

AUTUMN PLACE TOWNHOMES

LOT 5 IN BLOCK 2 OF PARKPLACE HEIGHTS, RECEPTION No. 535907
 IN THE SW 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
 UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

CERTIFICATE OF OWNERSHIP AND DEDICATION.

KNOW ALL MEN BY THESE PRESENTS that James E. Schroeder and Jane Ann Schroeder, being the owners of record of that real property located in the SW 1/4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 4836, Page 678 of the records in the Office of the Mesa County Clerk and Recorder. Said owners do hereby Plat said real property under the name and style of Autumn Place Townhomes, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Lot 5 in Block 2 of Parkplace Heights as recorded in the Mesa County Clerk and Recorder's Office, Reception No. 535907. Lot located in the SW 1/4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado.

Autumn Place townhomes as described above contains 11,986 square feet more or less.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying map as follows:

- All provisions, recorded rights and usage of the easements shown hereon to remain in accordance with the recorded documents in the records of the Mesa County Clerk and Recorder.
- Tract A (Open Space) to be granted to the Autumn Place Townhomes Association, for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable) for: (a) ingress and egress purposes for their guests, and invitees, and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services. (b) usage and aesthetic purposes as determined appropriate by said owners, subject to the easements shown and/or dedicated hereon.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through, and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Said owners hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owners, James E. Schroeder and Jane Ann Schroeder, have caused their names to be hereunto subscribed this 15th day of NOVEMBER, A.D., 2010.

James E. Schroeder
 James E. Schroeder, owner

Jane Ann Schroeder
 Jane Ann Schroeder, owner

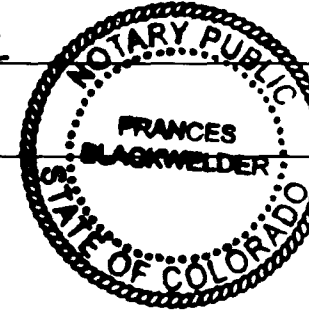
ACKNOWLEDGMENT OF OWNERSHIP

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 15th day of November, A.D., 2010, by Jane E. Schroeder and Jane Ann Schroeder as owners.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 3-09-2012
Frances Blackwelder
 Notary Public

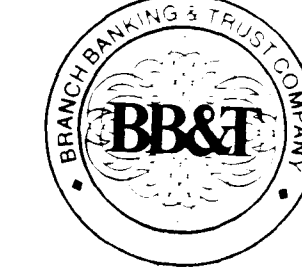


LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interests upon the property hereon described and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that its security interests which are recorded in Book 4836 at Page 679 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these present to be signed by its Vice President, with the authority of its board of directors, this 15th day of November, A.D., 2010.

By: J. Twan Hobbs, Jr. (title) Vice President
B & T Mortgage



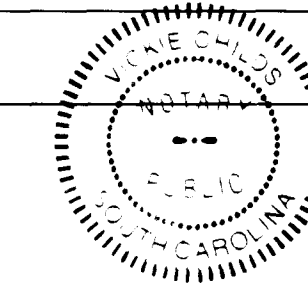
ACKNOWLEDGMENT OF LIENHOLDER

STATE OF South Carolina)
) ss
 COUNTY OF Pickens)

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 15th day of November, A.D., 2010, by J. Twan Hobbs, Jr. as Vice President of B & T Mortgage.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires June 26, 2017
Vickie Childs



TITLE CERTIFICATION

We, Fidelity National Title Company, a title insurance company, as duly licensed 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 James E. Schroeder and Jane Ann Schroeder, 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 rights of way of record are shown hereon.

Executed this 22nd day of November, A.D., 2010.

By: Shirley (title) Production manager
 Title examiner

CITY APPROVAL

The Autumn Place Townhomes is approved and all dedications accepted this 15th day of November, A.D., 2010.

Terrell Medina
 City Manager
Teresa G. Coons
 Mayor

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 2:16 P.M., on the 15th day of DECEMBER, A.D. 2010 in Book No. 5093, Page No. 104-105, Reception No. 2554985
 Drawer No. 44-8, Fees 20⁰⁰ 1⁰⁰

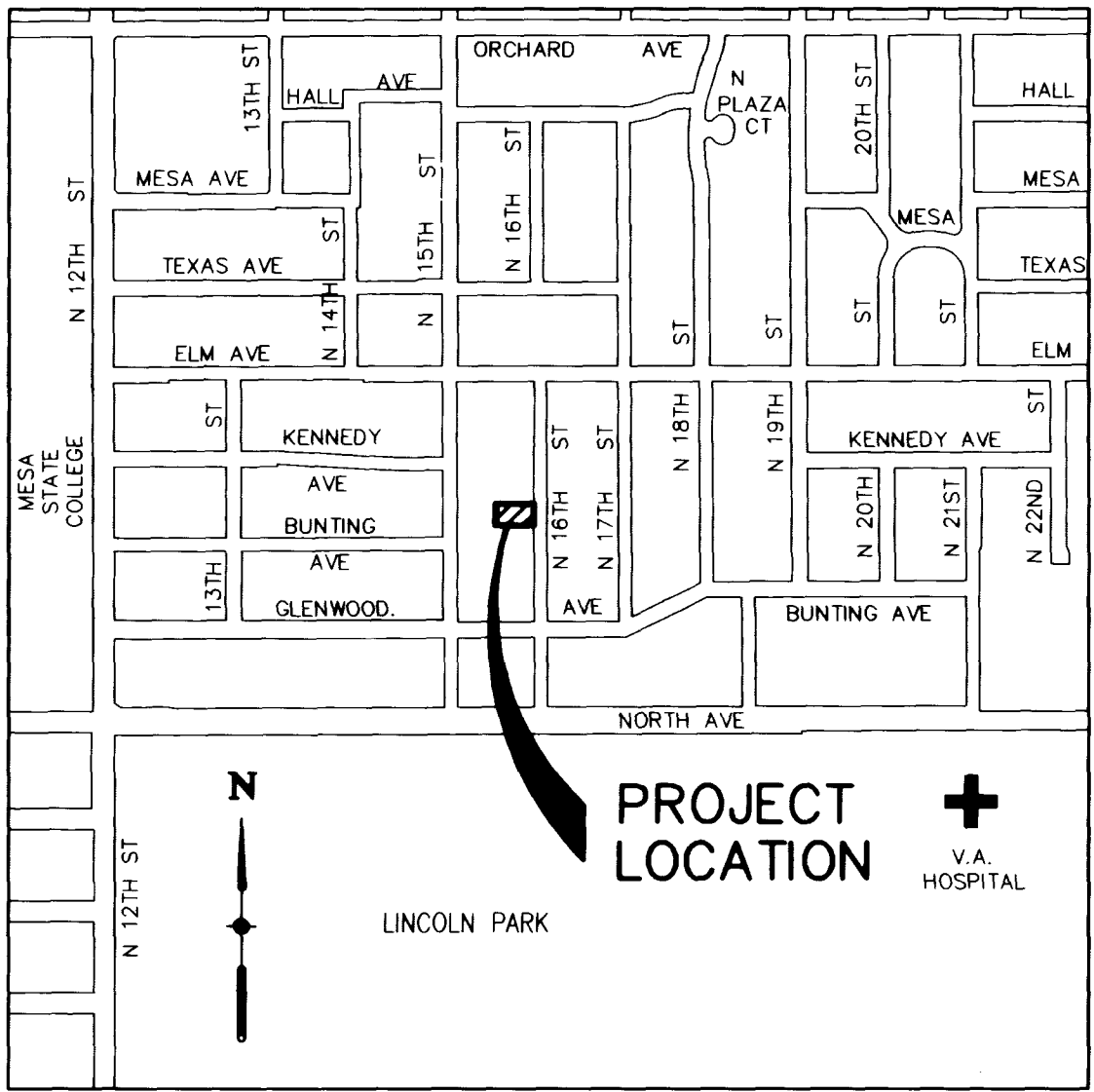
Janice Rich
 Mesa County Clerk and Recorder
Kecia McCreary
 Deputy

DECLARATIONS

The Declaration of Covenants and Restrictions are recorded as shown in the City of Grand Junction Information Box

NOTES:

- 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
- Basis of Bearing: The city monument line on North 16th Street between Glenwood Avenue and Elm Avenue, having a grid bearing of N 00°00'10" E and is monumented on the ground as shown on this Plat. The origin for this basis of bearings hereon is based on the grid bearings of the Mesa County SIMSLCS network.
- PROJECT/ORIGIN OF BENCHMARKS: The Project Benchmark is the Southwest Corner of the property with an elevation of 4625.60' (NAVD 88). The origin of this benchmark is the city monument at the intersection of Kennedy Avenue and North 15th Street with a elevation of 4627.79' (NAVD 88).
- This survey does not constitute a title search by this surveyor or Sharper Engineering Services, Inc. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title policy issued by Fidelity National Title Company, File No. 696-F0364880-396-SD0, dated November 12, 2010.
- Lineal units are United States Survey Feet.
- Existing property corners which were recovered during this survey which were within 0.25 feet of the position of record were accepted as being in the proper location as shown by record.



VICINITY MAP

AREA SUMMARY

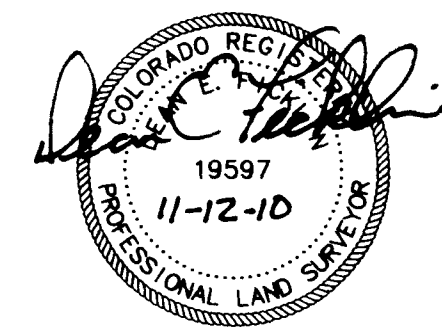
LOTS	0.134 AC.±	48.7%
TRACT A	0.141 AC.±	51.3%
TOTAL	0.275 AC.±	100%

FOR CITY OF GRAND JUNCTION USE

Book and Page recording information refers to the records of the Mesa County Clerk and Recorders Office.
 Declarations Recorded in Book 5093 Pages 109 through 117
 Dedication Note 2, Deed of conveyance recorded in Book 5093 Page 108

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Sharper Engineering Services, Inc. and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that the accompanying plat of AUTUMN PLACE TOWNHOMES a subdivision of a part of City of Grand Junction, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same and is in accordance with applicable standards of practice to the best of my knowledge, information and belief. This statement is only applicable to the survey data hereon, and does not represent a guaranty, warranty or opinion as to ownership, lienholders or quality of title, either expressed or implied.



Dean E. Ficklin
 P.L.S., 19597

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 IN THE SW 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH,
 RANGE 1 WEST, UTE MERIDIAN, CITY OF GRAND JUNCTION,
 COUNTY OF MESA, STATE OF COLORADO.

SHARPER ENGINEERING SERVICES, INC.
 GRAND JUNCTION, COLORADO

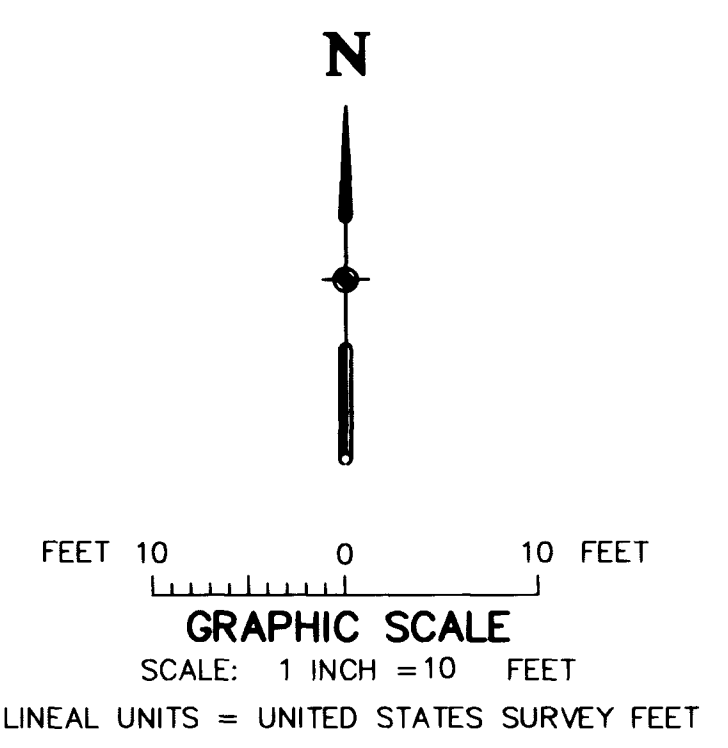
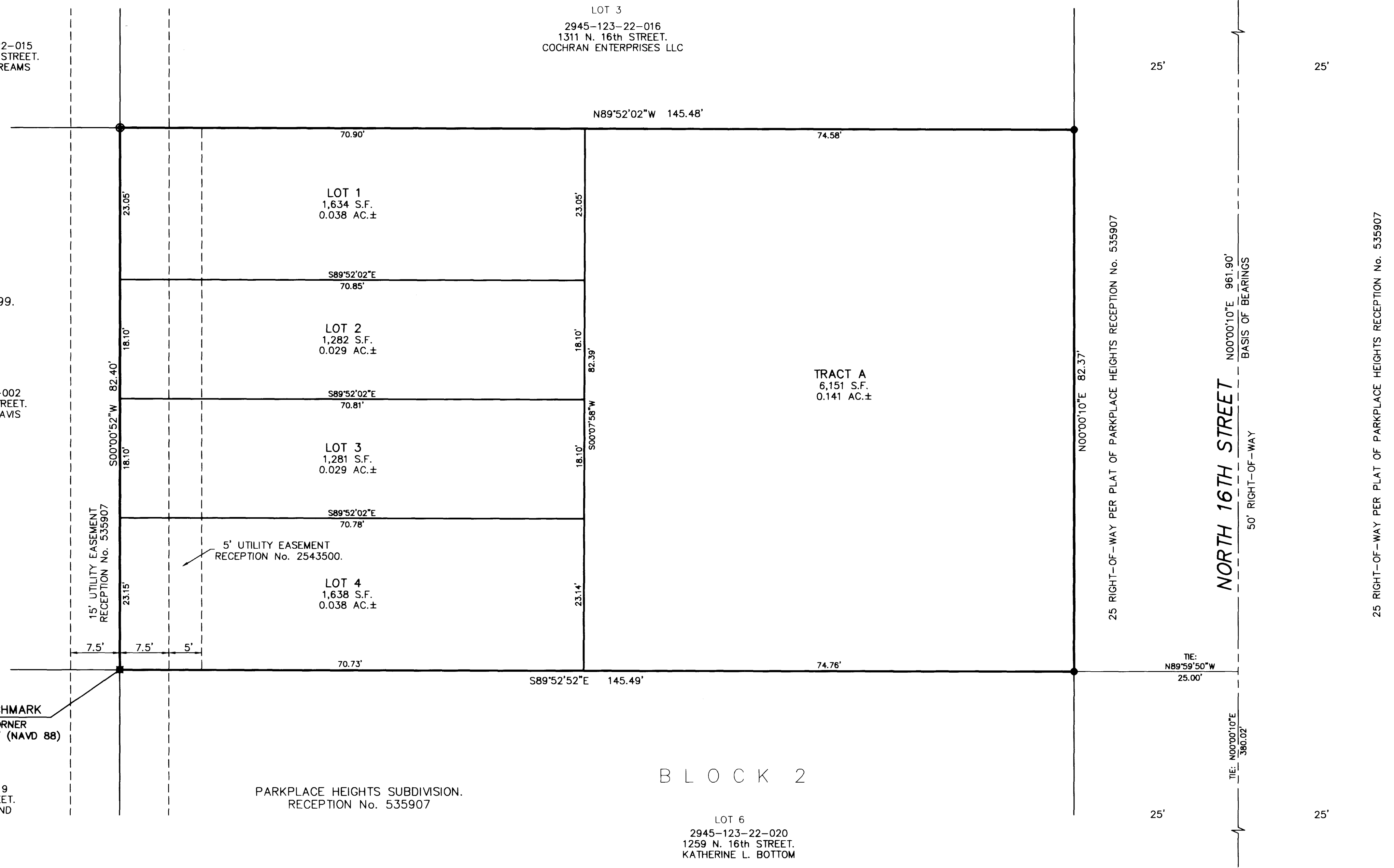
SCALE:	JOB NO:	DATE:	SHEET NO:
N/A	10-133	11-12-10	1 of 2

AUTUMN PLACE TOWNHOMES

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 IN THE SW 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
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PARKPLACE HEIGHTS SUBDIVISION.
 RECEPTION No. 535907

B L O C K 2



- LEGEND**
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 19597.
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 30111.
 - ⊙ FOUND THIS SURVEY, 1 1/2" PIPE, SET 3/4" DISK MARKED PLS 19597.
 - ⊕ FOUND CITY BLOCK MONUMENT.
 - S.F. SQUARE FEET.
 - AC. ACRES.
 - ELEV. ELEVATION.
 - C.B.M. CITY BLOCK MONUMENT.
 - MON. MONUMENT
 - PLS PROFESSIONAL LAND SURVEYOR.
 - NAVD 88 NORTH AMERICA VERTICAL DATUM OF 1988.

B L O C K 1
 PARKPLACE HEIGHTS SUBDIVISION.
 RECEPTION No. 535907



Dean E. Ficklin
 P.L.S., 19597

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SHARPER ENGINEERING SERVICES, INC.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 10'	JOB NO: 10-133	DATE: 11-12-10	SHEET NO: 2 of 2
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