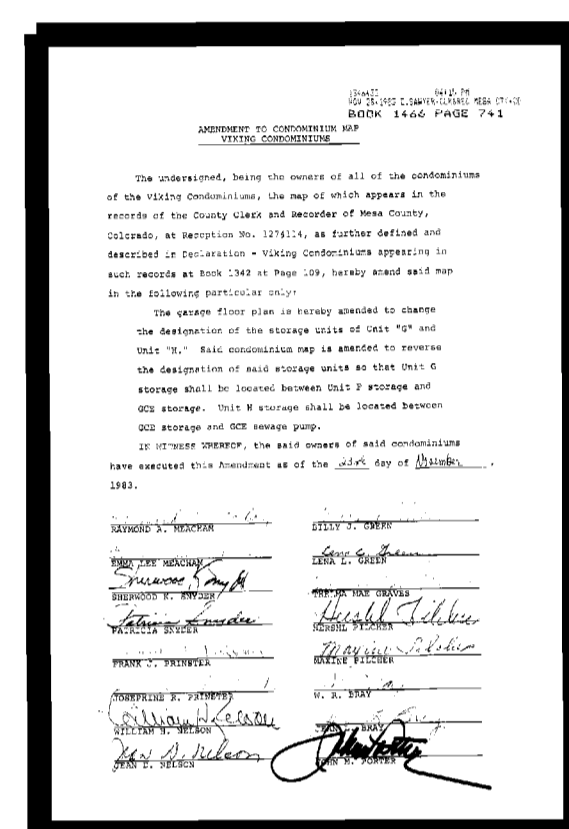
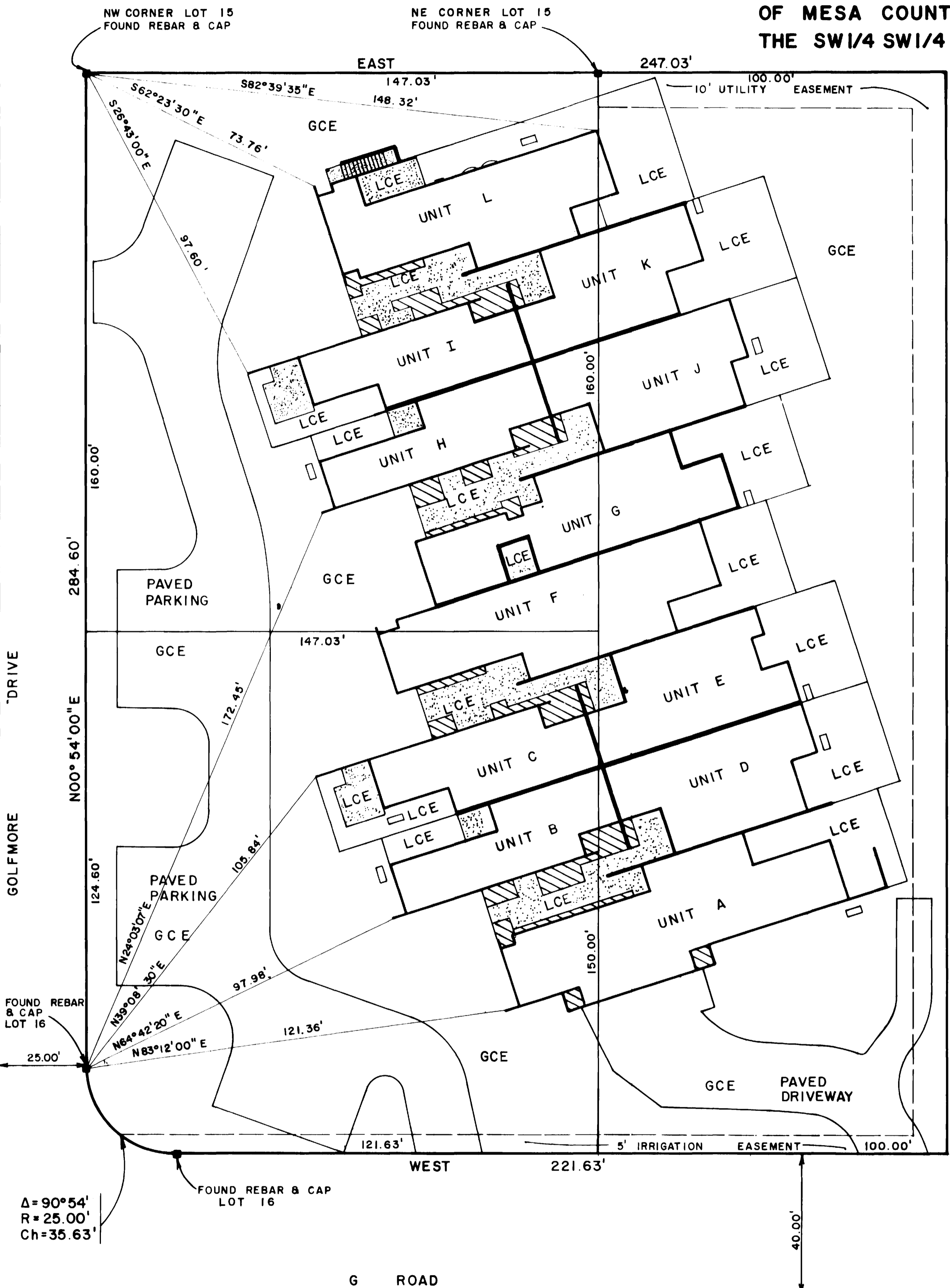
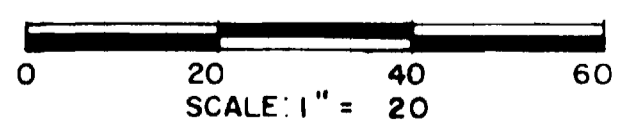


CONDOMINIUM MAP FOR: VIKING CONDOMINIUMS

LOCATED WITHIN LOTS 15 and 16 BLOCK NO.6
FAIRWAY PARK A SUBDIVISION OF A PART
OF MESA COUNTY, COLORADO AND A PART OF
THE SW1/4 SW1/4 SECTION 36 T.1N., R.1W., UTE MERIDIAN.



- NOTE:**
1. SEE SUBSEQUENT SHEETS FOR DETAIL OF UNITS AND LCE
 2. UNLESS OTHERWISE DESIGNATED ON THIS SHEET & SUBSEQUENT SHEETS AS A UNIT OR LCE, ALL AREA SHOWN IS GCE
 3. "GCE" MEANS GENERAL COMMON ELEMENT
"LCE" MEANS LIMITED COMMON ELEMENT
 4. SEE SHEETS 2 and 3 FOR EXTERIOR DIMENSIONS.



OWNERS CERTIFICATE

John M. Porter, owner of the herein described real property, certify that this Condominium Map for Viking Condominiums has been prepared pursuant to the purposes stated in the Declaration -- Viking Condominiums dated 4.10.81 1981, recorded coincident with the filing of this map in the records of Mesa County, Colorado.

John M. Porter
John M. Porter

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing owners certificate was acknowledged before me this 10th day of November A.D., 1981, by John M. Porter.

Witness my hand and official seal. My commission expires: 11-5-84

Suzanne L. Fisher
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA) # 1274114

I hereby certify that this instrument was filed in my office at 2:05 o'clock P.M. this 10th day of November A.D., 1981, at Reception No. 1274114

Paul Sawyer By *Thayer M. Huchey* Fees: \$ 100.00
Clerk and Recorder Deputy
S - 74

SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., a land surveyor in the State of Colorado, do hereby certify that the accompanying condominium map for Viking Condominiums was made from a field survey under my direct supervision and accurately shows the vertical and horizontal location and boundaries of the buildings, condominium units and common elements as built upon the following real property situate in Mesa County, Colorado, to wit:

Lots 15 and 16, in Block 6 of Fairway Park, and Beginning at the Northeast Corner of Lot 15 in said Block 6, thence East 100 feet, thence South 310 feet, thence West 100 feet to the Southeast Corner of Lot 16 in said Block 6, thence North 310 feet to the Point of Beginning.

James T. Patty, Jr. 11-5-81
James T. Patty, Jr.
Registered Land Surveyor
Colorado Registration No. 9960

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing surveyor's certificate was acknowledged before me this 5th day of November A.D., 1981, by James T. Patty, Jr., a registered land surveyor.

Witness my hand and official seal. *Thomas A. ...*
Notary Public
2184 Crossroads Blvd., 8rd. Mt. Co.

My commission expires: Aug. 25 1985

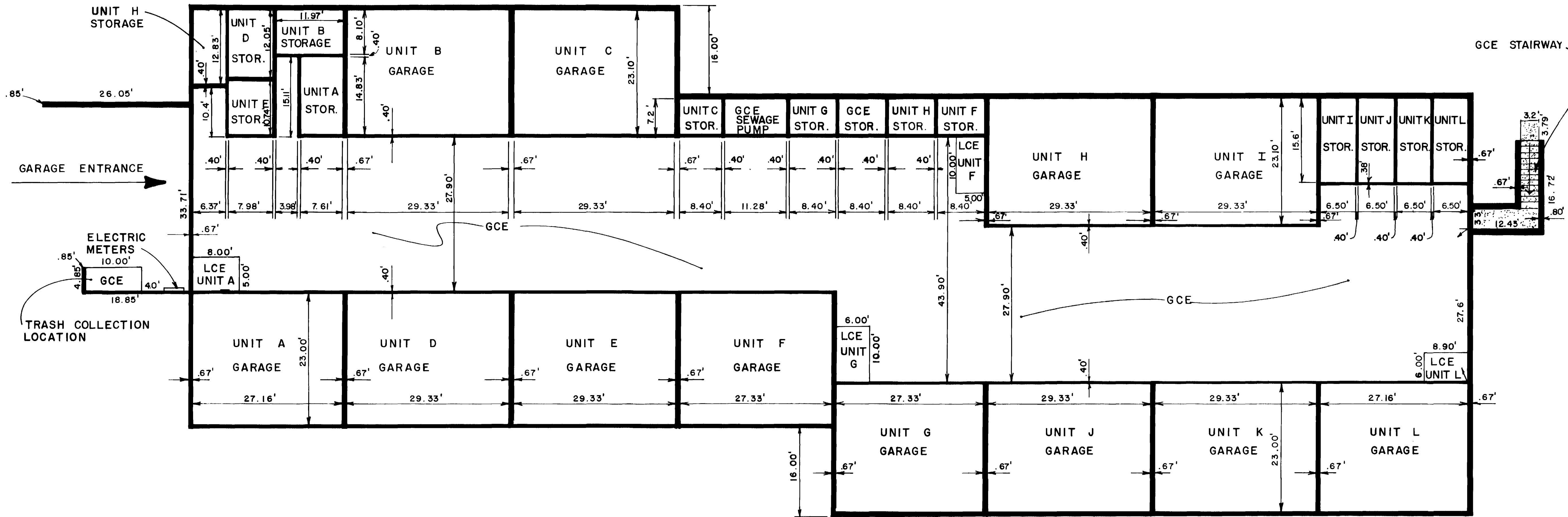
LOCATION MAP

CONDOMINIUM MAP FOR:
VIKING CONDOMINIUMS
LOCATED WITHIN LOTS 15 and 16
BLOCK NO. 6 FAIRWAY PARK A
SUBDIVISION OF A PART OF
MESA COUNTY, COLORADO AND
A PART OF THE SW1/4 SW1/4
SECTION 36 T.1N. R.1W.
UTE MERIDIAN.



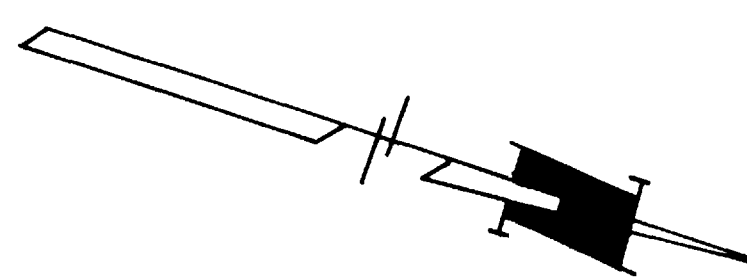
CONDOMINIUM MAP FOR: VIKING CONDOMINIUMS

LOCATED WITHIN LOTS 15 and 16 BLOCK NO.6
FAIRWAY PARK A SUBDIVISION OF A PART
OF MESA COUNTY, COLORADO AND A PART OF
THE SW1/4 SW 1/4 SECTION 36 T.1N., R.1W., UTE MERIDIAN.



SCALE: 1" = 10'

FINISH FLOOR ELEVATION SOUTH HALF GARAGE = 4691.21'
FINISH FLOOR ELEVATION NORTH HALF GARAGE = 4693.05'



GARAGE FLOOR PLAN

CONDOMINIUM MAP FOR:
VIKING CONDOMINIUMS

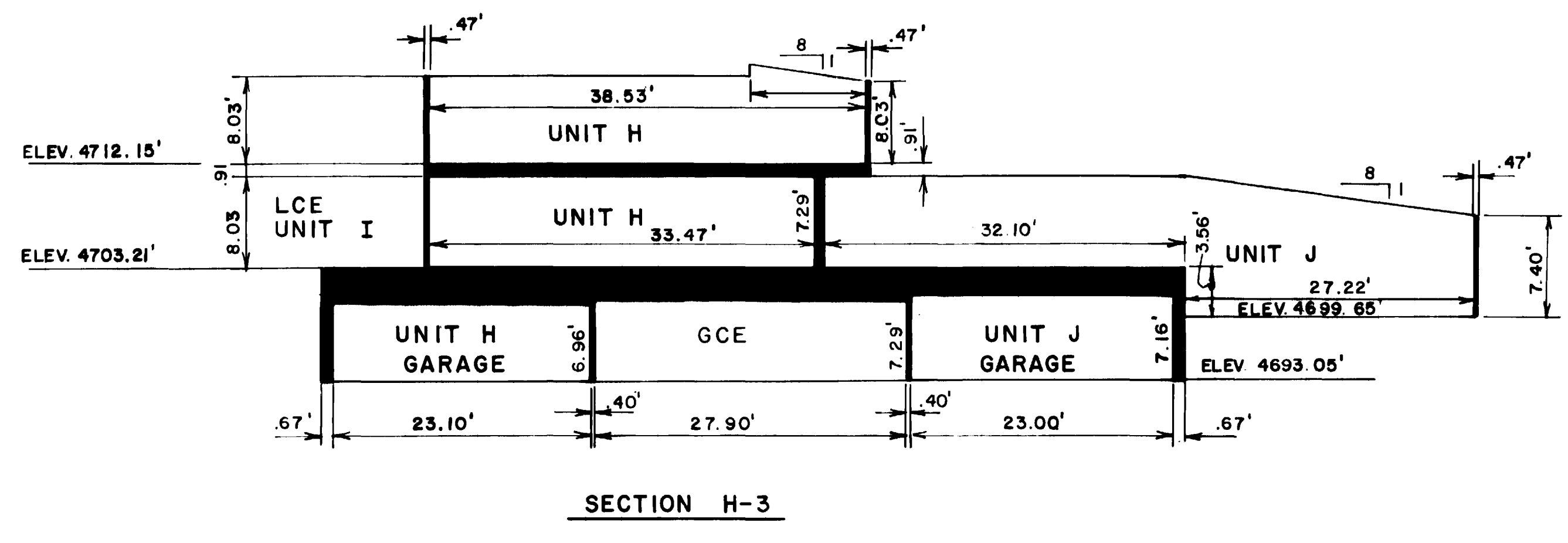
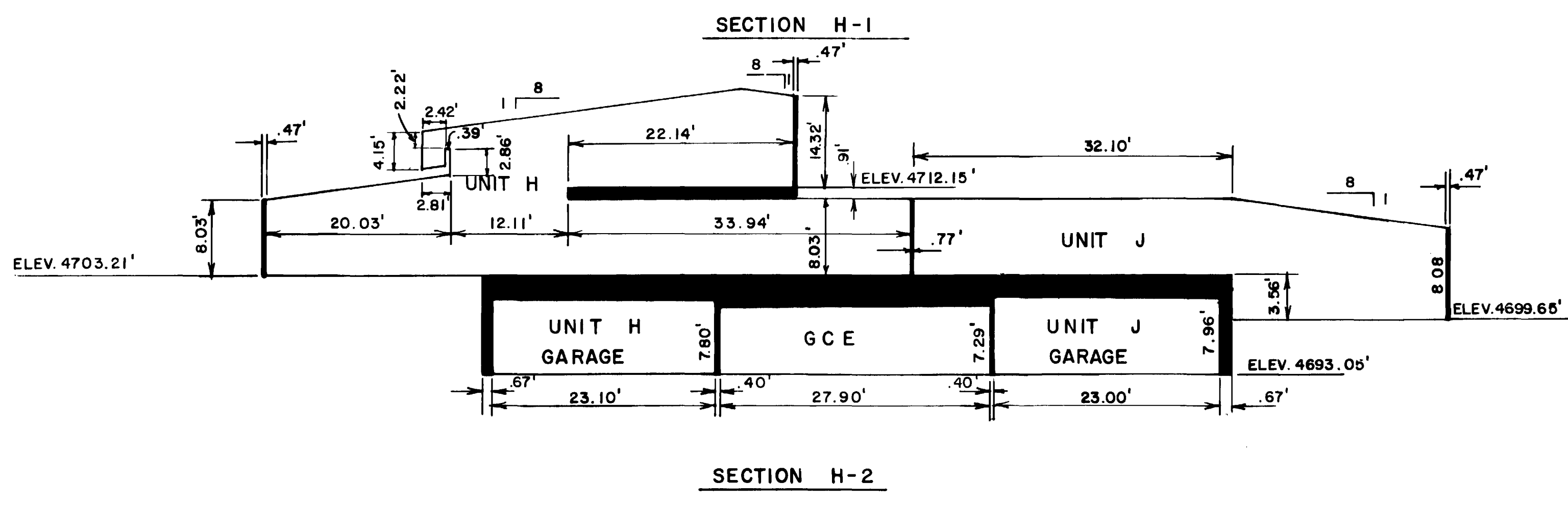
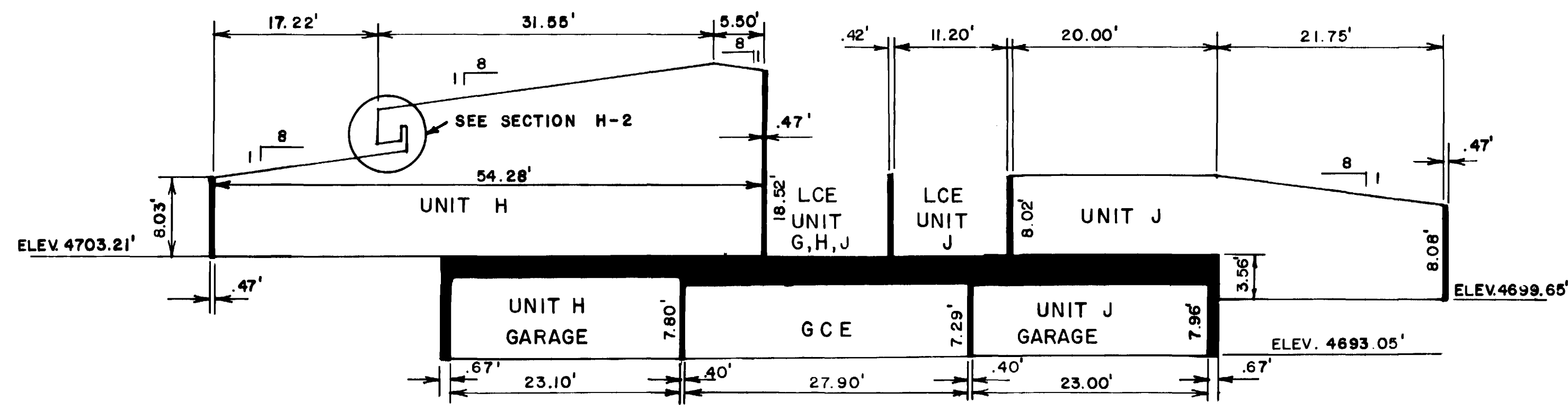
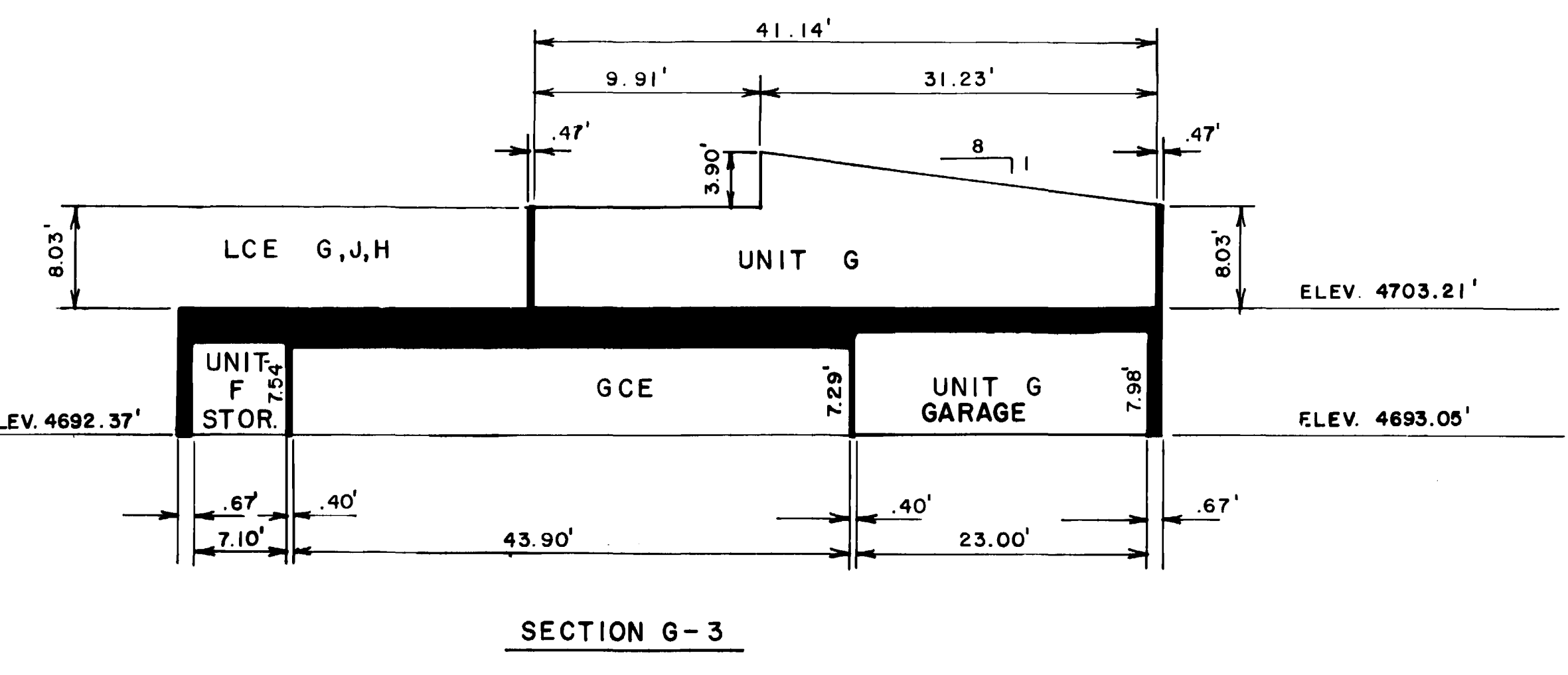
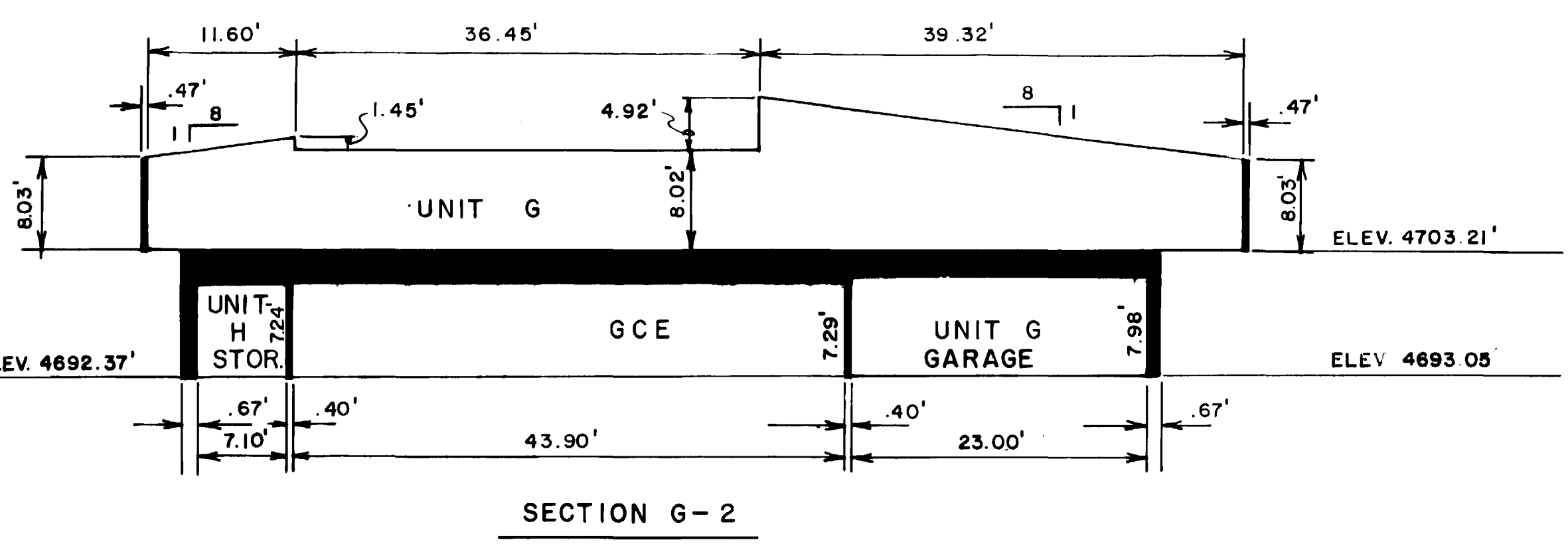
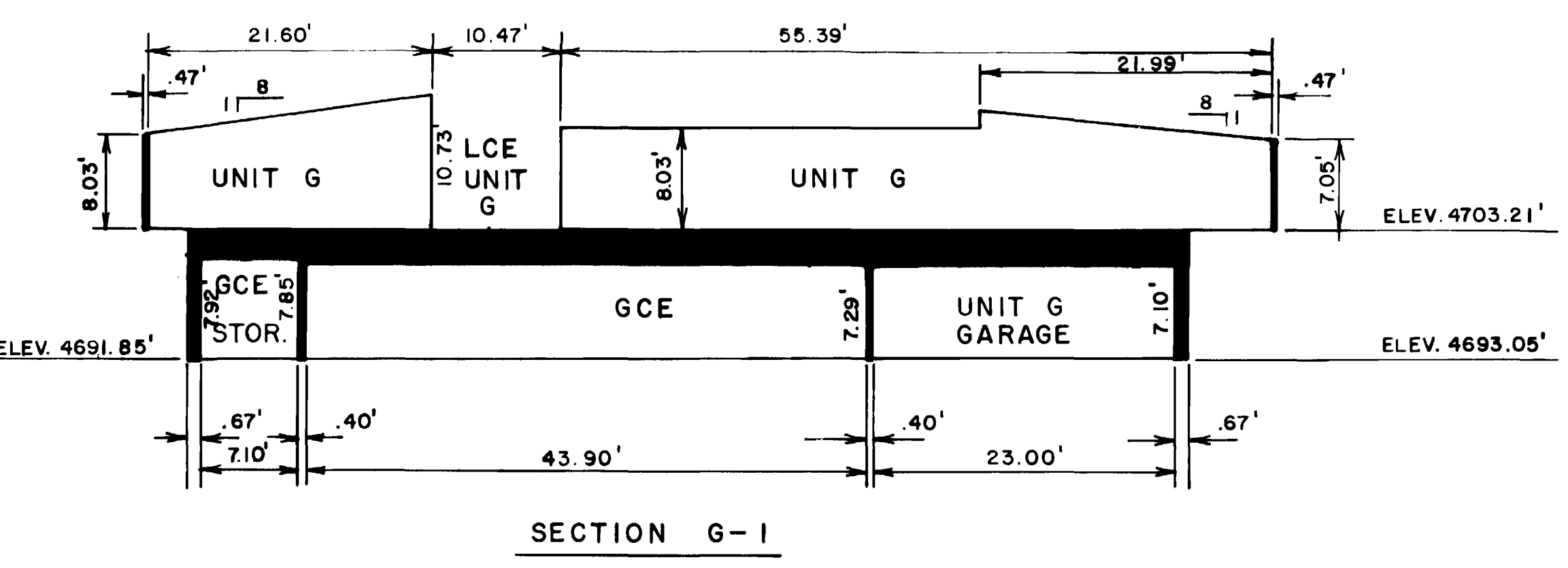
LOCATED WITHIN LOTS 15 and 16
BLOCK NO. 6 FAIRWAY PARK A
SUBDIVISION OF A PART OF
MESA COUNTY, COLORADO AND
A PART OF THE SW1/4 SW 1/4
SECTION 36 T.1N. R.1W.
UTE MERIDIAN.



PARAGON ENGINEERING INC.

CONDOMINIUM MAP FOR: VIKING CONDOMINIUMS

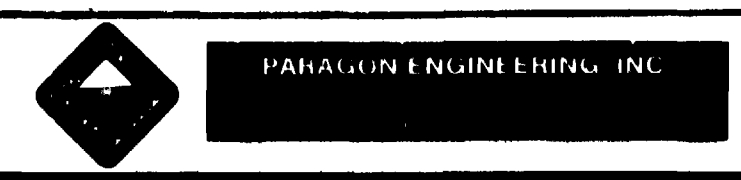
LOCATED WITHIN LOTS 15 and 16 BLOCK NO.6
FAIRWAY PARK A SUBDIVISION OF A PART
OF MESA COUNTY, COLORADO AND A PART OF
THE SW1/4 SW1/4 SECTION 36 T.1N., R.1W., UTE MERIDIAN.



SCALE: 1" = 10'

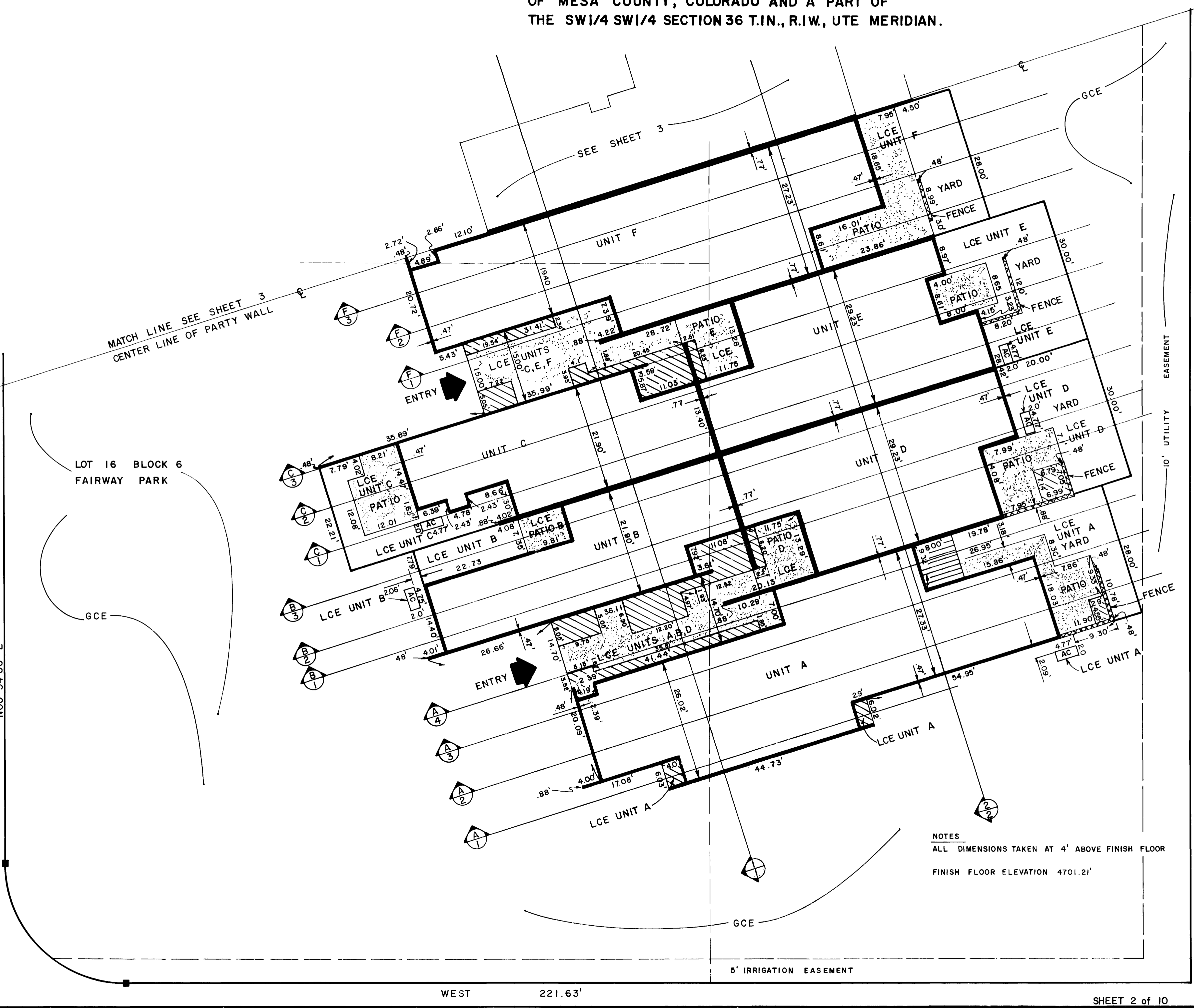
BUILDING SECTIONS

CONDOMINIUM MAP FOR:
VIKING CONDOMINIUMS
LOCATED WITHIN LOTS 15 and 16
BLOCK NO. 6 FAIRWAY PARK A
SUBDIVISION OF A PART OF
MESA COUNTY, COLORADO AND
A PART OF THE SW1/4 SW1/4
SECTION 36 T.1N. R.1W.
UTE MERIDIAN.



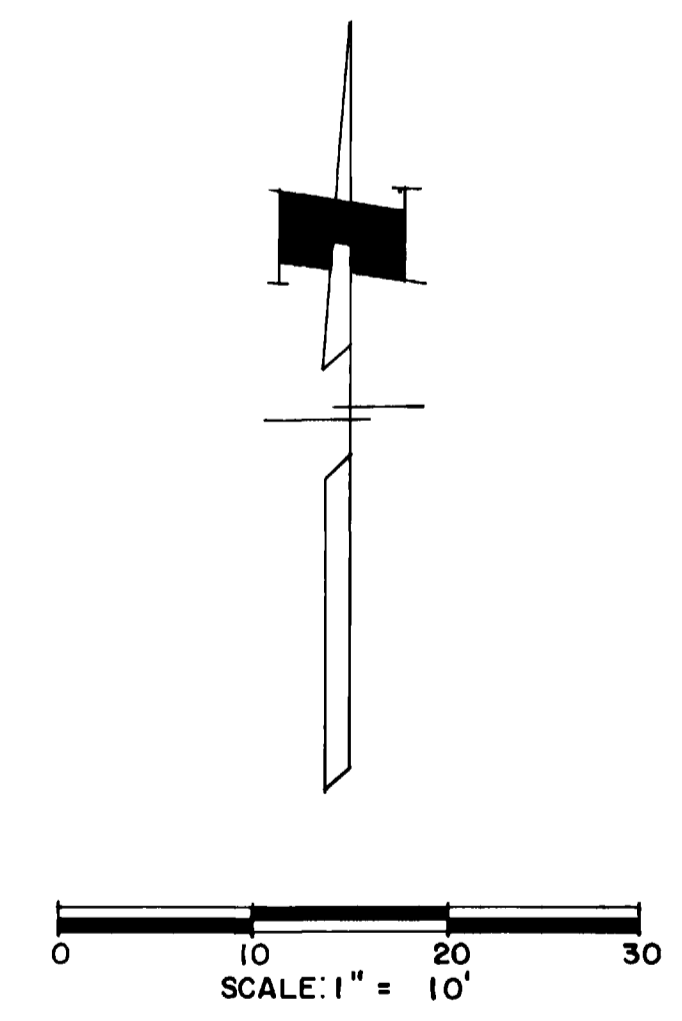
CONDOMINIUM MAP FOR: VIKING CONDOMINIUMS

LOCATED WITHIN LOTS 15 and 16 BLOCK NO.6
FAIRWAY PARK A SUBDIVISION OF A PART
OF MESA COUNTY, COLORADO AND A PART OF
THE SW1/4 SW1/4 SECTION 36 T.1N., R.1W, UTE MERIDIAN.



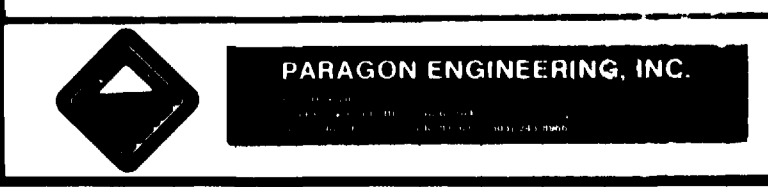
LEGEND

	PLANTER
	CONCRETE
	DECK
	FENCE
AC	AIR CONDITIONER



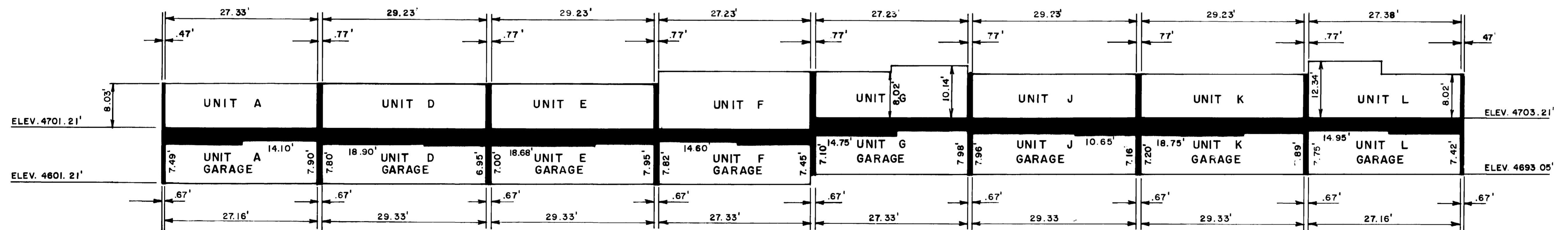
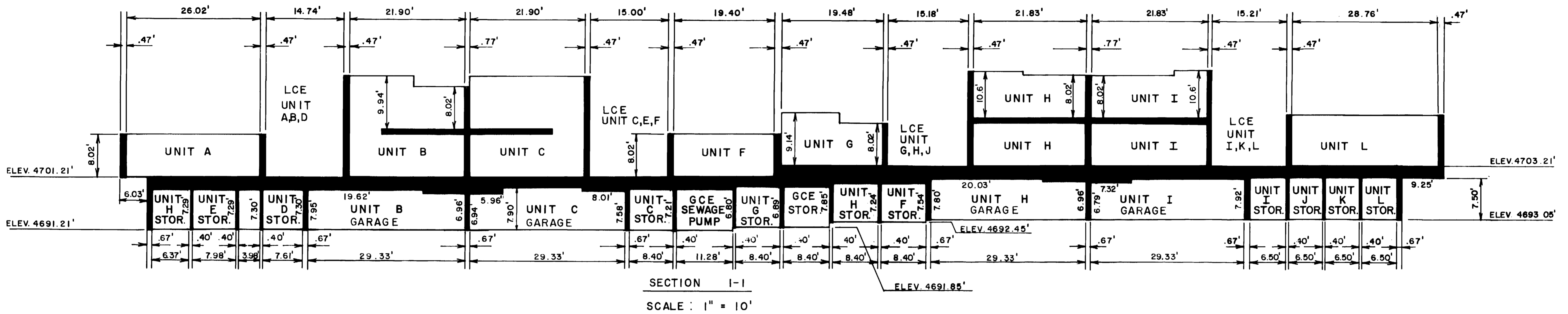
NOTES
ALL DIMENSIONS TAKEN AT 4' ABOVE FINISH FLOOR
FINISH FLOOR ELEVATION 4701.21'

FIRST FLOOR PLAN
CONDOMINIUM MAP FOR:
VIKING CONDOMINIUMS
LOCATED WITHIN LOTS 15 and 16
BLOCK NO. 6 FAIRWAY PARK A
SUBDIVISION OF A PART OF
MESA COUNTY, COLORADO AND
A PART OF THE SW1/4 SW1/4
SECTION 36 T.1N. R.1W.
UTE MERIDIAN.



CONDOMINIUM MAP FOR: VIKING CONDOMINIUMS

LOCATED WITHIN LOTS 15 and 16 BLOCK NO.6
FAIRWAY PARK A SUBDIVISION OF A PART
OF MESA COUNTY, COLORADO AND A PART OF
THE SW1/4 SW1/4 SECTION 36 T.1N., R.1W., UTE MERIDIAN.



LONGITUDINAL SECTIONS

CONDOMINIUM MAP FOR:
VIKING CONDOMINIUMS

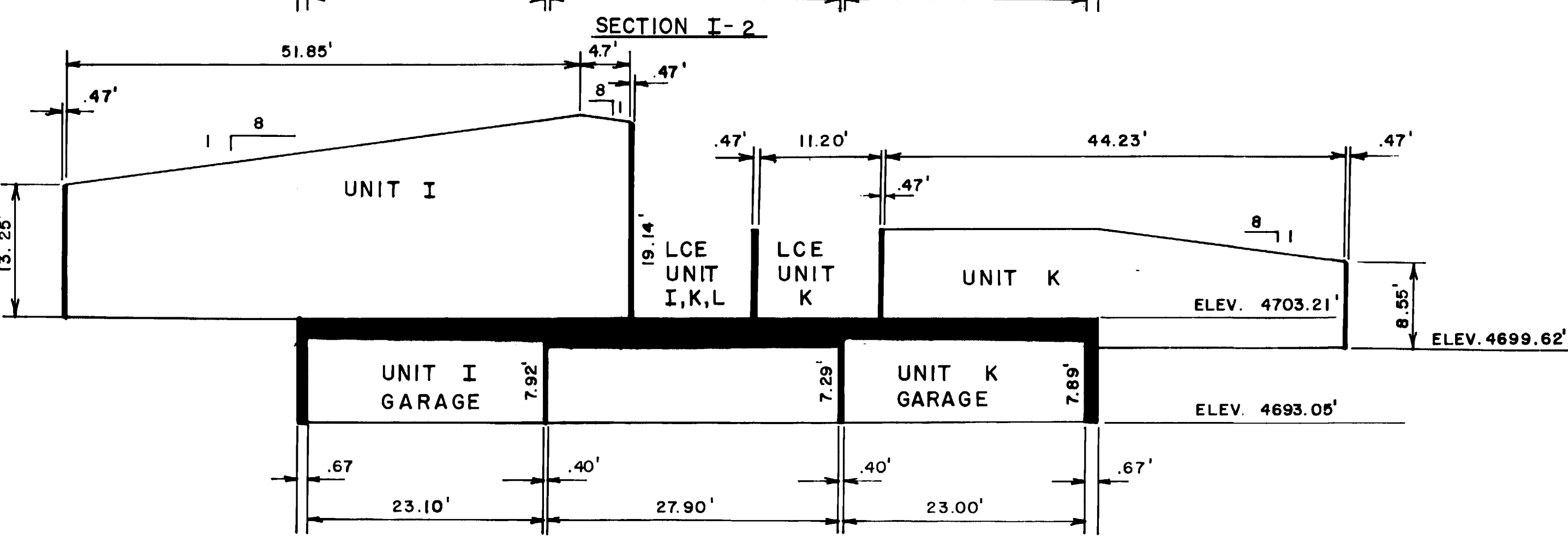
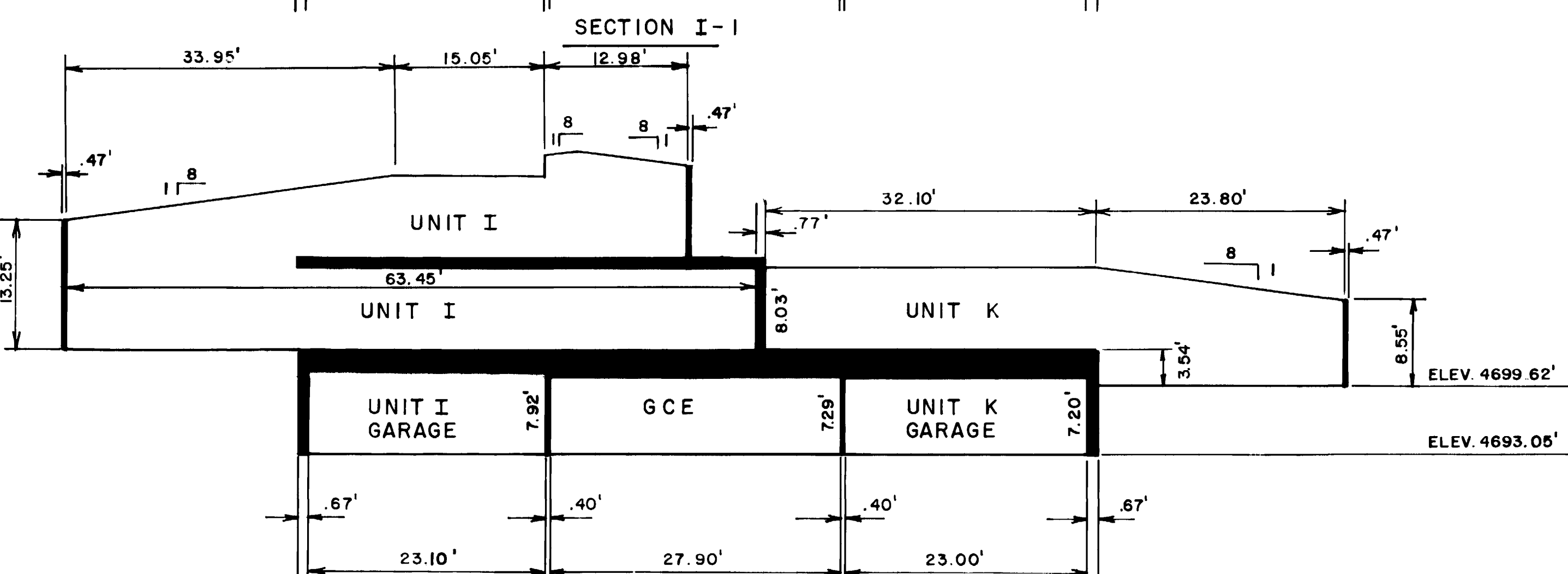
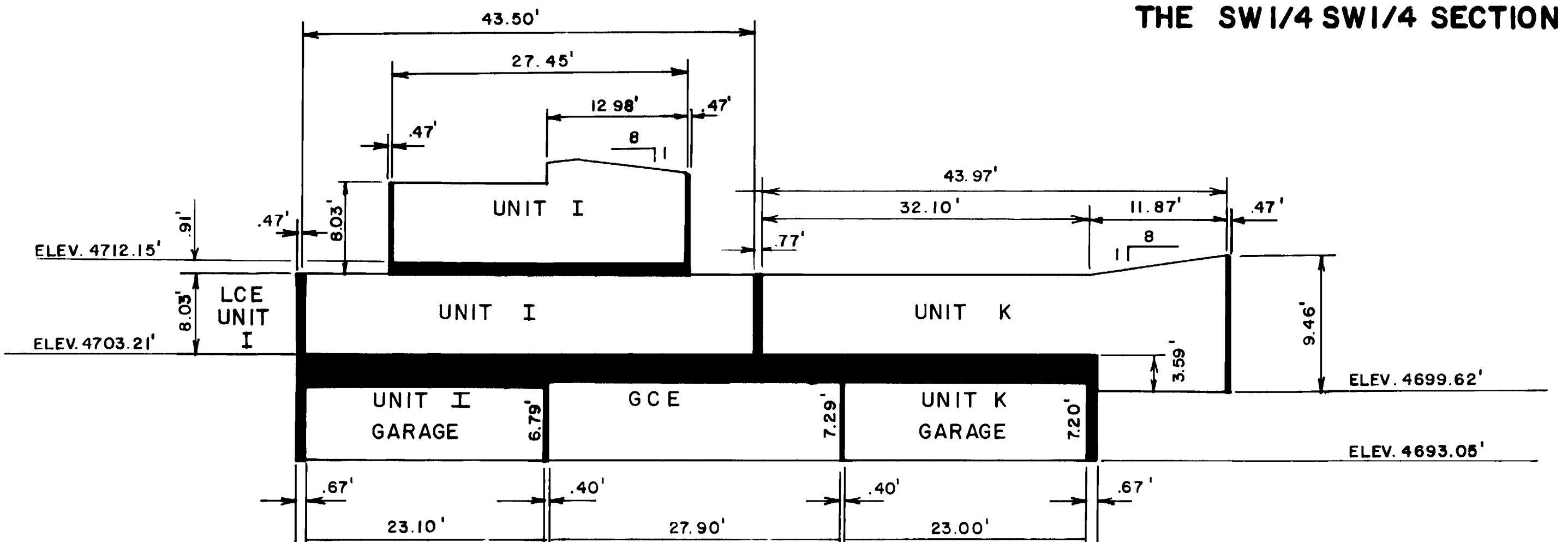
LOCATED WITHIN LOTS 15 and 16
BLOCK NO. 6 FAIRWAY PARK A
SUBDIVISION OF A PART OF
MESA COUNTY, COLORADO AND
A PART OF THE SW1/4 SW1/4
SECTION 36 T.1N. R.1W.
UTE MERIDIAN.



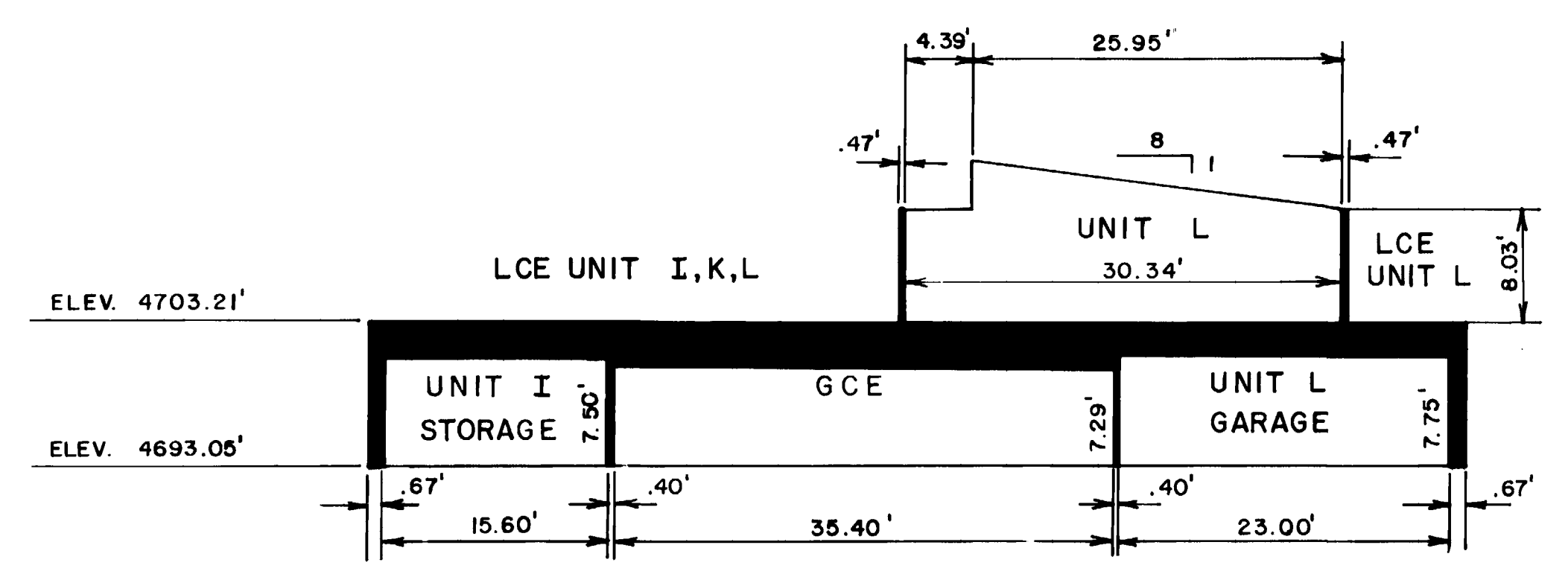
PARAGON ENGINEERING, INC.

CONDOMINIUM MAP FOR: VIKING CONDOMINIUMS

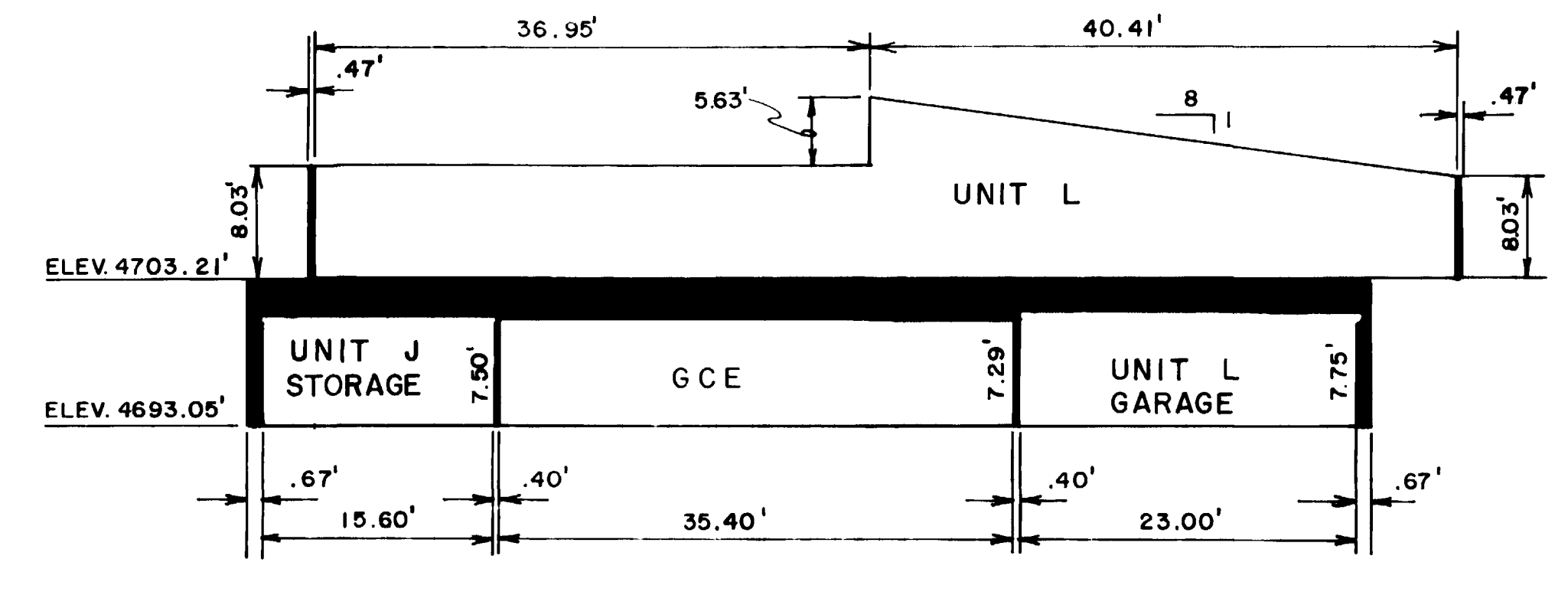
LOCATED WITHIN LOTS 15 and 16 BLOCK NO.6
FAIRWAY PARK A SUBDIVISION OF A PART
OF MESA COUNTY, COLORADO AND A PART OF
THE SW1/4 SW1/4 SECTION 36 T.IN., R.I.W., UTE MERIDIAN.



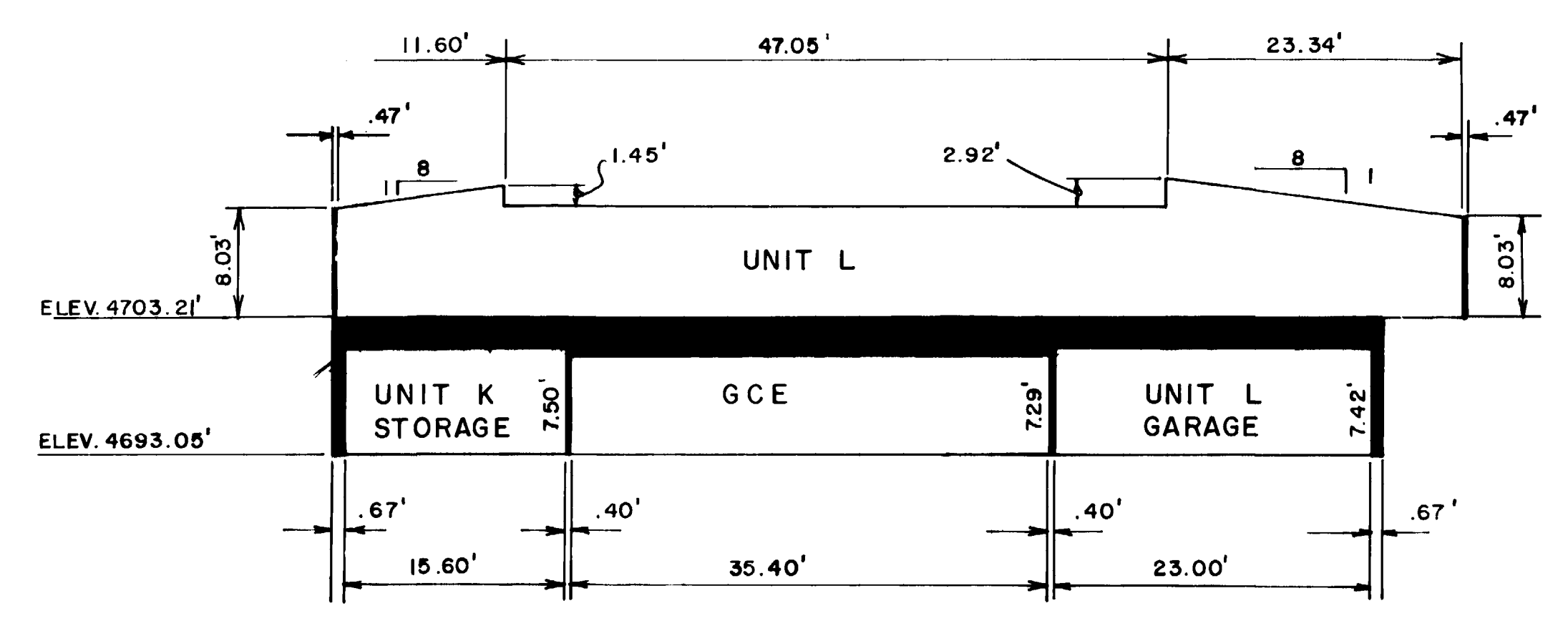
SECTION I-3



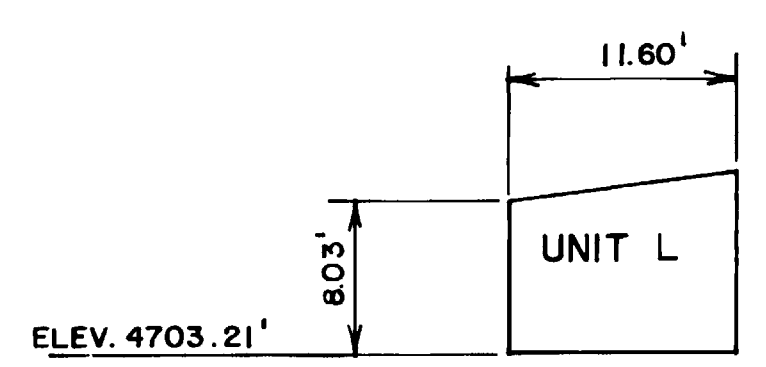
SECTION L-1



SECTION L-2



SECTION L-3

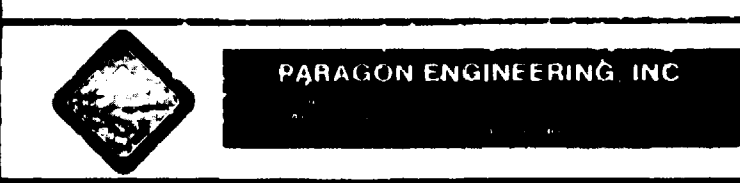


SECTION L-4

SCALE 1" = 10'

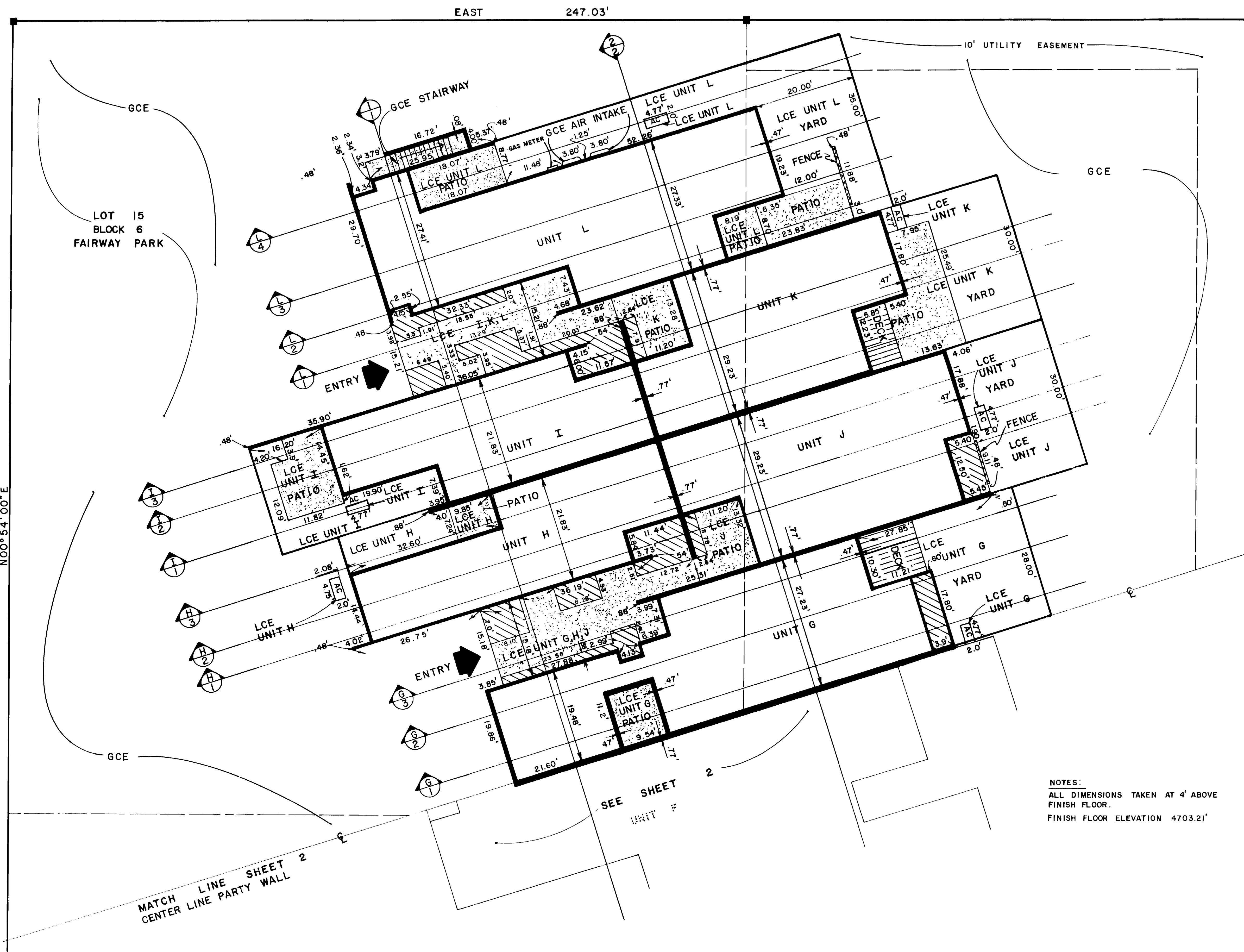
BUILDING SECTIONS

CONDOMINIUM MAP FOR:
VIKING CONDOMINIUMS
LOCATED WITHIN LOTS 15 and 16
BLOCK NO. 6 FAIRWAY PARK A
SUBDIVISION OF A PART OF
MESA COUNTY, COLORADO AND
A PART OF THE SW1/4 SW1/4
SECTION 36 T. IN. R.I.W.
UTE MERIDIAN.



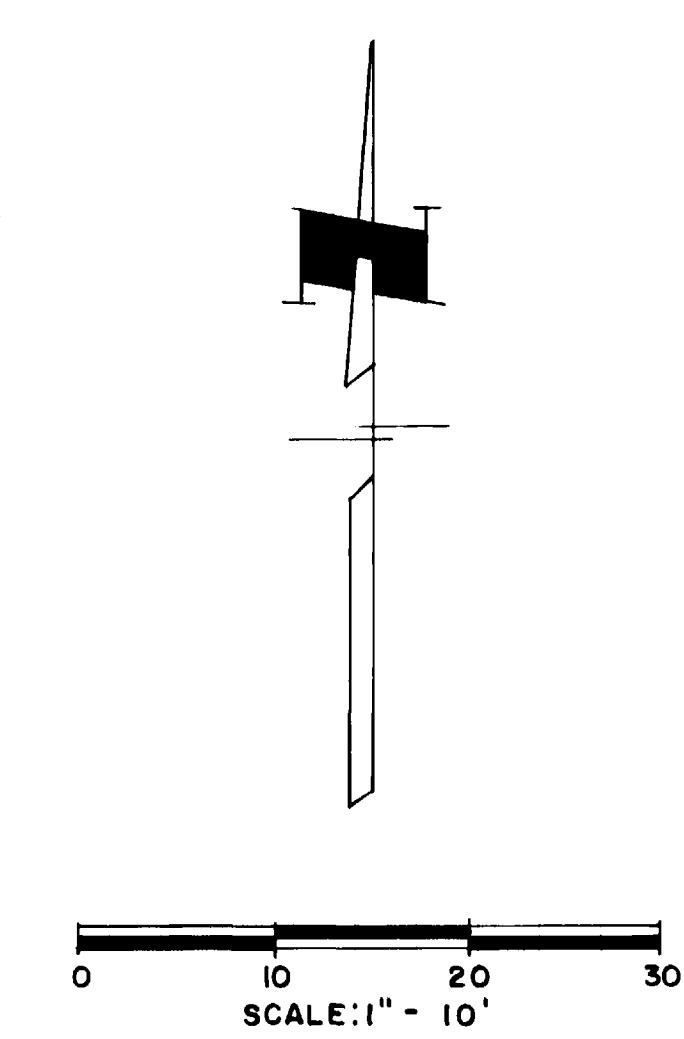
CONDOMINIUM MAP FOR: VIKING CONDOMINIUMS

LOCATED WITHIN LOTS 15 and 16 BLOCK NO.6
FAIRWAY PARK A SUBDIVISION OF A PART
OF MESA COUNTY, COLORADO AND A PART OF
THE SW 1/4 SW 1/4 SECTION 36 T.1N., R.1W., UTE MERIDIAN.



LEGEND

	PLANTER
	CONCRETE
	DECK
	FENCE
AC	AIR CONDITIONER



NOTES:
ALL DIMENSIONS TAKEN AT 4' ABOVE
FINISH FLOOR.
FINISH FLOOR ELEVATION 4703.21'

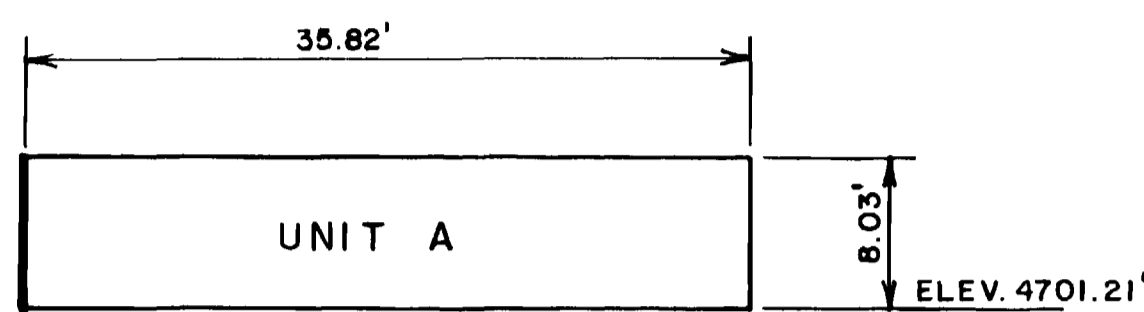
FIRST FLOOR PLAN

CONDOMINIUM MAP FOR:
VIKING CONDOMINIUMS
LOCATED WITHIN LOTS 15 and 16
BLOCK NO. 6 FAIRWAY PARK A
SUBDIVISION OF A PART OF
MESA COUNTY, COLORADO AND
A PART OF THE SW 1/4 SW 1/4
SECTION 36 T.1N. R.1W.
UTE MERIDIAN.

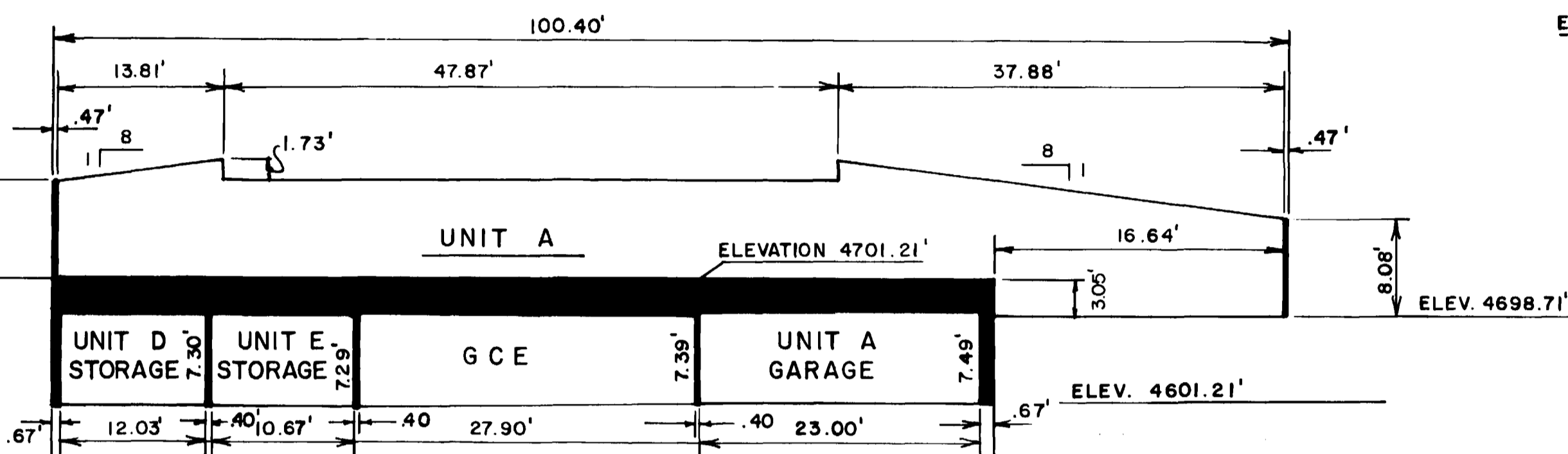


CONDOMINIUM MAP FOR: VIKING CONDOMINIUMS

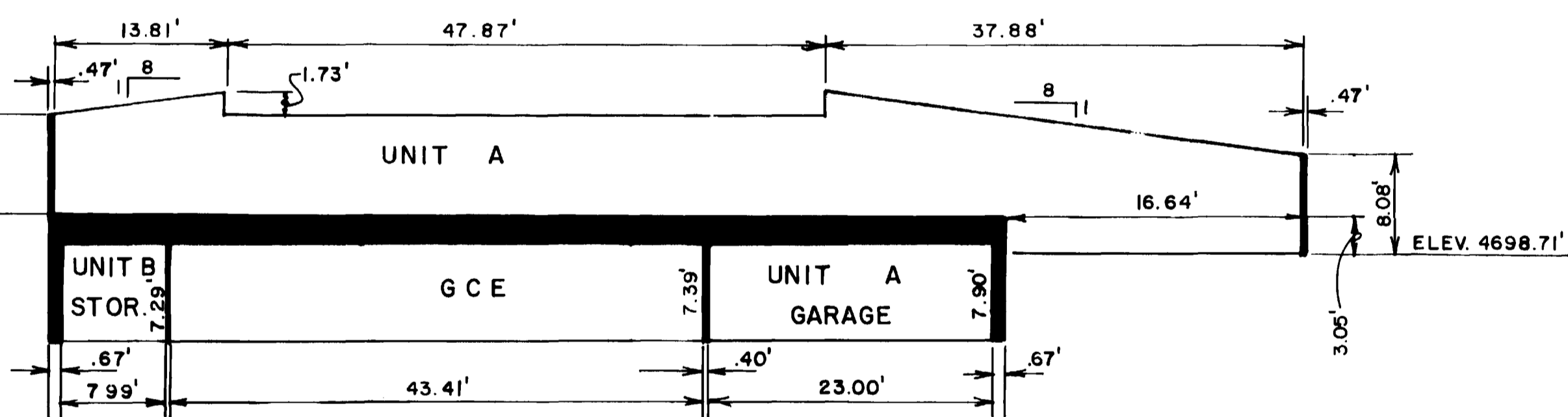
LOCATED WITHIN LOTS 15 and 16 BLOCK NO.6
FAIRWAY PARK A SUBDIVISION OF A PART
OF MESA COUNTY, COLORADO AND A PART OF
THE SW1/4 SW1/4 SECTION 36 T.1N., R.1W., UTE MERIDIAN.



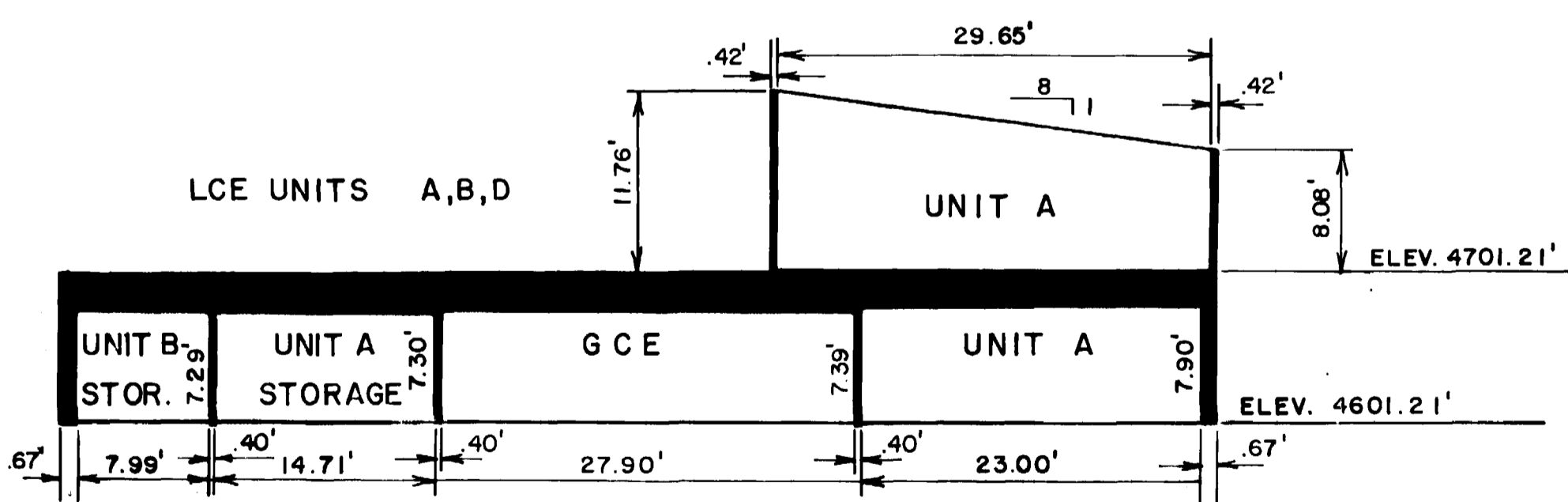
SECTION A-1



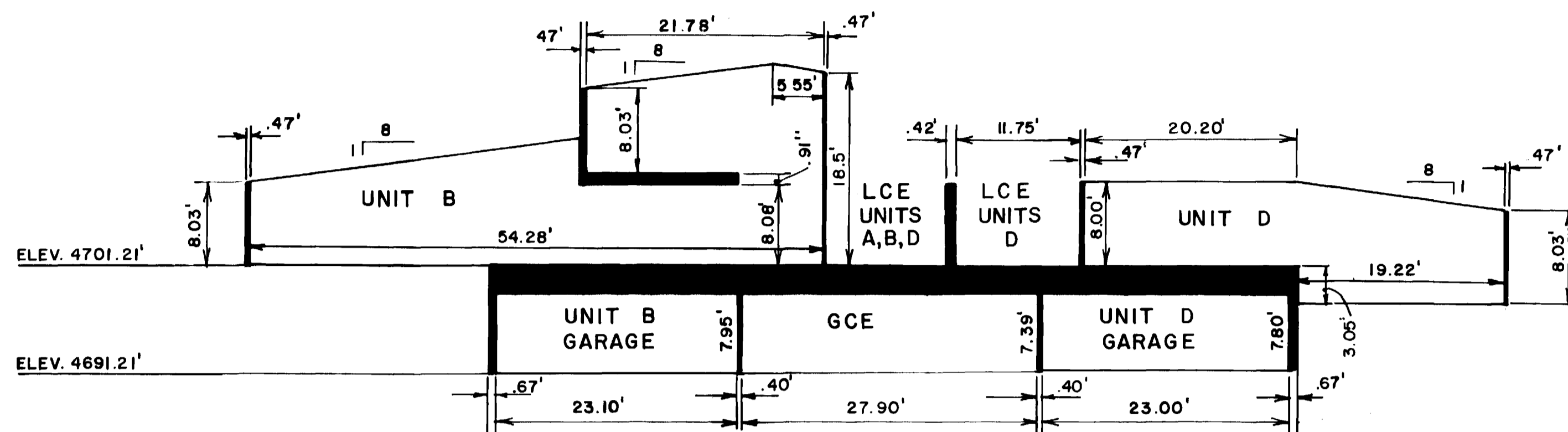
SECTION A-2



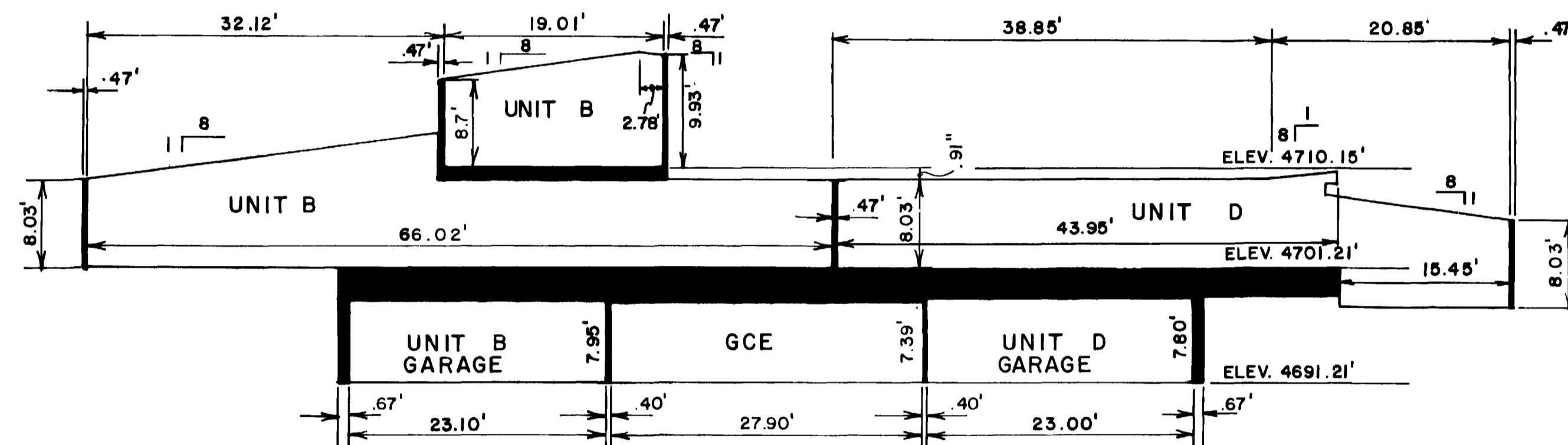
SECTION A-3



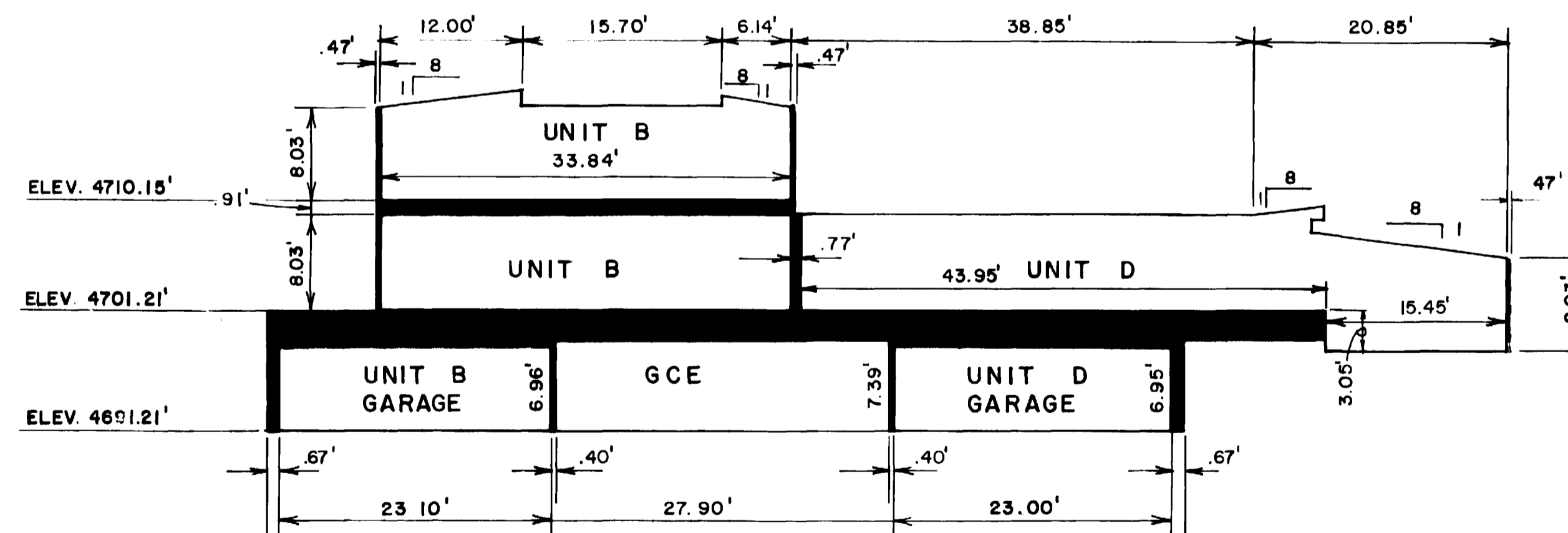
SECTION A-4



SECTION B-1



SECTION B-2



SECTION B-3

SCALE: 1" = 10'

BUILDING SECTIONS

CONDOMINIUM MAP FOR:
VIKING CONDOMINIUMS

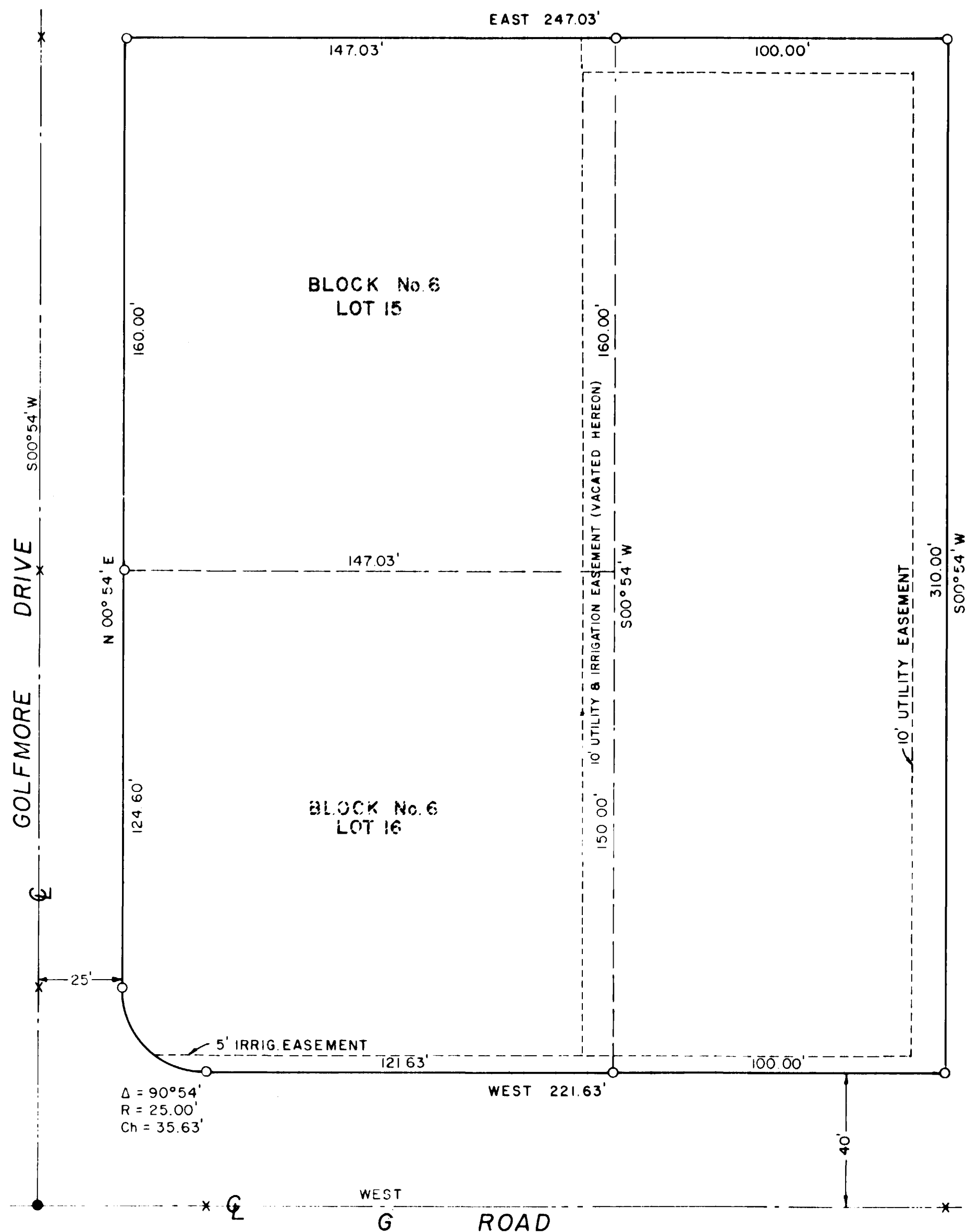
LOCATED WITHIN LOTS 15 and 16
BLOCK NO. 6 FAIRWAY PARK A
SUBDIVISION OF A PART OF
MESA COUNTY, COLORADO AND
A PART OF THE SW1/4, SW1/4
SECTION 36 T.1N., R.1W.,
UTE MERIDIAN



PARAGON ENGINEERING, INC.

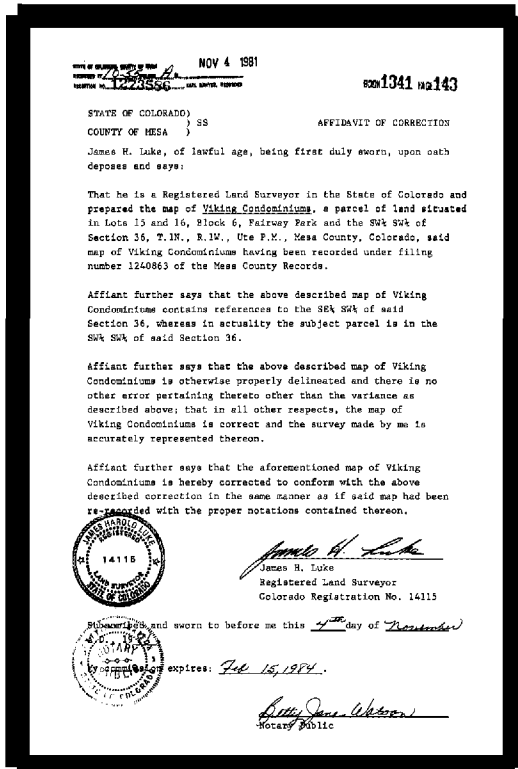
VIKING CONDOMINIUMS

LOT 14
BLOCK 6
FAIRWAY PARK



LEGEND

- ⊕ Mesa County Brass Cap
- Found 3/8" Rebar
- Set 5/8" Rebar with Cap marked "ARMSTRONG 11441" in Concrete
- × Set Concrete Nail



DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned John M. Porter is the owner of that real property situated in Lots 15 and 16, Block No. 6, Fairway Park AND ALSO within the SE 1/4 SW 1/4, Section 36, T1N, R1W, Ute PM; said property being more particularly described as follows: Beginning at the NW corner of said Lot 15, Block 6; thence East 247.03 feet; thence S00°54' W 310.00 feet to the North right-of-way of G Road; thence along said North right-of-way 221.63 feet to a point of curvature; thence 39.51 feet along the arc of curve to the right having a radius of 25.00 feet, a central angle of 90°54', and a chord of N44°33'00" W 35.63 feet; thence N00°54' E 284.60 feet to the point of beginning. The above described tract of land contains 1.755 Acres more or less.

That said owner has caused the real property to be laid out and surveyed as shown on the accompanying plat of VIKING CONDOMINIUMS.

"That said owner does hereby dedicate to the PUBLIC all the streets, avenues and roads as shown on the accompanying plat, forever, and dedicate to the PUBLIC UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for the installation, maintenance and replacement of such lines; said easements and rights shall be utilized in a reasonable and prudent manner."

IN WITNESS WHEREOF, said owner John M. Porter to be hereunto subscribed this 17th day of November, A.D., 1980.

John M. Porter
John M. Porter

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 17th day of November, A.D., 1980, by John M. Porter.

Witness my hand and official seal.

My Commission expires April 9, 1983

Donald G. Wainwright
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 3:31 o'clock P.M., this 21 day of Nov., A.D., 1980, and duly recorded in Plat Book No. 1240863, Page Reception No.

Fee \$ 10.00

By Earl Sawyer Clerk and Recorder
Mary Baker Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of April, A.D., 1979.
County Planning Commission of the County of Mesa, Colorado.

By Charles L. Keith Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 24th day of April, A.D., 1979.
Board of County Commissioners of the County of Mesa, Colorado.

By Chairman

Utilities Coordinating Committee _____ Date _____

Robert G. Ryan _____ NOVEMBER 18, 1980 _____
Mesa County Road Department Date

SURVEYOR'S CERTIFICATE

I, James H. Luke, do hereby certify that the accompanying plat of VIKING CONDOMINIUMS, a Subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

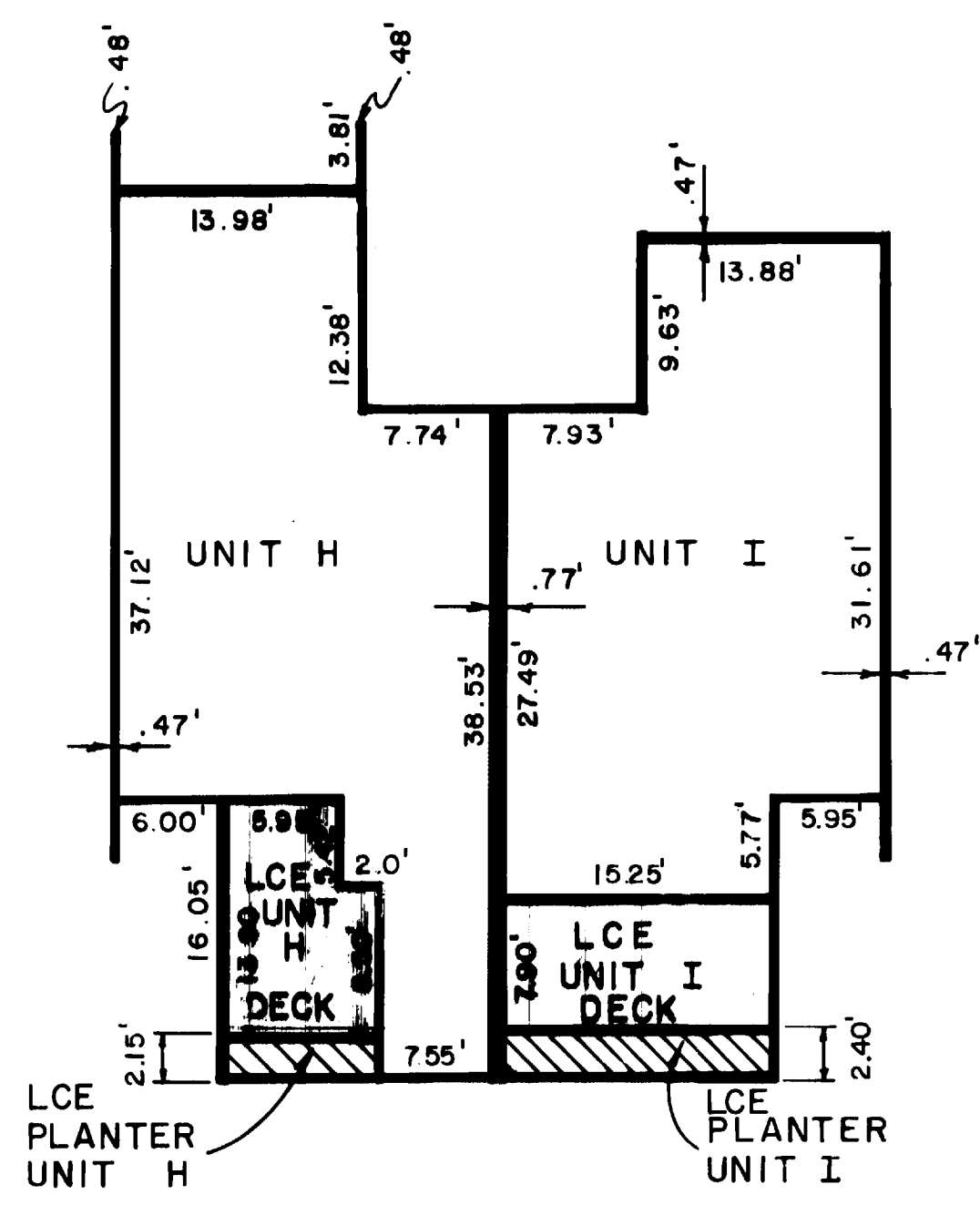
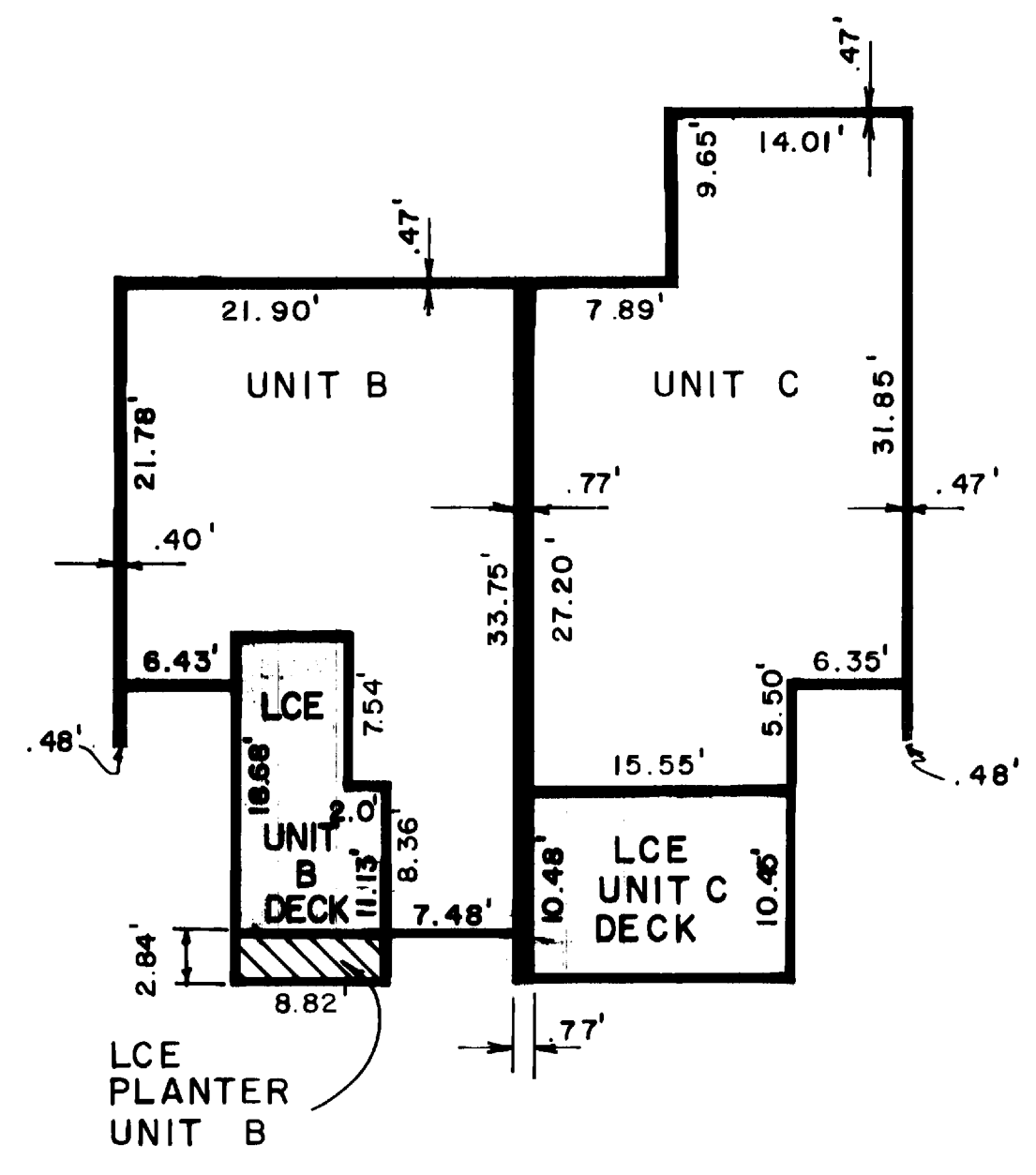
James H. Luke
Registered Land Surveyor, LS 14115



VIKING CONDOMINIUMS
ARMSTRONG ENGINEERS & ASSOC., INC.
861 ROOD AVENUE, GRAND JUNCTION, CO 81501 (303) 245-2261

CONDOMINIUM MAP FOR: VIKING CONDOMINIUMS

LOCATED WITHIN LOTS 15 and 16 BLOCK NO.6
FAIRWAY PARK A SUBDIVISION OF A PART
OF MESA COUNTY, COLORADO AND A PART OF
THE SW1/4 SW1/4 SECTION 36 T.1N., R.1W., UTE MERIDIAN.



SCALE : 1" = 10'

FINISH FLOOR ELEVATION B & C = 4710.14'
FINISH FLOOR ELEVATION H & I = 4712.14'

SECOND FLOOR PLAN

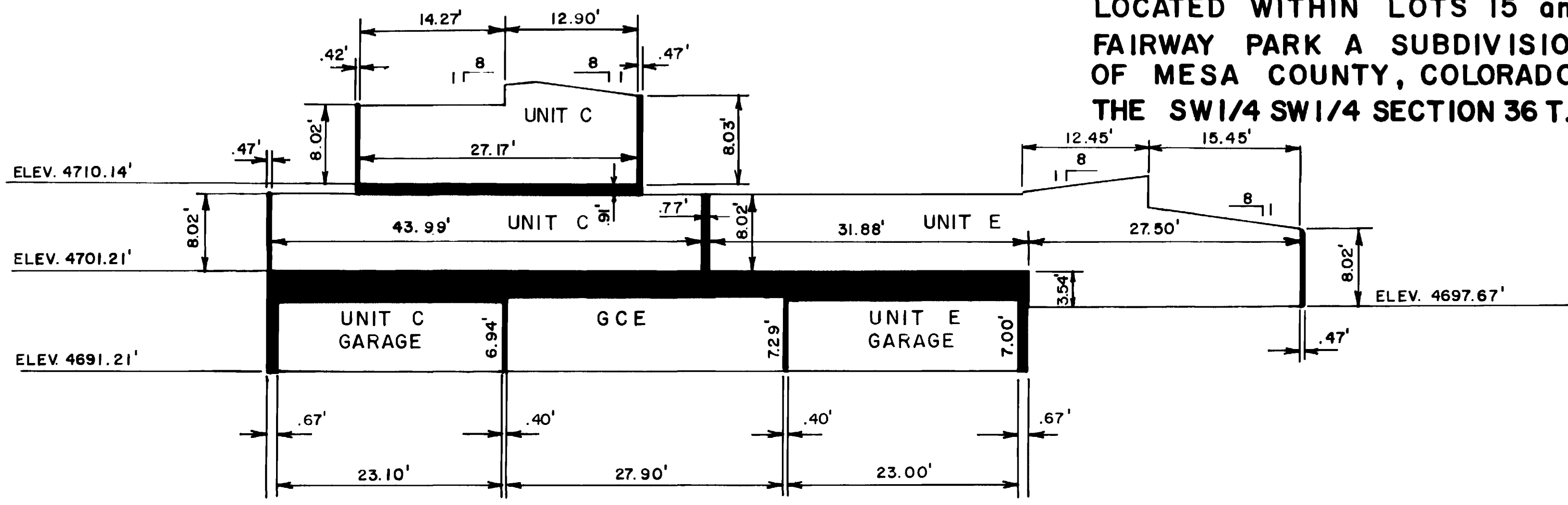
CONDOMINIUM MAP FOR:
VIKING CONDOMINIUMS

LOCATED WITHIN LOTS 15 and 16
BLOCK NO. 6 FAIRWAY PARK A
SUBDIVISION OF A PART OF
MESA COUNTY, COLORADO AND
A PART OF THE SW1/4 SW1/4
SECTION 36 T.1N. R.1W.
UTE MERIDIAN.

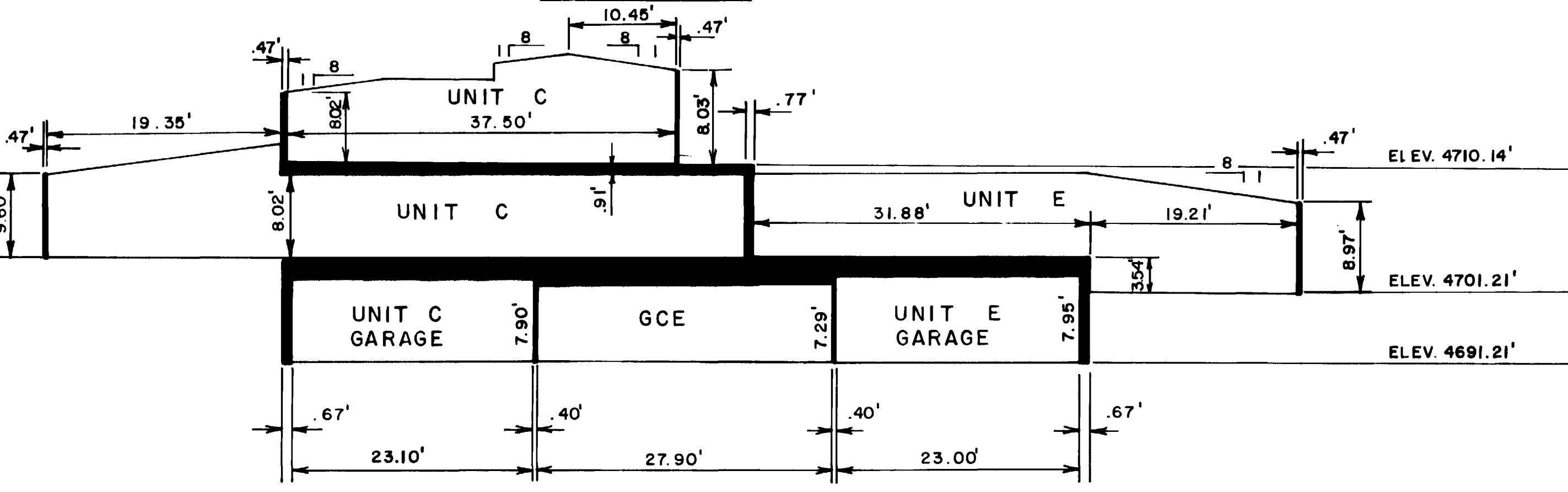


CONDOMINIUM MAP FOR: VIKING CONDOMINIUMS

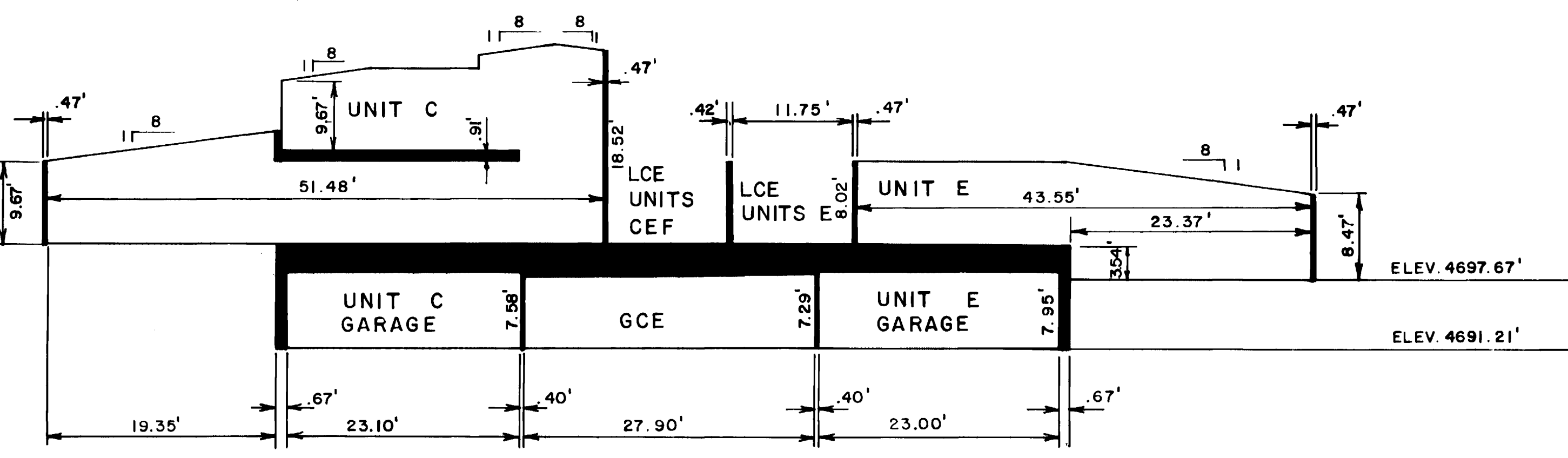
LOCATED WITHIN LOTS 15 and 16 BLOCK NO.6
FAIRWAY PARK A SUBDIVISION OF A PART
OF MESA COUNTY, COLORADO AND A PART OF
THE SW1/4 SW1/4 SECTION 36 T.1N., R.1W., UTE MERIDIAN.



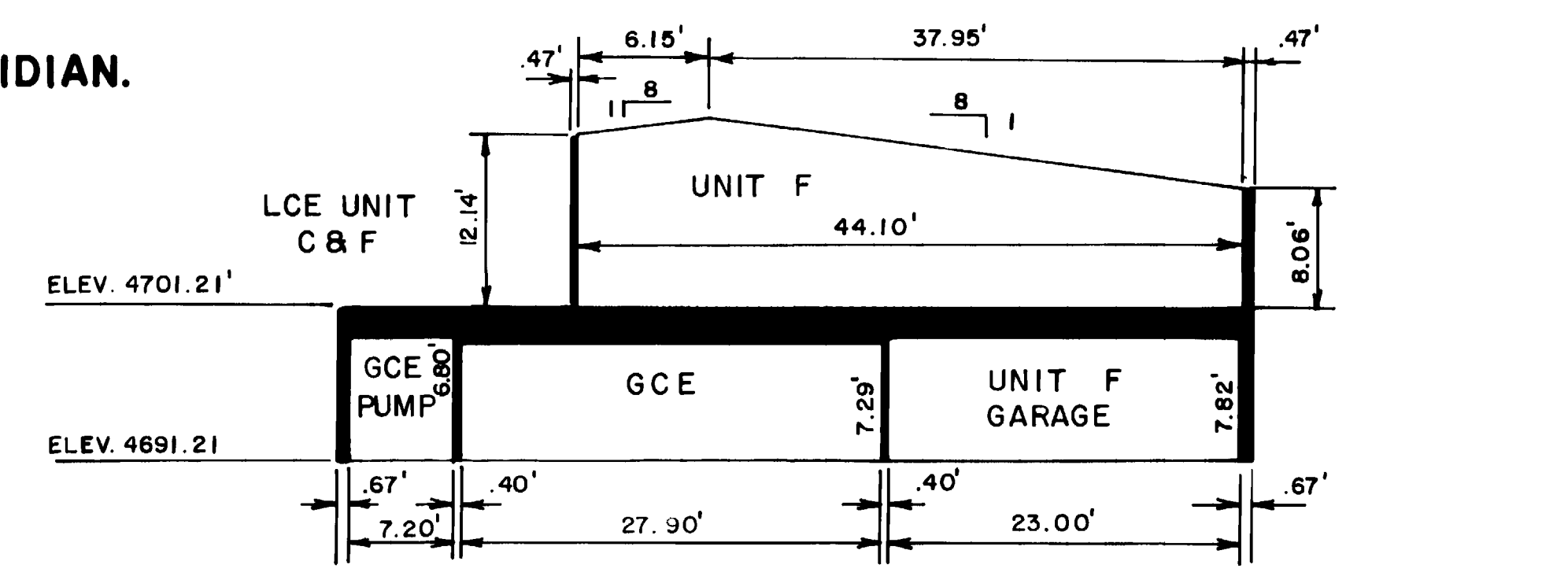
SECTION C-1



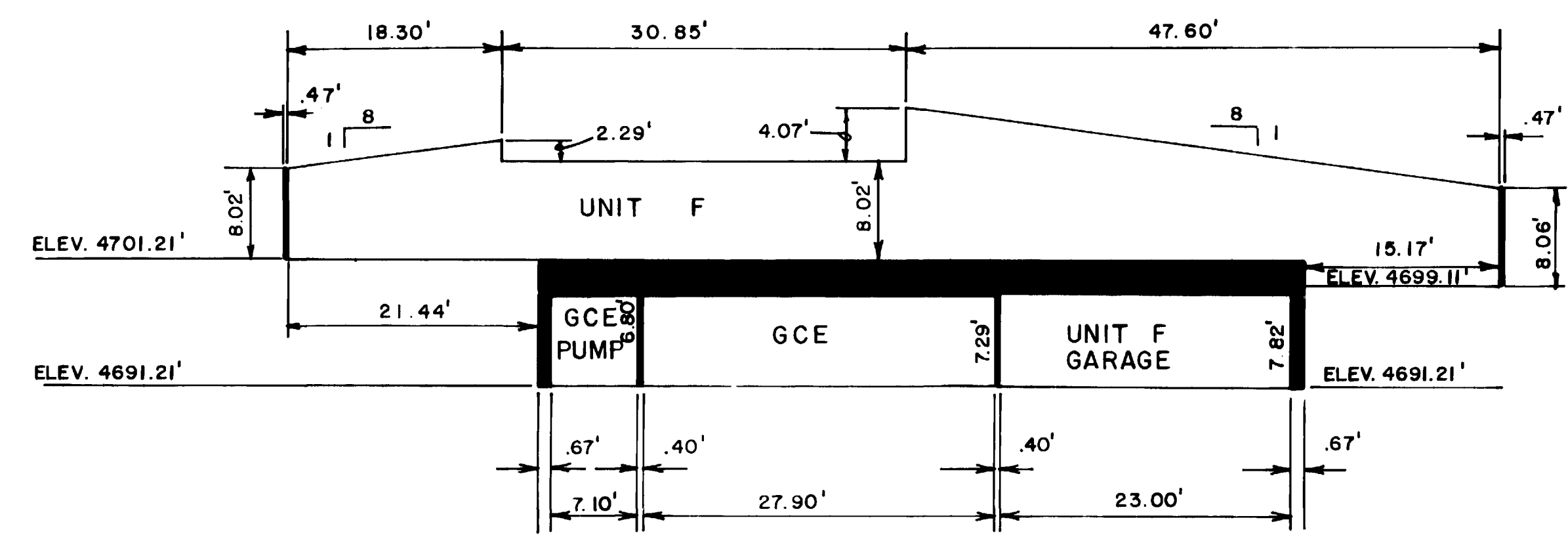
SECTION C-2



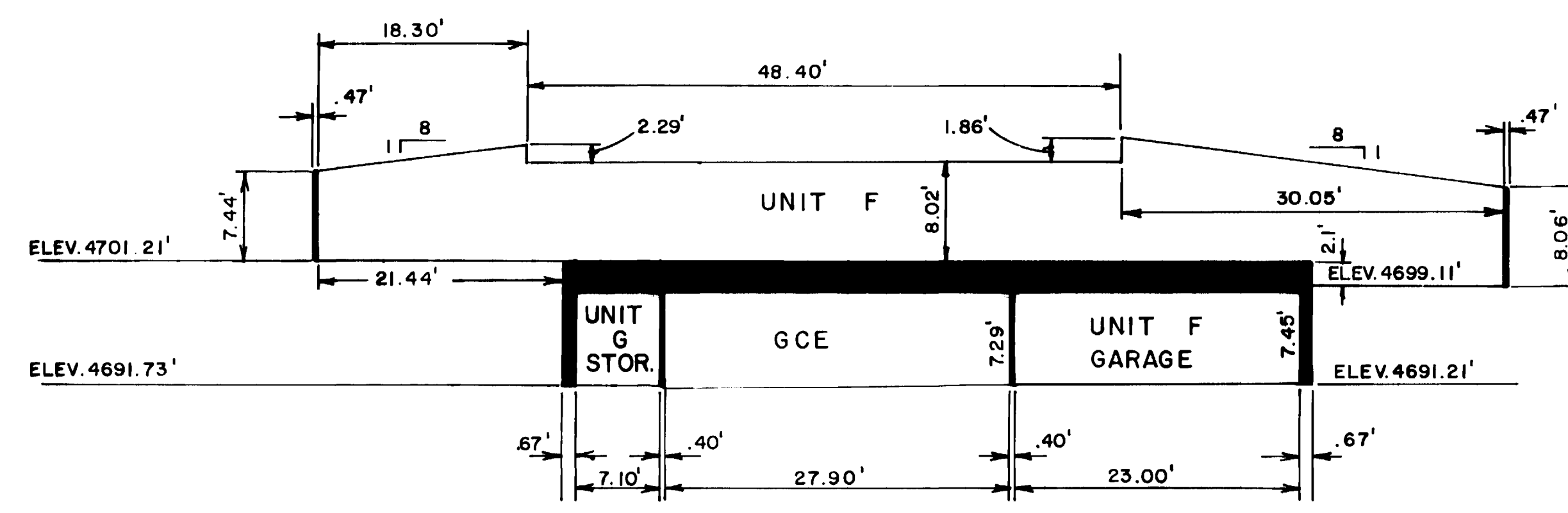
SECTION C-3



SECTION F-1



SECTION F-2



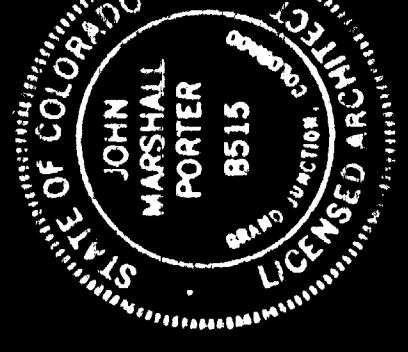
SECTION F-3

SCALE 1" = 10'

BUILDING SECTIONS

CONDOMINIUM MAP FOR:
VIKING CONDOMINIUMS
LOCATED WITHIN LOTS 15 and 16
BLOCK NO. 6 FAIRWAY PARK A
SUBDIVISION OF A PART OF
MESA COUNTY, COLORADO AND
A PART OF THE SW1/4 SW1/4
SECTION 36 T.1N., R.1W.
UTE MERIDIAN.





PROJECT
DRAWN J.P./S.O.
CHECKED
REVISIONS

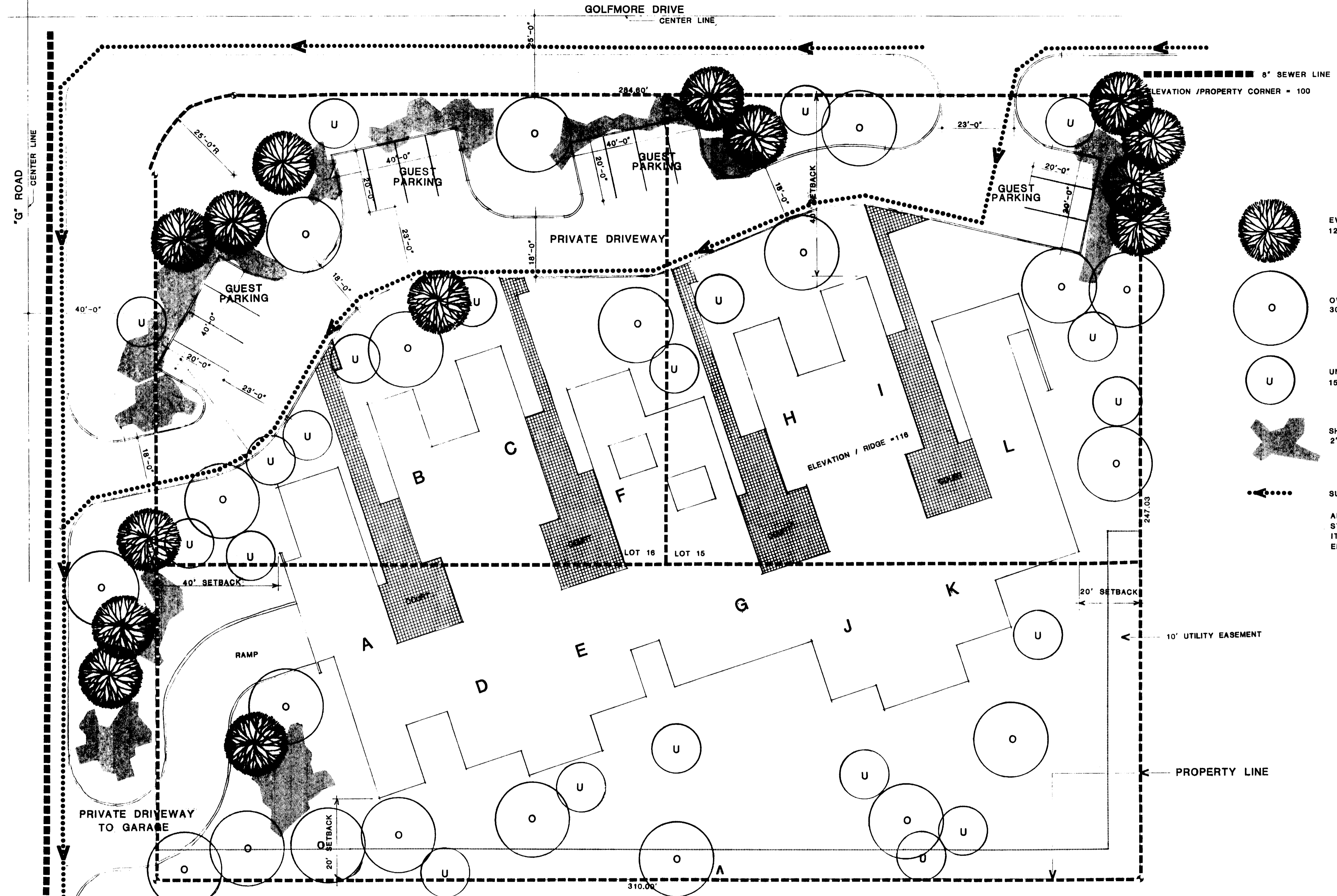
12 UNIT RESIDENTIAL COMPLEX
GRAND JUNCTION, COLORADO
VIKING PROPERTIES

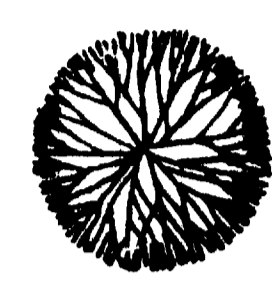
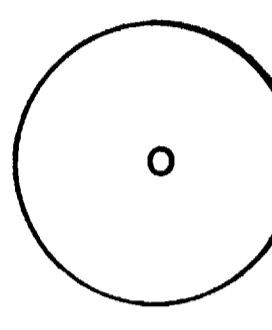
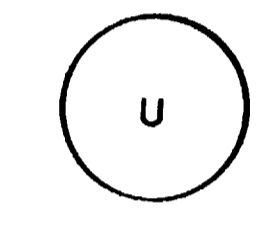
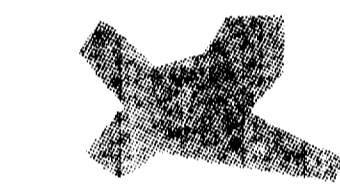

JOHN PORTER
Architecture and Planning
510 Valley Federal Plaza
Grand Junction, Colorado

PD 1

01177212.tif

SW CORNER
SEC 38
T1S, R1W
UTE P.M.



-  EVERGREEN TREE:
12' DIAMETER, 40' HEIGHT
-  OVERSTORY TREE:
30' DIAMETER, 40' HEIGHT
-  UNDERSTORY TREE:
15' DIAMETER, 25' HEIGHT
-  SHRUB MASS:
2' - 8' HEIGHT
-  SURFACE WATER FLOW

ALL SURFACES CONTIGUOUS TO
STRUCTURE SLOPE AWAY FROM
IT, EXCEPT AT RAMP, WHICH
EMPLOYS A SUMP FOR COLLECTION

SITE PLAN

SCALE: 1/16" = 1'0"

TWELVE RESIDENCE UNITS DESIGNATE "A" THROUGH "L"

LEGAL DESCRIPTION:
LOTS 15 AND 16 IN BLOCK 8 OF FAIRWAY PARK AND
BEGINNING AT THE NORTHEAST CORNER OF LOT 15 IN
SAID BLOCK 8, THENCE EAST 100 FEET, THENCE SOUTH
310 FEET, THENCE WEST 100 FEET TO THE SOUTHEAST
CORNER OF LOT 16 IN SAID BLOCK 8, THENCE NORTH
310 FEET TO THE POINT OF BEGINNING.

LAND USE: PD8. ACTUAL AREA = 77,446 SQUARE FEET. DENSITY = 0.74 UNITS PER ACRE

10' UTILITY EASEMENT - ACCOMMODATES UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TELEVISION

1240864 *File*
Drawer 522
STATE OF COLORADO } ss
County of MESA }
I, *Earl W. Porter*, Clerk and Recorder,
do hereby certify that this instrument was
filed for record
NOV 21 1980
Page *337 P* and recorded
Earl W. Porter, County Clerk & Recorder
10⁰²

SURFACE WATER ENTERS
DRAINAGE DITCH AT THIS
POINT.