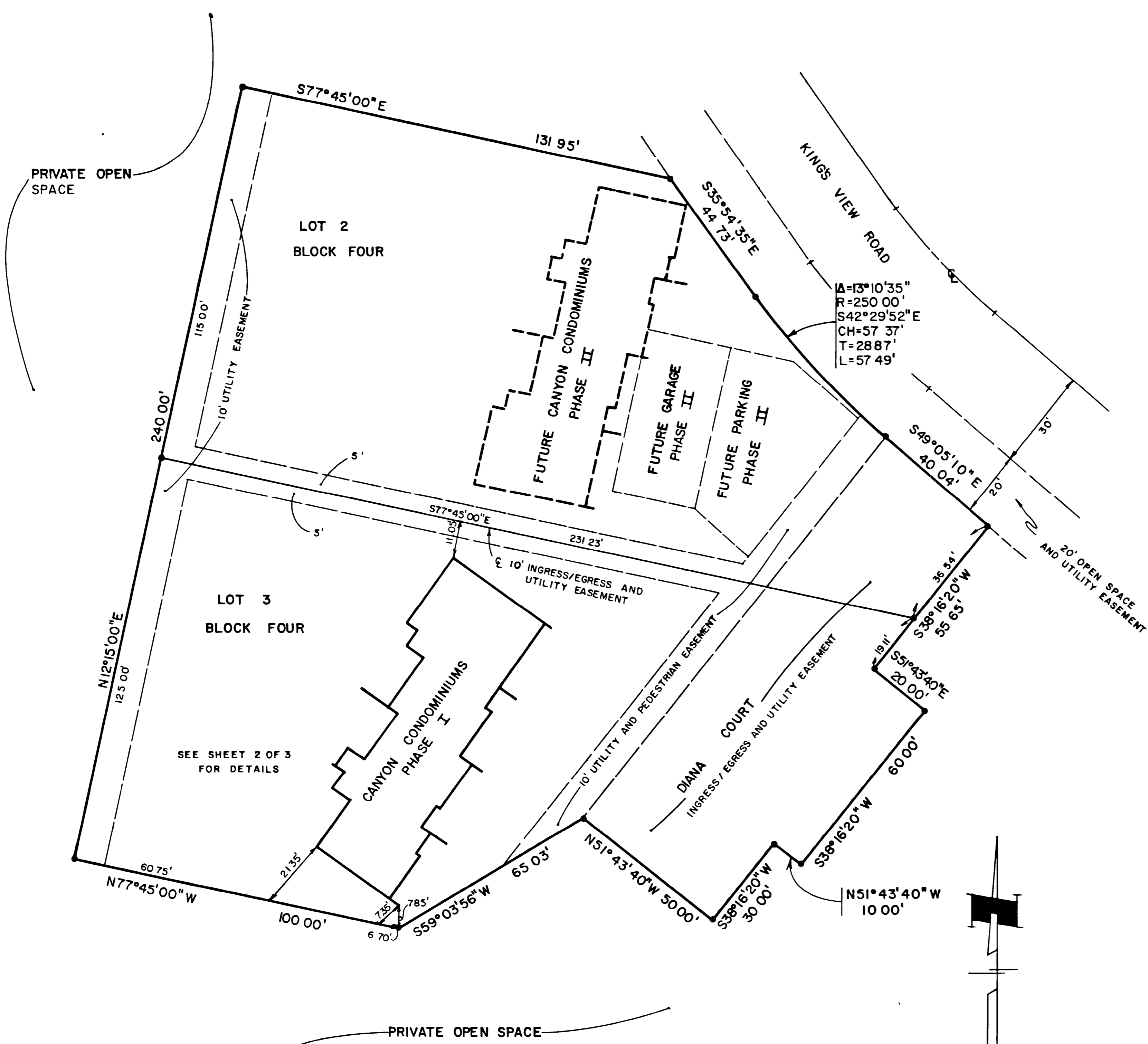


CONDOMINIUM MAP FOR:  
**CANYON CONDOMINIUMS PHASE I**  
 LOCATED WITHIN LOT 3 OF A REPLAT OF LOTS 2 and 3 BLOCK FOUR  
 AND PRIVATE DRIVE, KINGS VIEW ESTATES FILING NO. TWO,  
 A SUBDIVISION OF A PART OF MESA COUNTY, COLORADO.



**OWNERS CERTIFICATE**

Carlyle J. Fowler and Virble M. Fowler are the owners of the herein described real property and hereby certify that this Condominium Map of Canyon Condominiums Phase I has been prepared pursuant to the purposes stated in the Declaration - Canyon Condominiums Phase I dated May 11, 1981, recorded coincident with the filing of this map in the records of Mesa County, Colorado.

Carlyle J. Fowler Carlyle J. Fowler  
Virble M. Fowler Virble M. Fowler

STATE OF COLORADO )  
 COUNTY OF MESA )

The foregoing owners certificate was acknowledged before me this 13th day of May A.D., 1981 by Carlyle J. Fowler and Virble M. Fowler.

Witness my hand and official seal. My commission expires: 9-18-83

Jeanette M. Conwell  
 Notary Public

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 11:45 o'clock A.M. this 13 day of May A.D., 1981 at reception no. 1725714

Earl Sawyer Clerk and Recorder  
Janey French Deputy  
 Fees: \$ 30.00

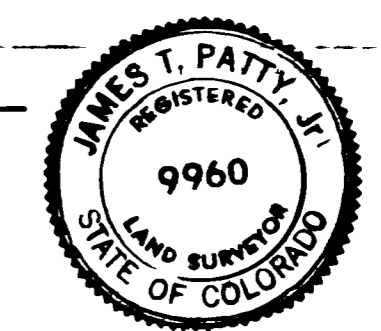
**SURVEYORS CERTIFICATE**

I, James T. Patty Jr., a land surveyor in the State of Colorado, do hereby certify that the accompanying Condominium Map was made under my direct supervision of the following described parcel of land:

Lot 3 of a Replat of Lots 2 and 3 Block Four and Private Drive, Kings View Estates Filing No. Two, a subdivision of a part of Mesa County, Colorado.

Together with all pertinent easements.

James T. Patty Jr.  
 James T. Patty Jr.  
 Registered Land Surveyor  
 Colorado Registration No. 9960

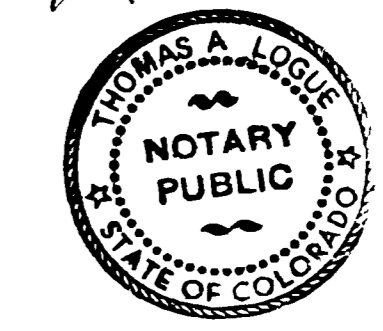


STATE OF COLORADO )  
 COUNTY OF MESA )

The foregoing certificate was acknowledged before me this 23 day of April A.D., 1981 by James T. Patty Jr., a registered land surveyor.

Witness my hand and official seal. My commission expires: Aug 9th 1981

Thomas A. Lodge  
 Notary Public

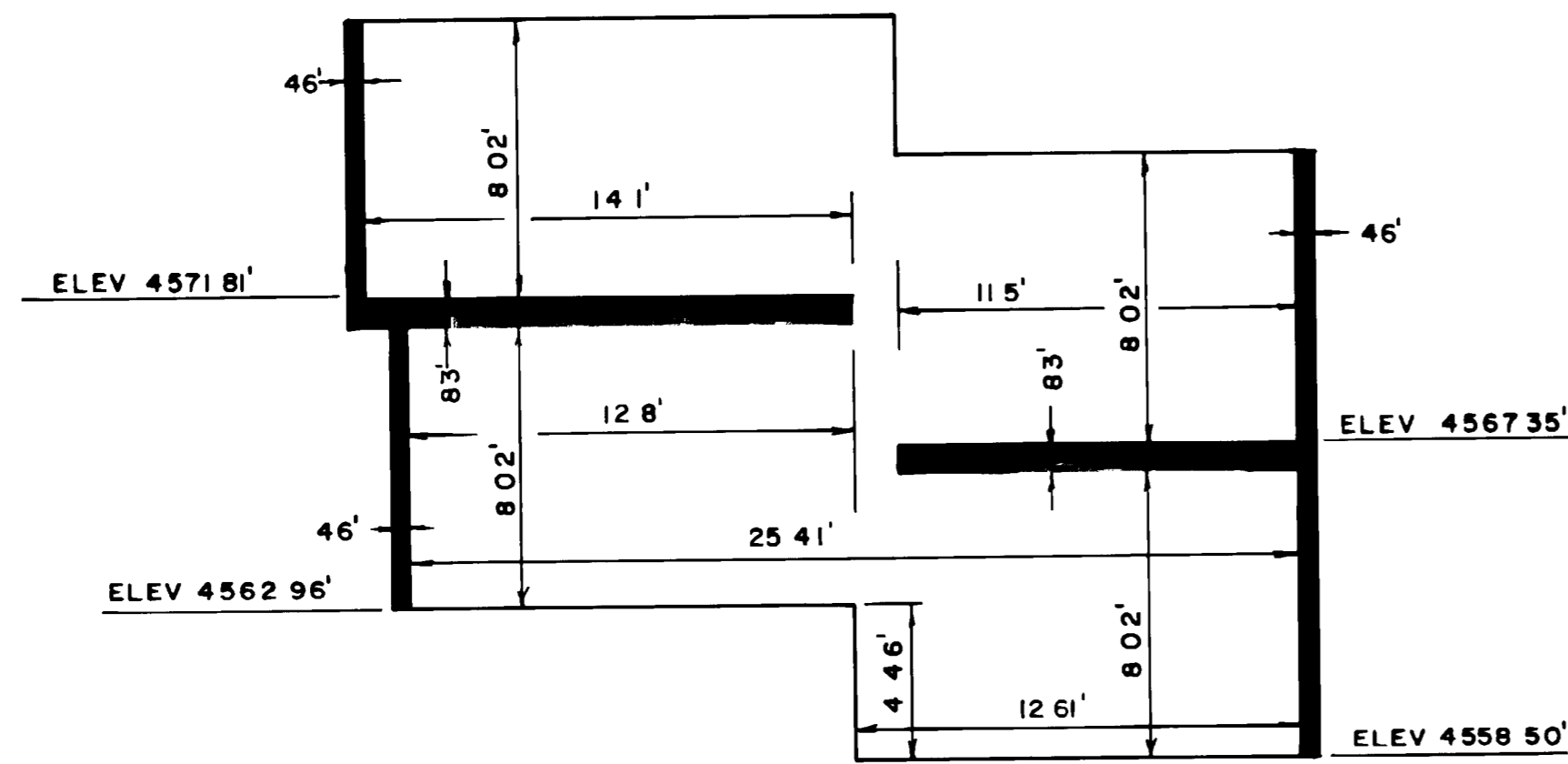


Sheet 1 of 3 LOCATION MAP  
 CONDOMINIUM MAP FOR  
**CANYON CONDOMINIUMS PHASE I**  
 LOCATED WITHIN LOT 3 OF A REPLAT OF  
 LOTS 2 and 3 BLOCK FOUR AND PRIVATE  
 DRIVE, KINGS VIEW ESTATES FILING NO  
 TWO, A SUBDIVISION OF A PART OF  
 MESA COUNTY, COLORADO.

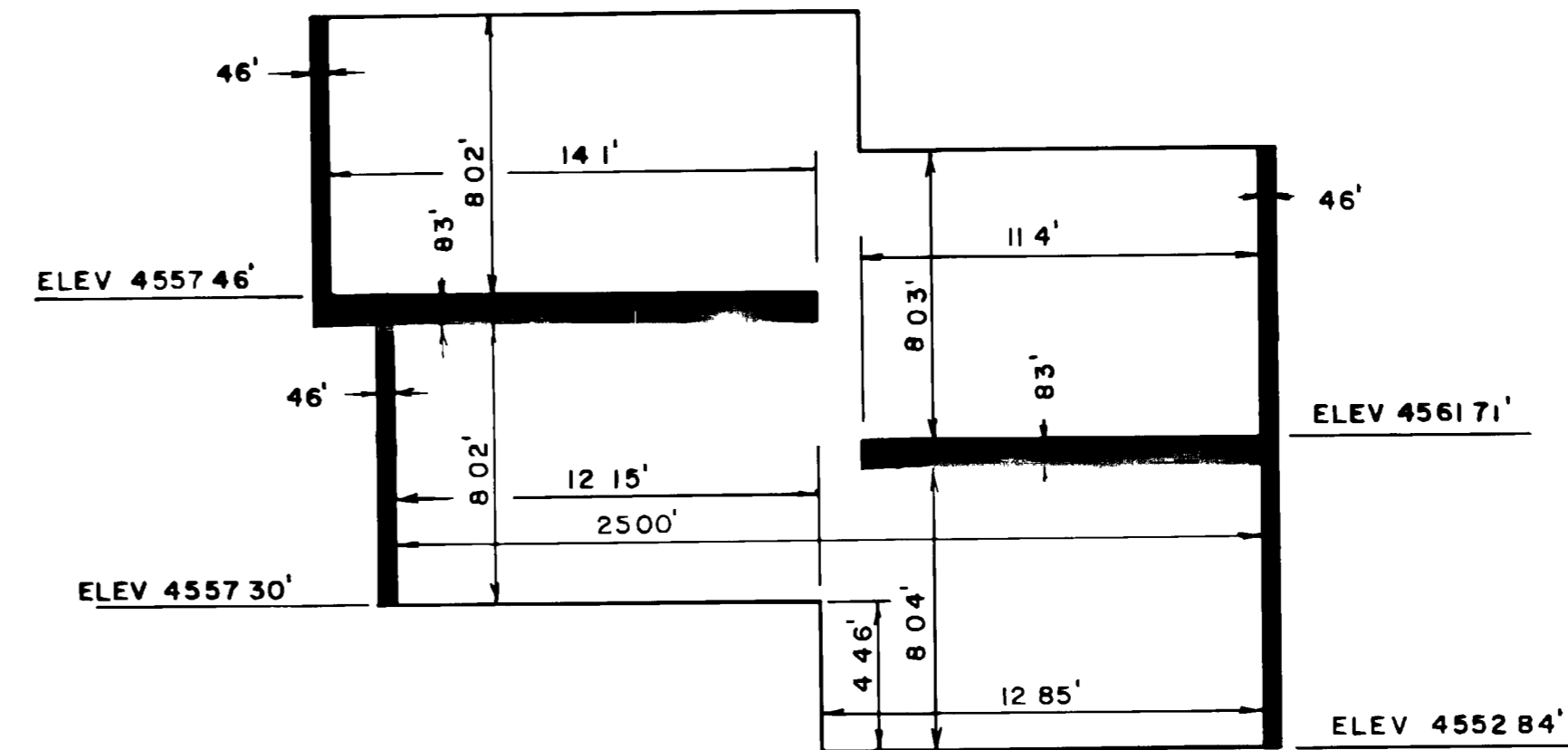
**PARAGON ENGINEERING, INC.**  
 718 Box 1077  
 2940 Centerville Blvd., Suite 104  
 Blair, Colorado, Colorado 80511 (303) 343-8881



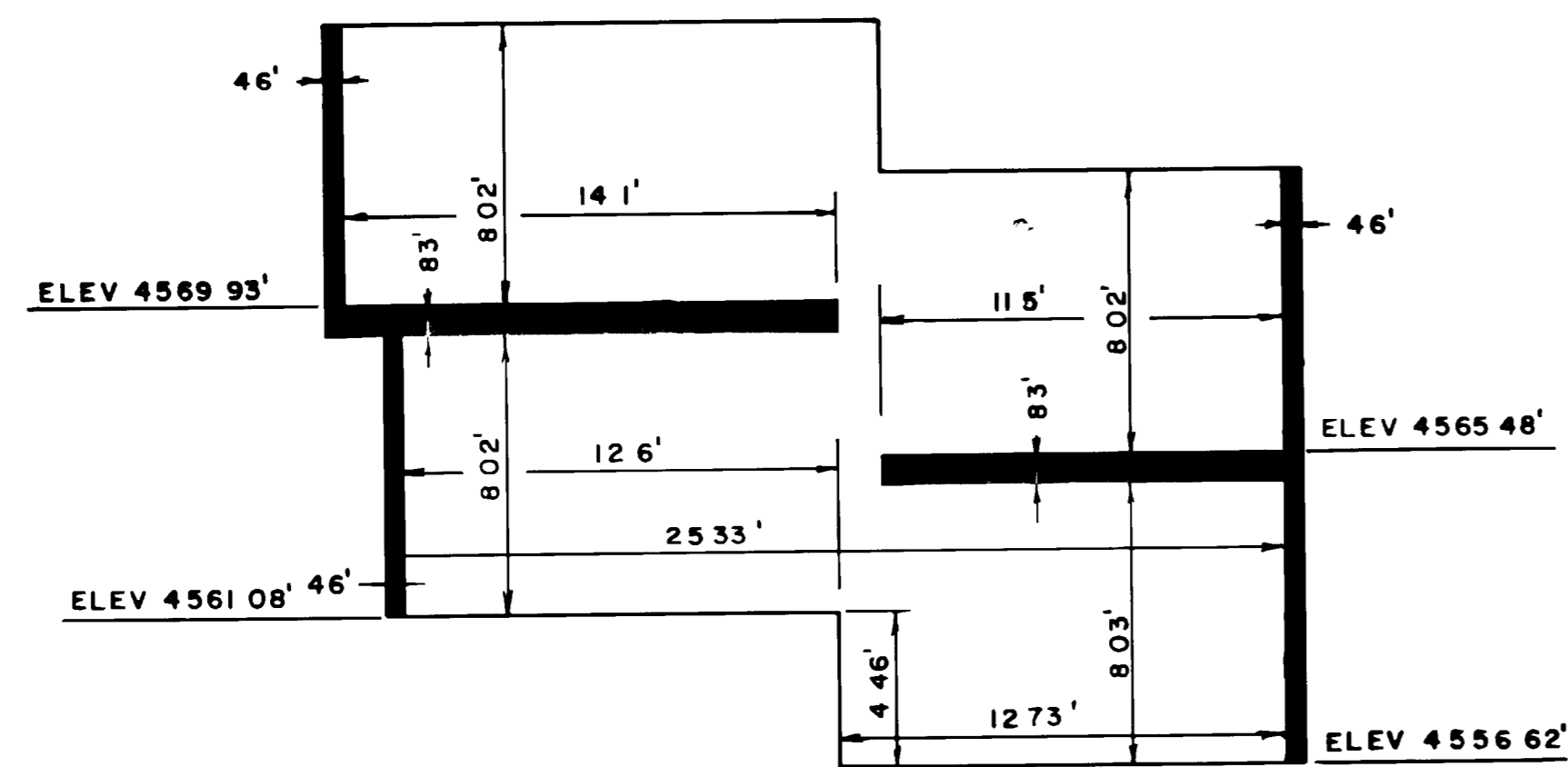
CONDOMINIUM MAP FOR:  
**CANYON CONDOMINIUMS PHASE I**  
 LOCATED WITHIN LOT 3 OF A REPLAT OF LOTS 2 and 3 BLOCK FOUR  
 AND PRIVATE DRIVE, KINGS VIEW ESTATES FILING NO. TWO,  
 A SUBDIVISION OF A PART OF MESA COUNTY, COLORADO.



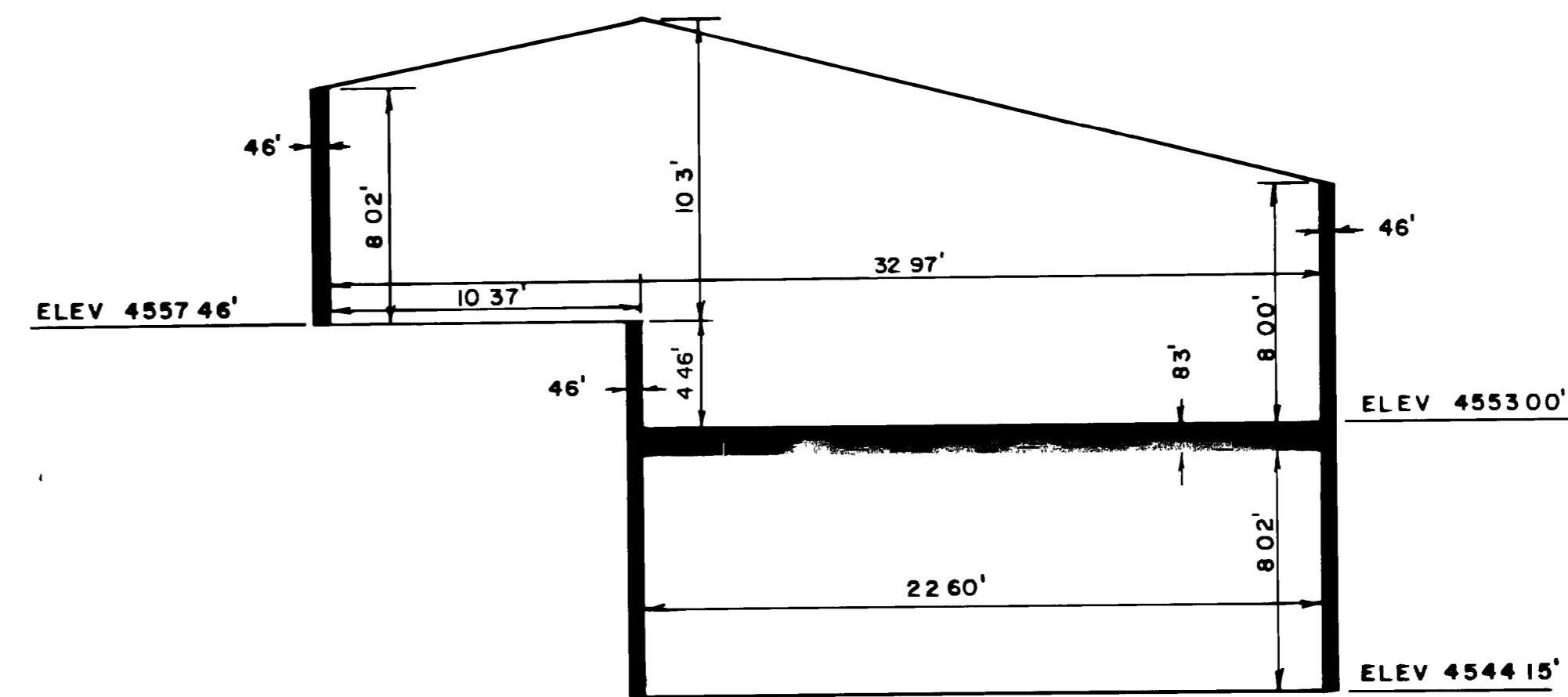
UNIT A-4  
 SCALE 1"=5'



UNIT A-2  
 SCALE 1"=5'



UNIT A-3  
 SCALE 1"=5'



UNIT A-1  
 SCALE 1"=5'

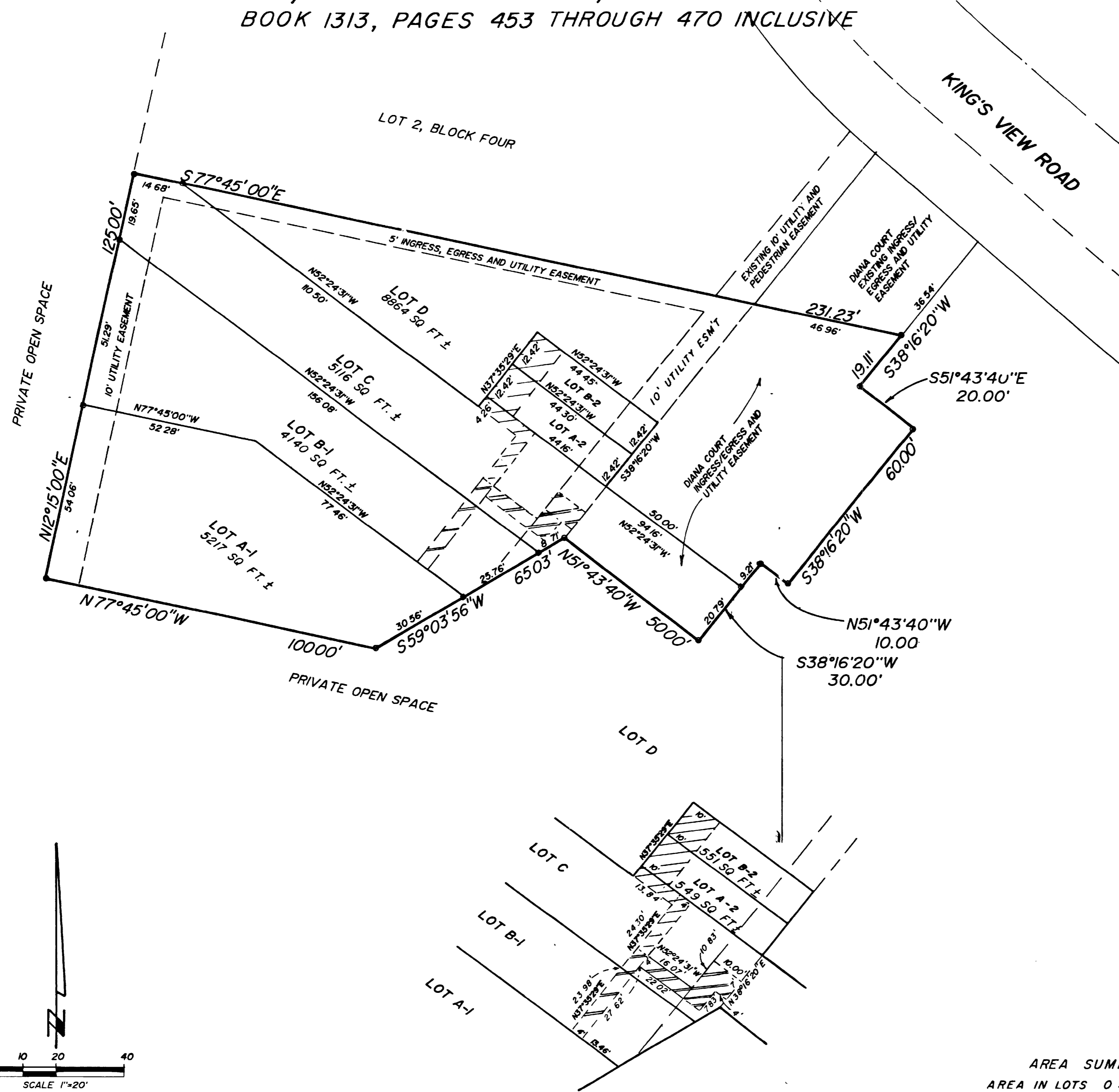
Sheet 3 of 3  
 CONDOMINIUM MAP FOR  
 CANYON CONDOMINIUMS PHASE I  
 LOCATED WITHIN LOT 3 OF A REPLAT OF  
 LOTS 2 and 3 BLOCK FOUR AND PRIVATE  
 DRIVE, KINGS VIEW ESTATES FILING NO  
 TWO, A SUBDIVISION OF A PART OF  
 MESA COUNTY, COLORADO



PARAGON ENGINEERING, INC.  
 714 West 28th  
 Englewood, CO 80150  
 Phone: 303.733.1111  
 Fax: 303.733.1112

# CANYON TOWNHOUSES

A REPLAT OF LOT 3, BLOCK FOUR OF THE REPLAT OF LOTS 2 AND 3, BLOCK FOUR AND PRIVATE DRIVE, KING'S VIEW ESTATES FILING N<sup>o</sup> TWO, AND A REPLAT OF CANYON CONDOMINIUMS, PHASE I, FILED MAY 18, 1981, RECEPTION N<sup>o</sup> 1257144, WITH THE DECLARATION RECORDED IN BOOK 1313, PAGES 453 THROUGH 470 INCLUSIVE



- LEGEND**
- BUILDING MAINTENANCE EASEMENT AND INGRESS AND EGRESS EASEMENT FOR BUILDING MAINTENANCE.
  - LOT A-1, B-1, AND C PEDESTRIAN INGRESS AND EGRESS EASEMENT.
  - FOUND PIN WITH CAP MARKED LS 9960-SET IN CONCRETE BY THIS SURVEY.
  - SET PIN WITH CAP IN CONCRETE-MARKED PELS 14113
  - SET PIN WITH CAP MARKED PELS 14113
- NOTE** B.M. SPIKE IN POWER POLE, LOT 3, BLOCK 1, KING'S VIEW ESTATES FILING N<sup>o</sup> ONE ELEV. = 4550.31

**DETAIL**  
BUILDING MAINTENANCE EASEMENT AND INGRESS AND EGRESS EASEMENTS. SEE LEGEND AND PLAT.

**AREA SUMMARY**  
AREA IN LOTS 0.561 ACRE -100%  
DENSITY 7.13 UNITS PER ACRE  
4 UNITS ON THIS DEVELOPMENT

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned are the owners of that real property located in the Southeast Quarter of Section 19, Township 1 North, Range 2 West of the Ute Principal Meridian in Mesa County, Colorado, and being more specifically described as follows:  
Lot 3, Block Four of the Replat of Lots 2 and 3 Block Four and Private Drive, King's View Estates Filing No. Two, Mesa County, Colorado.  
That said owners have caused the said real property to be laid out and surveyed as CANYON TOWNHOUSES, A REPLAT OF LOT 3, BLOCK FOUR, OF THE REPLAT OF LOTS 2 AND 3 BLOCK FOUR AND PRIVATE DRIVE, KING'S VIEW ESTATES FILING NO. TWO, AND A REPLAT OF CANYON CONDOMINIUMS, PHASE I, FILED MAY 18, 1981, RECEPTION NO. 1257144, WITH THE DECLARATION RECORDED IN BOOK 1313, PAGES 453 THROUGH 470 INCLUSIVE, a subdivision of a part of Mesa County, Colorado.  
That said owners do hereby dedicate to the PUBLIC UTILITIES those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. The area shown as Ingress/Egress and Utility Easement is dedicated to the owners of the property within CANYON TOWNHOUSES, A REPLAT OF LOT 3, BLOCK FOUR, OF THE REPLAT OF LOTS 2 AND 3 BLOCK FOUR AND PRIVATE DRIVE, KING'S VIEW ESTATES FILING NO. TWO, AND A REPLAT OF CANYON CONDOMINIUMS, PHASE I, FILED MAY 18, 1981, RECEPTION NO. 1257144, WITH THE DECLARATION RECORDED IN BOOK 1313, PAGES 453 THROUGH 470 INCLUSIVE, a subdivision of a part of Mesa County, Colorado, for perpetual ingress and egress for themselves and their invitees, including postal service, trash, fire, police, and emergency vehicles.  
That all expenses for the ingress/egress easement, commonly designated as Diana Court, paving or improvements shall be furnished by the property owners or sellers, not the County of Mesa.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 9th day of March, A.D., 1988.  
Carlyle J. Fowler Virble M. Fowler Berndt C. Holmes, Trustee  
Carlyle J. Fowler Virble M. Fowler Berndt C. Holmes, Trustee

STATE OF COLORADO } ss  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me this 9th day of March, A.D., 1988 by Carlyle J. Fowler, Virble M. Fowler, and Berndt C. Holmes, Trustee.  
My commission expires 11-21-90  
Witness my hand and official seal.  
Cynthia S. Cole  
Notary Public

**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. this 14th day of April, A.D., 1988, and is duly recorded in Plat Book No. 13, Page 39A, Reception No. 1482391.  
Earl Sawyer Clerk and Recorder By Ann Gusterson Deputy Fees: \$ 10.00

**COUNTY PLANNING COMMISSION CERTIFICATE**  
Approved this 5 day of April, A.D., 1988. County Planning Commission of the County of Mesa, State of Colorado.  
Mary K. Fuller  
Chairman

**BOARD OF COUNTY COMMISSIONERS' CERTIFICATE**  
Approved this 5 day of April, A.D., 1988. Board of County Commissioners of the County of Mesa, State of Colorado.  
Wayne H. Lizer  
Chairman

**SURVEYOR'S CERTIFICATE**  
I, Wayne H. Lizer, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of said CANYON TOWNHOUSES, A REPLAT OF LOT 3, BLOCK FOUR, OF THE REPLAT OF LOTS 2 AND 3 BLOCK FOUR AND PRIVATE DRIVE, KING'S VIEW ESTATES FILING NO. TWO, AND A REPLAT OF CANYON CONDOMINIUMS, PHASE I, FILED MAY 18, 1981, RECEPTION NO. 1257144, WITH THE DECLARATION RECORDED IN BOOK 1313, PAGES 453 THROUGH 470 INCLUSIVE was prepared from a field survey done by me during October and November, 1987, and that this plat accurately represents said survey.  
Wayne H. Lizer  
Wayne H. Lizer  
Registered Professional Land Surveyor  
P.E., P.L.S. No. 14113

Richard D. Miller  
Approved: Chairman, Utilities Coordinating Committee  
Date: 3/9/88

**CANYON TOWNHOUSES**  
A REPLAT OF LOT 3, BLOCK FOUR OF THE REPLAT OF LOTS 2 AND 3, BLOCK FOUR AND PRIVATE DRIVE, KING'S VIEW ESTATES FILING N<sup>o</sup> TWO, AND A REPLAT OF CANYON CONDOMINIUMS, PHASE I, FILED MAY 18, 1981, RECEPTION N<sup>o</sup> 1257144, WITH THE DECLARATION RECORDED IN BOOK 1313, PAGES 453 THROUGH 470 INCLUSIVE.  
**W.H. LIZER & ASSOCIATES**  
ENGINEERING & SURVEYING  
576 25 ROAD UNIT B 241-1129  
GRAND JUNCTION COLORADO 81505

Owner - Fowler, Carlyle J.  
Fowler, Virble M.

Holmes, Berndt C., architect

\$10.00 - A

Plot - Canyon Townhouses

1452891

04:30 PM

APR 14 1988 E.SAWYER, CLK&REC MESA CTY, CO.

See -

Plot Book - 13

Page - 392

Drawer 4 - 91