

# HIGH COUNTRY CONDOMINIUMS

## OF LOT 6, HIGH COUNTRY BUSINESS PARK

### PLAT BOOK 13, PAGE 271, MESA COUNTY RECORDS

### NE1/4 NE1/4, SECTION 15, T1S, R1W, UTE MERIDIAN

### CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

#### DEDICATION

WHEREAS, Rocky Mountain Business Partners, a Colorado general partnership, is the owner of real property located in Lot 6, High Country Business Park, NE1/4 NE1/4, Section 15, T1S, R1W, Ute Meridian, City of Grand Junction, Mesa County, Colorado, as recorded in Plat Book 13, Page 271, Mesa County records.

The owner certifies that the Plat of HIGH COUNTRY CONDOMINIUMS has been prepared pursuant to the purposes stated in the Condominium Declaration for Condominium Plat of HIGH COUNTRY CONDOMINIUMS.

KNOW ALL MEN BY THESE PRESENTS:

That the Owner does hereby dedicate, grant and submit the real property and easements, together with all improvements thereon, to condominium common interest under the style and name HIGH COUNTRY CONDOMINIUMS with the various portions of such real property and easements being designated for separate and common ownership as shown on this plat in accordance with HIGH COUNTRY CONDOMINIUMS Declaration of Condominium.

All Multipurpose Easement are 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, landscaping trees and grade structures.

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

Owner hereby declares all lienholders appear hereon.

By: Paul S. Wisecup (title) MANAGING PARTNER (title)  
for: Rocky Mountain Business Partners, a Colorado general partnership

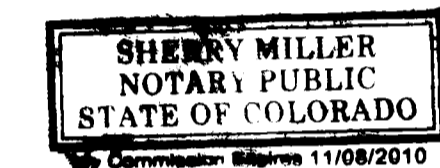
#### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Paul S. Wisecup (title) MANAGING PARTNER for Rocky Mountain Business Partners, a Colorado general partnership this 10th day of JANUARY, A.D., 2007.

Witness my hand and official seal:

Sherry Miller  
Notary Public  
My Commission Expires 11-9-2010



#### LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described 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, as shown in document recorded at Book 2549, Pages 367 through 367 and Book 2625, Pages 178 through 178, public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Senior VP with the authority of its Board of Directors, this 10th day of JANUARY, 2007.

By: [Signature] (title) SENIOR VICE PRESIDENT

For: Grand Valley National Bank

#### NOTARY PUBLIC CERTIFICATION

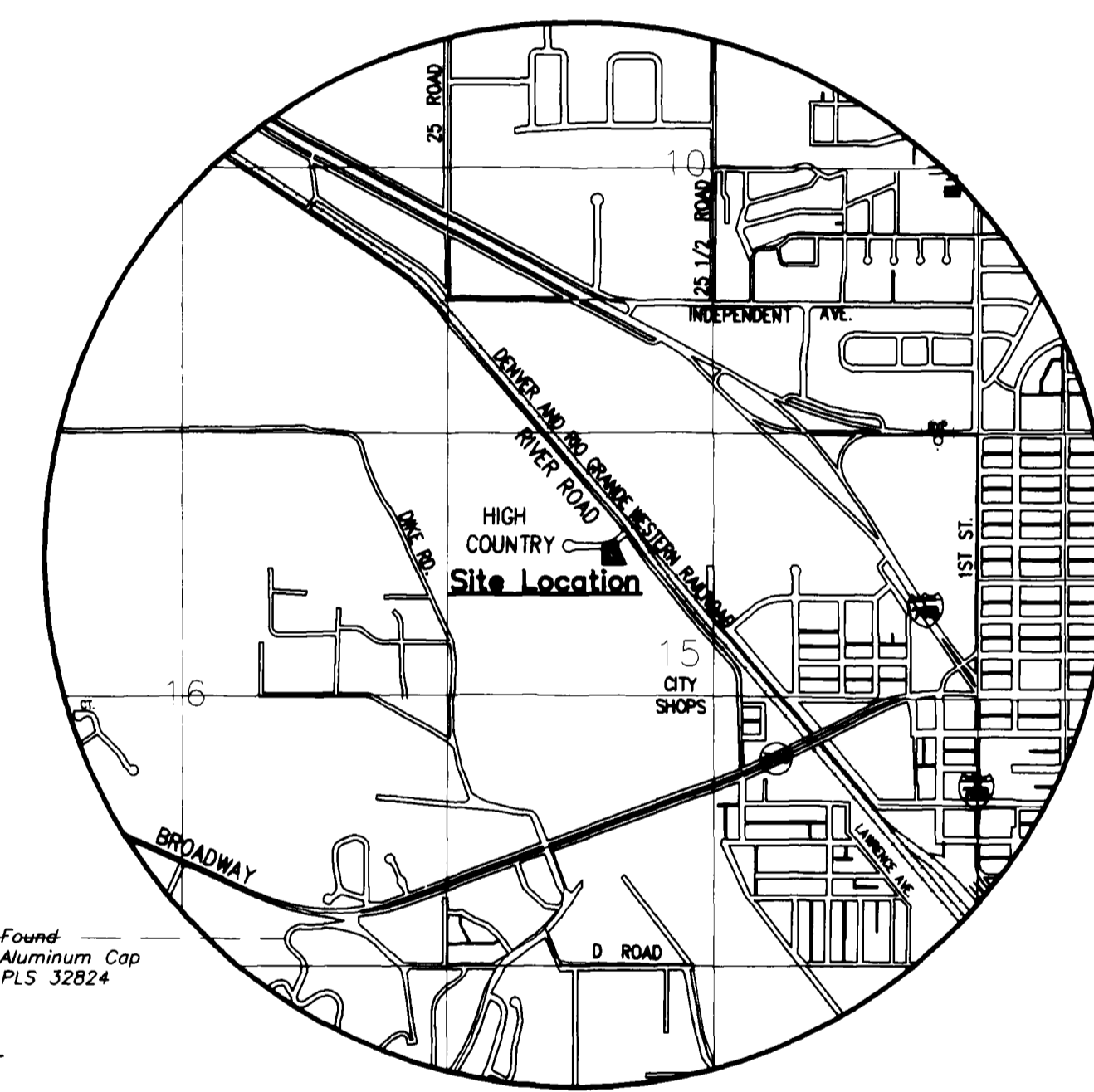
STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Bruce Skalicky (title) Senior VP for Grand Valley National Bank this 10th day of JANUARY, A.D., 2007.

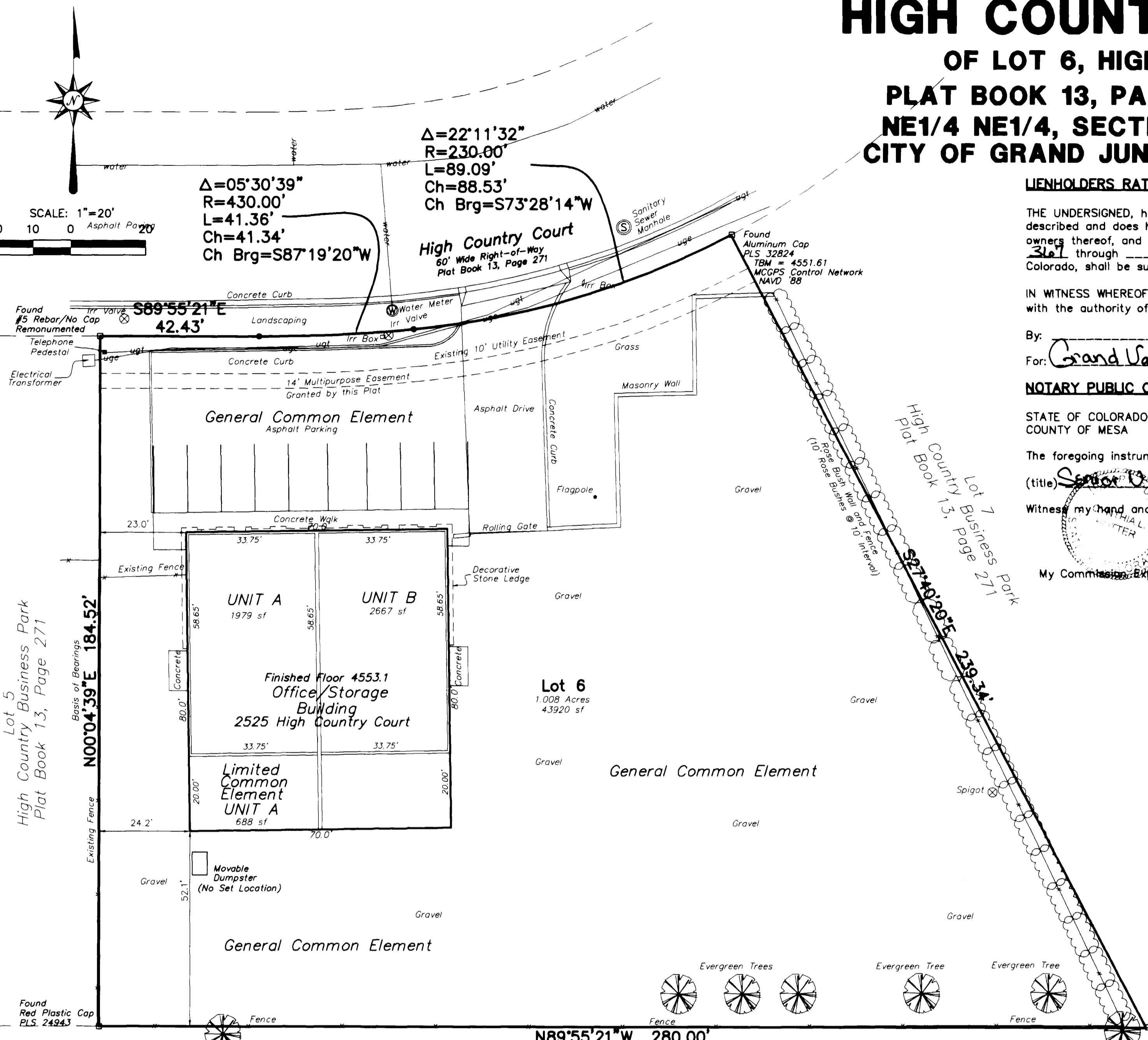
Witness my hand and official seal:

[Signature]  
Notary Public

My Commission Expires 1-12-10



VICINITY MAP



Lot 5  
High Country Business Park  
Plat Book 13, Page 271

Found Red Plastic Cap  
PLS. 24243

Parcel B  
ODA Simple Land Division  
Book 3565, Pages 751 and 752

#### LEGEND

- CITY SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
- PER CRS-38-51-105, IN CONCRETE
- ▲ FOUND REBAR, AS NOTED
- ▲ PK NAIL, SET IN PAVING
- ▲ ALUMINUM CAP ON No. 5 REBAR TO BE 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
- LCE LIMITED COMMON ELEMENT
- GCE GENERAL COMMON ELEMENT
- SH INTERSTATE HIGHWAY SYMBOL
- SH STATE HIGHWAY SYMBOL
- US UNITED STATES
- NTS NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- §§ SCILICET, 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
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- NAVD NORTH AMERICA VERTICAL DATUM
- TBM TEMPORARY BENCH MARK

#### FOR CITY USE ONLY

##### Associated Recorded Documents

Book	Page	Type
4336	40	Condominium Declaration

##### GENERAL NOTES

Easement and Title Information provided by Transnation Title Insurance Company, Policy No. F58-001813, dated May 6, 2006.

Basis of bearings is the West line of the Lot 6, High Country Business Park which bears North 00 degrees 04 minutes 39 seconds East, a distance of 184.52 feet, established by observation of the MCGPS control network. Both monuments on this line are found lot corners for Lot 6, 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".

Vertical Datum based on Mesa County Geographical Positioning System Local Control Network = NAVD 1988

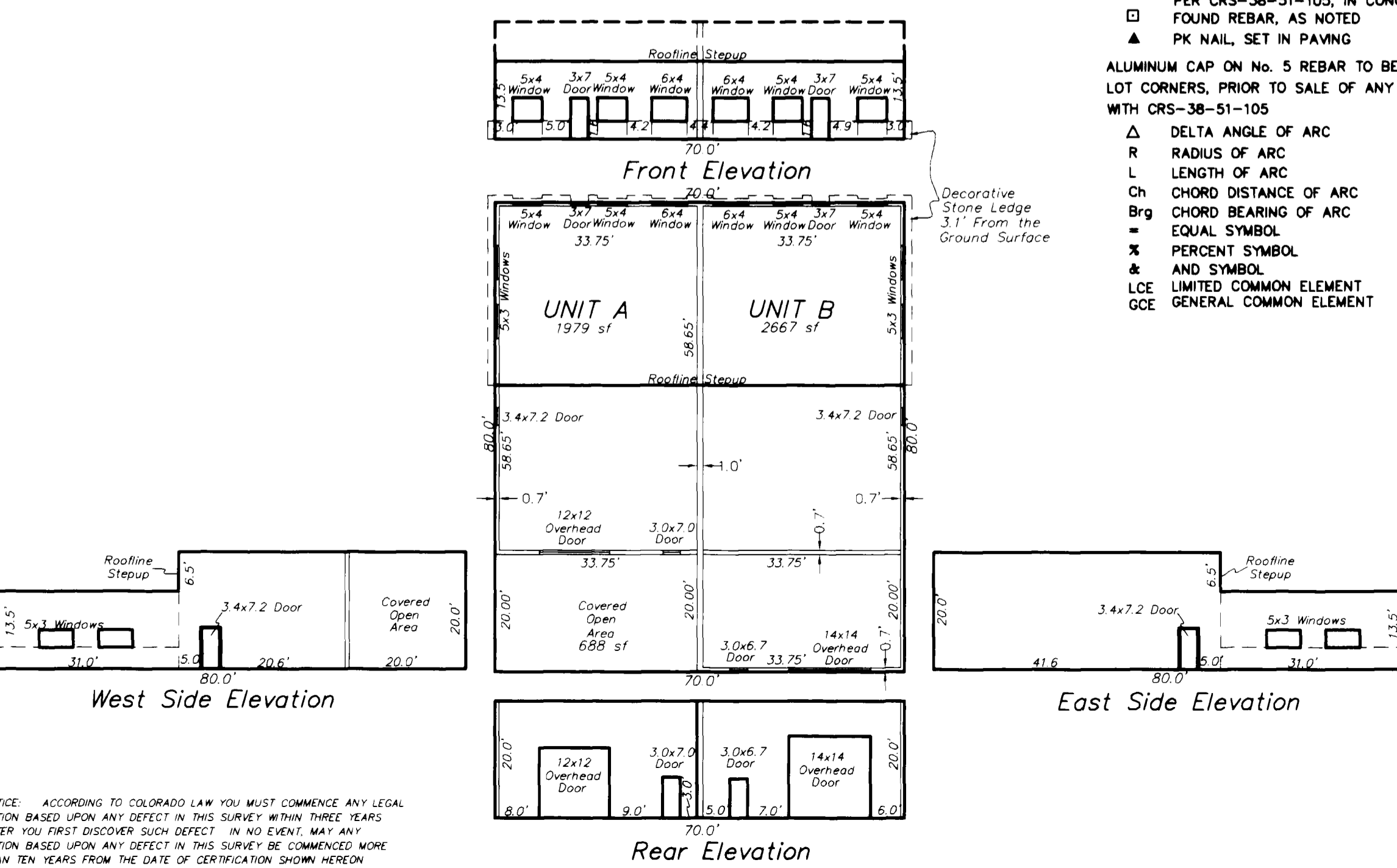
#### AREA SUMMARY

UNITS =	= 0.112 Acres	11.11%
LCE =	= 0.016 Acres	1.59%
Limited Common Element		
GCE =	= 0.880 Acres	87.30%
General Common Element		
TOTAL	= 1.008 Acres	100.00%

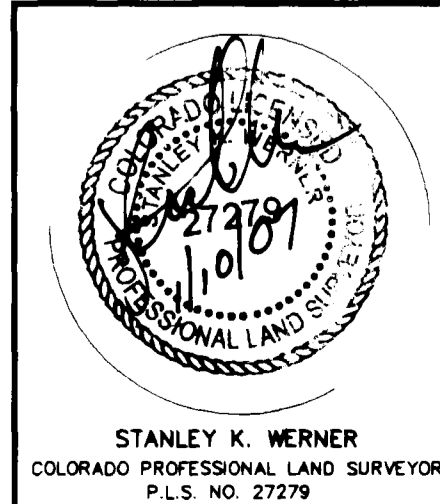
#### SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this condominium map of HIGH COUNTRY CONDOMINIUMS 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.

Dated Jan 10, 2007



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.



**HIGH COUNTRY CONDOMINIUMS**  
OF LOT 6, HIGH COUNTRY BUSINESS PARK  
NE1/4 NE1/4, SECTION 15, T1S, R1W, UM  
GRAND JUNCTION, MESA COUNTY, COLORADO

**High Desert Surveying, LLC**  
2591 B3/4 Road  
Grand Junction, Colorado 81503  
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 06-103	SURVEYED DRAWN	SHEET	OF
DATE: January, 2007	DWJ	RSK	1