

# CONDOMINIUM MAP OF SUNPLEX V CONDOMINIUM

### CERTIFICATION & DEDICATION

Reece Properties, LLC ("Declarant") is the owner of a tract of land situated in the SE 1/4 SE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

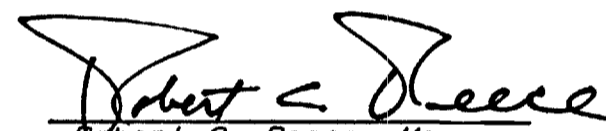
Lot 5, BENSLEY - BRISTOL MINOR SUBDIVISION as recorded in Plat Book 16 at Page 139 of the Mesa County records.  
TOGETHER WITH  
A non-exclusive ingress, egress easement only, per the Warranty Deed recorded in Book 3813, Page 644 and as agreed upon.

The owners certify that this Condominium Map of SUNPLEX V CONDOMINIUM, has been prepared pursuant to the purposes stated in the Declaration of Sunplex V Condominium, as recorded in Book 3830, Pages 231-251 in the Clerk and Recorder's Office of Mesa County, Colorado.

Said Owner does hereby offer the following dedication:

The City of Grand Junction is hereby dedicated an ingress/egress easement across the General Common Elements used for vehicular and/or pedestrian access, including, but not limited to, the area designated as asphalt and concrete, for access to and from the detention easement area. The City is further dedicated a 33 foot wide easement across the south edge of the property for the inspection, operation, repair and maintenance of all detention facilities and appurtenances to the detention of water.

All 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 or units hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

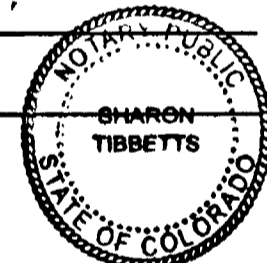
  
Robert C. Reece, Manager

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing owner's certificate was acknowledged before me this 25th day of January A.D., 2005 by Robert C. Reece, Manager.

Witness my hand and official seal Sharon Tibbetts  
Notary Public

Address 200 Grand Ave., Grand Junction, CO 81501  
My commission expires 01-25-06



My Commission Expires  
January 25, 2006

### LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3627 at Page 839 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

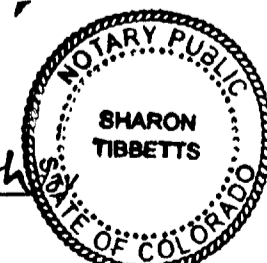
BY: EC Krum BR. Pres. FOR: Bank of Colorado

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing Lienholders Ratification was acknowledged before me this 25th day of January A.D., 2005 by

Witness my hand and official seal Sharon Tibbetts  
Notary Public

Address 200 Grand Ave., Grand Junction, CO 81501  
My commission expires 01-25-06



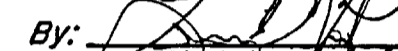
My Commission Expires  
January 25, 2006

### TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, Meridian Land Title, LLC, 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 Reece Properties, LLC, that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: 1-26-2005

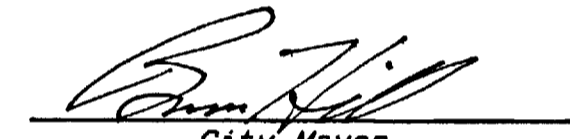
BY:   
LAWRENCE J. VENT/MERIDIAN LAND  
TITLE EXAMINER/TITLE, LLC

### CITY APPROVAL

This condominium map of SUNPLEX V CONDOMINIUM, a condominium in the City of Grand Junction, County of Mesa, State of Colorado,

is approved and accepted on the 2nd day of February, 2005.

  
City Manager

  
City Mayor

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:28 o'clock P.M., this 3rd day of February A.D., 2005, and is duly recorded in Book No. 3830 at page 251-253  
Reception No. 2236855 Fees 30.00 + 1.00 Drawer No. KK-86

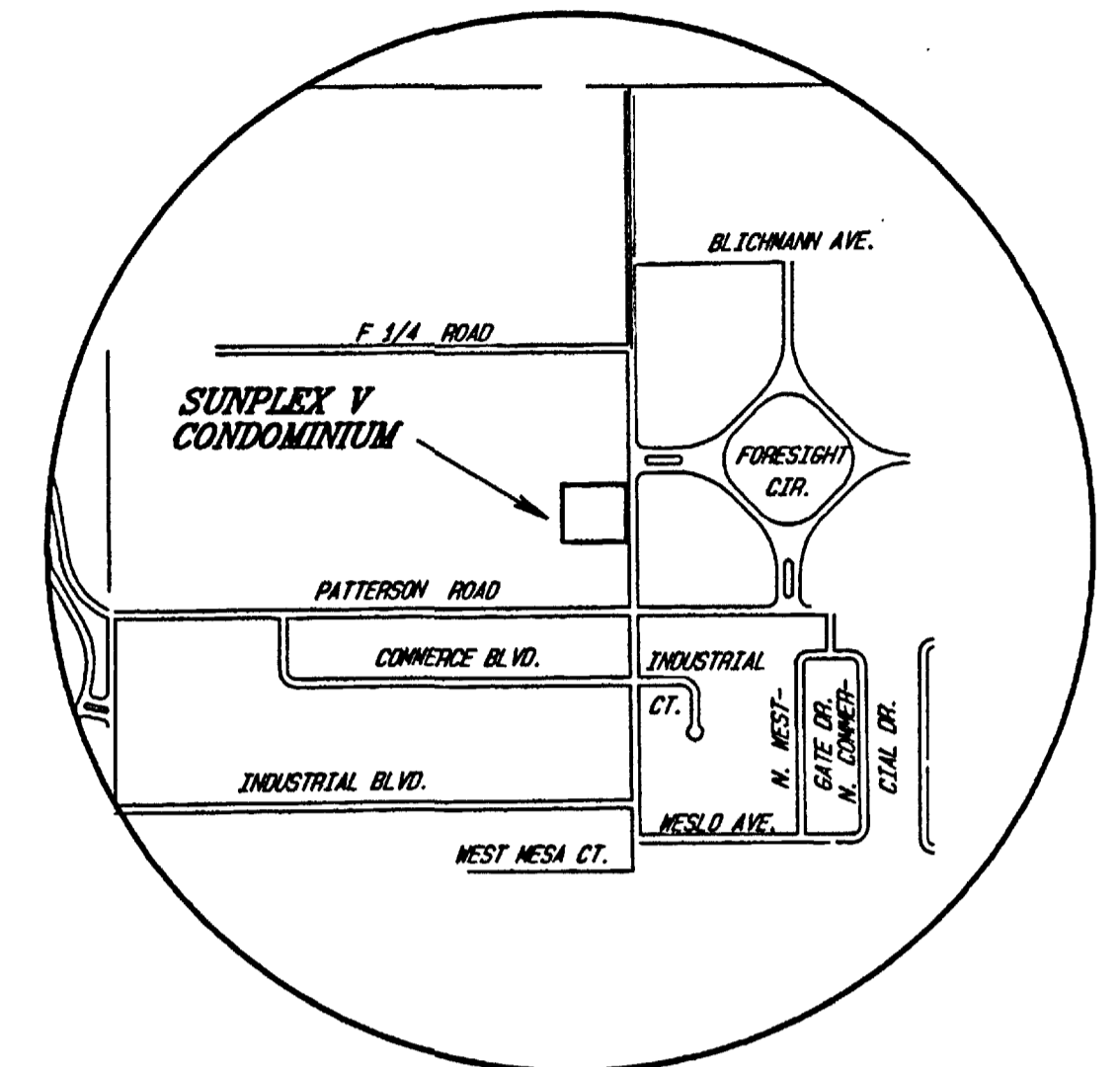
Deputy

Clerk and Recorder

### CONDOMINIUM NOTES

- 1.) The Project Benchmark is the northeast corner of this lot being a found 1" copper cap with an elevation of 4571.94 / NAVD 88.
- 2.) Except for the Units and Limited Common Element, the entire condominium boundary will be classified as General Common Element.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 the certification / statement shown hereon.



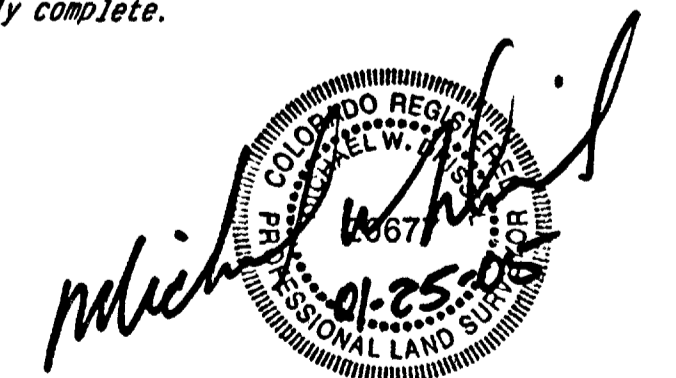
VICINITY MAP  
NOT TO SCALE

To be completed by the City of Grand Junction personnel.  
The accuracy of this information is the responsibility of the City of Grand Junction.

Detention Easement conveyed to Bensley-Bristol Property Owners Association in Book 3813 at Pages 645 & 646. 224  
Quit Claim Deed conveying easements Book 3830 Page 228  
Easement and Agreement Book 3830 Page 229-230  
Amended and Restated Declaration of Covenants, Conditions and Restrictions of Bensley-Bristol Minor Subdivision Book 3830 Page 207-225

### SURVEYOR'S STATEMENT

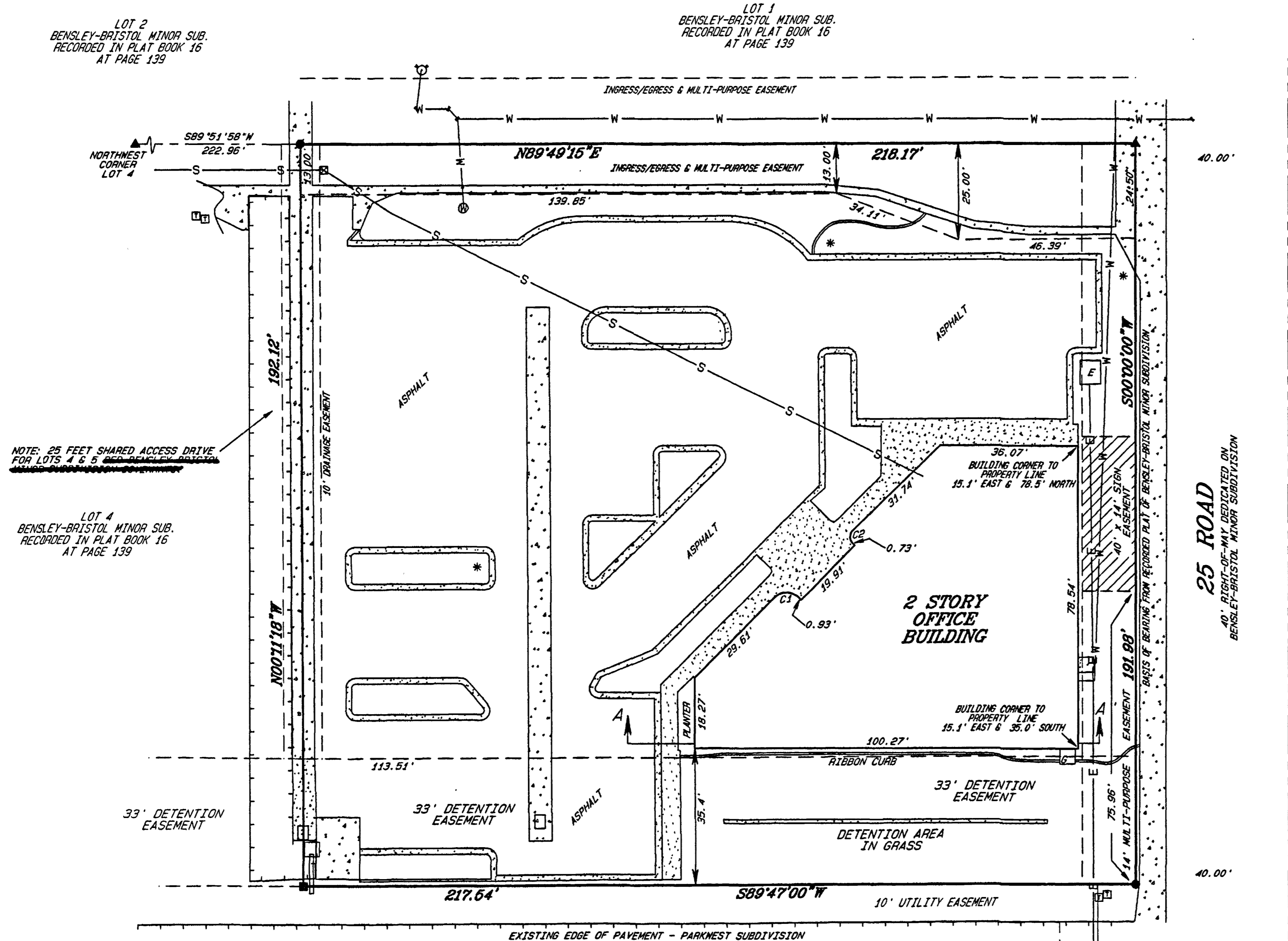
I, Michael W. Drissel, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this map was prepared under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, and that it was made from measurements upon and within the existing structures. This map contains all the information required by C.R.S. 38-33.7-209. The improvements and units shown hereon are substantially complete.

  
MICHAEL W. DRISSEL  
01-25-06  
PROFESSIONAL LAND SURVEYOR  
STATE OF COLORADO

**SUNPLEX V CONDOMINIUM**  
LOCATED IN THE  
SE 1/4 SE 1/4, SEC. 4, T1S, R1W, U.M.  
**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	836-04-01
Drawn By	TMODEL	Date	JAN. 2005	Sheet	1 OF 3

# CONDOMINIUM MAP OF SUNPLEX V CONDOMINIUM



NOTE: 25 FEET SHARED ACCESS DRIVE FOR LOTS 4 & 5 PER BENSLEY-BRISTOL SUBDIVISION

LOT 4  
BENSLEY-BRISTOL MINOR SUB.  
RECORDED IN PLAT BOOK 16  
AT PAGE 139

LOT 2  
BENSLEY-BRISTOL MINOR SUB.  
RECORDED IN PLAT BOOK 16  
AT PAGE 139

LOT 1  
BENSLEY-BRISTOL MINOR SUB.  
RECORDED IN PLAT BOOK 16  
AT PAGE 139

LOT 1  
PATTERSON PARKWEST SUBDIVISION  
RECORDED IN PLAT BOOK 13  
AT PAGE 473

## LEGEND & ABBREVIATIONS

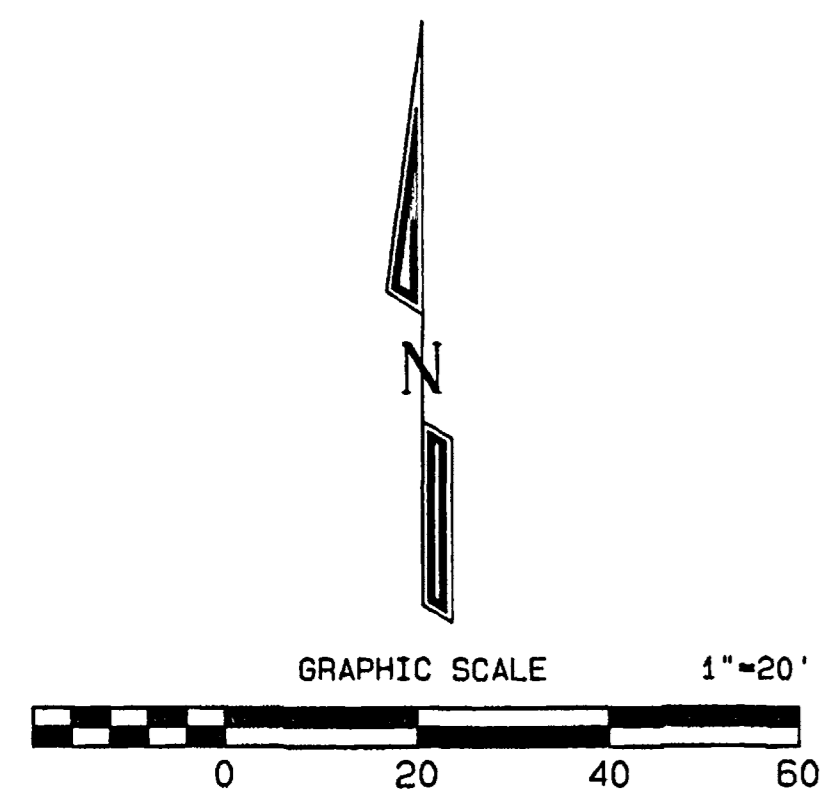
- ▲ FOUND 1" COPPER CAP STAMPED TLC LS 18480
  - FOUND #5 REBAR W/ALUMINUM CAP STAMPED TLC LS 18480
  - SET LEAD TACK AND TAG STAMPED LS 20677
  - SET #5 REBAR W/2" ALUMINUM CAP STAMPED D/H SURVEYS LS 20677
  - G.C.E. = GENERAL COMMON ELEMENT
  - L.C.E. = LIMITED COMMON ELEMENT
  - W.C. = WITNESS CORNER
  - P.O.B. = POINT OF BEGINNING
  - SQ. FT. = SQUARE FEET
  - F.F. = FINISH FLOOR
  - (TYP) = TYPICAL
  - U.M. = UTE MERIDIAN
  - Δ = DELTA
  - A = ARC
  - R = RADIUS
  - N.T.S. = NOT TO SCALE
- 
- ☐ ELECTRIC PED./VAULT
  - ☐ POWER POLE
  - ☐ GAS METER
  - ☐ TELEPHONE PED.
  - ☒ SAN. SEWER MANHOLE
  - ⊗ STORM SEWER MANHOLE
  - ⊙ IRRIG. MANHOLE/RISER
  - ⊕ FIRE HYDRANT
  - ⊖ WATER METER/MANHOLE
  - ⊙ WATER VALVE
  - ☐ MAILBOX
  - \* LIGHT POLE
  - ⊙ STREET SIGN
  - ⊙ TREE/BUSH
- 
- E— ELECTRIC LINE
  - T— TELEPHONE/CABLE LINE
  - W— WATER LINE
  - S— SEWER LINE
  - IRR— IRRIGATION LINE
  - L— LIMITS OF ASPHALT
  - X— FENCE LINE
  - DIRECTION OF FLOW
  - ▒ CONCRETE



### EXTERIOR BUILDING CURVES

CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	91°01'04"	6.93'	4.36'	6.22'	S89°30'35"E
C2	90°00'00"	3.71'	2.36'	3.34'	S00°59'57"W

AREA SUMMARY  
LOT 5 = 0.96 ACRES / 1008

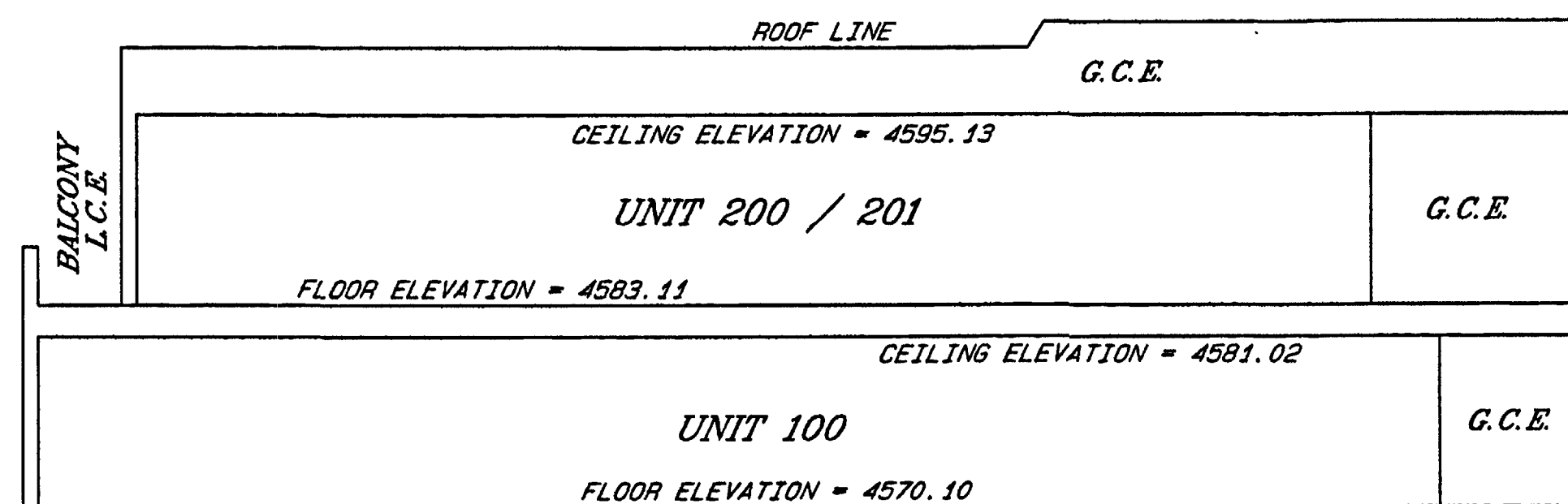
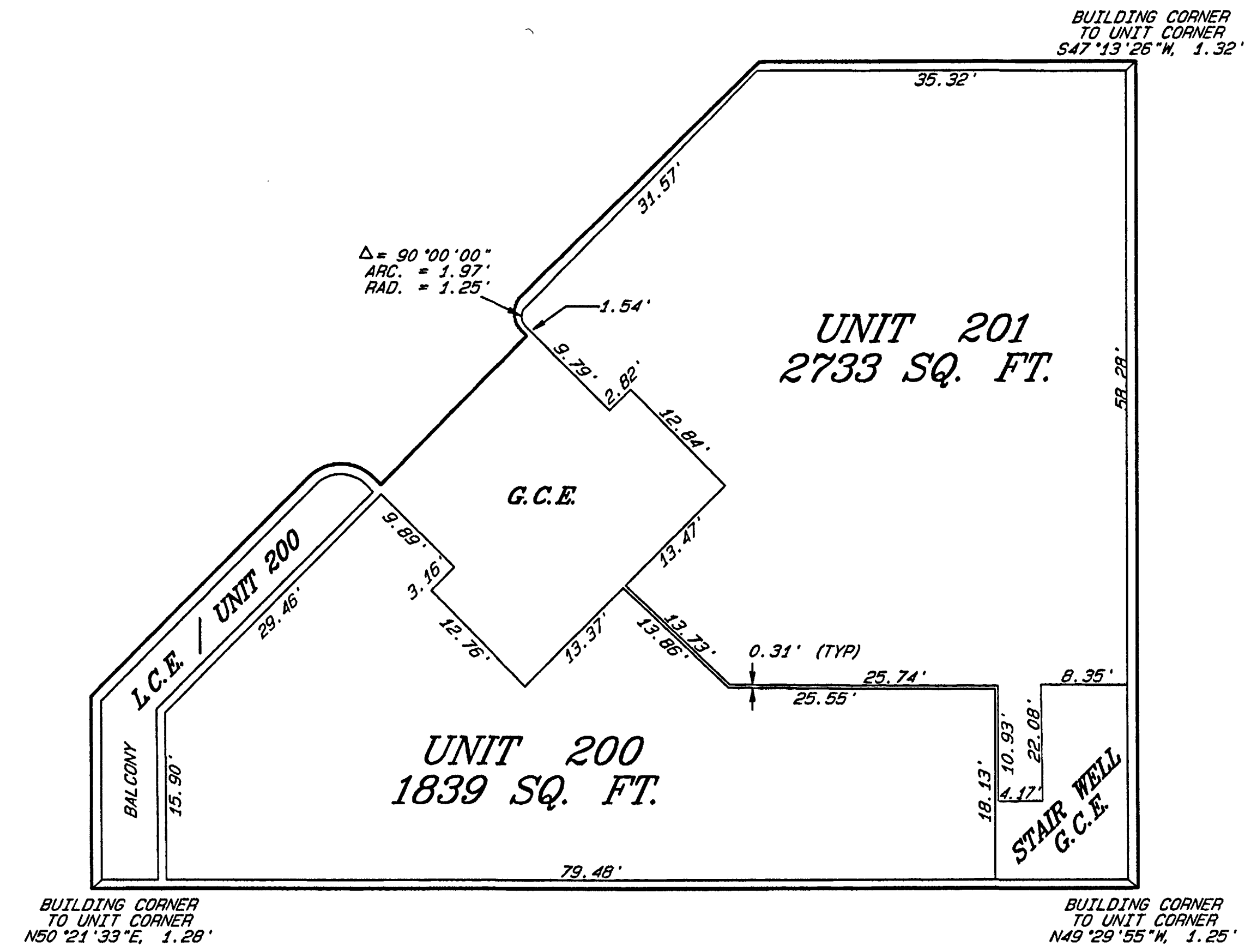
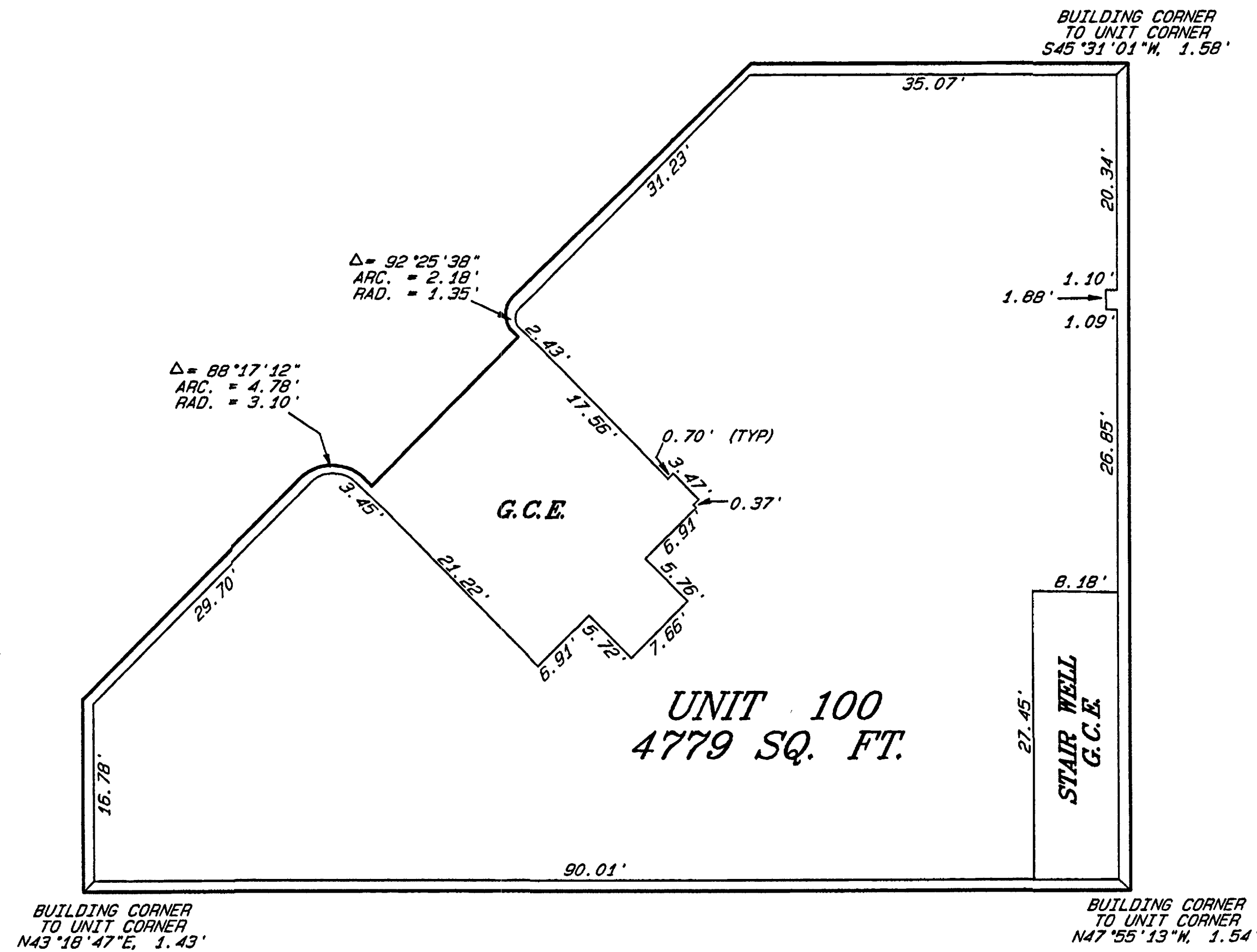


**SUNPLEX V CONDOMINIUM**  
LOCATED IN THE  
SE 1/4 SE 1/4, SEC. 4, T1S, R1W, U.M.

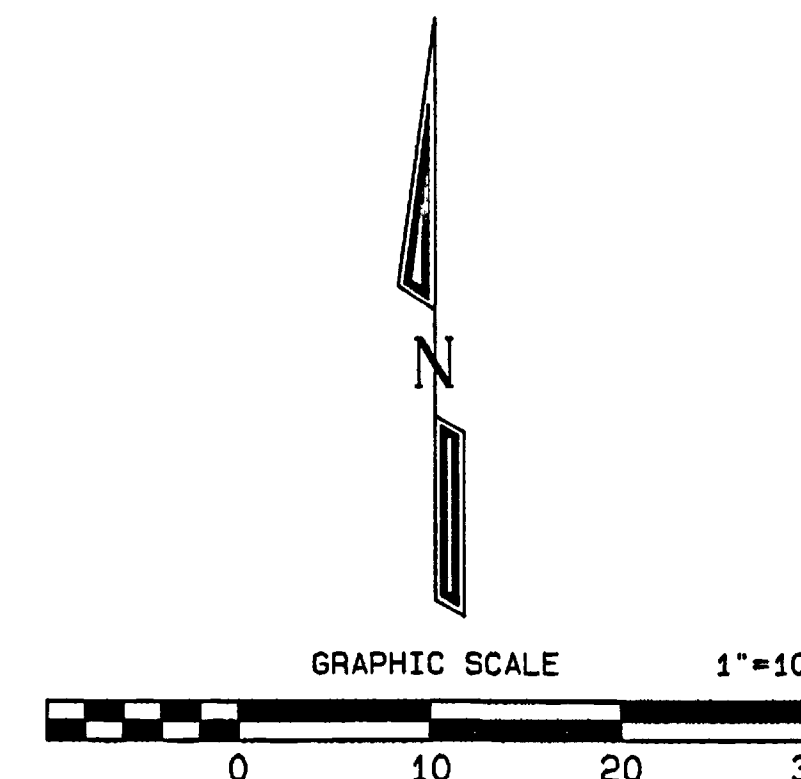
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Designed By	M.W.D.	Checked By	S.L.H.	Job No.	836-04-01
Drawn By	TMODEL	Date	JAN. 2005	Sheet	2 OF 3

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VERTICAL SECTION A-A'



**SUNPLEX V CONDOMINIUM**  
 LOCATED IN THE  
 SE 1/4 SE 1/4, SEC. 4, T1S, R1W, U.M.  
**D H SURVEYS INC.**  
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Designed By <i>M.W.D.</i>	Checked By <i>S.L.H.</i>	Job No. 836-04-01
Drawn By <i>TWODEL</i>	Date <i>JAN. 2005</i>	Sheet <i>3 OF 3</i>