

SCHIESSWOHL PROPERTIES REPLAT

A REPLAT OF SCHIESSWOHL PROPERTIES

BOOK 5082, PAGES 547-550

IN SECTION 14, T1S, R1W, UTE MERIDIAN

GRAND JUNCTION, MESA COUNTY, COLORADO

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
5082	564	Condominium Declaration for Schiesswohl Condominium
5186	519	First Amendment to Condominium Declaration for Schiesswohl Condominium

TITLE CERTIFICATION

STATE OF COLORADO) ss
 COUNTY OF MESA)
 We, ABSTRACT TITLE COMPANY OF MESA COUNTY, INC. (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 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.
 Date: 7/29/11
 by: Barbara A. Bruggi, Title Examiner
 Name And Title
 for ABSTRACT TITLE COMPANY OF MESA COUNTY, INC.

CITY OF GRAND JUNCTION APPROVAL

This Plat of SCHIESSWOHL PROPERTIES REPLAT, including the SCHIESSWOHL CONDOMINIUM, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this _____ day of JULY 28, A.D., 2011.

City Manager: Jim Madril

Mayor: Mac Kenzie

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss
 COUNTY OF MESA)
 I hereby certify that this instrument was filed in my office at 4:30 o'clock P.M., AUGUST 8, A.D., 2011, and was duly recorded in Book 5186 Page No. 510-519 Reception No. 2581007 Drawer No. YY-56
 Fees: 400.00

Sheila Reiner
 Clerk and Recorder

By: Kevin McElroy
 Deputy

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 4659, Page 47 in the Mesa County Clerk and Recorder's Office:

Said owner has caused the described real property to be surveyed, laid out, and to be publicly known as SCHIESSWOHL PROPERTIES REPLAT.

SCHIESSWOHL PROPERTIES REPLAT is a replat to correct and clarify the SCHIESSWOHL PROPERTIES plat. This replat consists of two lots, Lot 1 and Lot 2, and a condominium parcel consisting of two units, Unit 1 and Unit 2, SCHIESSWOHL CONDOMINIUM. The Condominium Declarations for the condominium parcel may be referred to as the Condominium Declaration for SCHIESSWOHL CONDOMINIUM, and found at Book 5082, Page 564 of the records of the Mesa County Clerk and Recorder.

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

Peggy Ann Page 7-14-2011 Chairman
 (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 Chairman (Title)

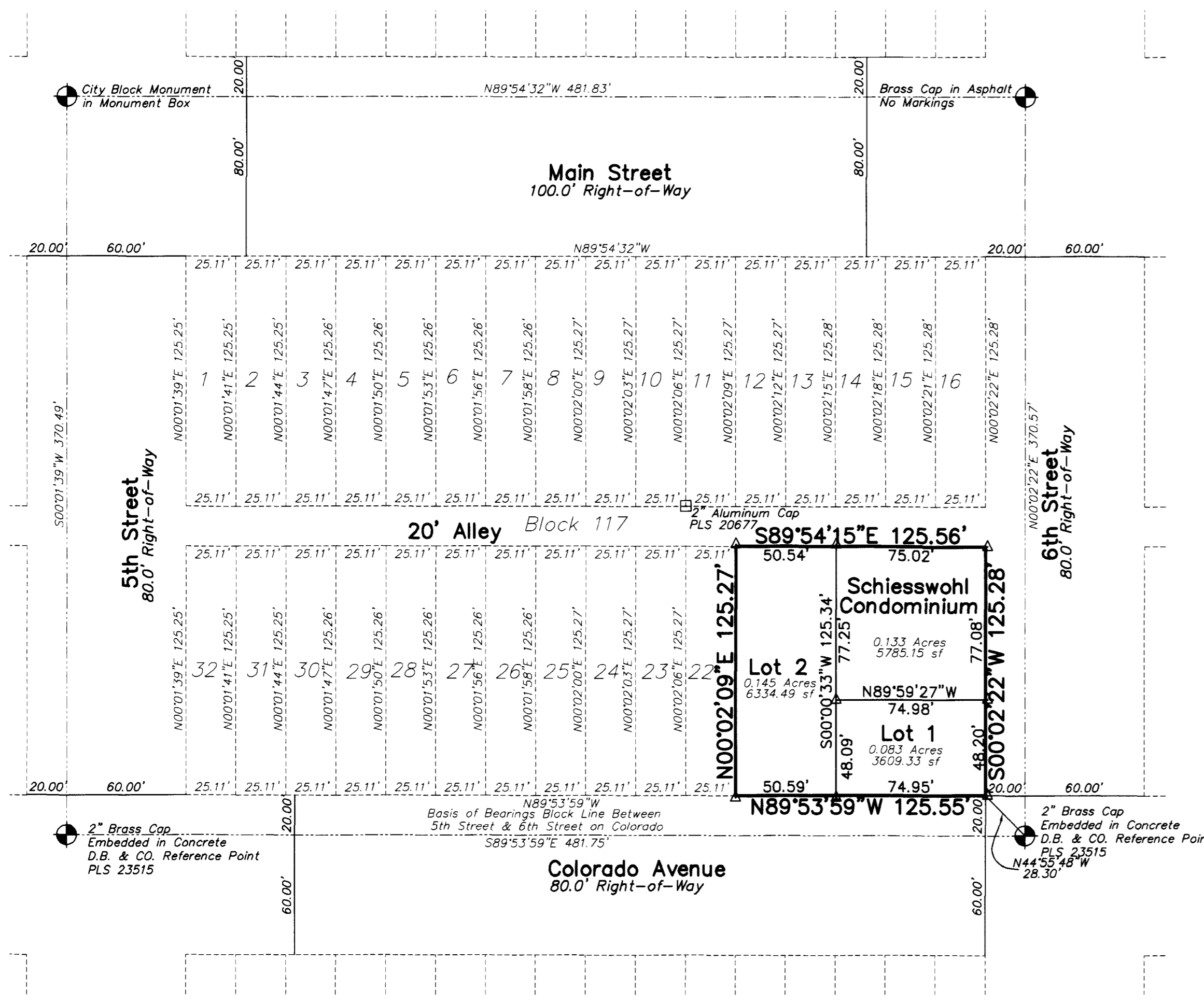
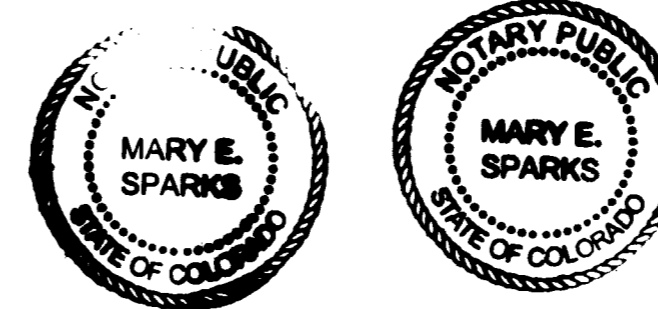
for Grand Junction Downtown Development Authority, also known as Grand Junction, Colorado, Downtown

Development Authority this 14 day of July, A.D., 2011.

Witness my hand and official seal:

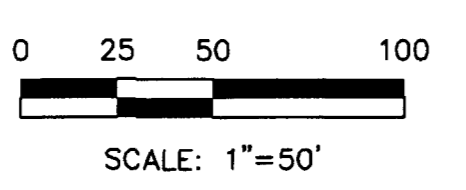
Mary E. Sparks
 Notary Public

My Commission Expires 04/07/2014



AREA SUMMARY

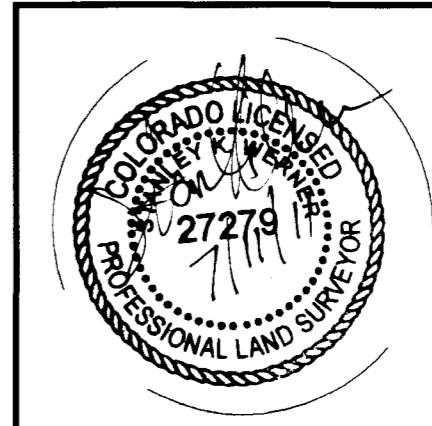
LOTS	=	0.228 Acres	63.16%
CONDOMINIUM	=	0.133 Acres	36.84%
TOTAL	=	0.361 Acres	100.00%



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.

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 REPLAT 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.



SCHIESSWOHL PROPERTIES REPLAT

A REPLAT OF SCHIESSWOHL PROPERTIES
 BOOK 5082, PAGES 547-550
 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.	SURVEYED	DRAWN	CHK'D	SHEET	OF
09-77	rsk	rsk	skw	1	4

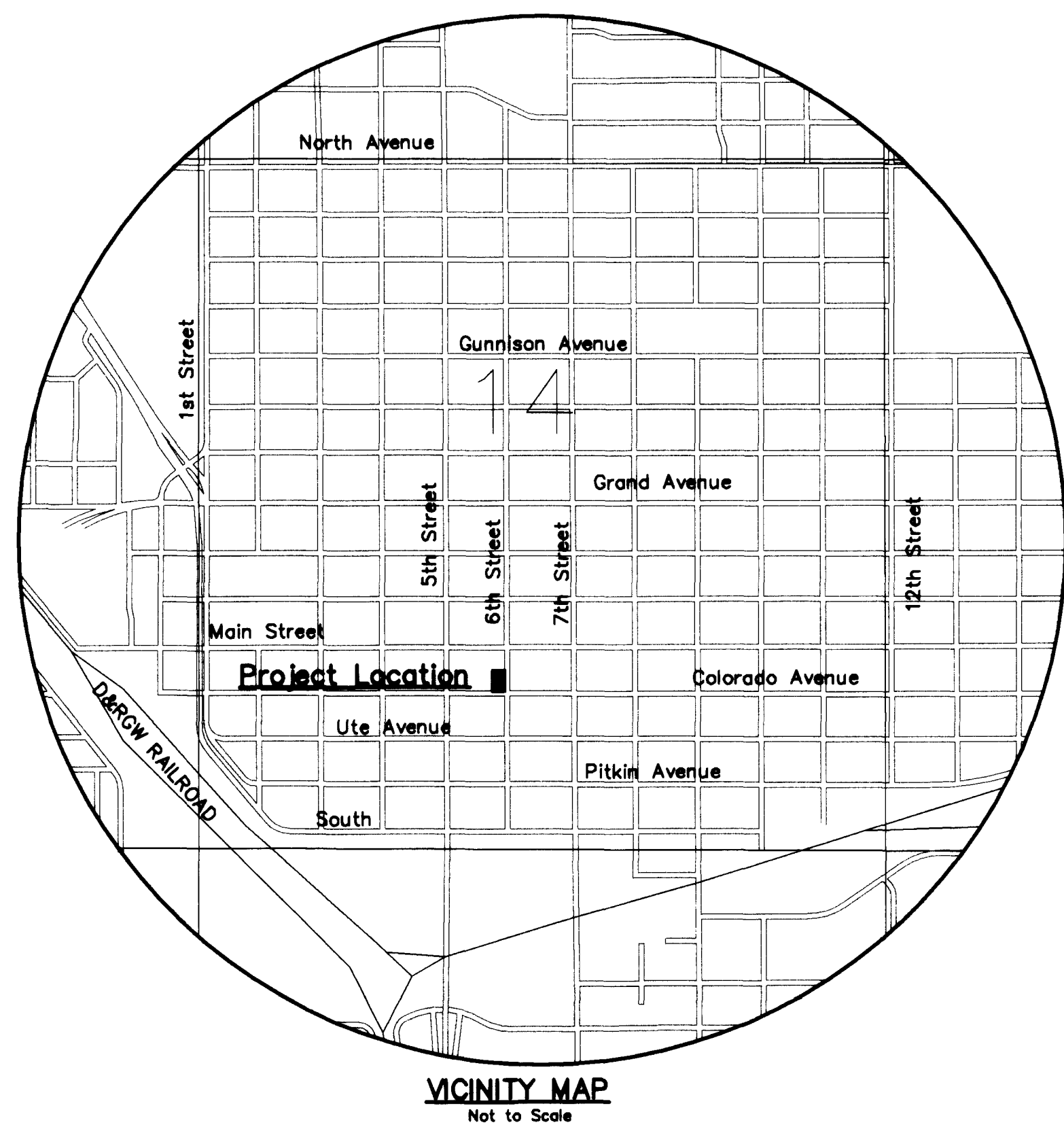
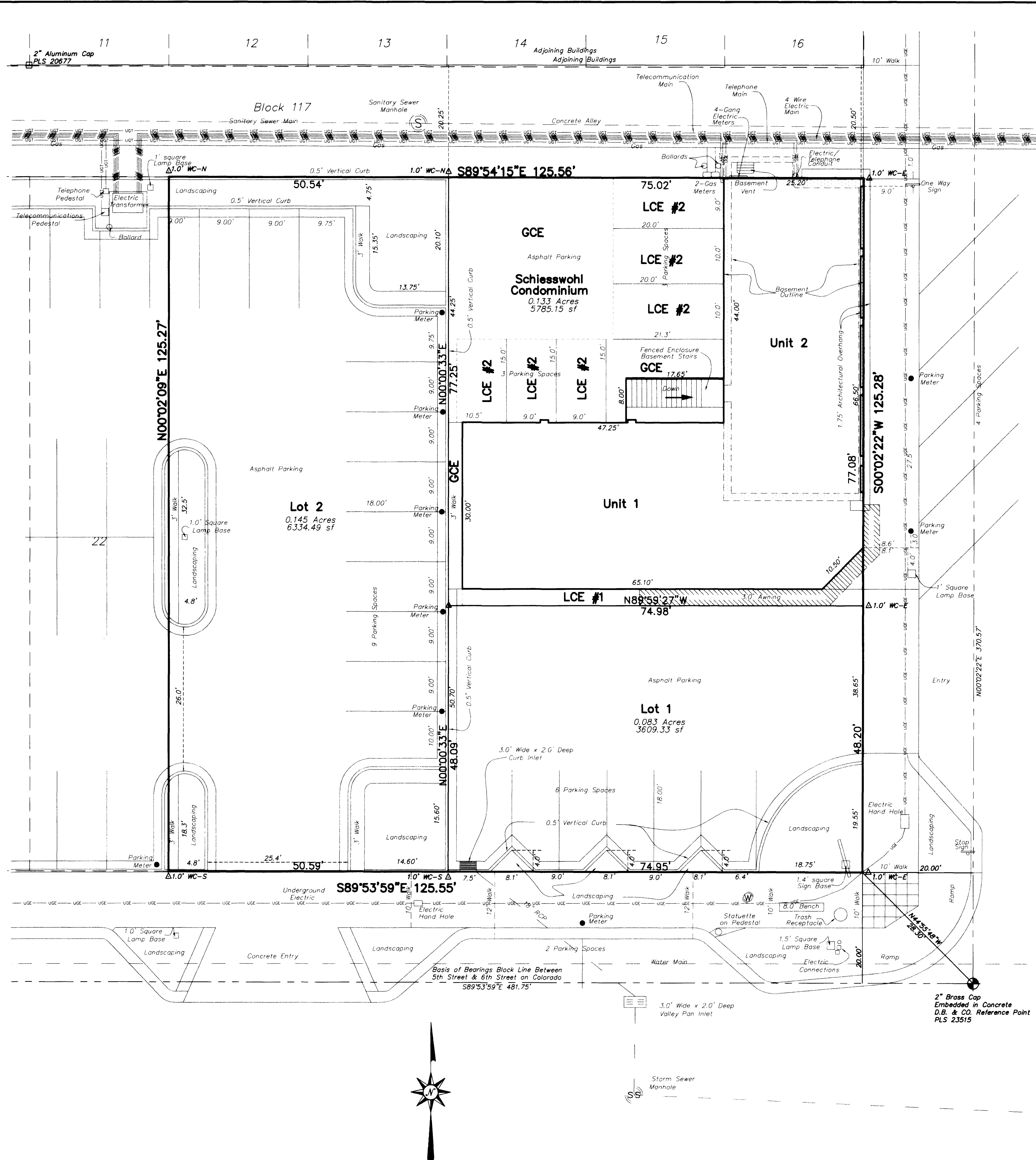
SCHIESSWOHL PROPERTIES REPLAT

A REPLAT OF SCHIESSWOHL PROPERTIES

BOOK 5082, PAGES 547-550

IN SECTION 14, T1S, R1W, UTE MERIDIAN

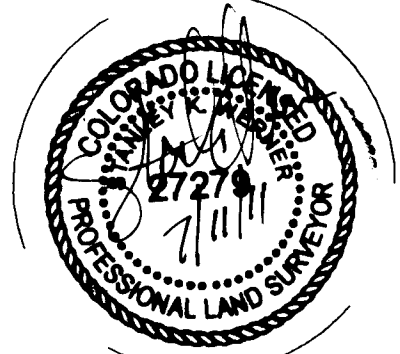
GRAND JUNCTION, MESA COUNTY, COLORADO



- 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
 - Δ 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
 - PLS SOLICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR
 - No. NUMBER
 - L.L.C. 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



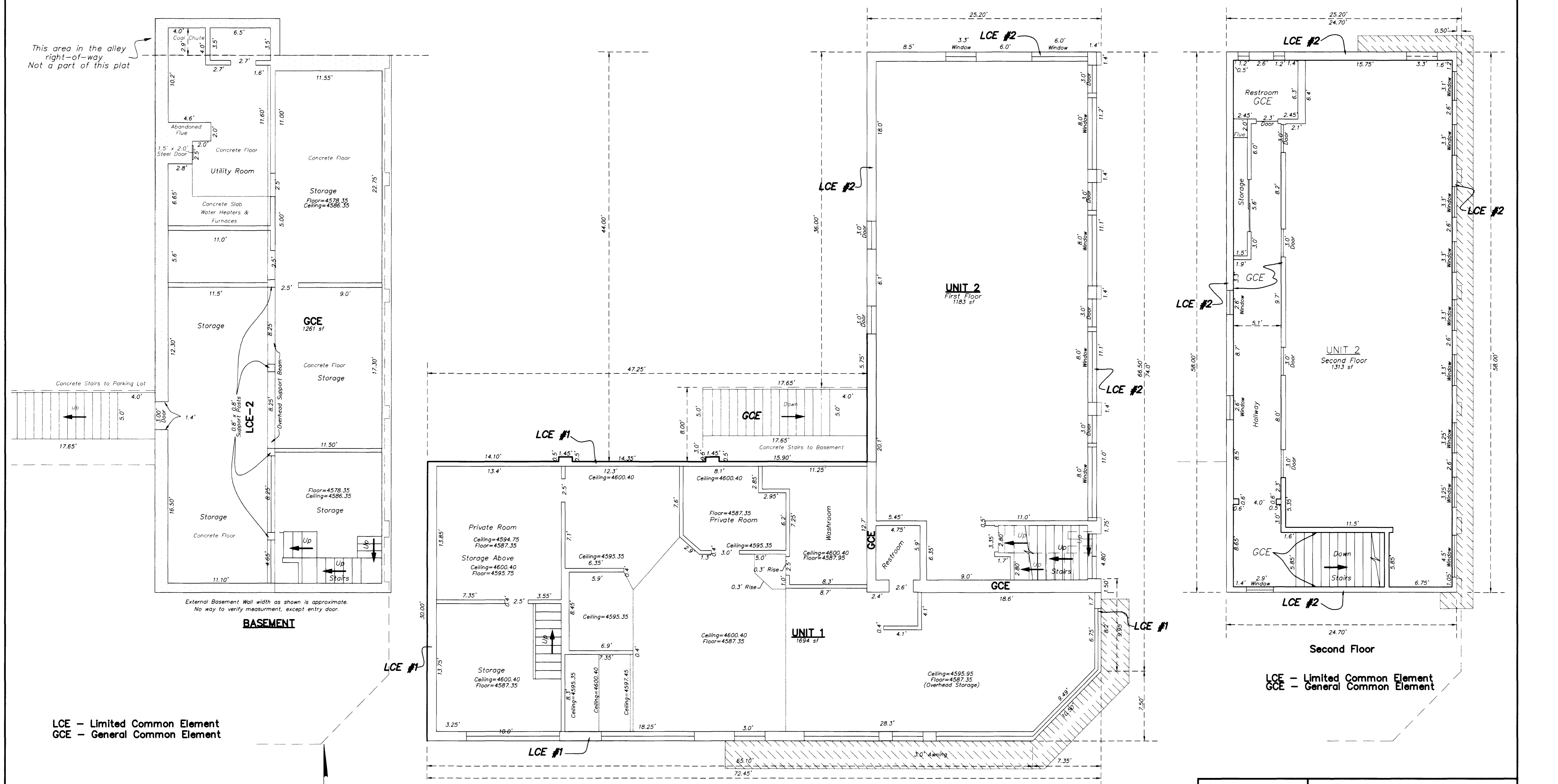
SCHIESSWOHL PROPERTIES REPLAT

A REPLAT OF SCHIESSWOHL PROPERTIES
BOOK 5082, PAGES 547-550
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, 2011	rsk	rsk	skw	2	4

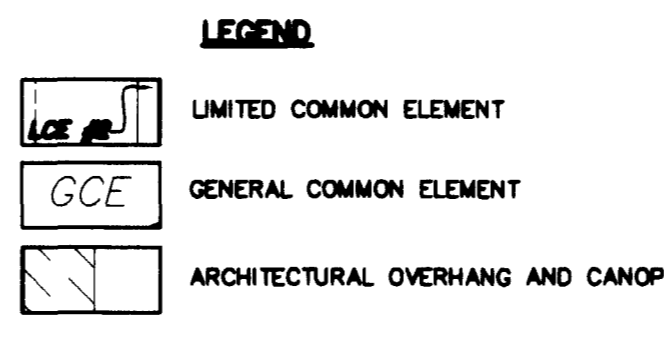
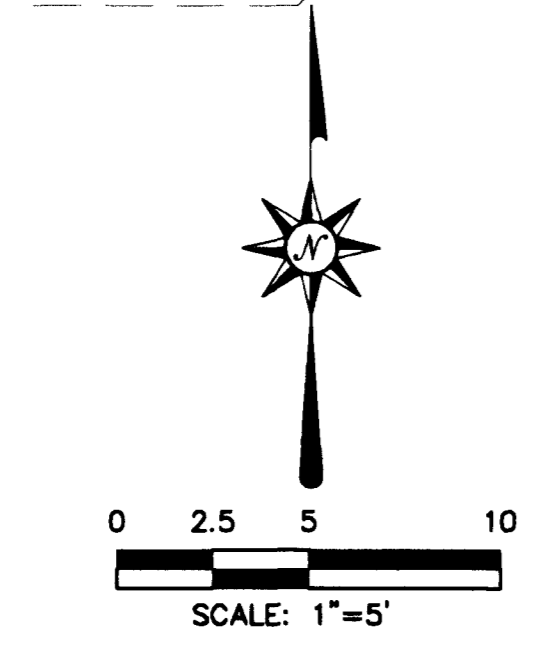
SCHIESSWOHL PROPERTIES REPLAT FLOOR PLANS



This area in the alley right-of-way Not a part of this plat

LCE - Limited Common Element
GCE - General Common Element

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.



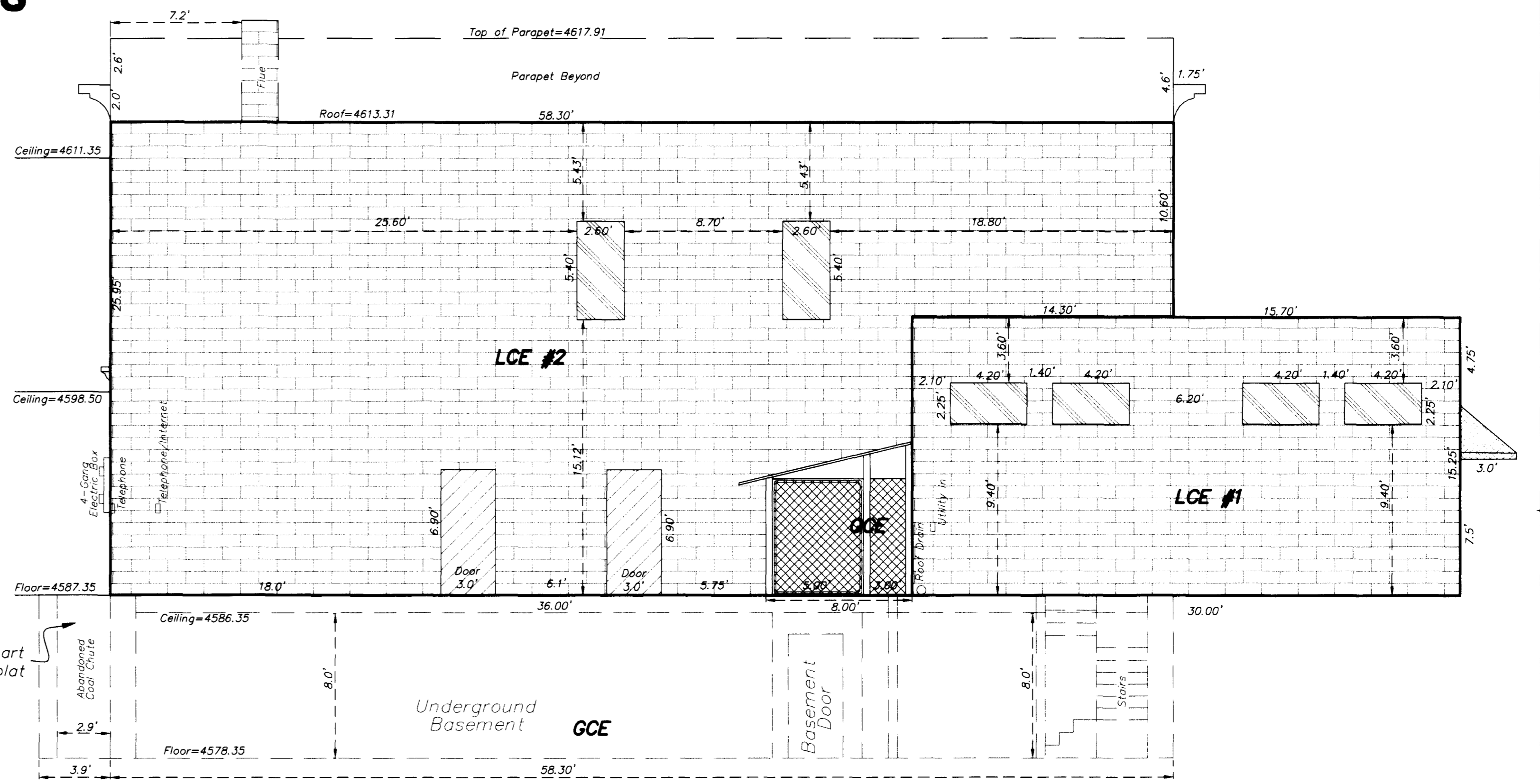
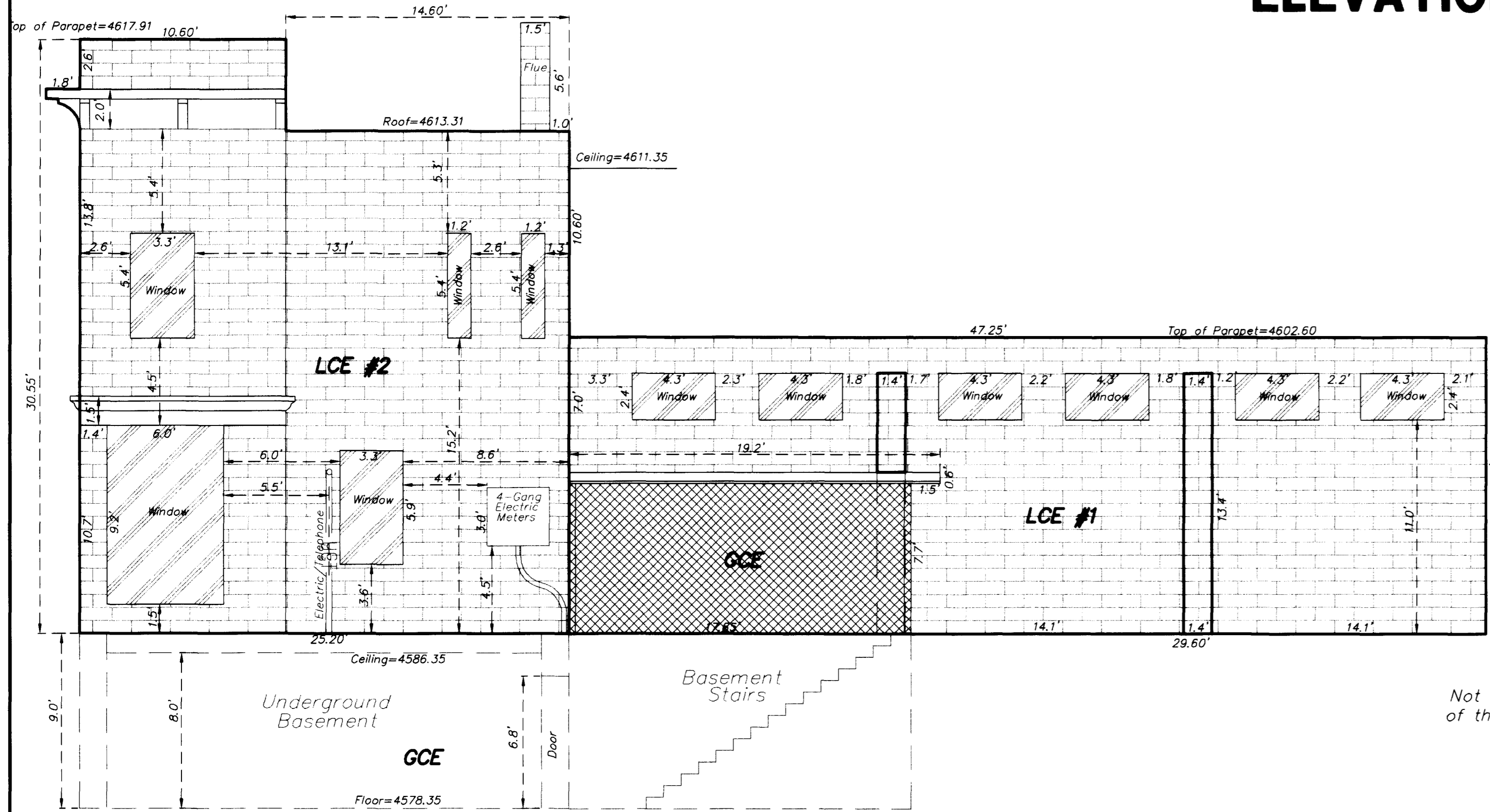
SCHIESSWOHL PROPERTIES REPLAT
A REPLAT OF SCHIESSWOHL PROPERTIES
BOOK 5082, PAGES 547-550
IN SECTION 14, T1S, R1W, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

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

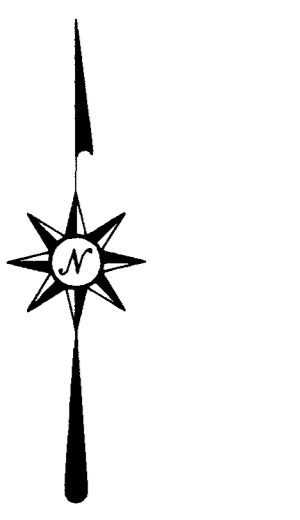
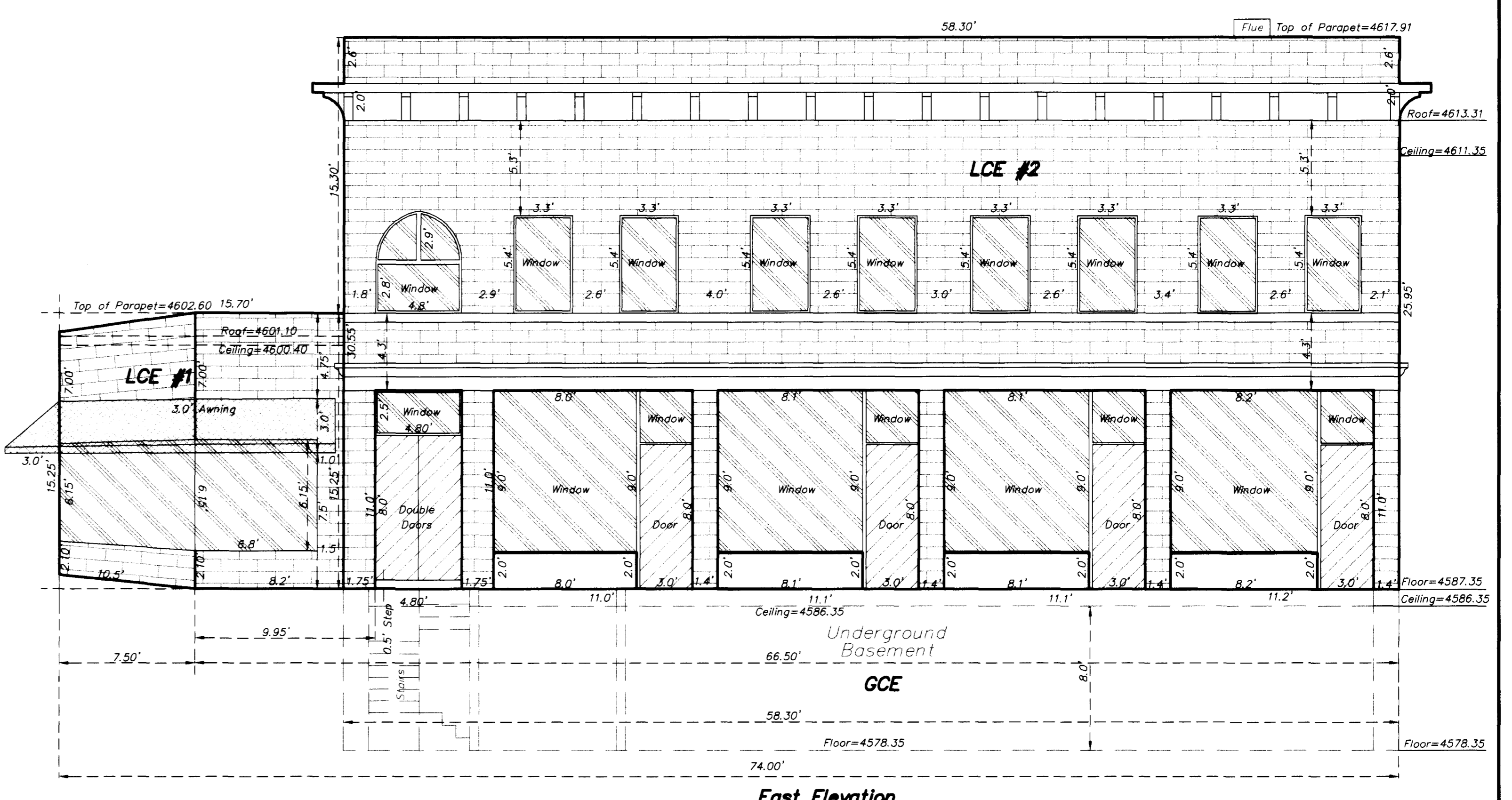
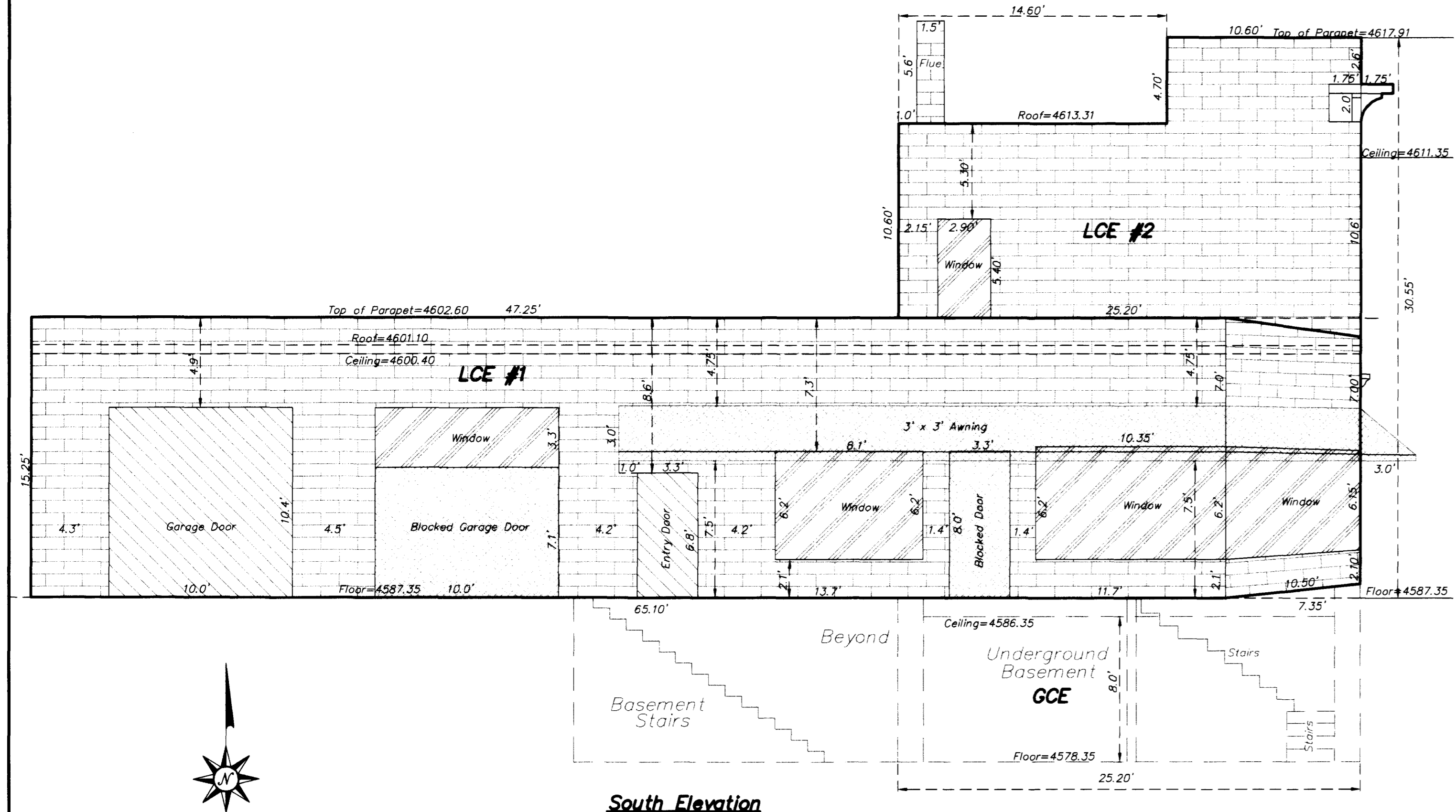
PROJ. NO. 09-77	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: June, 2011	rsk	rsk	skw	3	4

Stanley K. Warner
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 27270

SCHIESSWOHL PROPERTIES REPLAT ELEVATIONS

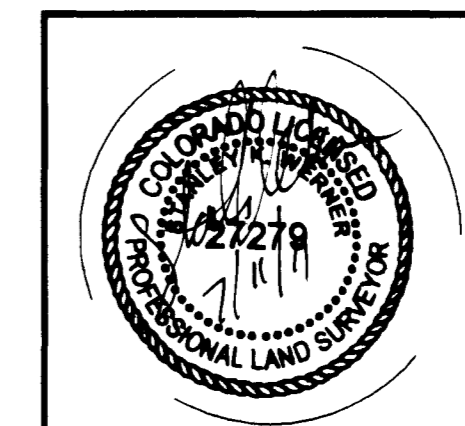


LCE - Limited Common Element
GCE - General Common Element



0 2.5 5 10
SCALE: 1"=5'

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 REPLAT
A REPLAT OF SCHIESSWOHL PROPERTIES
BOOK 5082, PAGES 547-550
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

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

PROJ. NO. 09-77	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: June, 2011	rsk	rsk	skw	4	4