

# CONDOMINIUM MAP OF MONUMENT PLAZA CONDOMINIUMS, PHASE II

A REPLAT OF UNIT A, MONUMENT PLAZA CONDOMINIUMS, PHASE I  
RECORDED IN BOOK 4344 AT PAGE 798 & 799

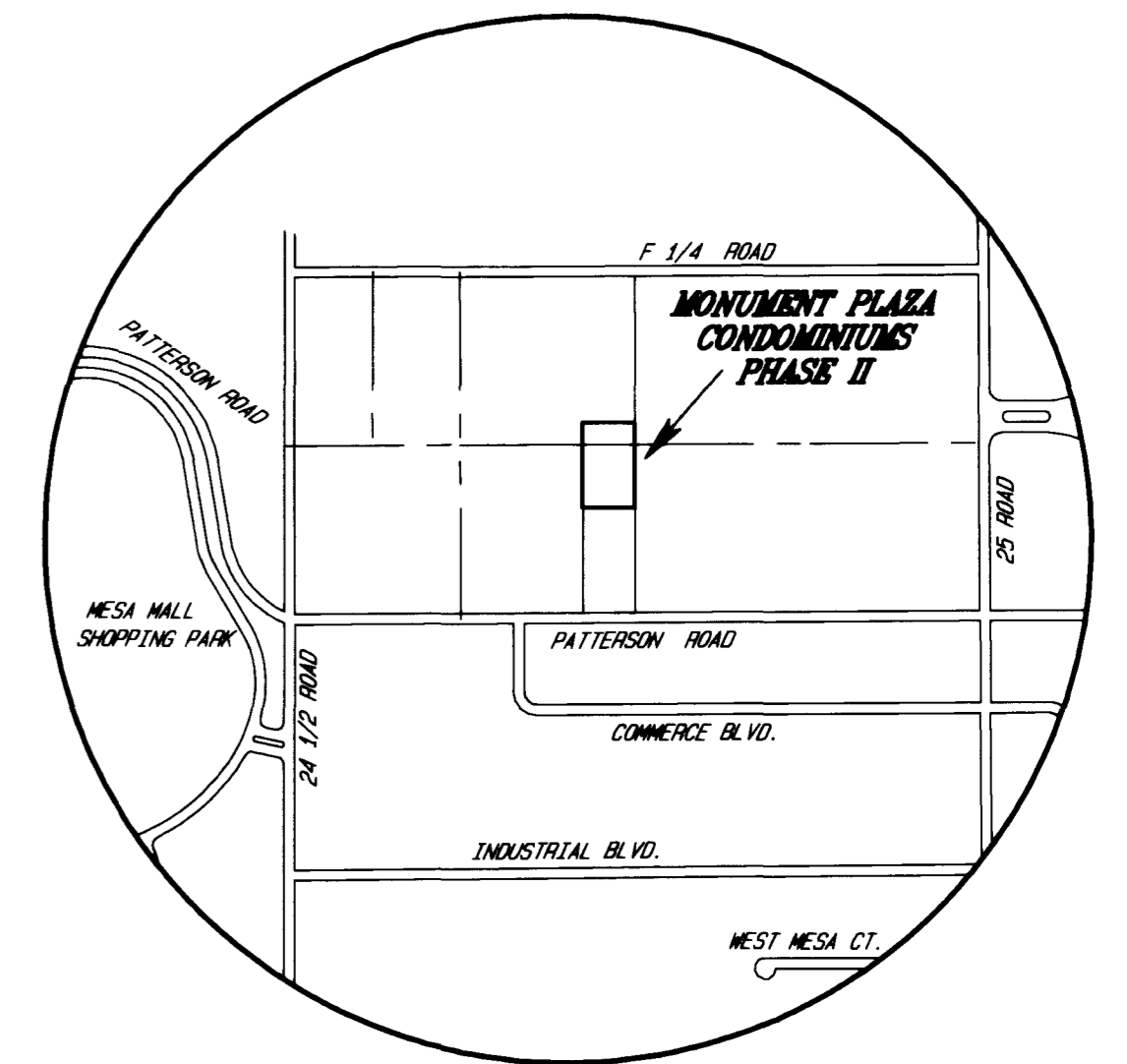
### TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, Land Title Guarantee 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: May 9, 2007

By:   
LAWRENCE D. VENT  
EXAMINER / LAND TITLE  
GUARANTEE COMPANY



VICINITY MAP  
NOT TO SCALE

### 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:

Unit A, Monument Plaza Condominiums Phase I, as recorded in Book 4344 at Page 798 & 799, City of Grand Junction, Mesa County, Colorado.  
Said unit contains 1.25 acres more or less.

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

Owner further certifies that there are no lienholders of record.

  
Mylie R. Miller


  
Carrie J. Miller

### CITY APPROVAL

This condominium map of MONUMENT PLAZA CONDOMINIUMS, PHASE II, a condominium in the City of Grand Junction, County of Mesa, State of Colorado,

is approved and accepted on the 11<sup>th</sup> day of MAY, 2007.

  
City Manager

  
City Mayor

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

Amendment to the Condominium Declarations of Monument Plaza Condominiums are recorded in Book 4422 at Pages 966-967.

### CLERK AND RECORDER'S CERTIFICATE

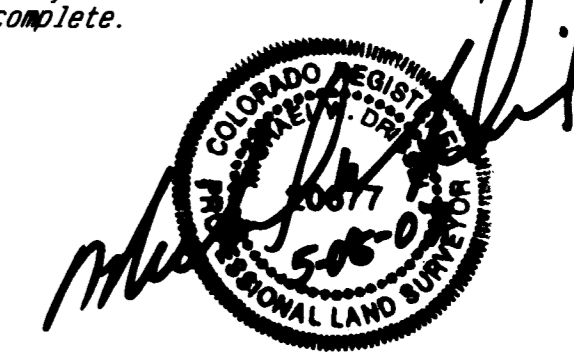
This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 3:15 o'clock P.M., on this 11<sup>th</sup> day of May, A.D. 2007, and was recorded at Reception No. 2380132, Book 4422 and Page 964-965 Drawer No. 44-13 and Fees 20<sup>00</sup> / -

  
Jenita Riva  
Clerk and Recorder

  
Lucinda McCreary  
Deputy

### SURVEYOR'S STATEMENT

I, Michael M. 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. 38-33.3-209. The improvements and units shown hereon are substantially complete.



STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing owner's certificate was acknowledged before me this 9 day of May, A.D., 2007 by Mylie R. Miller and Carrie J. Miller.

Witness my hand and official seal Cindy Downs  
Notary Public

Address Grand Jet Co  
My commission expires 9-29-2007

### CONDOMINIUM NOTES

- 1.) The Condominium Declarations of Monument Plaza Condominiums are recorded in Book 4344 at Page 731.
- 2.) The Project Benchmark is the S 1/4 corner being a found Mesa County survey marker with an elevation of 4460.48 / NAVD 88.
- 3.) Except for the Units, the entire condominium boundary will be classified as General Common Element, including walls between units.

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.

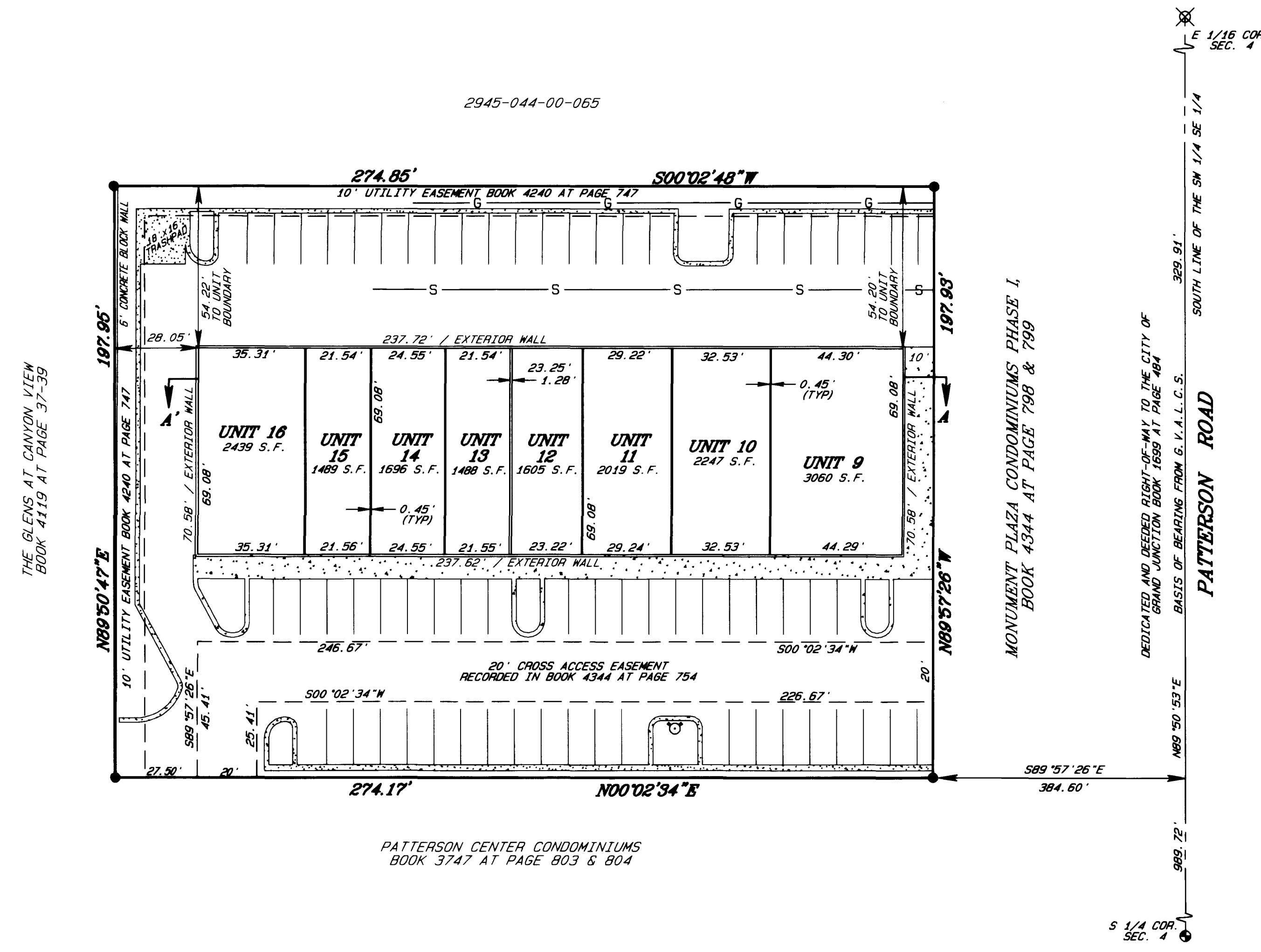
**MONUMENT PLAZA CONDOMINIUMS  
PHASE II**  
LOCATED IN THE  
SW 1/4 SE 1/4, SEC. 4, T1S, R1W, U.M.

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By <u>M. W. D.</u>	Checked By <u>S. L. H.</u>	Job No. <u>530-04-07</u>
Drawn By <u>TMODEL</u>	Date <u>MAY 2007</u>	Sheet <u>1 OF 2</u>

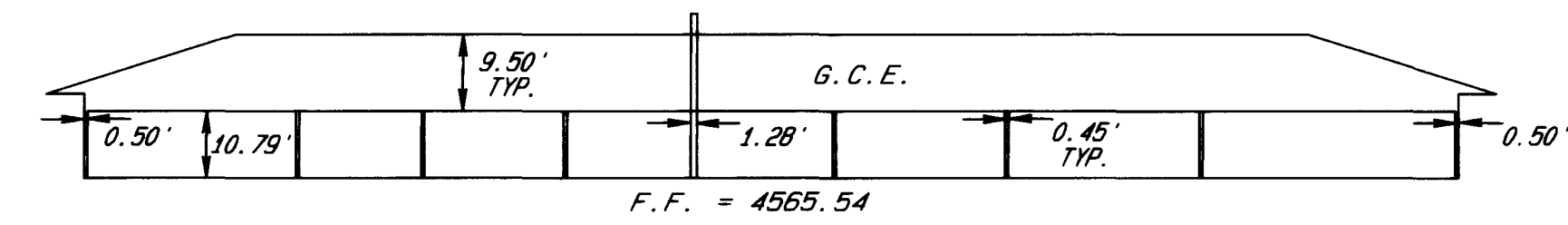
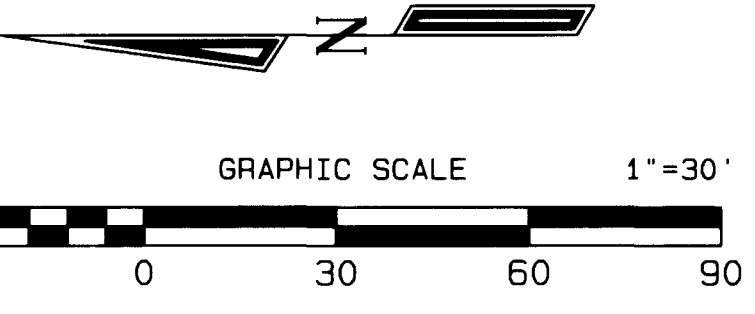
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- LEGEND & ABBREVIATIONS**
- MESA COUNTY SURVEY MARKER
  - ⊗ FD. 3/4" ALUM. CAP ON 3/4" ALUM. ROD STAMPED D H SURVEYS LS 24306
  - SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 24306
  - G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
  - MCSM = MESA COUNTY SURVEY MARKER
  - G.C.E. = GENERAL COMMON ELEMENT
  - P.O.B. = POINT OF BEGINNING
  - S.F. = SQUARE FEET
  - F.F. = FINISH FLOOR
  - TYP. = TYPICAL
  - NAVD = NORTH AMERICAN VERTICAL DATUM

- ⊠ ELECTRIC PED./VAULT
- ⊙ POWER POLE
- ⊠ GAS METER
- ⊠ TELEPHONE PED.
- ⊠ SAN. SEWER MANHOLE
- ⊠ STORM SEWER MANHOLE
- ⊠ IRRIG. MANHOLE/RISE
- ⊠ 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
- G— GAS LINE
- I— IRRIGATION LINE
- A— LIMITS OF ASPHALT
- X— FENCE LINE
- DIRECTION OF FLOW
- ⊠ CONCRETE



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PHASE II**  
LOCATED IN THE  
SW 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. 530-04-07
Drawn By TMODEL	Date MAY 2007	Sheet 2 OF 2