

# SCHIESSWOHL PROPERTIES

## A REPLAT OF LOTS 17 THROUGH 21, BLOCK 117 GRAND JUNCTION, BOOK 2865, PAGES 414-417 IN SECTION 14, T1S, R1W, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Grand Junction Downtown Development Authority, also known as Grand Junction, Colorado, Downtown Development Authority, is the owner of real property located in Grand Junction, Colorado in Section 14, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado as recorded in Book 465, Page 47 in the Mesa County Clerk and Recorder's Office:

The owner certifies that the Condominium Plat of SCHIESSWOHL PROPERTIES has been prepared pursuant to the purposes stated in the Condominium Declaration for Condominium Plat of SCHIESSWOHL CONDOMINIUM.

That the Owner does hereby dedicate, grant and submit the real property identified hereon as the SCHIESSWOHL CONDOMINIUM, together with all improvements thereon, to condominium common interest under the style and name SCHIESSWOHL CONDOMINIUM with the various portions of such real property being designated for separate and common ownership as shown on this plat in accordance with the Condominium Declaration for SCHIESSWOHL CONDOMINIUM.

The owner hereby declares all lienholders of record, if any, are shown hereon

Peggy Ann Page Chair - Downtown Development Authority  
(Owner) (Title)

for Grand Junction Downtown Development Authority, also known as Grand Junction, Colorado, Downtown Development Authority

### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Peggy Ann Page Chair (title)

for Grand Junction Downtown Development Authority, also known as Grand Junction, Colorado, Downtown Development Authority this 14 day of Oct. A.D., 2010

Witness my hand and official seal:

Mary E. Sparks  
Notary Public  
My Commission Expires 04/07/2014



### GENERAL NOTES

Basis of bearings is the South line of Block 117, City of Grand Junction which bears South 89 degrees 53 minutes 59 seconds East, a distance of 481.75 feet, established by observation of the MCGPS control network, which is based on the NAD 83 for Horizontal and NAVD 88 for Vertical information. Both monuments on this line are City of Grand Junction block monuments, 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.

Lot 1 and Lot 2 are not part of the Schiesswohl Condominium.

### FOR CITY USE ONLY

Book	Page	Type
<del>499</del>	<del>26</del>	<del>Condominium Declaration for Schiesswohl Condominium</del>
5019	735	RESTRICTIVE COVENANT
5082	564	CONDOMINIUM DECLARATION FOR SCHIESSWOHL CONDOMINIUM

### TITLE CERTIFICATION

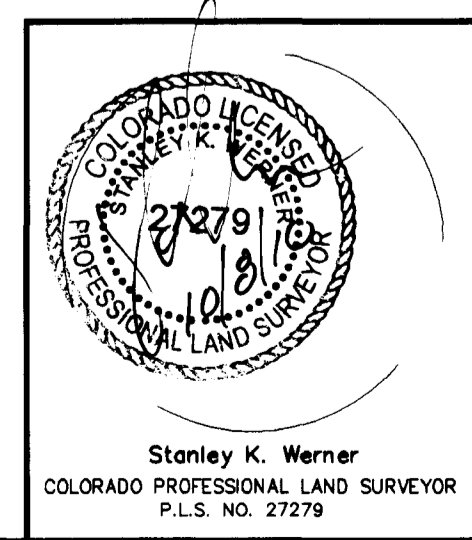
STATE OF COLORADO } ss  
COUNTY OF MESA

We, ABSTRACT & TITLE 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 Grand Junction Downtown Development Authority and that the current taxes have been paid; that all mortgages not satisfied or released or 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. AS OF 9:29-10

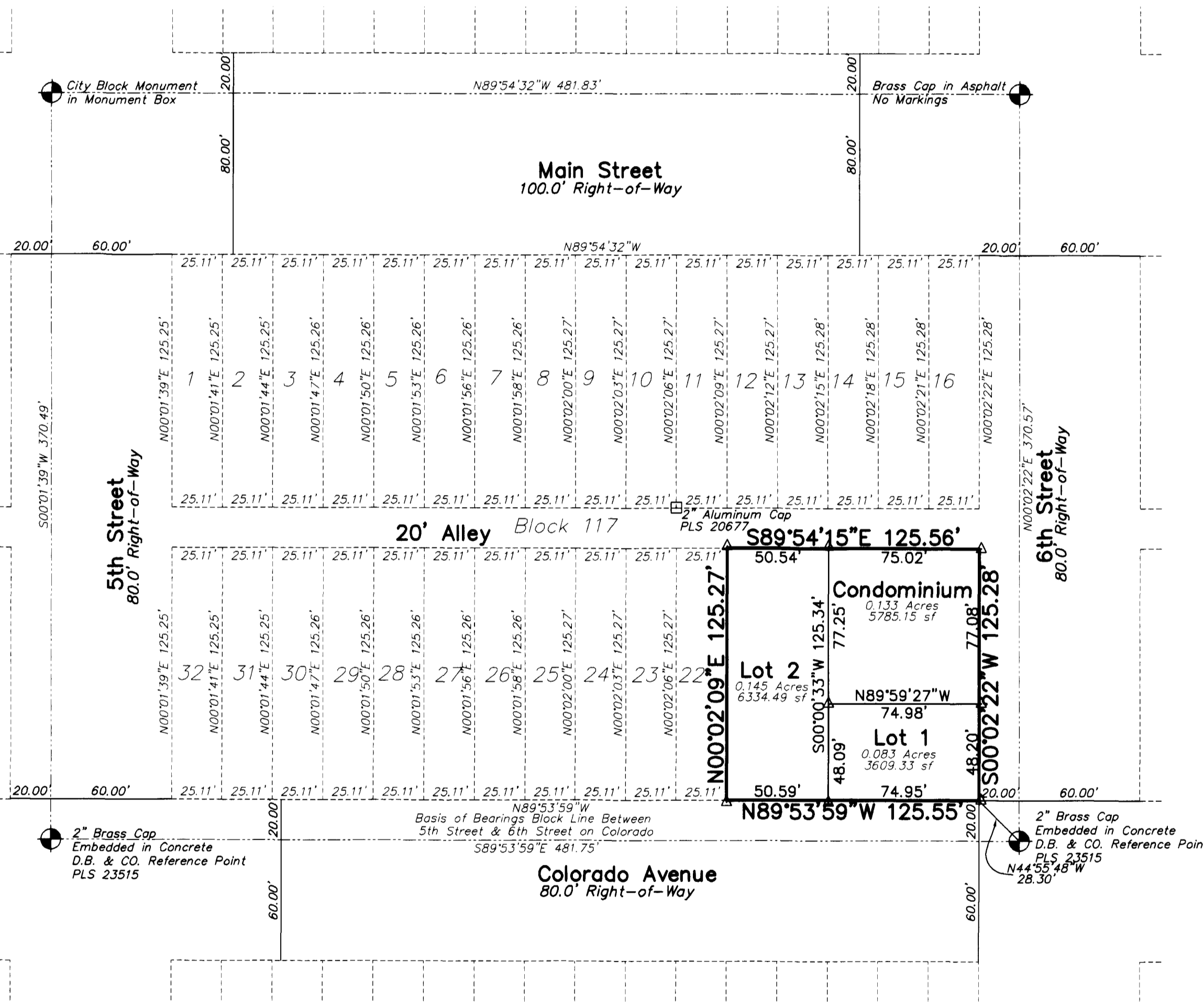
Date: October 8, 2010  
by: Barbara A. Duppin, Title Examiner  
Name and Title  
for Abstract & Title of Mesa County

### SURVEYOR'S CERTIFICATION

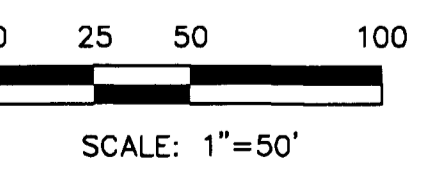
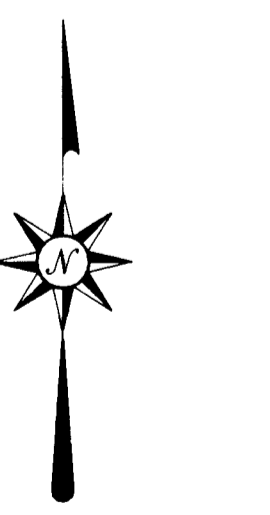
I, Stanley K. Werner, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this plat and condominium map of SCHIESSWOHL PROPERTIES was prepared containing information required by C.R.S. 38-33.3-209 and under my direct supervision, that it depicts the vertical and horizontal 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.



<b>SCHIESSWOHL PROPERTIES</b>			
LOTS 17 THROUGH 21, BLOCK 117, GRAND JUNCTION, BOOK 2865, PAGES 414-417 IN SECTION 14, T1S, R1W, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO			
<b>High Desert Surveying, LLC</b> 1673 Highway 50 Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax 970-241-0451			
PROJ. NO. 08-77	SURVEYED	DRAWN	CHK'D
DATE: June, 2010	rsk	rsk	skw
SHEET	OF		
1	4		



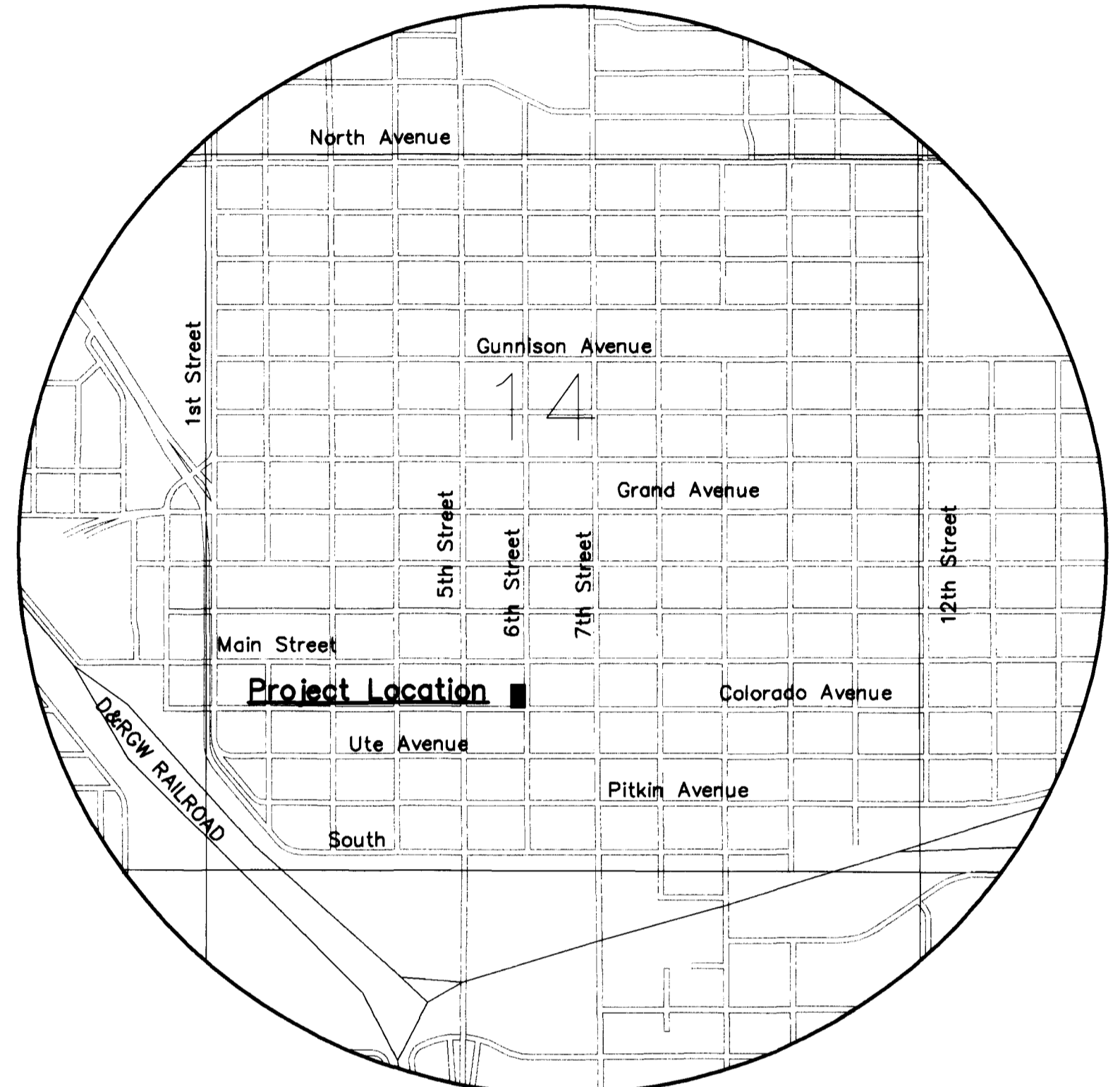
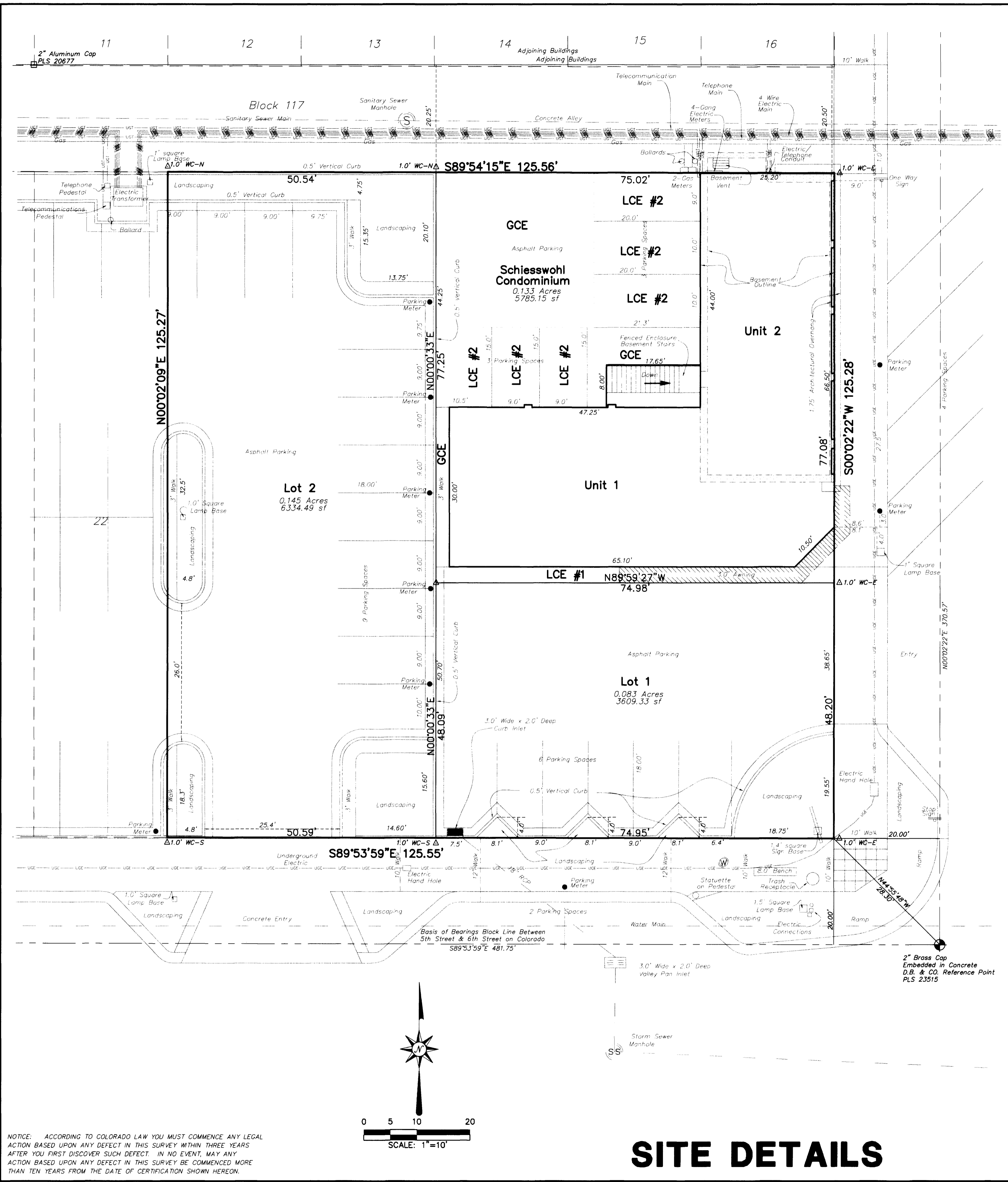
AREA SUMMARY		
LOTS	=	0.228 Acres 63.16%
CONDOMINIUM	=	0.133 Acres 36.84%
TOTAL	=	0.361 Acres 100.00%



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.

# SCHIESSWOHL PROPERTIES

## A REPLAT OF LOTS 17 THROUGH 21, BLOCK 117 GRAND JUNCTION, BOOK 2865, PAGES 414-417 IN SECTION 14, T1S, R1W, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO

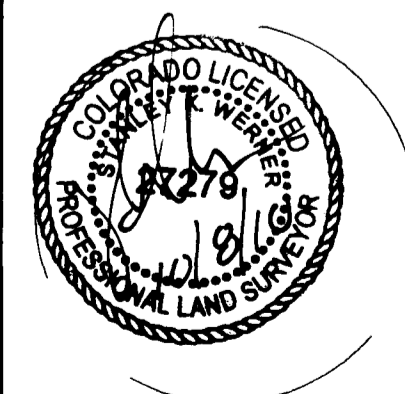


VICINITY MAP  
Not to Scale

- LEGEND**
- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
  - △ SET LEAD AND BRASS TAG, PLS 27279 PER CRS-38-51-105, IN CONCRETE
  - FOUND REBAR, AS NOTED
- LEAD AND BRASS TAG, PLS 27279 SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- △ DELTA ANGLE OF ARC
  - R RADIUS OF ARC
  - L LENGTH OF ARC
  - Ch CHORD DISTANCE OF ARC
  - Brg CHORD BEARING OF ARC
  - = EQUAL SYMBOL
  - % PERCENT SYMBOL
  - & AND SYMBOL
  - Ⓜ INTERSTATE HIGHWAY SYMBOL
  - Ⓢ STATE HIGHWAY SYMBOL
  - US UNITED STATES
  - NTS NOT TO SCALE
  - CRS COLORADO REVISED STATUTES
  - § SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
  - PLS PROFESSIONAL LAND SURVEYOR NUMBER
  - LLC LIMITED LIABILITY COMPANY
  - A.D. ANNO DOMINI
  - + MORE OR LESS
  - ° DEGREES (ANGULAR)
  - ' MINUTES (ANGULAR) OR FEET (LINEAR)
  - " SECONDS (ANGULAR) OR INCHES (LINEAR)
  - MCSM MESA COUNTY SURVEY MARKER
  - BLM BUREAU OF LAND MANAGEMENT
  - ROW RIGHT-OF-WAY
  - CDOT COLORADO DEPARTMENT OF TRANSPORTATION
  - 5' WC-W 5' (Distance) WC (Witness Corner) -W (Direction from Actual Corner)

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.

### SITE DETAILS



Stanley K. Werner  
COLORADO PROFESSIONAL LAND SURVEYOR  
P.L.S. NO. 27279

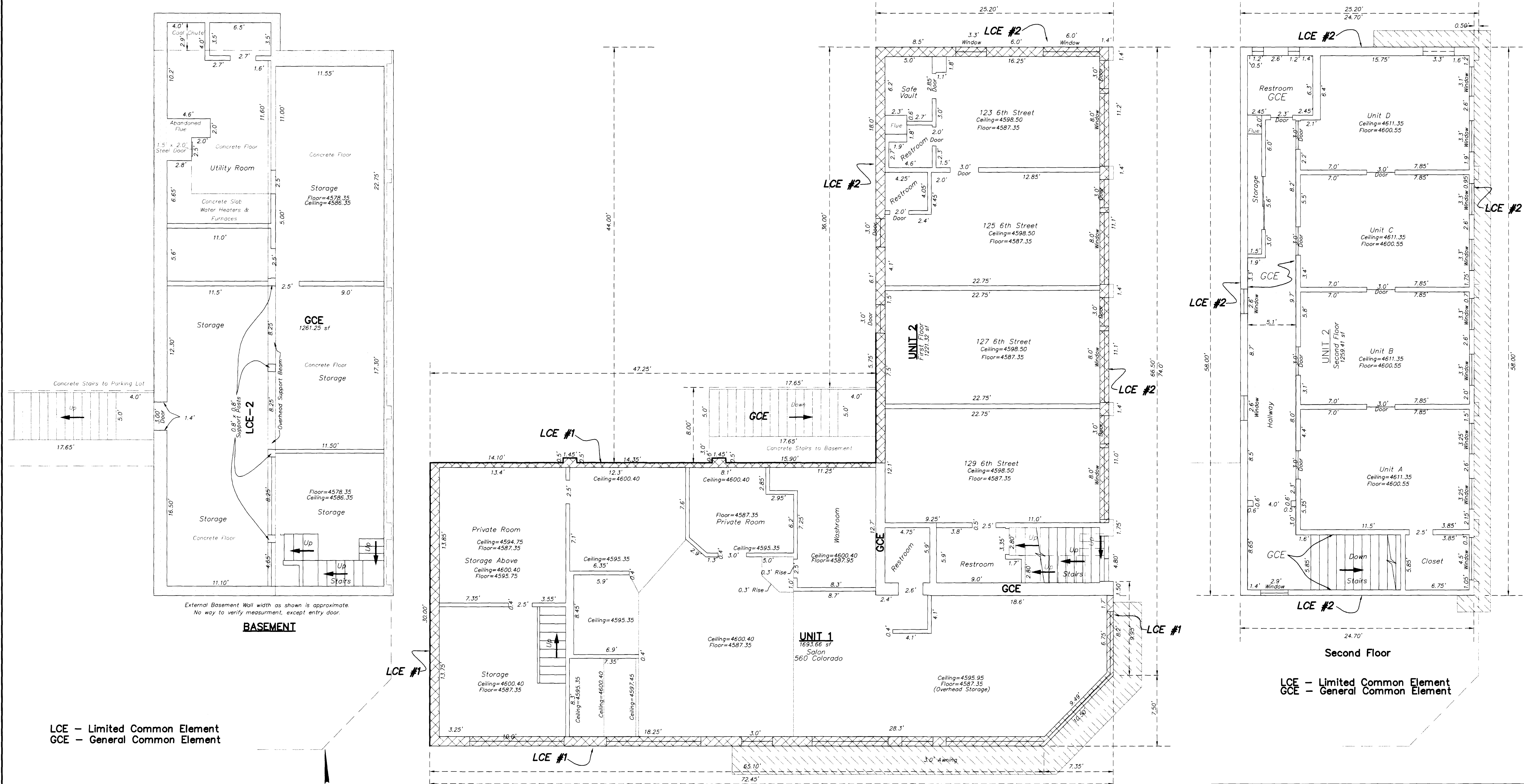
**SCHIESSWOHL PROPERTIES**  
LOTS 17 THROUGH 21, BLOCK 117, GRAND JUNCTION,  
BOOK 2865, PAGES 414-417  
IN SECTION 14, T1S, R1W, UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**High Desert Surveying, LLC**  
1673 Highway 50 Unit C  
Grand Junction, Colorado 81503  
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 09-77	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: June, 2010	rk	rk	skw	2	4

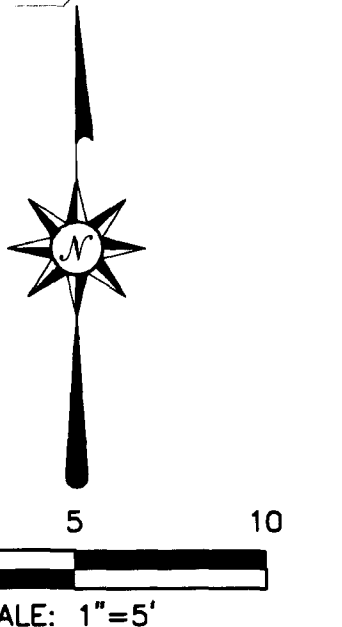


# SCHIESSWOHL PROPERTIES FLOOR PLANS



External Basement Wall width as shown is approximate.  
No way to verify measurement, except entry door.

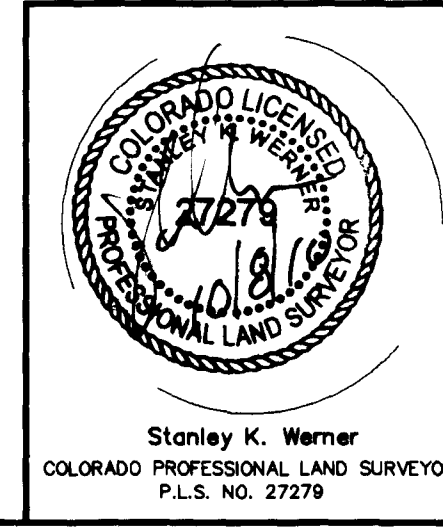
LCE - Limited Common Element  
GCE - General Common Element



### LEGEND

- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- ARCHITECTURAL OVERHANG AND CANOPY

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.



**SCHIESSWOHL PROPERTIES**  
 LOTS 17 THROUGH 21, BLOCK 117, GRAND JUNCTION,  
 BOOK 2865, PAGES 414-417  
 IN SECTION 14, T1S, R1W, 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. 09-77	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: June, 2010	rsk	rsk	skw	3	4

