

# SANDIA CONDOS

**PROPERTY DESCRIPTION**

Lots 14, 15 AND 16 in Block 53 of the CITY OF GRAND JUNCTION as recorded at Reception Number 54332 in the Mesa County Clerk and Recorder's Office.

That said owners do hereby dedicate and set apart that real property as follows:

All Multipurpose Easements dedicated to the City of Grand Junction for the use of City approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, trees and grade structures.

All easements include the right of ingress and egress on, along, over, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. Furthermore, the owners of said lots or tracts hereby pledged 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.

**OWNER CERTIFICATE**

Gary L. Vanderwood and Joan H. Vanderwood are the owners of Lots 14, 15, and 16 in Block 53 of the City of Grand Junction as recorded in Book 972 at Page 805 in the Mesa County Clerk and Recorder's office, certify that this Condominium Map of SANDIA CONDOS has been prepared pursuant to the purpose stated on the Declaration of Covenants.

*Gary L. Vanderwood*      *Joan H. Vanderwood*  
 Gary L. Vanderwood      Joan H. Vanderwood

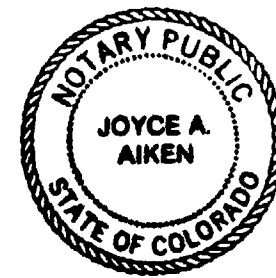
**NOTARY STATEMENT**

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April, 2006 by Gary L. Vanderwood and Joan H. Vanderwood.

My commission expires June 23, 2009

Witness my hand and official seal.

*Joyce A. Aiken*  
 Notary Public



**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
 ) SS  
 COUNTY OF MESA )

I certify this instrument was filed in my office at 11:10 o'clock A.M. on the

On the 19<sup>th</sup> day of May and was recorded in

Book 4160 at Pages 629-630, Reception No. 2317980

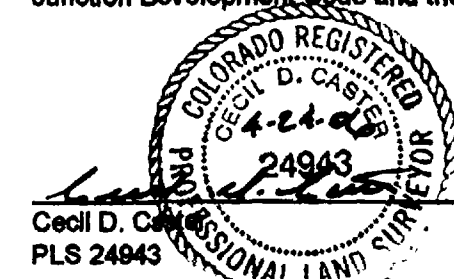
Drawer No. KK-705, Fees 20.00 + 1.00

By \_\_\_\_\_

Clerk and Recorder      Deputy

**SURVEYORS CERTIFICATE**

I Cecil D. Caster, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the accompanying map of SANDIA CONDOS, a map of said parcel of land and buildings was prepared under my direct supervision and represents a field survey of the same; that it depicts the vertical and horizontal locations of the Units and Buildings hereon and was made from measurements upon the existing structures which were substantial complete at the time such measurements were made. To the best of my knowledge and belief this map conforms to the requirements for condominium maps specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado, specifically C.R.S. 38-33.3-209.



Cecil D. Caster  
 PLS 24943

Basis of Bearing: A bearing of N00°00'00"E has been assumed between the City of Grand Junction Monuments located at the Intersection of 3rd Street and Gunnison Avenue and 3rd Street and Chipeta Avenue.

**TITLE CERTIFICATION**

We Abtract and Title of Mesa County, Inc., a Title Insurance Company duly licensed in the State of Colorado, does hereby certify that we have examined the title to the hereon described property, that we find the Title to the property vested to Gary L. Vanderwood and Joan H. Vanderwood; that the current taxes have been paid; that all mortgages not satisfied or released of record not otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way are shown hereon.

By: *Debra J. Blanchette* Date 4-16-06

Printed Name Debra J. Blanchette

EXECUTED this 24<sup>th</sup> day of April, 2006

**LIEN HOLDER RATIFICATION OF PLAT**

The undersigned hereby certifies that it is a holder of a Security Interest upon the property described hereon and does hereby join and consent the dedication on the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3186 at Page 398 and 399, Book 3431 at Page 668, Book 3532 at Page 548, Book 3588 at Page 788 and Book 3588 at Page 788 in the public records of Mesa County, Colorado shall be subordinated to the dedication shown hereon.

In witness whereof, the said Corporation has caused these presents to be signed by its representative, with the authority of its Board of Directors, this 25<sup>th</sup> day of

April, 2006  
 By: *Clay Tuffy* for Alpine Bank  
 (Title) President

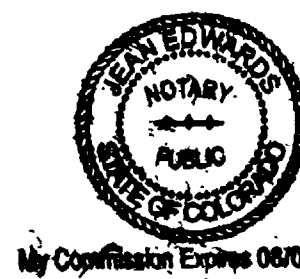
STATE OF COLORADO )  
 ) SS  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 25 day of

April, 2006 by Clay Tuffy

Notary Public *Jean Edwards*

My commission expires 8/5/08



My Commission Expires 08/05/2008

**For City of Grand Junction Use Only**

Book 4160 Page 631-653 Type of Document Covenants, Conditions & Restrictions

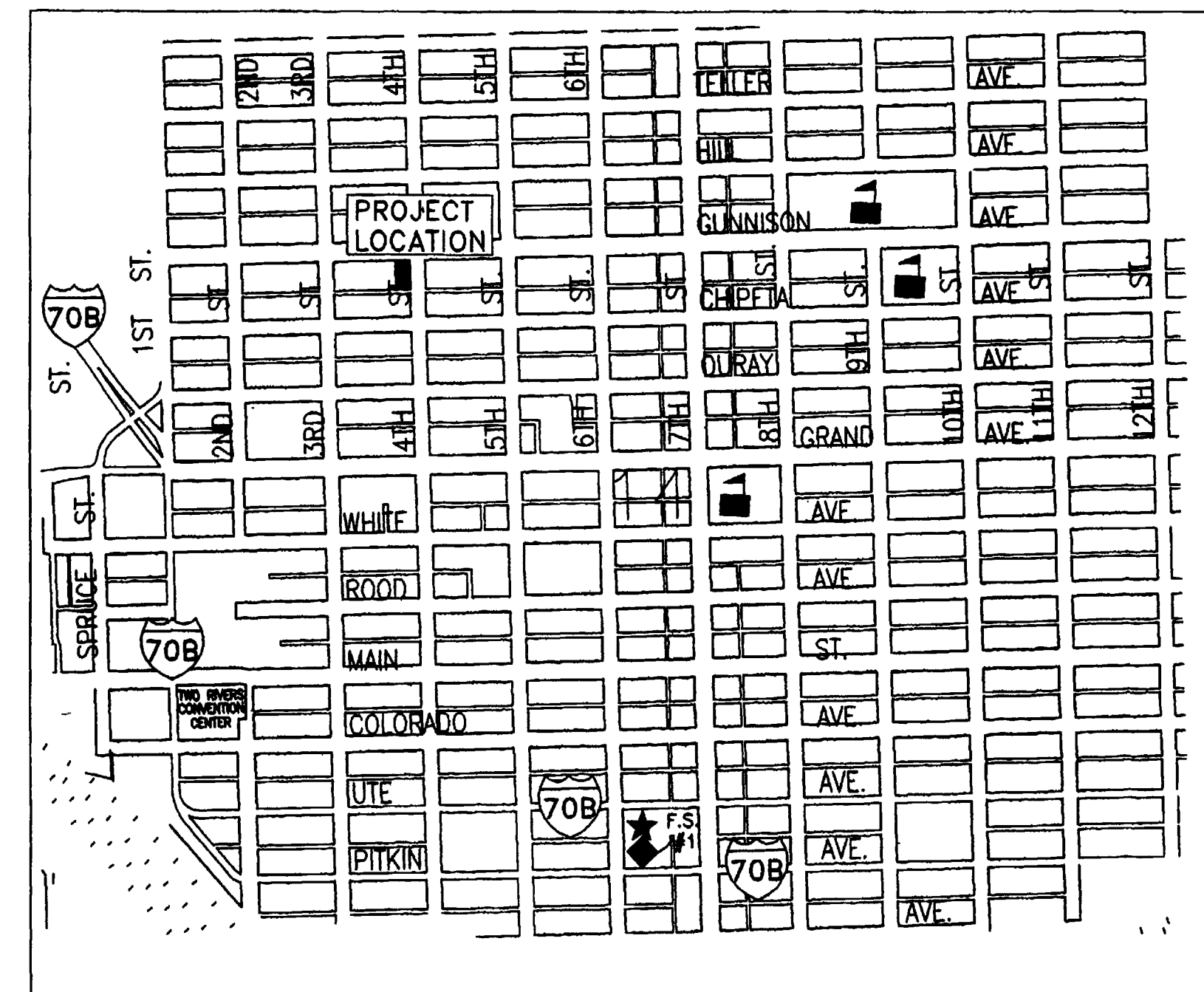
**CITY OF GRAND JUNCTION APPROVAL**

This plat of Sandia Condos in the City of Grand Junction, Mesa

County Colorado was approved this 15<sup>th</sup> day of May, 2006

*Kelly Arnold*      *John J. Lundy*  
 City Manager - Kelly Arnold      President of City Council

**VICINITY MAP**  
 Not to Scale

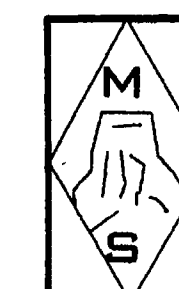


Sheet 1 of 2

**SANDIA CONDOS**

Located in Lots 14, 15, and 16 in Block 53, City of Grand Junction, lying in the NW 1/4 of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado.

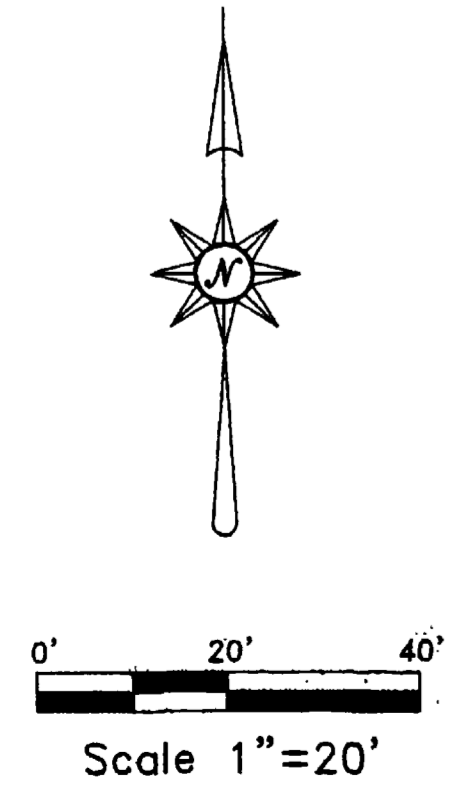
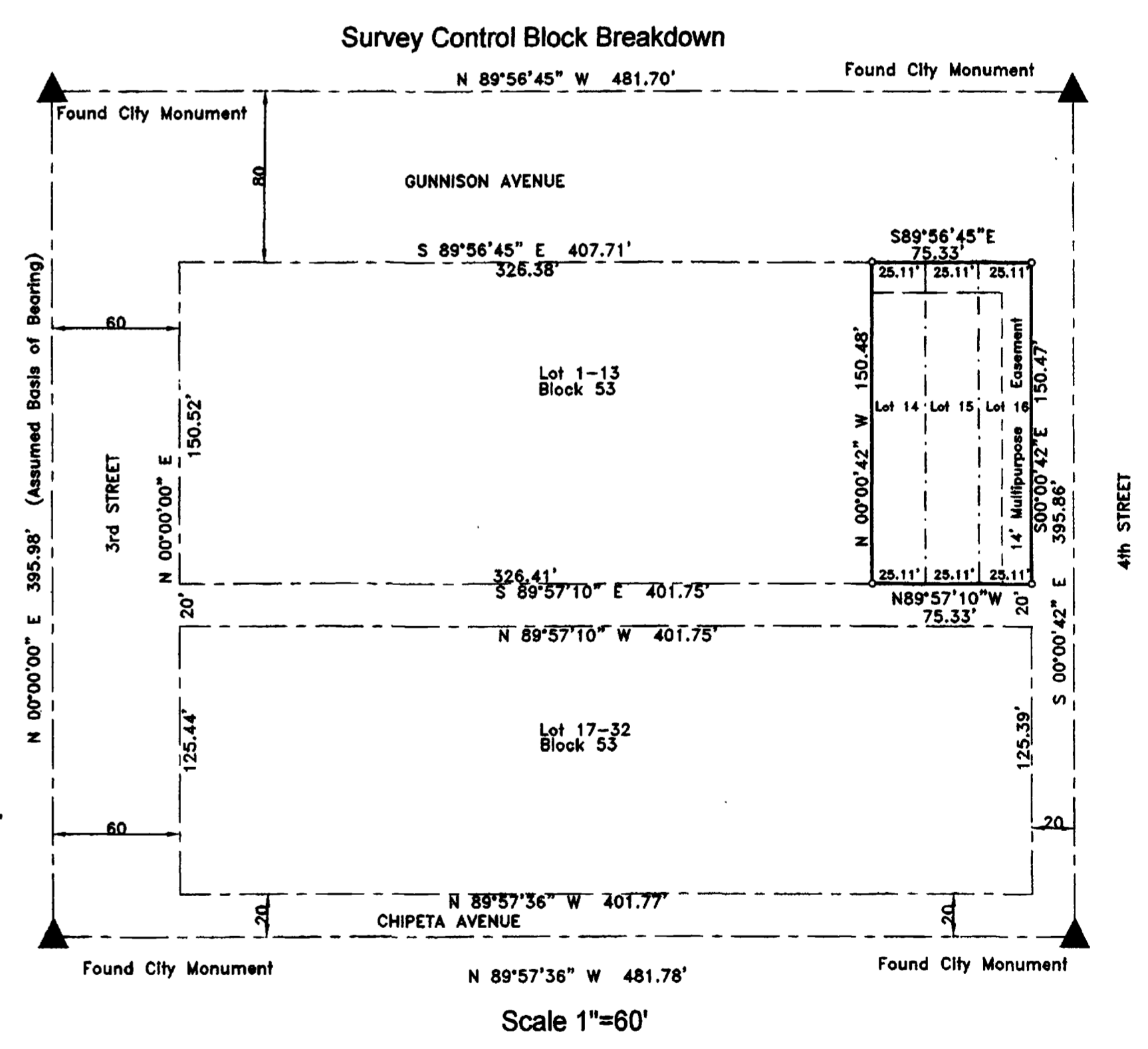
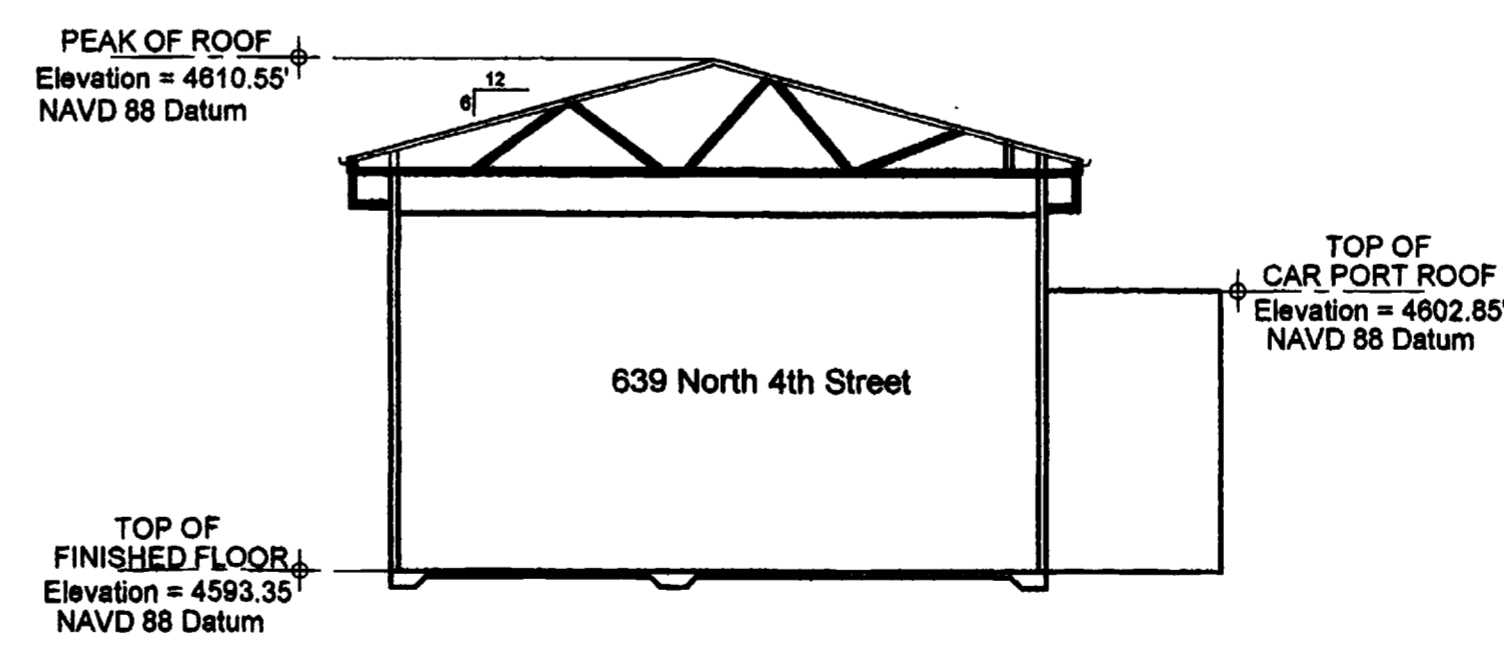
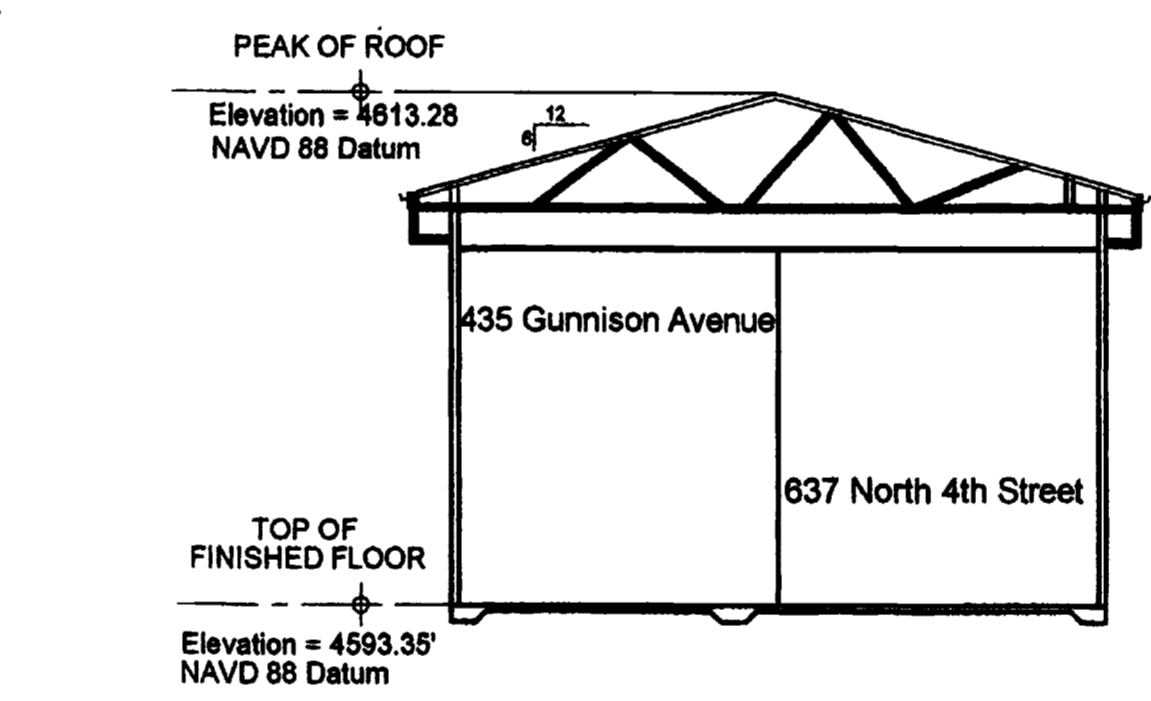
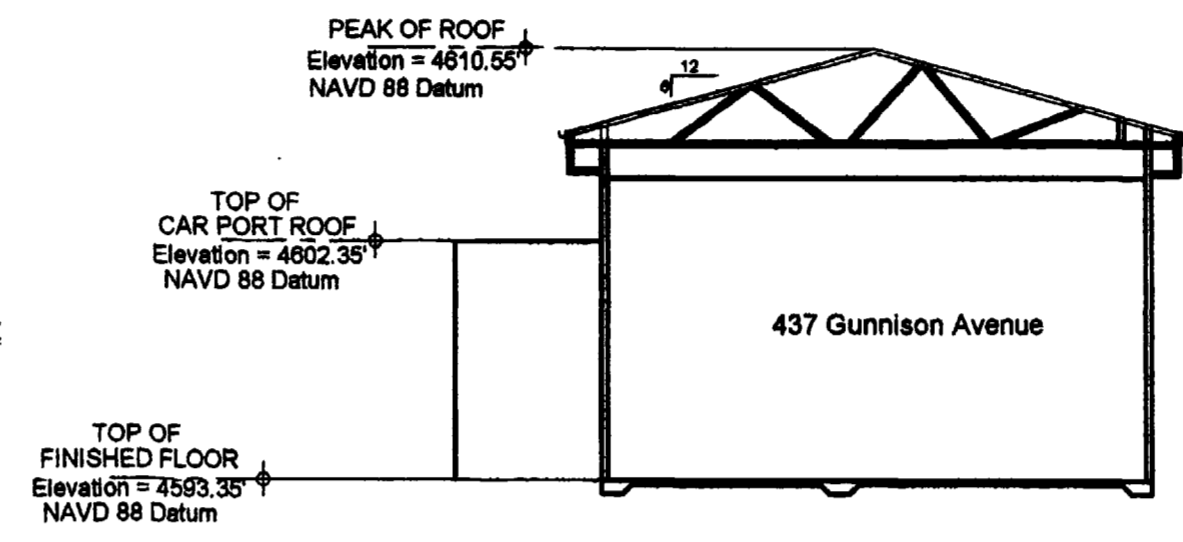
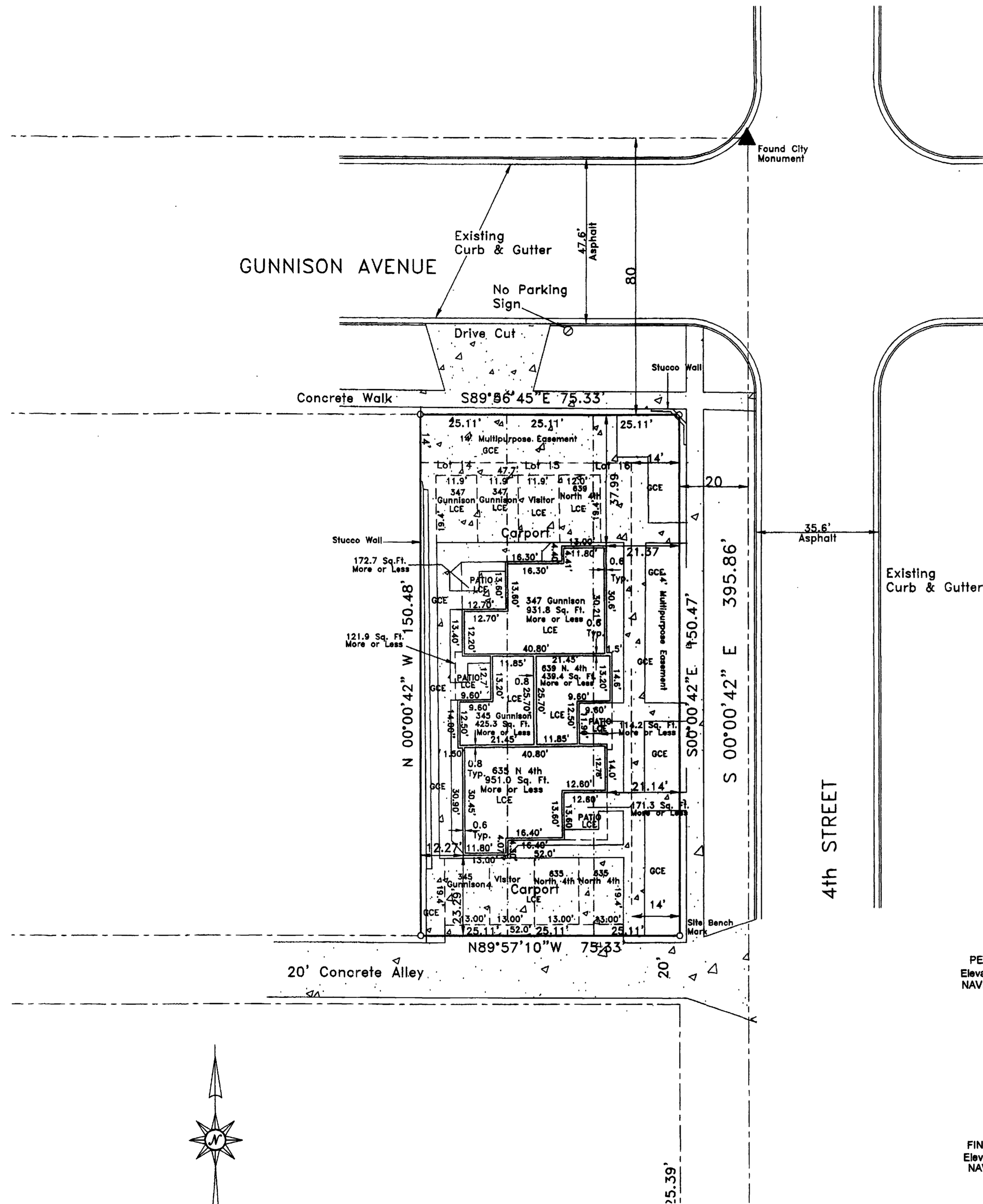
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



Monument Surveying Inc.  
 741 Road Ave.  
 Grand Junction, CO 81501  
 (970) 245-4199 Fax (970) 245-4874

DESIGNED _____	FIELD APPROVAL <u>BKH</u>
DRAWN <u>RM</u>	REVISION DATE <u>12/20/05 3/8/06</u>
CHECKED <u>CDC</u>	APPROVED <u>3/08/06</u>
PREPARED FOR: <u>Gary Vanderwood</u>	JOB NO. <u>04-07</u>

# SANDIA CONDOS



GCE= General Common Element  
 LCE= Limited Common Element  
 Sq. Ft.= Square Feet  
 O = Set Number 5 Rebar and Cap  
 In Concrete marked "Monument  
 PLS 24943 or Mail with 2" metal Disc.  
 Typ.= Typical

Site Bench Mark= Number 5 Rebar and Cap  
 in Concrete, Southeast Boundary Corner  
 Elevation= 4992.72 feet NAVD 88 Datum.

Revisions 3/9/06  
 Wall thickness added  
 Retaining wall labeled  
 Revisions South carport

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 the certification shown herein.

**Monument Surveying Inc.**  
 741 Road Ave  
 Grand Junction, CO 81501  
 (970) 245-4189 Fax (970) 245-4674

Sheet 2 of 2 CONDOMINIUM PLAT

**SANDIA CONDOS**  
 Located in Lots 14, 15, and 16 in Block 53, City of Grand Junction, lying in the NW 1/4 of Section 14, Township 1, South, Range 1, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado.

DESIGNED _____	FIELD APPROVAL <u>BKH</u>
DRAWN <u>RM</u>	REVISION DATE _____
CHECKED <u>CDC</u>	APPROVED <u>3/09/06</u>
PREPARED FOR: <u>Gary Vanderwood</u>	JOB NO. <u>04-07</u>