

CONDOMINIUM MAP OF MONUMENT PLAZA CONDOMINIUMS, PHASE I

SW 1/4 SE 1/4, SEC. 4, T1S, R1W, U.M.

CERTIFICATION

Mylie R. Miller and Carrie J. Miller ("Declarant") are the owners of a tract of land situated in the SW 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:

The E 1/2 SE 1/4 SW 1/4 SE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado; EXCEPT the east 132.00 feet thereof and EXCEPT the south 46.50 feet as conveyed to the City of Grand Junction for right-of-way. Said parcel contains 2.74 acres more or less.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying map as follows:

All streets, roads and Rights-of-way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements to the City of Grand Junction for the use of City-approved utilities and public providers 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.

The owners certify that this Condominium Map of Monument Plaza Condominiums, Phase I has been prepared pursuant to the purposes stated in the Condominium Declaration of Monument Plaza Condominiums.

Mylie R. Miller
Mylie R. Miller

Carrie J. Miller
Carrie J. Miller

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing owner's certificate was acknowledged before me this 24 day of January A.D., 2007 by Mylie R. Miller and Carrie J. Miller.

Witness my hand and official seal [Signature]
Notary Public

Address 570 28th St Co
My commission expires 9-29-2007



My Commission Expires 09/29/2007

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 owner thereof and agrees that its security interest which is recorded in Book 365 at Page 983 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: _____ FOR: Grand Valley National Bank

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing Lienholders Ratification was acknowledged before me this _____ day of _____ A.D., 2007 by

Witness my hand and official seal _____
Notary Public

Address _____
My commission expires _____

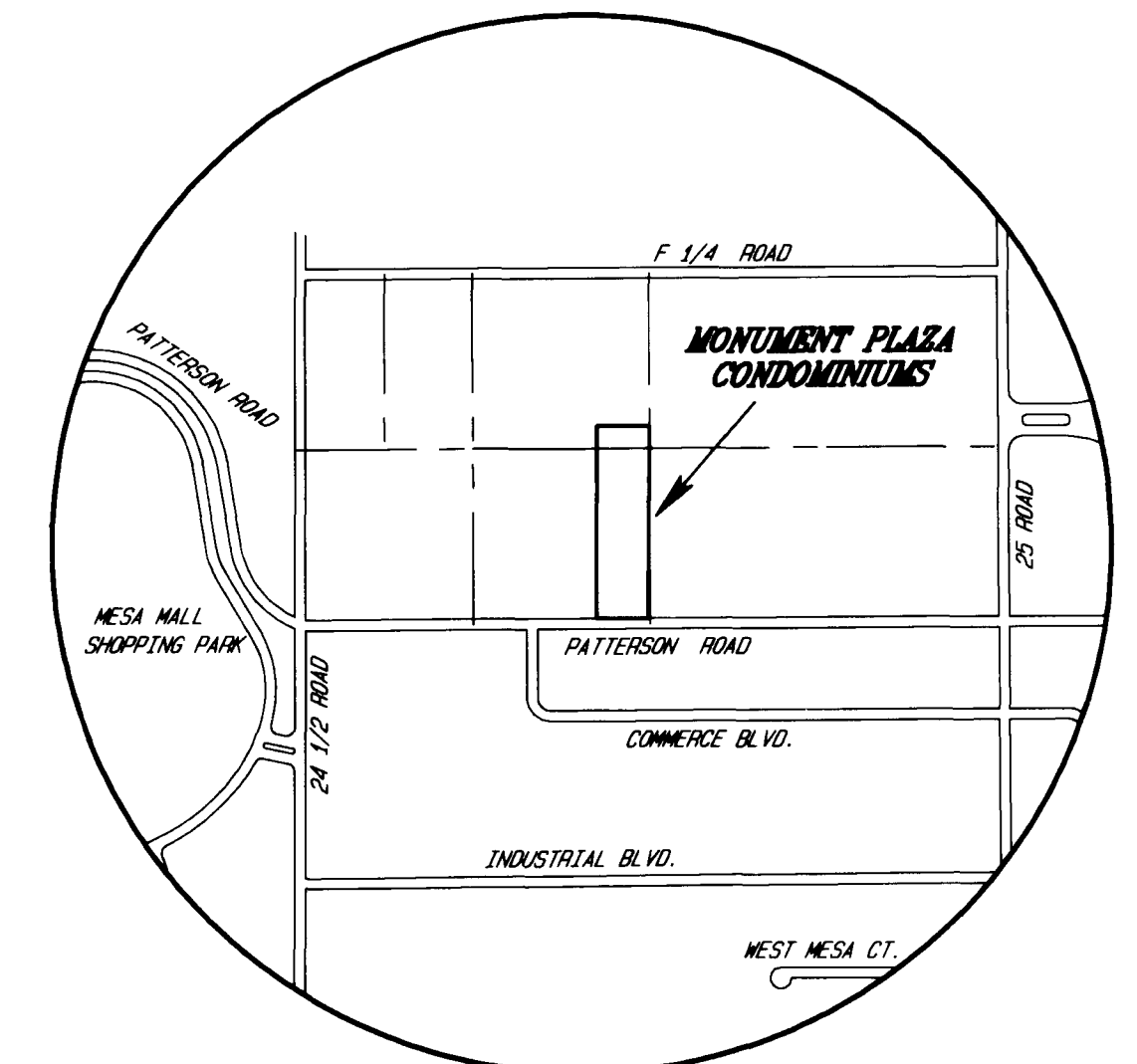
TITLE CERTIFICATION

State of Colorado
County of Mesa

LAND TITLE GUARANTEE COMPANY
We, First American Heritage Title Company, 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 Mylie R. Miller and Carrie J. Miller; 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: JANUARY 24, 2007

By: [Signature]
LAWRENCE D. VENT/EXAMINER



VICINITY MAP
NOT TO SCALE

CITY APPROVAL

This condominium map of MONUMENT PLAZA CONDOMINIUMS, PHASE I, a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 29 day of JANUARY, 2007.

[Signature]
City Manager

[Signature]
City Mayor

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 10:43 o'clock AM, on this 31st day of January A.D. 2007, and was recorded at Reception No. 22 61565, Book 4344, and Page 198-199 Drawer No. 44-7 and Fees 20+1.

[Signature]
Clerk and Recorder

[Signature]
Deputy

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

Condominium Declarations of Monument Plaza Condominiums are recorded in Book 4344 at Pages 731.

20' Cross Access Easements are recorded in Book 4344 at Pages 754 and in Book 4344 at Pages 760.

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. 38-32.3-209. The improvements and units shown hereon are substantially complete.



CONDOMINIUM NOTES

- 1.) The Project Benchmark is the S 1/4 corner being a found Mesa County survey marker with an elevation of 4460.48 / NAVD 88.
- 2.) Except for the Units, the entire condominium boundary will be classified as General Common Element, including walls between units.
- 3.) Unit A is reserved for future development and is subject to reserved declarant development rights which are more particularly described in the Declaration to Monument Plaza Condominiums.

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.

**MONUMENT PLAZA CONDOMINIUMS
PHASE I**
LOCATED IN THE
SW 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.	530-04-07
Drawn By	TMODEL	Date	JAN. 2007	Sheet	1 OF 2

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