCHMARK ELEVATION = 4646.04 NAVD 88

SURVEYOR'S CERTIFICATE

I, David M. Morris, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying Map of FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE SEVEN, a part of the City of Grand Junction, County of Mesa, State of 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 structures as designed. All structural components of all buildings containing or comprising any units thereby created are substantially completed. I further certify to the best of my knowledge and belief this map conforms to the requirements for condominium maps specified in the applicable laws of the State of Colorado, specifically C.R.S. 38-33.3-209.



David M. Morris, Registered Land Surveyor, Colorado Registration No. 30111

BASIS OF BEARINGS STATEMENT

Bearings are based on the Mesa County Local Coordinate System, locally determined by GPS observations on the City of Grand Junction Survey Marker at the intersection of 13th Street and Bookcliff Avenue and on the City of Grand Junction Survey Marker at the intersection of 13th Street and Walnut Avenue.

The measured bearing of this line is S00°12'22"W.

NOTICE:

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## FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE SEVEN

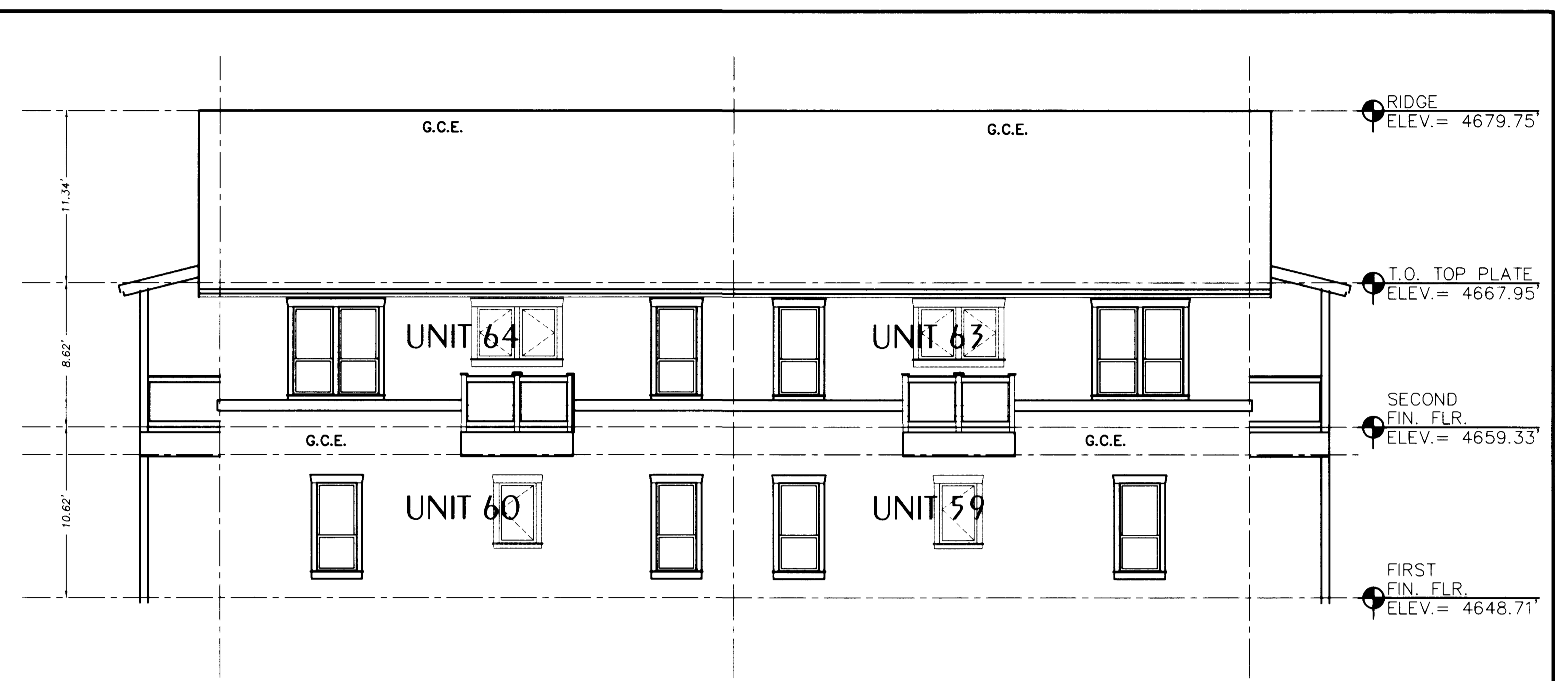
SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN  
A REPLAT OF UNIT 70 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE SIX

CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

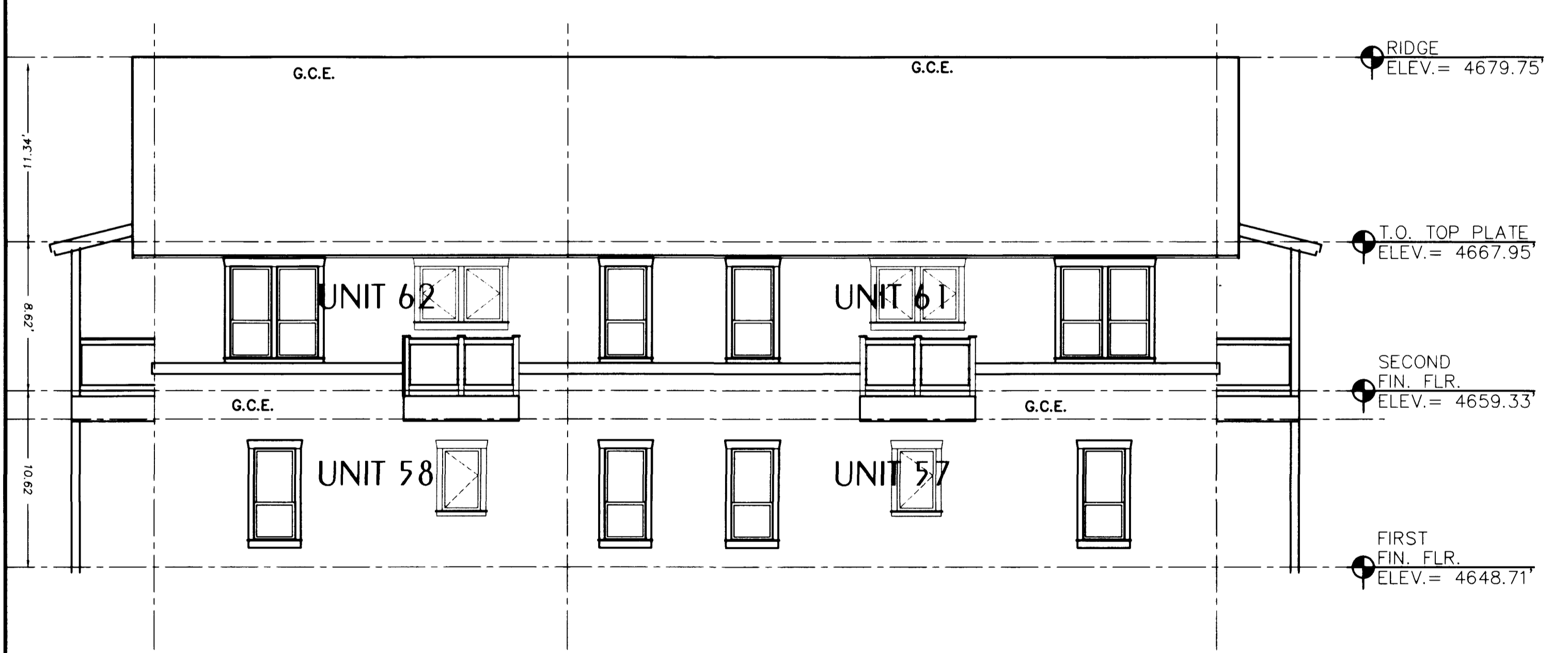
| Final Plat   |  |                    |
|--|--|--------------------|
| SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN |  |                    |
| FOR: JURGEN DENK   | <p>Q.E.D. SURVEYING SYSTEMS, Inc.<br/>1018 Colorado Ave<br/>Grand Junction, CO<br/>81501-3521<br/>(970) 241-2370<br/>Fax: 241-7025</p> | SURVEYED BY: SB RM |
| ACAD ID: FAIRMOUNT CONDOS  |  | DRAWN BY: RM DMM   |
| SCALE: 1" = 30'  |  | CHECKED BY: MEM    |
| DATE: 4/27/09  |  | SHEET NO. 2 of 4   |
|  |  | FILE: 2008-203     |



**FRONT ELEVATION**  
SCALE: 1" = 6'



**SIDE ELEVATION ' TWO BEDROOM '**  
SCALE: 1" = 6'



**SIDE ELEVATION ' ONE & THREE BEDROOM '**  
SCALE: 1" = 6'



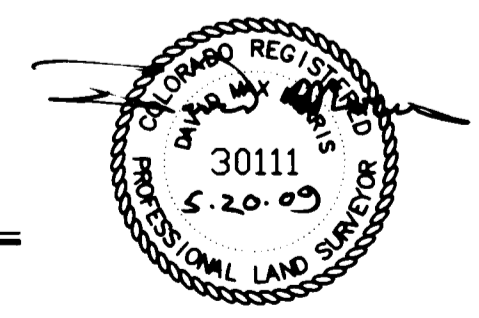
All Lineal Units used on this plat are U.S. Survey feet.



**REAR ELEVATION**  
SCALE: 1" = 6'




All Lineal Units used on this plat are U.S. Survey feet.



**MAVERICK UNITS 57 THRU 64**  
1202 WALNUT AVENUE

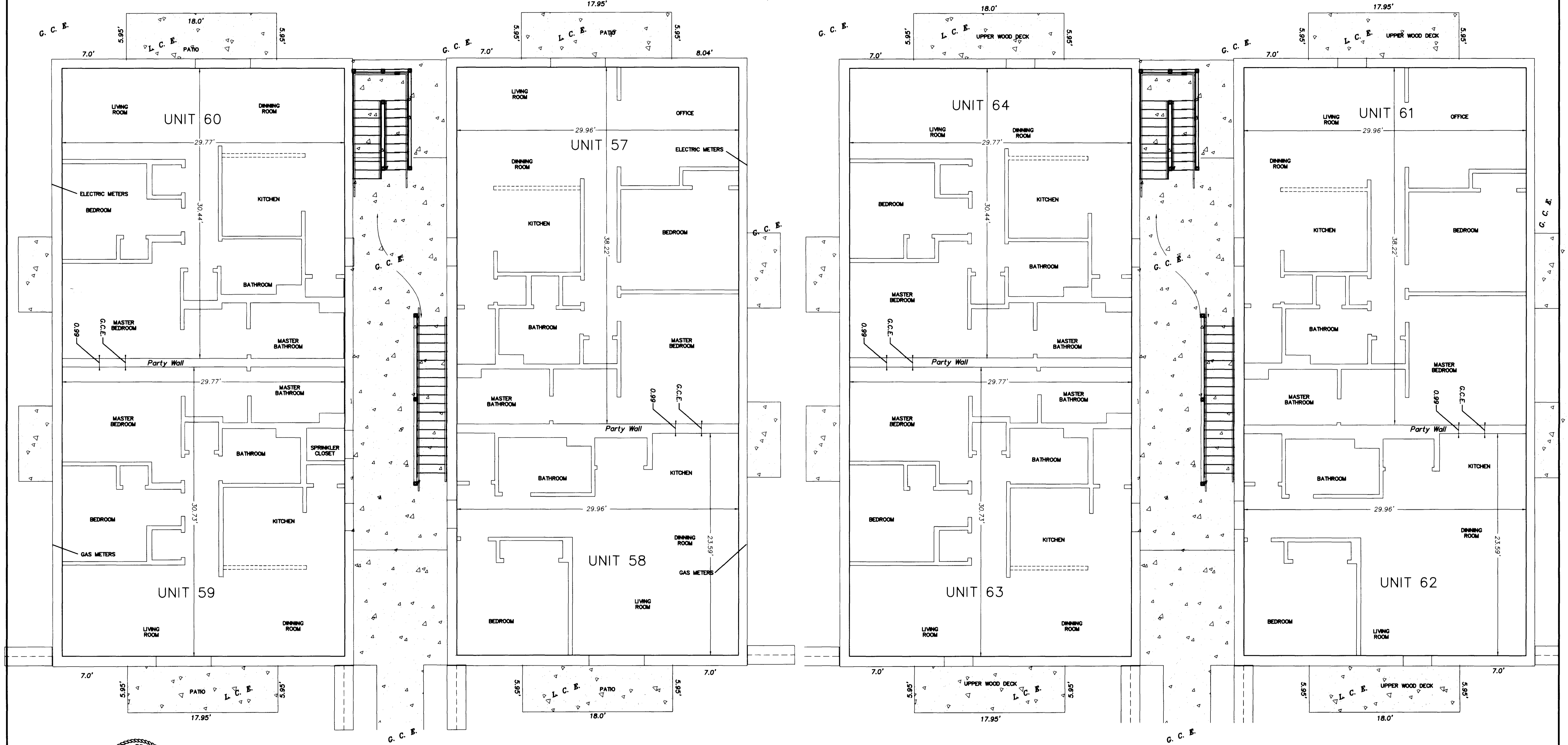
BASIS OF ELEVATIONS: NAVD88

**FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE SEVEN**

|  |  |                    |
|--|--|--------------------|
| MESA UNITS 57 THRU 64  |  |                    |
| SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN |  |                    |
| FOR: JURGEN DENK   |  QED SURVEYING SYSTEMS, Inc.<br>1018 Colorado Ave<br>Grand Junction, CO 81501-3521<br>(970) 241-2370<br>Fax: 241-7025 | SURVEYED BY: SB RM |
| ACAD ID: FAIRMOUNT CONDOS  |  | DRAWN BY: RM       |
| SCALE: 1" = 6'   |  | CHECKED BY: MEM    |
| DATE: 4/27/09  |  | SHEET NO. 3 of 4   |
|  |  | FILE: 2008-203     |

# FAIRMOUNT Village Condominiums - PHASE SEVEN

MAVERICK UNITS 57 THRU 64  
MESA COUNTY, COLORADO




MAVERICK UNITS 57 THRU 60  
FIRST FLOOR

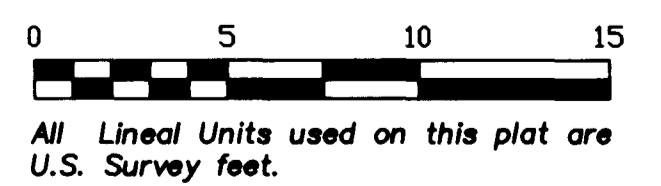
MAVERICK UNITS 61 THRU 64  
SECOND FLOOR

## MAVERICK UNITS 57 THRU 64 1202 WALNUT AVENUE

LEGEND

- G.C.E. GENERAL COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
-  CONCRETE

NOTES:  
1. See Sheets 3 & 4 for unit height information.



NOTICE:  
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### FAIRMOUNT Village Condominiums - PHASE SEVEN MAVERICK UNITS 57 THRU 64

| 1st & 2nd Floor Plan   |                    |
|--|--------------------|
| SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN |                    |
| FOR: JURGEN DENK   | SURVEYED BY: SB RM |
| ACAD ID: FAIRMOUNT CONDOS  | DRAWN BY: RM MEM   |
| SCALE: 1" = 5'   | CHECKED BY: MEM    |
| DATE: 4/27/09  | SHEET NO. 4 of 4   |
|  | FILE: 2008-203     |

Surveying Modern Colorado Since 1979



**Q.E.D.**  
SURVEYING SYSTEMS, Inc.  
1018 Colorado Ave  
Grand Junction, CO  
81501-3521  
(970) 241-2370  
Fax: 241-7025