

# TRAILS WEST VILLAGE

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Camelot Investments, L.L.C., a Colorado Limited Liability Company, is the owner of that real property located in part of the Southwest Quarter of Section 18, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 2170, Pages 875 through 876.)

COMMENCING at the Southwest Corner of Section 18, Township 1 South, Range 1 West of the Ute Meridian, from whence the Northwest Corner of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) bears North 00 degrees 22 minutes 00 seconds West, a distance of 1324.71 feet for a Basis of Bearings, with all bearings contained herein relative thereto; thence North 00 degrees 22 minutes 00 seconds West, a distance of 360.00 feet to the POINT OF BEGINNING; thence North 00 degrees 22 minutes 00 seconds West, a distance of 964.70 feet; thence North 00 degrees 21 minutes 42 seconds West, a distance of 73.39 feet; thence South 82 degrees 35 minutes 00 seconds East, a distance of 325.90 feet; thence North 00 degrees 22 minutes 00 seconds East, a distance of 285.53 feet; thence North 89 degrees 34 minutes 24 seconds East, a distance of 996.21 feet; thence South 00 degrees 30 minutes 01 seconds East, a distance of 57.57 feet; thence South 00 degrees 20 minutes 52 seconds East, a distance of 1324.37 feet; thence South 89 degrees 33 minutes 55 seconds West, a distance of 1100.99 feet; thence North 00 degrees 22 minutes 00 seconds West, a distance of 360.00 feet; thence South 89 degrees 34 minutes 00 seconds West, a distance of 217.81 feet to the POINT OF BEGINNING.

Said parcel containing 40.002 Acres, as described.

That said owners have caused the real property to be laid out and platted as Trails West Village, a subdivision of a part of the City of Grand Junction, Colorado, That said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of Trails West Village as follows:

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;

Tract A to the City of Grand Junction for the use of the public forever and for the use of Redlands Water and Power for transmission of irrigation water.

Tracts B and C, to the City of Grand Junction for the use of the public forever.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. Provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owners, Camelot Investments, L.L.C., a Colorado Limited Liability Company, has caused their names to be hereunto subscribed this 11th day of October, A.D. 1996.

by: Brian L. Stowell Title: Managing Member

for: Camelot Investments, L.L.C., a Colorado Limited Liability Company

### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me by Brian L. Stowell, Managing Member, Camelot Investments, L.L.C., a Colorado Limited Liability Company, this 11th day of October, A.D. 1996.

Witness my hand and official seal:  
My Commission expires September 19, 1998

Sonia Smith  
Notary Public

My Commission Expires \_\_\_\_\_

### LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Trails West Village Subdivision. Signed this 11th day of October, 1995.

by: Clay H. Taylor, V.P. Manager by: \_\_\_\_\_

### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me by Clay H. Taylor, V.P. Manager, this 11th day of October, A.D. 1995.

Witness my hand and official seal:  
My Commission expires September 19, 1998

Sonia Smith  
Notary Public

My Commission Expires \_\_\_\_\_

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 12:20 o'clock P.M., OCTOBER 14th A.D., 1996, and was duly recorded in Plat Book No. 15 Page No. 176177, Reception No. 177426, Drawer No. 6699

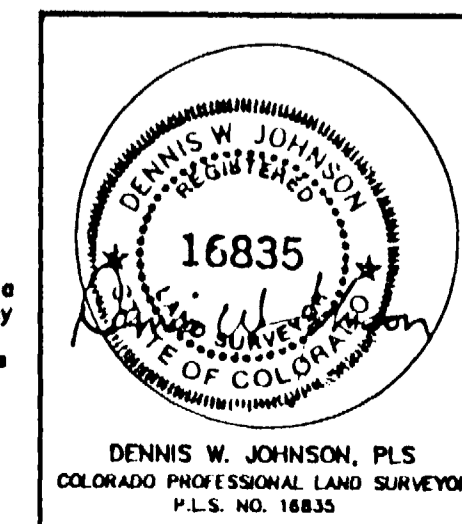
Clerk and Recorder

### CITY OF GRAND JUNCTION APPROVAL

This plat of Trails West Village, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 11th day of October, A.D., 1996.

Carol M. Lipp Andie Corman  
Acting City Manager President of City Council

Located in the SW1/4 Section 18, T1S, R1W, Ute M.



TRAILS WEST VILLAGE  
A Part of the SW1/4  
SECTION 18, T1S, R1W,  
UTE MERIDIAN, MESA COUNTY, CO

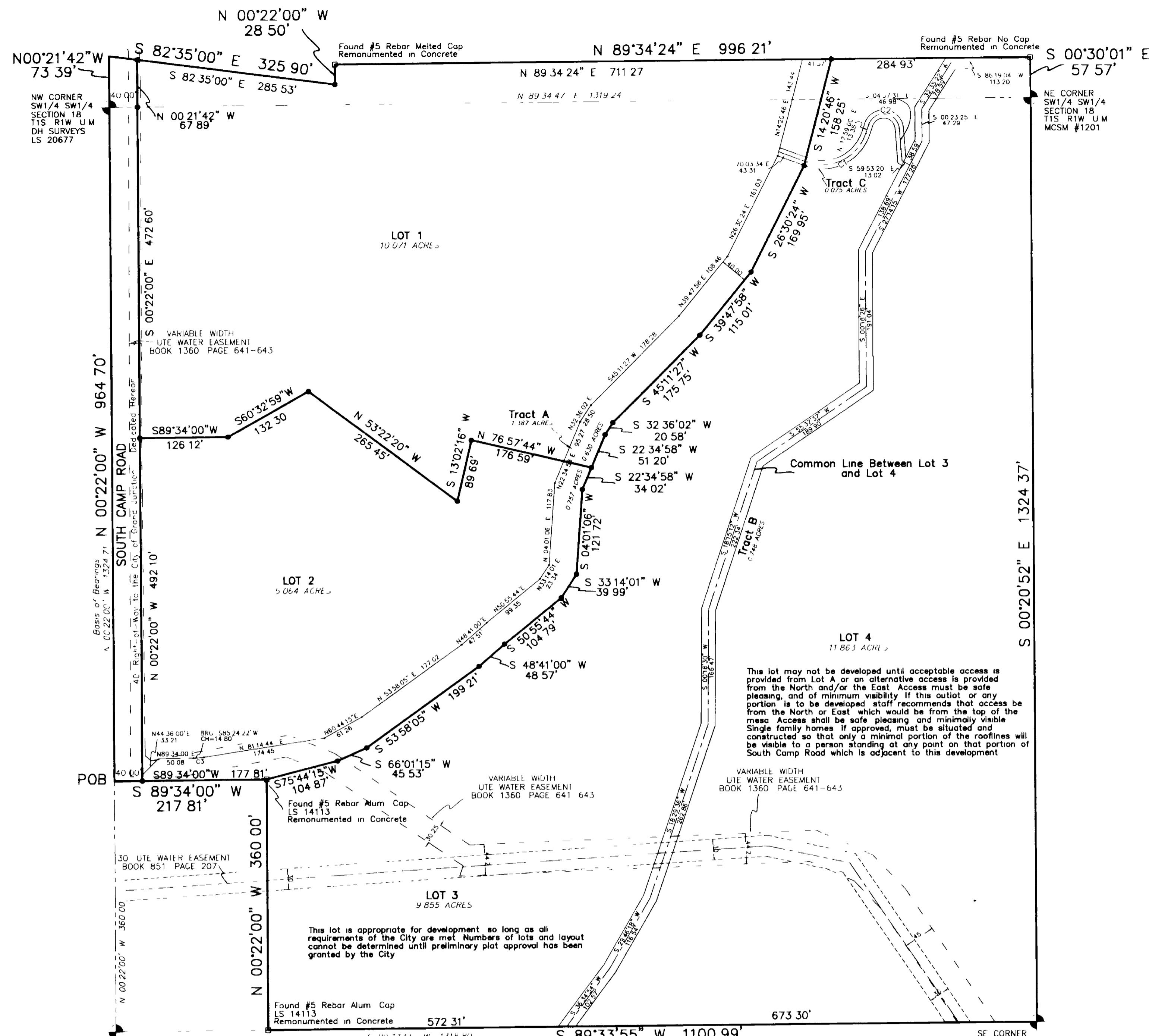
### LANDesign

ENGINEERS • SURVEYORS • PLANNERS  
259 GRAND AVENUE  
GRAND JUNCTION, COLORADO 81501 (970) 244-9180  
PROJECT NO. 95182 SUR. BY: DRAWN CHECKED SHEET OF  
DATE: APRIL, 1996 RSK 1 1

### SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, do hereby certify that the accompanying plat of Trails West Village, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified Oct 9, 1996



CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	65.00	104.32	93.48	N 63°57'43" E	91°57'26"	67.26
C2	22.50	61.81	44.13	S 83°19'16" E	137°23'29"	112.56
C3	102.00	14.81	14.80	N 85°24'22" E	08°19'16"	7.42

### LEGEND

- ALIQUOT SURVEY MARKER
- SET CENTERLINE MONUMENT PER CITY CODE
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE PER CRS 38-51-105
- (R) RECORD MEASUREMENT
- FOUND REBAR, AS NOTED

ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS PER CRS 38-51-105(3A) AT ALL LOT CORNERS

### AREA SUMMARY

LOT 1	=	10.071 Acres	25.18%
LOT 2	=	5.064 Acres	12.66%
LOT 3	=	9.855 Acres	24.64%
LOT 4	=	11.863 Acres	29.65%
TRACT A	=	1.387 Acres	3.47%
TRACT B	=	0.748 Acres	1.87%
TRACT C	=	0.064 Acres	0.16%
ROAD ROW	=	0.950 Acres	2.37%
<b>TOTAL</b>	<b>=</b>	<b>40.002 Acres</b>	<b>100.00%</b>

Approval of this plan may create a vested property right pursuant to C.R.S. 24-68-101, et seq.

### BASIS OF BEARINGS

Basis of bearings assume the West line of the SW1/4 SW1/4 of Section 18 to bear N 00°22'00" W, 1324.71 feet, as described in Warranty Deed recorded at Book 2170, Pages 875 and 876, Mesa County Records. Monuments on this line are a Mesa County Marker and a Private Survey Marker as shown on the accompanying plat.

Easement and title documents (schedules A & B) provided by Abstract and Title Company of Mesa County - Title Commitment No. 896304.

Note: Existing property corners which were recovered during this survey which were within 0.25 feet of the calculated position were accepted as being "in position".

The Declaration of Covenants and Restrictions are recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Mesa County Records.

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.

SCALE: 1"=100'

