

# SUNPLEX IV CONDOMINIUM

## LOT 4 - BENSLEY-BRISTOL MINOR SUBDIVISION

### CERTIFICATION AND DEDICATION STATEMENT

That the undersigned, Sunplex, LLC, a Colorado limited liability company, is the owner of real property situated in the southeast quarter of Section 4, Township 1 South, Range 1 West of the 10th Meridian, City of Grand Junction, State of Colorado, described in Book 4454 at Pages 451 and 458 of the records of the Mesa County Clerk and Recorder; and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 4, Bensley-Bristol Minor Subdivision as recorded at Reception Number 1841835 of the Mesa County, Colorado records.

The owner certifies that this Condominium Map of the Sunplex IV Condominium has been prepared pursuant to the purposes stated in the Declaration of Sunplex IV Condominium as recorded in the Clerk and Recorder's office of Mesa County, Colorado

Said Owner and does hereby offer the following dedications and grants:

All Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenants thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

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.

Said Owner certifies that all lienholders, if any, are represented hereon.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed.

SUNPLEX, LLC

By: Christopher K. Motz  
CHRISTOPHER K. MOTZ, MANAGER

By: Tamara Reece  
TAMARA REECE, MANAGER

STATE OF COLORADO )  
COUNTY OF MESA )

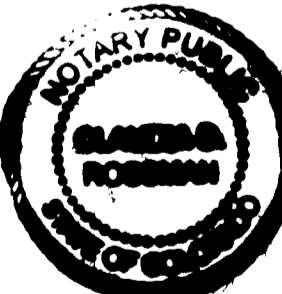
This Instrument was acknowledged before me this 10<sup>th</sup> day of December, 2007

by CHRISTOPHER K. MOTZ - MANAGER and TAMARA REECE - MANAGER of SUNPLEX, LLC a limited liability company on behalf of the limited liability company.

Witness my hand and official seal:

My commission expires 11/2/2010

Clare Jean Rasmussen  
Notary Public



### 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 4454 Page 454 of 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 Senior Vice President

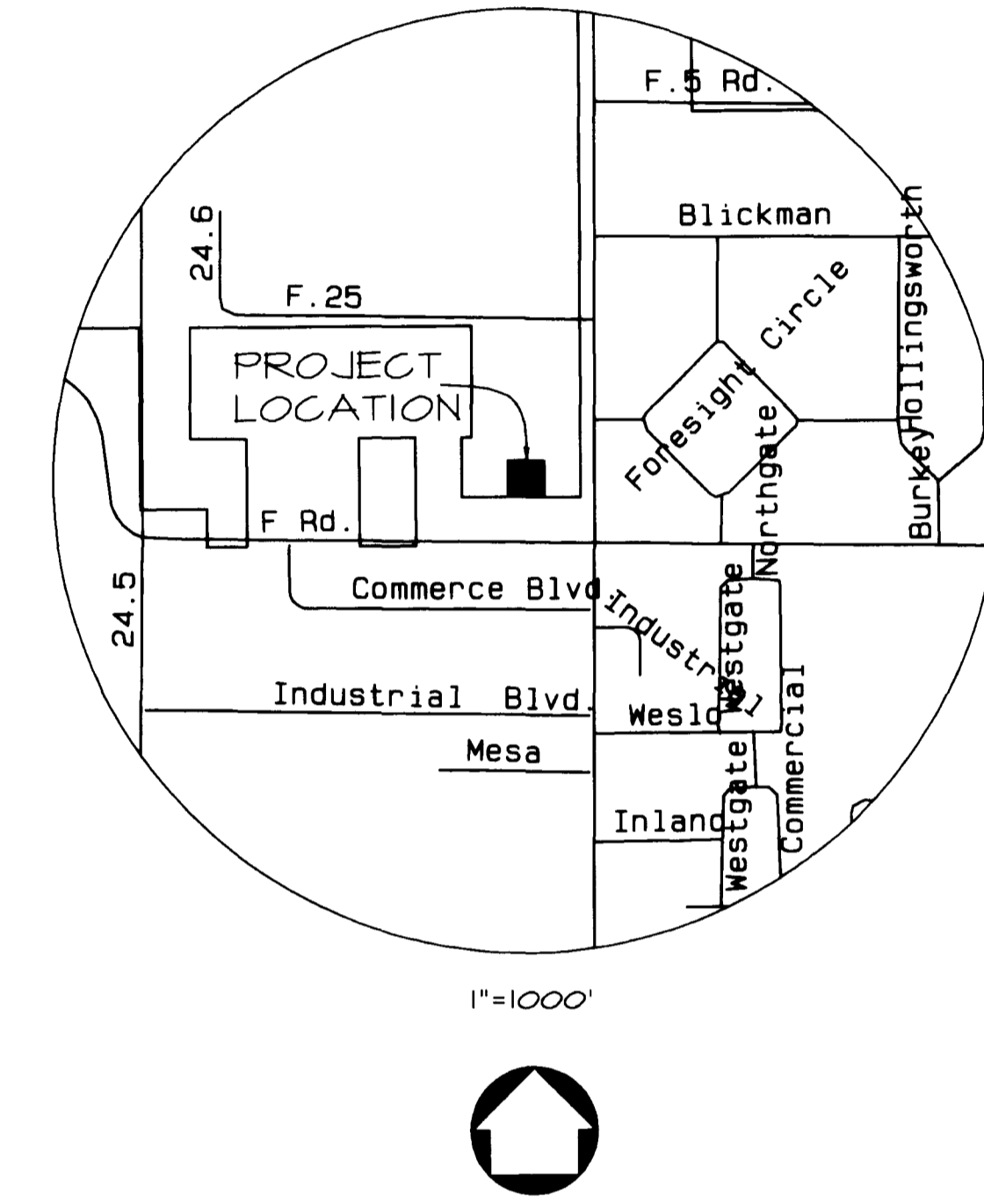
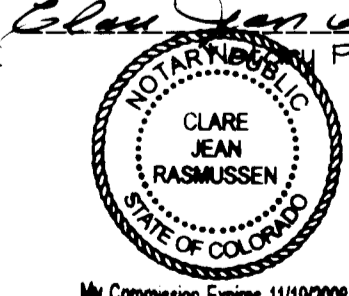
with the authority of its board of directors the 11<sup>th</sup> day of December, 2007.  
By: Stephen C. Love For: Bank of Colorado  
TITLE Senior VP BANK OF COLORADO SVP

STATE OF COLORADO )  
COUNTY OF MESA )

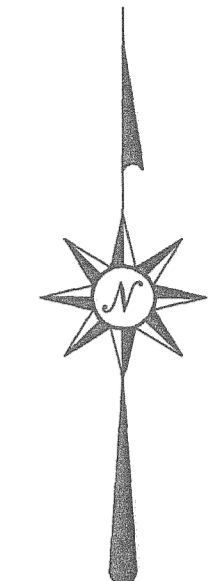
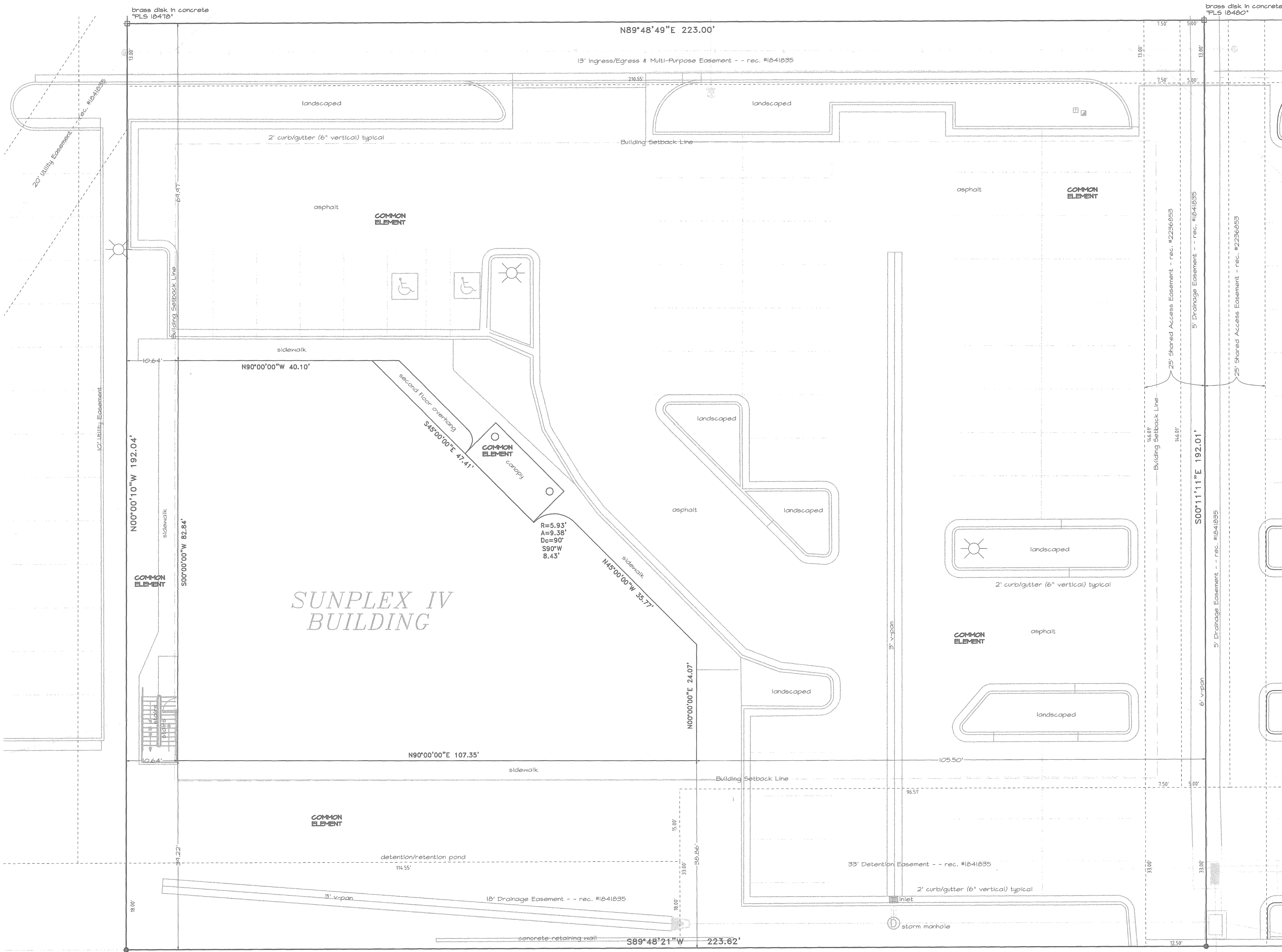
The foregoing instrument was acknowledged before me by Stephen C. Love SS. V.P. this 11 day of December, 2007.

Witness my hand and official seal:

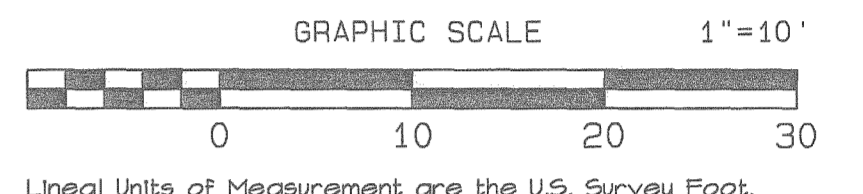
My commission expires 11-19-2008



# SUNPLEX IV CONDOMINIUM LOT 4 - BENSLEY-BRISTOL MINOR SUBDIVISION

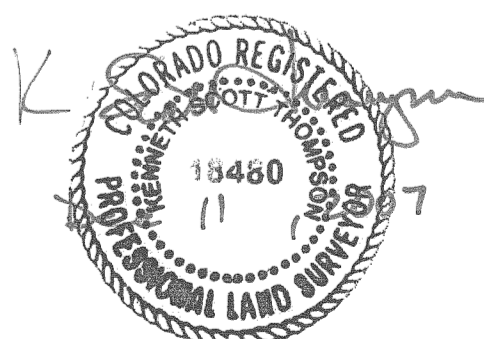


Bearings based on the north line of Lot 4, Bensley-Bristol Subdivision, being North 89° 48' 44" East; the northwest corner of Lot 4 being a brass disk set in asphalt marked PLS 18470; the northeast corner is a brass washer in concrete marked PLS 18480.



- ABBREVIATIONS USED ON THIS PLAT
- #1: SQUARE FOOT
  - N: NORTH
  - E: EAST
  - S: SOUTH
  - W: WEST
  - A: ARC LENGTH OF CURVE
  - R: RADIUS OF CURVE
  - Dc: INTERIOR/DEFLECTION ANGLE OF CURVE
  - ChBng: BEARING OF LONG CHORD OF CURVE
  - Lc: LENGTH OF LONG CHORD OF CURVE
  - CE: COMMON ELEMENT
  - T: TOWNSHIP
  - R: RANGE
  - R.O.W.: RIGHT-OF-WAY
  - PLS: PROFESSIONAL LAND SURVEYOR

- LEGEND
- ⊠ found monument as noted
  - found rebar and cap as noted
  - set 24" #5 rebar/aluminum cap PLS 18480
  - ⊗ benchmark
  - △ control point
  - ⊕ down guy anchor
  - ⊞ electric transformer
  - ⊞ electric meter
  - ⊞ gas meter
  - ⊞ utility vault/manhole
  - ⊞ sanitary sewer manhole
  - ⊞ sewer cleanout
  - ⊞ storm manhole
  - ⊞ water valve
  - ⊞ fire hydrant
  - ⊞ water meter
  - ⊞ tree - deciduous
  - ⊞ tree - coniferous



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

## SUNPLEX IV CONDOMINIUM CONDOMINIUM MAP

Southeast quarter of Section 4, Township 1 South, Range 1 West, 10th Meridian

**River City CONSULTANTS, INC.**  
Integrated Design Solutions

744 Horizon Court, Suite 110  
Grand Junction, CO 81506  
Phone: 970-241-4722  
Email: info@rcwest.com

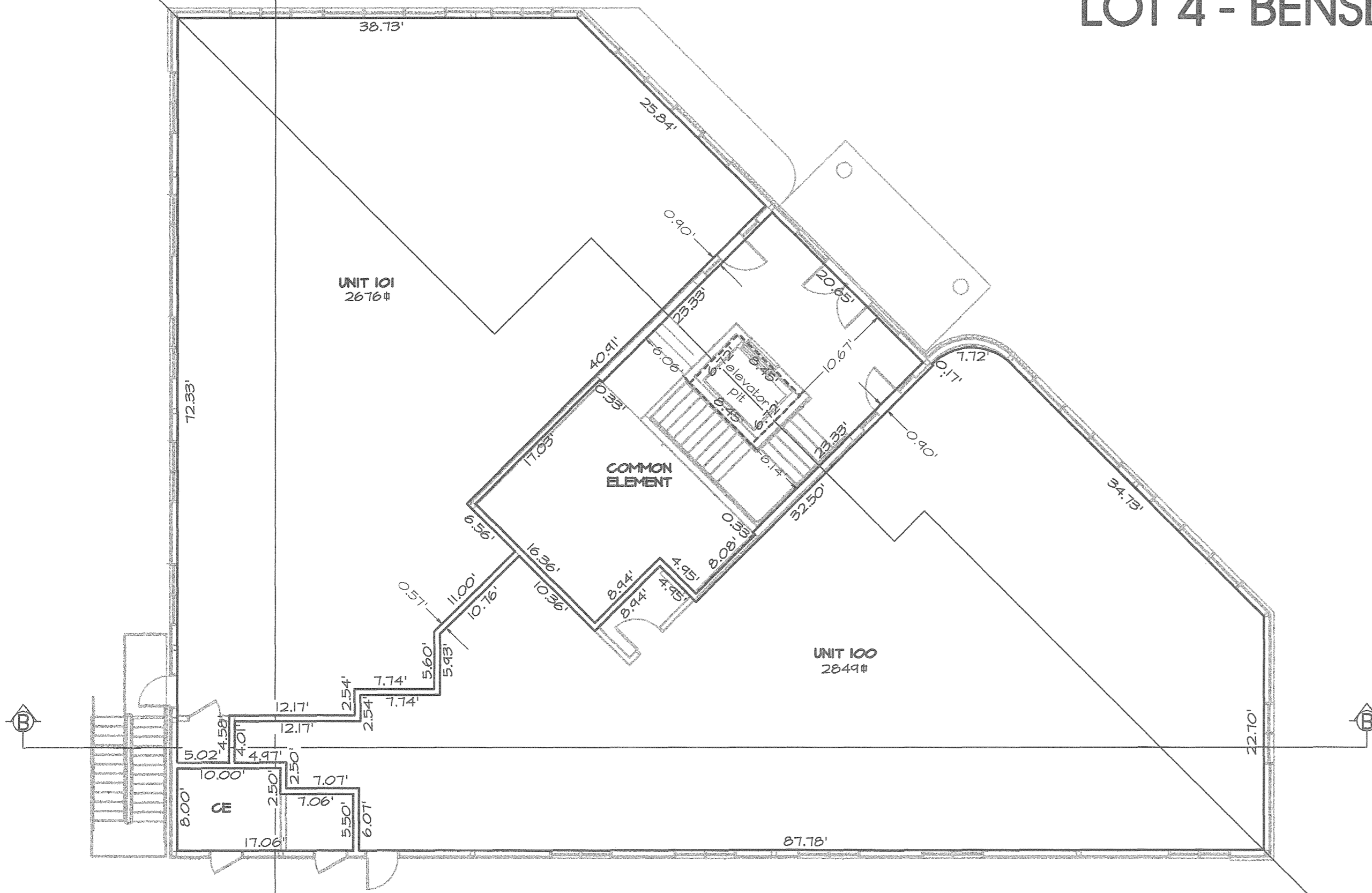
Sheet 2 of 3 | Date: Dec 10, 2007  
Job No. 1051-00107 | Drawn: kst | Checked: drs | Approved: kst

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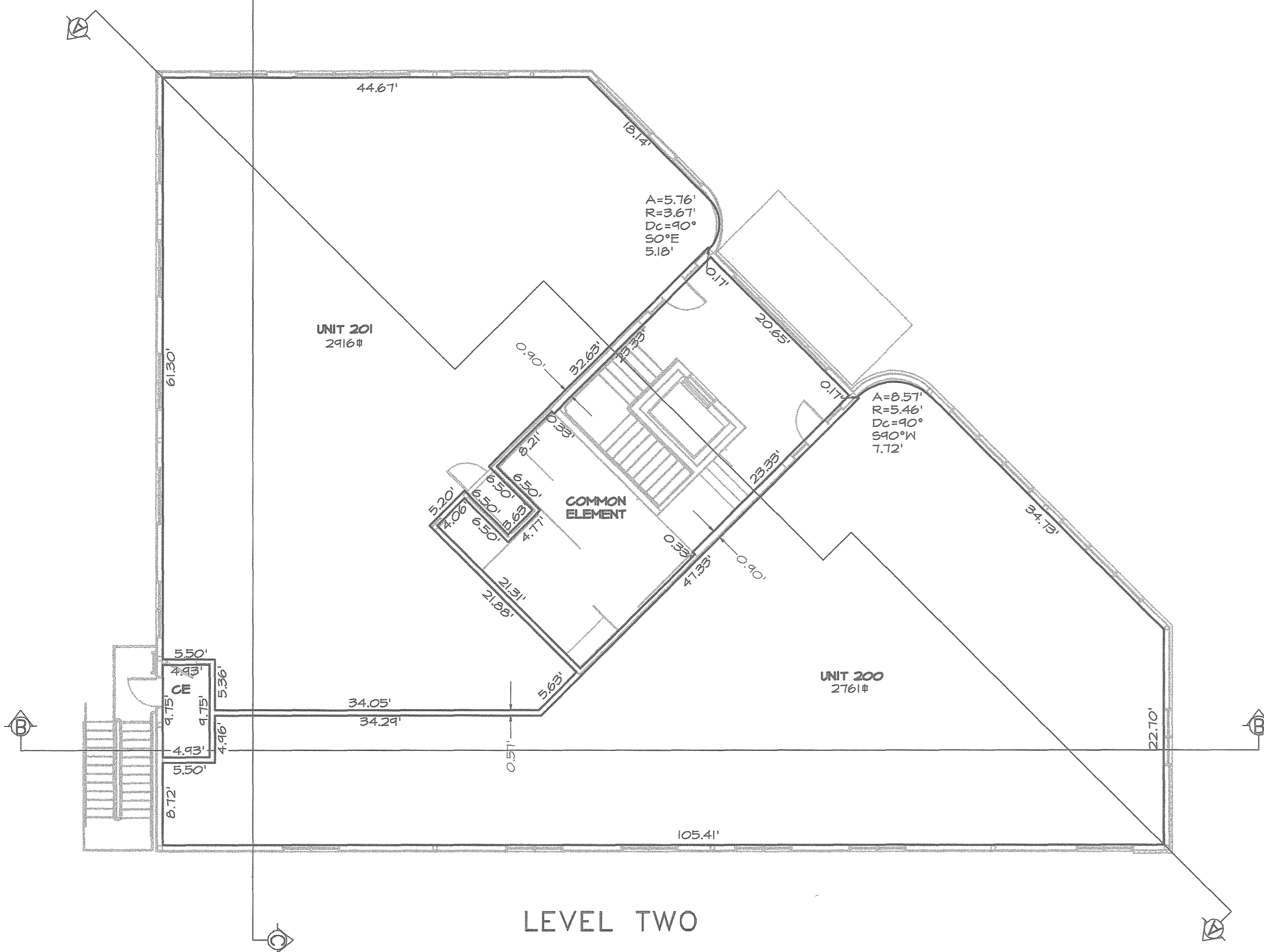


# SUNPLEX IV CONDOMINIUM

## LOT 4 - BENSLEY-BRISTOL MINOR SUBDIVISION



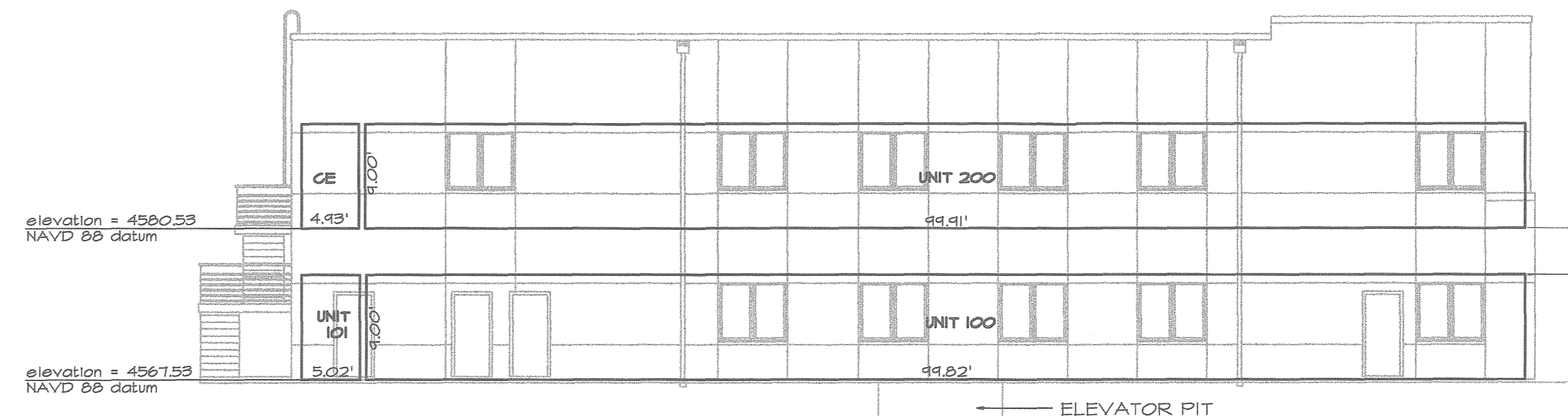
LEVEL ONE



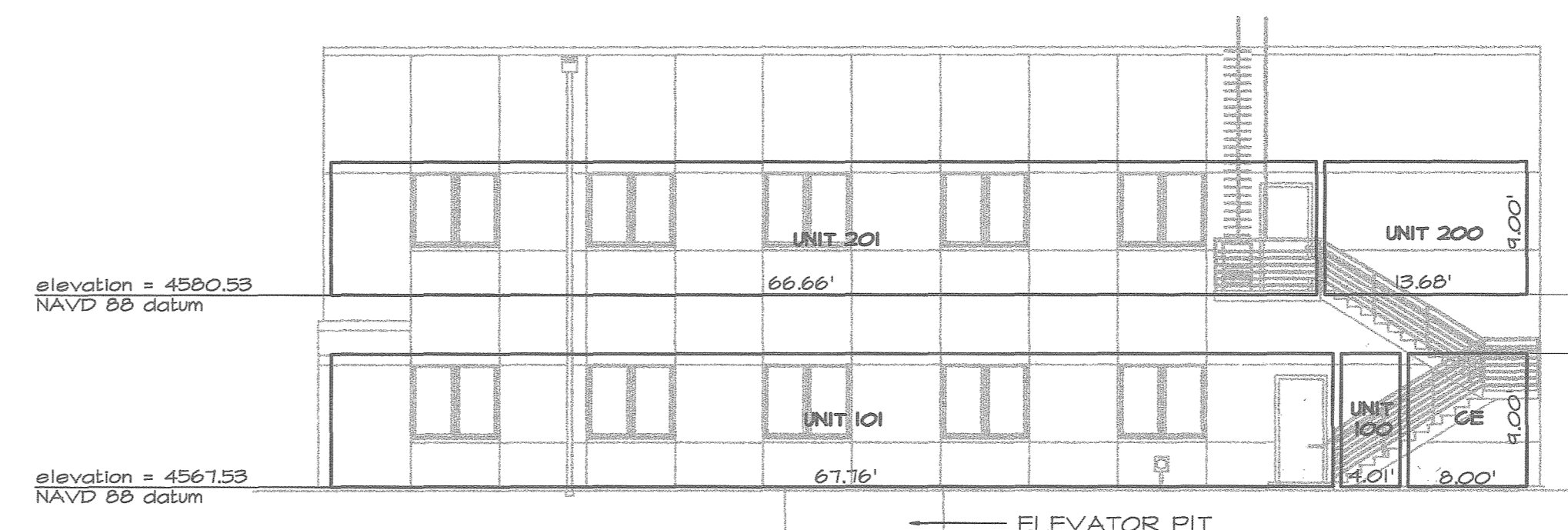
LEVEL TWO



NORTHEAST ELEVATION A-A

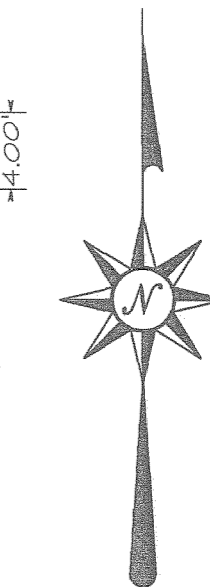


SOUTH ELEVATION B-B

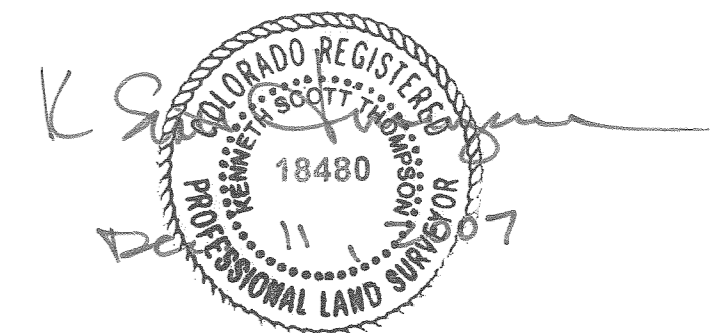
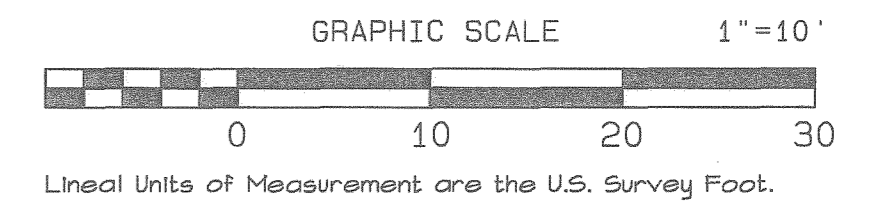


WEST ELEVATION C-C

Note: The architectural detail is shown for clarification of unit location and is not the result of survey. The actual location and size of features such as windows and doors may differ from what is shown hereon.



Bearings based on the north line of Lot 4, Bensley-Bristol Subdivision, being North 89° 48' 44" East; the northwest corner of Lot 4 being a brass disk set in asphalt marked PLS 1847B; the northeast corner is a brass washer in concrete marked PLS 1848C.



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

### SUNPLEX IV CONDOMINIUM CONDOMINIUM MAP

Southeast quarter of Section 4, Township 1 South, Range 1 West, Ute Meridian

**River City CONSULTANTS, INC.**  
 Integrated Design Solutions

744 Horizon Court, Suite 110  
 Grand Junction, CO 81506  
 Phone: 970-241-4722  
 Email: info@rcwest.com

Sheet 3 of 3 Date: Dec 10, 2007

Job No. 1051-00107 Drawn: kst Checked: drs Approved: kst

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