

SUMMER HILL FILING NO. 1

FINAL PLAT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Paradise Hills Partnership, a Colorado General Partnership is the owner of that real property situated in the City of Grand Junction, located in the east half of Section 26 and the west half of the northwest quarter of Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, described in Book 920 Pages 680-682, Book 1052 Pages 106-107, Book 1141 Pages 986-987 and Book 1252, Page 514 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, being more particularly described as follows:

Beginning at a point on the east-west centerline of said Section 26 whence the center quarter corner bears North 89°51'09" West a distance of 558.00 feet; Thence North 41°29'06" East, a distance of 111.67 feet; Thence North 52°24'24" East, a distance of 153.69 feet; Thence North 58°40'32" East, a distance of 276.77 feet; Thence North 31°04'05" East, a distance of 642.34 feet to a point on the west line of the southeast quarter of the northeast quarter of said Section 26; Thence along said line North 00°06'39" East, a distance of 449.69 feet to the north-east sixteenth corner of said Section 26; Thence North 00°10'33" West along the west line of the northeast quarter of the northeast quarter of said Section 26, a distance of 1319.69 feet to the east sixteenth corner on the north line of said Section 26; Thence along the north line of the northeast quarter of the northeast quarter of said Section 26 North 89°55'31" East, a distance of 76.64 feet to the centerline of the Highline Canal; Thence along said centerline the following twenty-one (21) courses:

1. 77.47 feet along the arc of a 400.00 foot radius non-tangent curve to the left, through a central angle of 11°05'47", with a chord bearing South 61°43'23" East, a distance of 77.35 feet;
2. South 67°16'16" East tangent to said curve, a distance of 342.92 feet;
3. 83.69 feet along the arc of a 1250.00 foot radius tangent curve to the right, through a central angle of 3°50'10", with a chord bearing South 65°21'11" East, a distance of 83.68 feet;
4. South 63°26'06" East tangent to said curve, a distance of 247.95 feet;
5. 306.47 feet along the arc of a 1250.00 foot radius tangent curve to the right, through a central angle of 14°02'51", with a chord bearing South 56°24'40" East, a distance of 305.70 feet;
6. South 49°23'15" East tangent to said curve, a distance of 209.56 feet;
7. 115.41 feet along the arc of a 500.00 foot radius tangent curve to the right, through a central angle of 13°13'30", with a chord bearing South 42°46'30" East, a distance of 115.15 feet;
8. South 36°09'45" East tangent to said curve, a distance of 47.98 feet;
9. 50.60 feet along the arc of a 255.45 foot radius tangent curve to the left, through a central angle of 11°20'57", with a chord bearing South 41°50'13" East, a distance of 50.52 feet to a point of reverse curve;
10. southeasterly and southerly a distance of 186.22 feet along the arc of said curve concave to the southwest, having a radius of 225.00 feet, a central angle of 47°25'15" and a chord bearing South 23°48'15" East, a distance of 180.95 feet;
11. South 00°05'23" East tangent to said curve, a distance of 101.21 feet;
12. 52.57 feet along the arc of a 150.00 foot radius tangent curve to the right, through a central angle of 20°04'51", with a chord bearing South 09°57'03" West, a distance of 52.30 feet;
13. South 19°59'28" West tangent to said curve, a distance of 101.77 feet;
14. 107.09 feet along the arc of a 800.00 foot radius tangent curve to the right, through a central angle of 7°40'11", with a chord bearing South 23°49'33" West, a distance of 107.01 feet;
15. South 27°39'39" West tangent to said curve, a distance of 91.70 feet;
16. 534.85 feet along the arc of a 375.00 foot radius tangent curve to the left, through a central angle of 81°43'08", with a chord bearing South 13°11'55" East, a distance of 490.65 feet;
17. South 54°03'29" East tangent to said curve, a distance of 130.32 feet;
18. 209.99 feet along the arc of a 500.00 foot radius tangent curve to the right, through a central angle of 24°03'45", with a chord bearing South 42°01'36" East, a distance of 208.45 feet;
19. South 29°59'44" East tangent to said curve, a distance of 173.71 feet;
20. 45.98 feet along the arc of a 1000.00 foot radius tangent curve to the left, through a central angle of 2°38'04", with a chord bearing South 31°18'48" East, a distance of 45.98 feet;
21. South 32°37'48" East tangent to said curve, a distance of 35.03 feet to the extension of the north line of Paradise Hills Filing No. 7 at the centerline of the Highline Canal.

Thence along the northerly and westerly boundary of said Paradise Hills Filing No. 7, as recorded in Plat Book 14 Pages 141 and 142, the following nine (9) courses:

1. South 59°06'05" West, a distance of 195.83 feet;
2. South 83°30'20" West, a distance of 126.94 feet;
3. North 89°24'04" West, a distance of 114.61 feet;
4. North 74°08'46" West, a distance of 114.02 feet;
5. North 89°24'04" West, a distance of 344.00 feet;
6. North 00°35'56" East, a distance of 45.00 feet;
7. North 89°24'04" West, a distance of 106.90 feet;
8. South 59°51'55" West, a distance of 97.84 feet;
9. South 00°35'56" West, a distance of 300.14 feet;

Thence along the northerly boundary of Paradise Hills Filing No. 5, as recorded in Plat Book 11, Page 330, the following seven (7) courses:

1. North 89°26'36" West, a distance of 4.35 feet;
2. South 89°10'01" West, a distance of 201.14 feet;
3. South 88°40'26" West, a distance of 166.04 feet;
4. South 31°50'05" West, a distance of 137.78 feet;
5. South 63°42'31" West, a distance of 371.13 feet;
6. South 55°20'14" West, a distance of 214.22 feet;
7. North 88°34'18" West, a distance of 27.31 feet;

Thence along the boundary of a parcel of land described as Parcel 2 in Book 2391 at Pages 842 and 843 the following three (3) courses:

1. Thence North 17°49'11" West, a distance of 19.00 feet;
2. Thence North 87°35'19" West, a distance of 101.78 feet;
3. Thence South 07°39'05" East, a distance of 23.01 feet;

Thence along the northerly boundary of Paradise Hills Filing No. 5, as recorded in Plat Book 11, Page 330, the following four (4) courses:

1. South 75°48'31" West, a distance of 120.61 feet;
2. North 64°35'27" West, a distance of 99.25 feet;
3. North 80°52'25" West, a distance of 51.58 feet;
4. South 73°01'21" West, a distance of 109.61 feet;

Thence North 00°01'18" East, a distance of 387.17 feet to the southerly right-of-way of Paradise Hills Boulevard at a point of cusp on a 323.25 foot radius curve concave to the southwest; Thence along said right-of-way 43.29 feet southeasterly along the arc of said curve, through a central angle of 7°40'22", with a chord bearing South 52°58'54" East, a distance of 43.26 feet; Thence North 42°37'40" East, a distance of 48.02 feet to the northerly right-of-way line of Paradise Hills Boulevard at a point of cusp on a 371.25 foot radius curve concave to the southwest; Thence along said right-of-way line 81.78 feet northwesterly along the arc of said curve, through a central angle of 12°37'15", with a chord bearing North 55°13'35" West, a distance of 81.61 feet; Thence North 00°01'18" East, a distance of 21.33 feet to the Point of Beginning.

Containing 85.618 acres, more or less.

That said owner has caused said real property to be laid out and surveyed as SUMMER HILL FILING NO. 1, 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 on the accompanying plat as follows:

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

All Sewer Easements to the City of Grand Junction for the use of public utilities for sanitary sewer lines.

All Pedestrian Easements to the City of Grand Junction for the use of general public pedestrian.

A blanket easement is hereby dedicated to the City of Grand Junction on Tract B for the installation and maintenance of a sanitary sewer line.

A blanket easement is hereby dedicated to the City of Grand Junction, for the use and benefit of the City of Grand Junction and for the use and benefit of the Public Utilities, for the installation, operation, maintenance, repair and replacement of public utilities, on, along, over, under, through and across Tract A and Tract C.

A blanket easement is hereby dedicated to the City of Grand Junction on Tract A for the maintenance of the existing drainage ditch.

All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

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, and in Drainage and Detention/Retention easements, the right to dredge; 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.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

That said owners certify that all leinholders, if any, are represented hereon.

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 15th day of February, 2000.

Paradise Hills Partnership, a Colorado General Partnership
Bray and Company, a Colorado Corporation, General Partner

By: Robert Bray
Robert Bray
State of Colorado)
)ss
County of Mesa)

This plat was acknowledged before me by Robert Bray as C.F.O. of Bray and Company, a Colorado Corporation, a general partner of Paradise Hills Partnership, a Colorado General Partnership on this 15th day of February, 2000, for the aforementioned purposes.
Notary Public Betsy Harris

My Commission expires: 7-15-01

My address is: 925 N. 7th St
Grand Junction CO 81501

CITY APPROVAL

This plat of SUMMER HILL FILING NO. 1, a plat of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 16 day of FEBRUARY, 2000.

By: David Vanley City Manager Attest: Bene Kinsey Mayor

CURVE TABLE

| LINE | ARC | RADIUS | DELTA | CHORD | CHD BRNG |
|------|--------|--------|------------|--------|-------------|
| C1 | 48.61 | 308.00 | 9°02'32" | 48.56 | S60°44'57"E |
| C2 | 23.85 | 292.00 | 4°40'46" | 23.84 | S58°34'04"E |
| C3 | 111.52 | 278.00 | 22°59'05" | 110.78 | S72°23'59"E |
| C4 | 170.77 | 278.00 | 11°54'23" | 57.67 | S69°50'44"E |
| C5 | 58.46 | 278.00 | 37°11'34" | 177.31 | N65°36'18"E |
| C6 | 55.98 | 128.00 | 25°03'21" | 55.53 | N55°31'09"W |
| C7 | 89.19 | 128.00 | 39°55'24" | 87.40 | N88°00'31"W |
| C8 | 40.11 | 25.00 | 91°55'51" | 35.95 | S26°03'51"W |
| C9 | 31.24 | 53.00 | 33°46'20" | 30.79 | S03°00'54"E |
| C10 | 43.74 | 53.00 | 10°31'54" | 38.73 | S19°08'15"W |
| C11 | 74.54 | 53.00 | 81°09'02" | 68.85 | S64°54'40"W |
| C12 | 31.75 | 53.00 | 34°19'35" | 31.28 | N57°25'01"W |
| C13 | 25.98 | 53.00 | 28°05'04" | 25.72 | N26°12'48"W |
| C14 | 26.68 | 53.00 | 28°50'43" | 26.40 | N02°15'11"E |
| C15 | 7.15 | 53.00 | 7°43'37" | 7.14 | N20°32'21"E |
| C16 | 28.07 | 53.00 | 30°20'39" | 27.74 | N39°34'29"E |
| C17 | 31.59 | 172.00 | 10°31'18" | 31.54 | N60°00'27"E |
| C18 | 37.74 | 172.00 | 12°34'13" | 37.66 | N71°33'13"E |
| C19 | 38.44 | 172.00 | 12°48'23" | 38.36 | N84°14'31"E |
| C20 | 38.58 | 172.00 | 12°51'01" | 38.50 | S82°55'47"E |
| C21 | 37.52 | 172.00 | 12°29'51" | 37.44 | S70°15'21"E |
| C22 | 36.83 | 172.00 | 12°16'05" | 36.76 | S57°52'22"E |
| C23 | 28.26 | 172.00 | 8°44'51" | 28.23 | S47°21'54"E |
| C24 | 53.41 | 17.00 | 180°00'00" | 34.00 | N55°35'51"W |
| C25 | 53.41 | 17.00 | 180°00'00" | 34.00 | S65°35'51"E |
| C26 | 89.01 | 778.00 | 6°33'17" | 88.96 | N42°51'49"E |
| C27 | 106.49 | 822.00 | 7°25'21" | 106.41 | N43°17'51"E |
| C28 | 21.91 | 70.00 | 17°56'13" | 21.82 | S28°32'04"E |
| C29 | 29.52 | 70.00 | 24°09'34" | 29.30 | S07°29'10"E |
| C30 | 28.15 | 70.00 | 23°02'34" | 27.96 | S16°06'54"W |
| C31 | 31.41 | 70.00 | 25°42'39" | 31.15 | S40°29'31"W |
| C32 | 19.40 | 70.00 | 15°52'34" | 19.33 | S61°17'07"W |
| C33 | 30.90 | 70.00 | 25°17'35" | 30.65 | S81°52'11"W |
| C34 | 27.62 | 70.00 | 22°36'19" | 27.44 | N74°10'52"W |
| C35 | 33.66 | 70.00 | 27°33'14" | 33.34 | N49°06'06"W |
| C36 | 38.46 | 70.00 | 31°28'36" | 37.97 | S19°35'11"E |
| C37 | 48.70 | 26.00 | 107°18'50" | 41.86 | S19°06'06"W |
| C38 | 48.70 | 26.00 | 107°18'50" | 41.86 | S57°07'13"W |
| C39 | 114.60 | 322.00 | 20°23'31" | 114.00 | N69°14'06"E |
| C40 | 148.89 | 322.00 | 26°29'33" | 147.56 | S74°09'14"E |
| C41 | 23.85 | 292.00 | 4°40'46" | 23.84 | S63°14'50"E |
| C42 | 10.35 | 308.00 | 1°55'30" | 10.35 | S64°37'28"E |
| C43 | 48.35 | 371.25 | 7°27'43" | 48.32 | S52°38'49"E |
| C44 | 33.43 | 371.25 | 5°09'32" | 33.42 | S58°57'26"E |
| C45 | 109.96 | 35.00 | 180°00'00" | 70.00 | S65°35'51"E |
| C46 | 33.61 | 35.00 | 55°00'54" | 32.33 | N03°06'18"W |
| C47 | 21.37 | 35.00 | 34°59'06" | 21.04 | S41°53'42"W |
| C48 | 28.46 | 300.00 | 5°26'08" | 28.45 | N49°43'35"E |
| C49 | 175.60 | 300.00 | 33°32'16" | 173.11 | N69°12'47"E |
| C50 | 173.37 | 300.00 | 33°06'37" | 170.96 | S77°27'46"E |
| C51 | 48.63 | 75.00 | 37°09'08" | 47.78 | S63°53'08"E |
| C52 | 71.11 | 125.00 | 32°35'46" | 70.16 | S19°00'41"E |
| C53 | 15.86 | 100.00 | 9°05'12" | 15.84 | S01°35'25"W |
| C54 | 15.81 | 50.00 | 18°06'49" | 15.74 | S15°11'25"W |

AREA SUMMARY

| | | |
|-------------------------------------|---------------------|-------------|
| LOTS | 3.069 acres | 3.58% |
| ROADS | 1.598 acres | 1.87% |
| OPEN SPACE TRACTS (A, B, & D) | 3.590 acres | 4.19% |
| MISC. TRACTS (C, E, F, G, H & I) | 6.596 acres | 7.70% |
| FUTURE DEVELOPMENT | 70.765 acres | 82.65% |
| TOTAL | 85.618 acres | 100% |

CONSENT OF MORTGAGEE

The undersigned, having security interest in the subject property, does hereby ratify and confirm this plat.

By: John Frederick
John Frederick
Grand Valley National Bank

STATE OF COLORADO)
)ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by John Frederick on this 15th day of February, 2000.

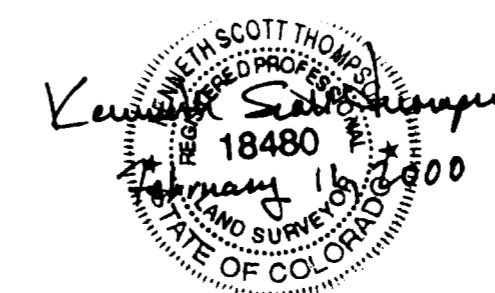
Witness my hand and official seal:

My commission expires 7-15-01
Address Grand Junction CO 81501
Notary Public Betsy Harris

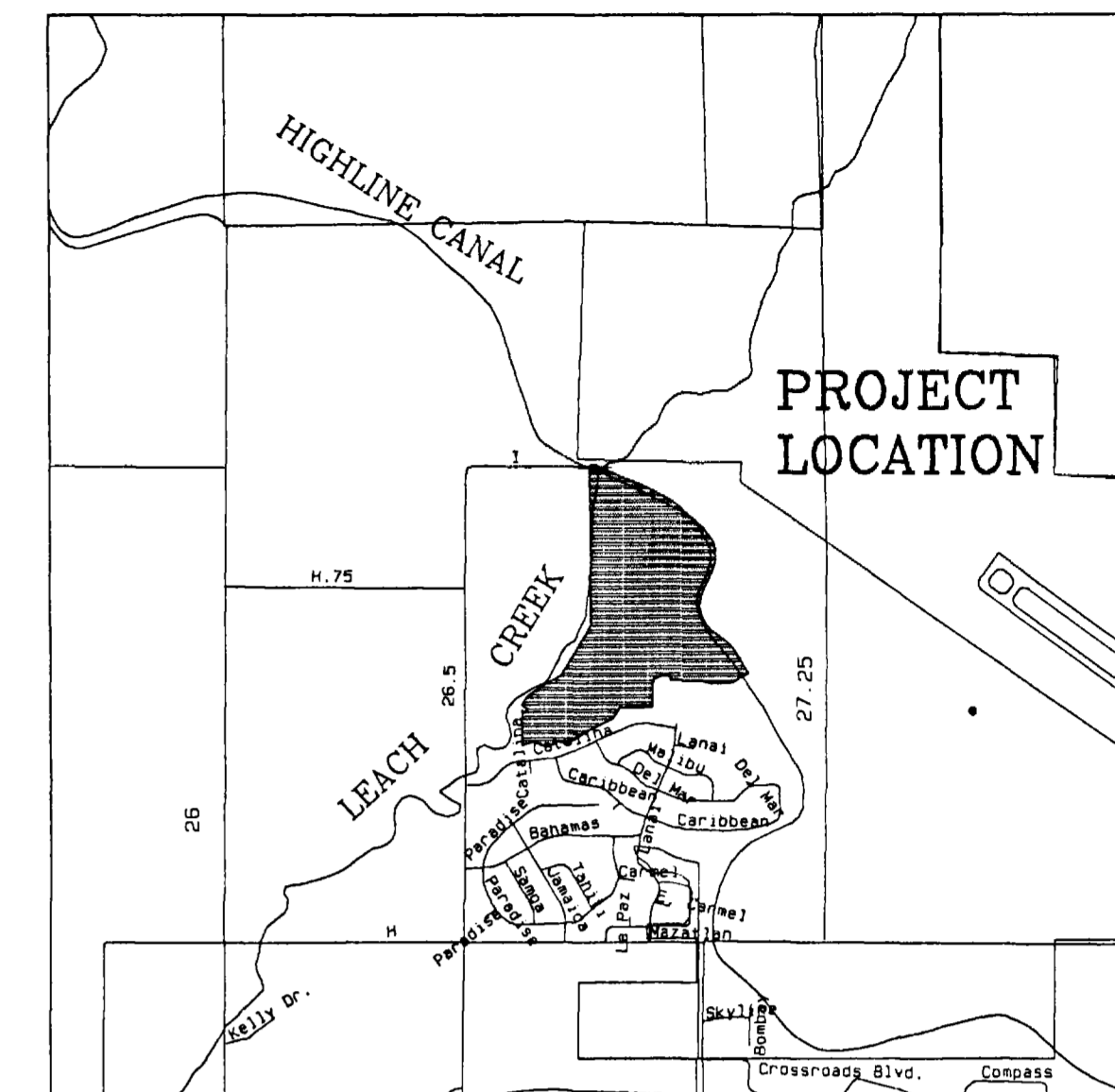
SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of SUMMER HILL FILING NO. 1, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the 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 to the best of my knowledge and belief.

Kenneth Scott Thompson,
Colorado PLS 18480



VICINITY MAP



NOTES:

Tracts A, B and D are to be conveyed to the Summer Hill Homeowners Association for use as Open Area as defined in the covenants. Book _____ Page _____

Tracts C and E are to be conveyed to the Summer Hill Homeowners Association for use of utilities, landscaping and parking as provided for in the covenants. Book _____ Page _____

Tracts F, G and H are set aside for conveyance to the adjacent landowners in Paradise Hills Filing No. 5 to be incorporated in to a replat of those lots, resolving encroachments. Book _____ Page _____

Tract I is set aside for conveyance to the City of Grand Junction. Book 246 Page 37

The maintenance easements shown hereon are to be conveyed to the Grand Valley Water User's Association for maintenance of the drains under the Highline Canal. Book _____ Page _____

The Landscape Easements adjacent to Summerhill Way in Lots 1, 3 and 15 of Block 2 and Lot 10 of Block 1 are to be conveyed to the Summer Hill Homeowner's Association for the purpose of installing and maintaining landscaping. Book _____ Page _____

The Drainage Easements shown hereon are to be conveyed to the Summer Hill Homeowner's Association for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground. Book _____ Page _____

The Irrigation Easements shown hereon are to be conveyed to the Summer Hill Homeowners Association for the installation and maintenance of irrigation lines. Book _____ Page _____

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 2:22 o'clock P. M., this 15th day of _____, 2000, and is duly recorded in Plat Book No. _____, Page _____.

Reception No. _____ Drawer No. _____

Fees: _____

Clerk and Recorder of Mesa County

SUMMER HILL FILING NO. 1 FINAL PLAT

N 1/2 Sec. 26 & W 1/2 NW 1/4 Sec. 25, T.1 N., R. 1 W. Ute Meridian

THOMPSON-LANGFORD CORPORATION

889 25 1/2 ROAD - # B-210 tlowest.com
Grand Junction CO 81505 (970) 243-6067

Date: Feb 11, 2000 Drawn: kst Checked: drs Job No. 0482-00199

S:\Survey\0482 bray\phase1.pro Sheet 1 of 3

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 the certification shown hereon.

SUMMER HILL FILING NO. 1

FINAL PLAT

WALKER FIELD AIRPORT AUTHORITY
B1835 P923 B1826 P923

Centerline of Highline Canal determined by reference to 1974 and 1995 aerial photography and field surveys made by LanDesign and Thompson-Langford Corporation in 1999.

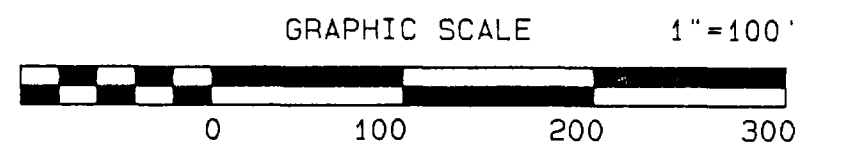
Grand Valley Rural Power Lines Co. Easement
Book 920 Page 414

BLOCK 5
LOT 1
7.700 ACRES
300,640 SQ. FT.

BLOCK 4
LOT 1
60.060 ACRES
2,746,880 SQ. FT.

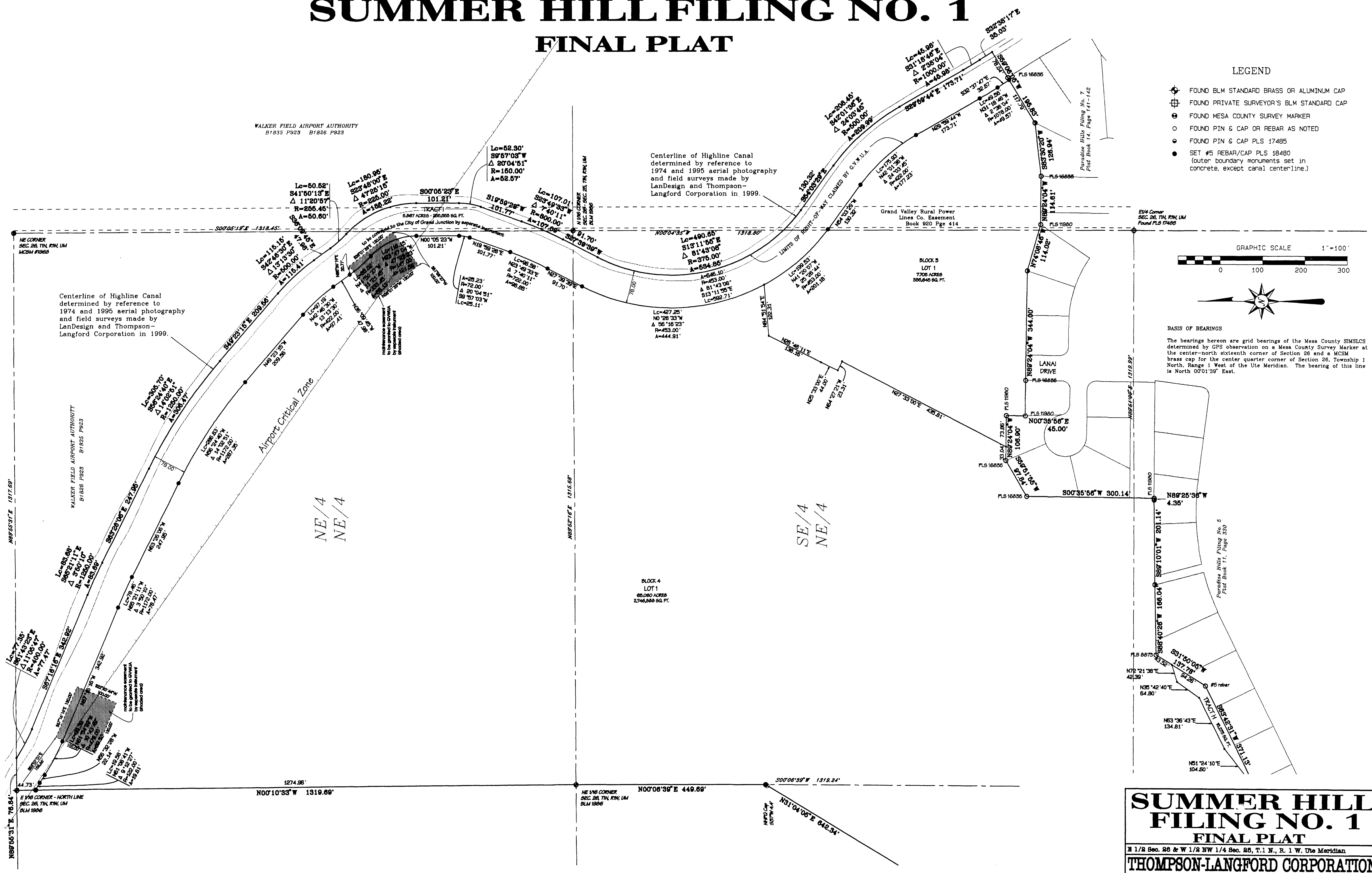
LEGEND

- ⊕ FOUND BLM STANDARD BRASS OR ALUMINUM CAP
- ⊕ FOUND PRIVATE SURVEYOR'S BLM STANDARD CAP
- ⊙ FOUND MESA COUNTY SURVEY MARKER
- FOUND PIN & CAP OR REBAR AS NOTED
- FOUND PIN & CAP PLS 17485
- SET #5 REBAR/CAP PLS 18480 (outer boundary monuments set in concrete, except canal centerline.)



BASIS OF BEARINGS

The bearings herein are grid bearings of the Mesa County SIMSLCS determined by GPS observation on a Mesa County Survey Marker at the center-north sixteenth corner of Section 26, Township 1 North, Range 1 West of the Ute Meridian. The bearing of this line is North 00°1'39" East.



SUMMER HILL FILING NO. 1

FINAL PLAT

1/2 Sec. 26 & W 1/2 NW 1/4 Sec. 25, T.1 N., R. 1 W. Ute Meridian

THOMPSON-LANGFORD CORPORATION
889 25 1/2 ROAD - # B-210
Grand Junction CO 81508
tlowest.com
(970) 243-8087

Date: Jan 24, 2000 Drawn: kst Checked: drs Job No. 0488-00199
S:\Survey\0488 bray\phase1.pro Sheet 2 of 5

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 the certification shown hereon.

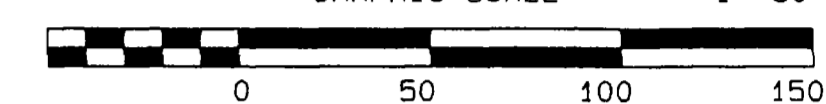
SUMMER HILL FILING NO. 1

FINAL PLAT

LEGEND

- ⊕ FOUND BLM STANDARD BRASS OR ALUMINUM CAP
- ⊕ FOUND PRIVATE SURVEYOR'S BLM STANDARD CAP
- ⊕ FOUND MESA COUNTY SURVEY MARKER
- FOUND PIN & CAP OR REBAR AS NOTED
- FOUND PIN & CAP PLS 17485
- SET #5 REBAR/CAP PLS 18480
(outer boundary monuments set in concrete, except canal centerline.)

GRAPHIC SCALE 1"=50'



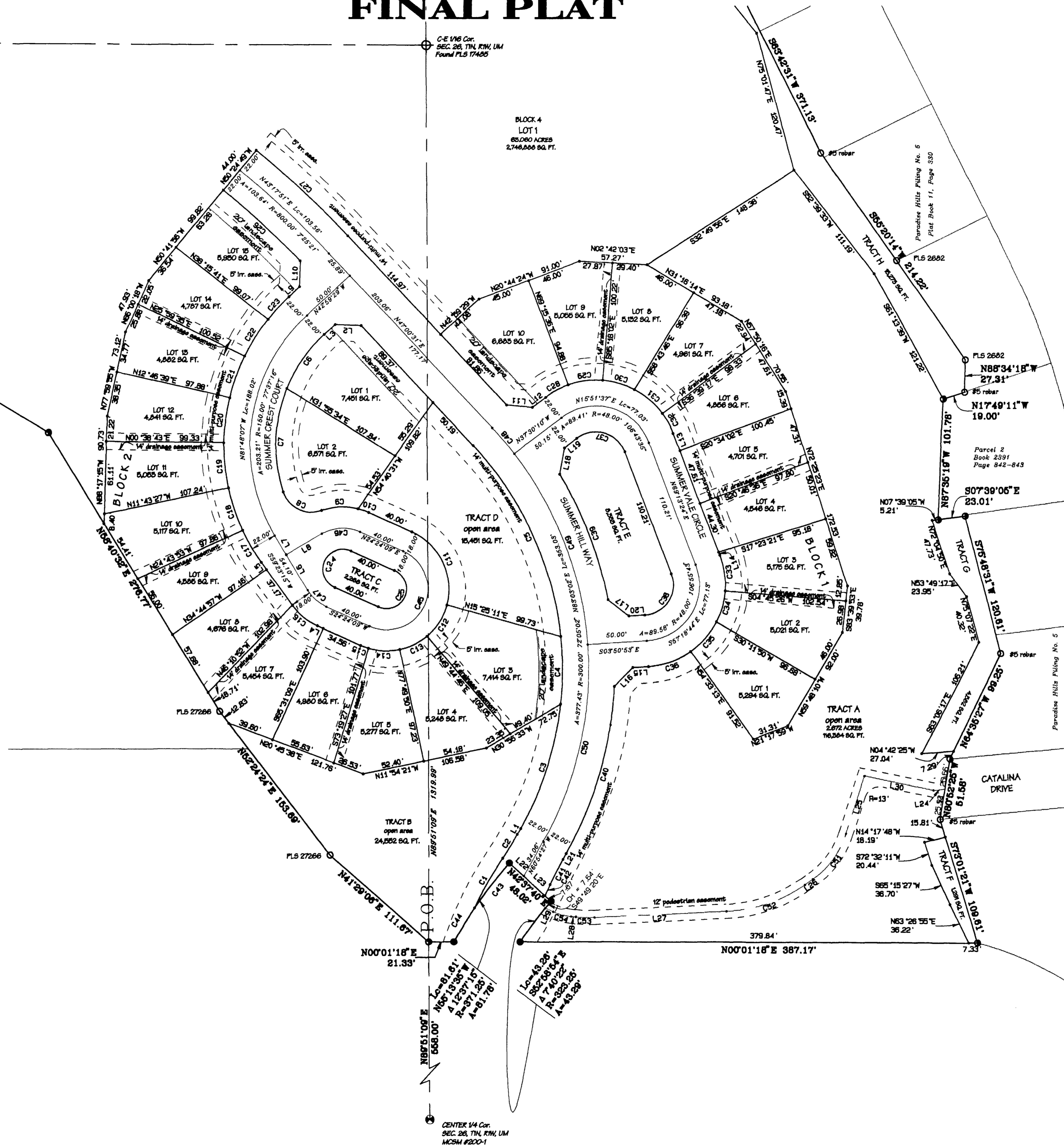
BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County SIMSLCS determined by GPS observation on a Mesa County Survey Marker at the center-north sixteenth corner of Section 26, Township 1 North, Range 1 West of the Ute Meridian. The bearing of this line is North 00°01'39" East.

BULK REQUIREMENTS

- Minimum lot area - 4,500 s.f.
- Minimum street frontage - 20'
- Maximum building height - 32'
- Minimum lot width - 30'
- Minimum side yard (principal structure) - 7'
- Minimum rear yard (principal structure) - 15'
- Minimum front yard - 20'
- Maximum building coverage - 50%

SW/4
NE/4



SUMMER HILL FILING NO. 1

FINAL PLAT

1/8 Sec. 26 & W 1/8 NW 1/4 Sec. 25, T.1 N., R. 1 W. Ute Meridian

THOMPSON-LANGFORD CORPORATION

589 25 1/8 ROAD - # B-810 tlowest.com

Grand Junction CO 81805 (970) 243-6067

Date: Feb 9, 2000 Drawn: kat Checked: drs Job No. 0482-00199

S:\Survey\0482 tray\phase1.pro Sheet 3 of 3

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 the certification shown hereon.