

SUMMER HILL FILING NO. 2 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 southeast quarter of the northeast quarter of Section 26 and the southwest quarter 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 Page 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:

Lot 1, Block 3 of SUMMER HILL FILING NO. 1, a plat recorded in the Mesa County Records at Book _____ at Pages _____

Containing 7.705 acres, more or less.

That said owner has caused said real property to be laid out and surveyed as SUMMER HILL FILING NO. 2, 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 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.

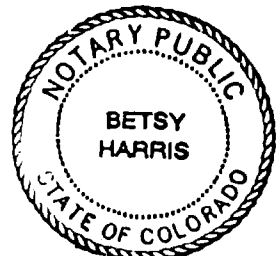
That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

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 11th day of February, 2000.

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

By Robert Bray
Robert Bray



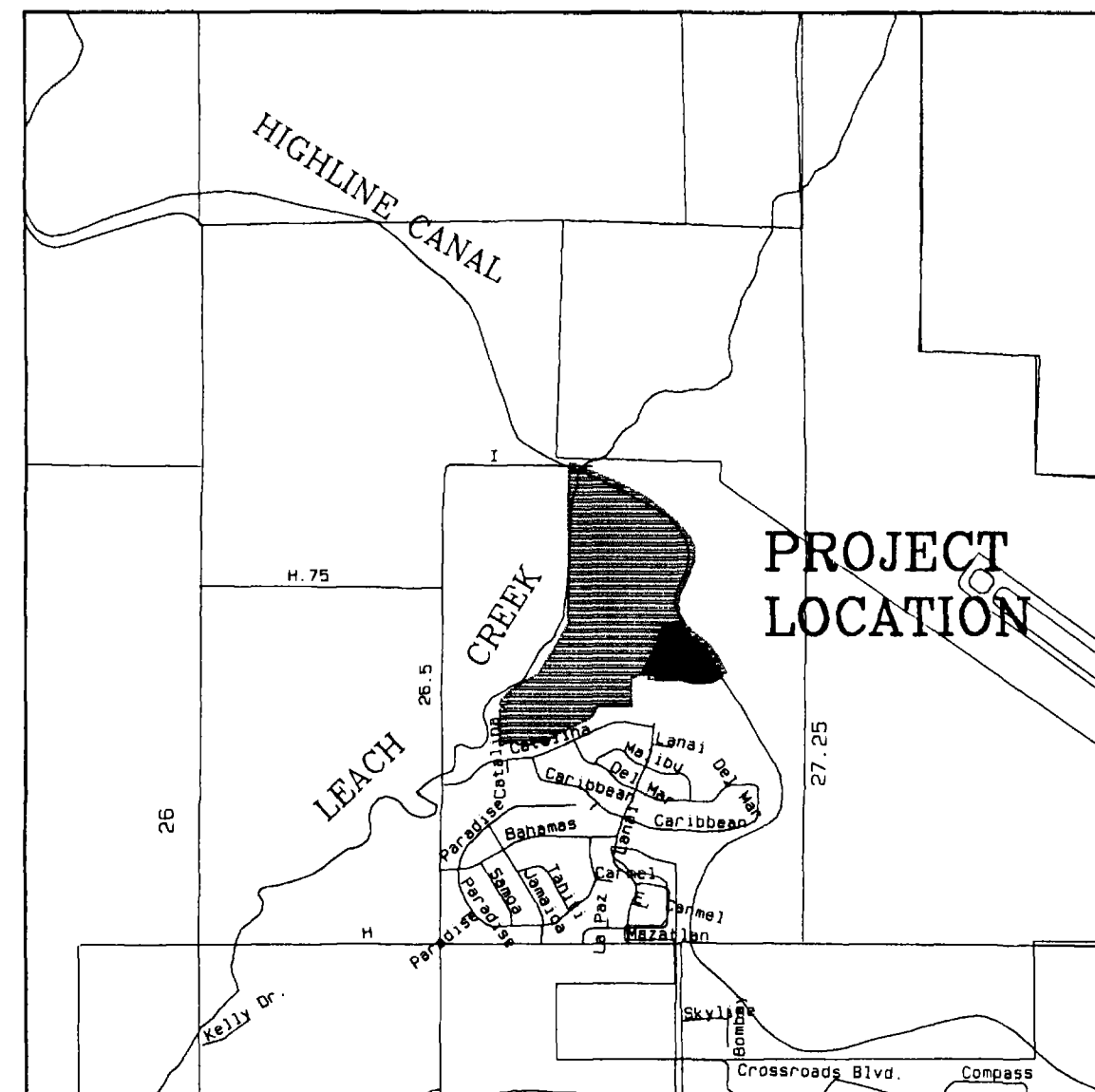
State of Colorado)
County of Mesa) ss

This plat was acknowledged before me by Robert Bray as C.E.O. of Bray and Company, a Colorado Corporation, a general partner of Paradise Hills Partnership, a Colorado General Partnership on this 11th day of February, 2000, for the aforementioned purposes.

My Commission expires: 7-15-01 Notary Public Betsy Harris

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

VICINITY MAP



AREA SUMMARY		
LOTS	5.556 acres	72.1%
ROADS	0.921 acres	12.0%
MISC. TRACTS	1.228 acres	15.9%
TOTAL	7.705 acres	100%

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 and a MCSM brass cap for the center quarter 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.

NOTES:

Tracts A and C are to be conveyed to the Summer Hill Homeowners Association for use as Open Area as defined in the covenants. Tract B is set aside for conveyance to an adjacent landowner in Paradise Hills Filing No. 7 to be incorporated in a replat, for the purpose of resolving encroachments. Book _____ Page _____

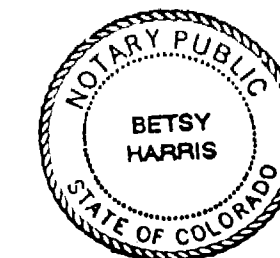
The Drainage Easements are to be conveyed to the Summer Hill Homeowners Association as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground. Book _____ Page _____

The Irrigation Easements are to be conveyed to the Summer Hill Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems. Book _____ Page _____

The Landscape Easement is to be conveyed to the Summer Hill Homeowners Association as a perpetual easement for the installation and maintenance of a landscape entry feature. Book _____ Page _____

CONSENT OF MORTGAGEE

The undersigned, having security interest in the subject property, does hereby ratify and confirm this plat.
John Frederick
John Frederick
Grand Valley National Bank



STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me by John Frederick this 11th day of February, 2000.

Witness my hand and official seal: Betsy Harris
My commission expires 7-15-01 Notary Public
Address 925 N. 7th St Grand Junction CO 81501

CITY APPROVAL

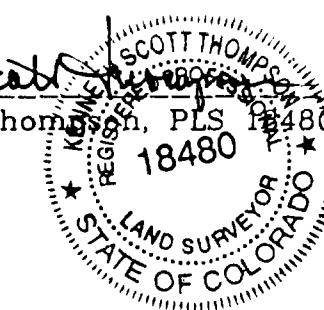
This plat of SUMMER HILL FILING NO. 2, a plat of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 15th day of February, 2000.

By: David Volz City Manager Attest: Gene Ramsey Mayor

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. 2, 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
Kenneth Scott Thompson, PLS 18480



February 10, 2000
Date

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 _____ day of _____, 2000, and is duly recorded in Plat Book No. _____, Page _____ as Reception No. _____ Drawer No. _____ Fees: _____

Clerk and Recorder of Mesa

SUMMER HILL
FILING NO. 2
FINAL PLAT

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

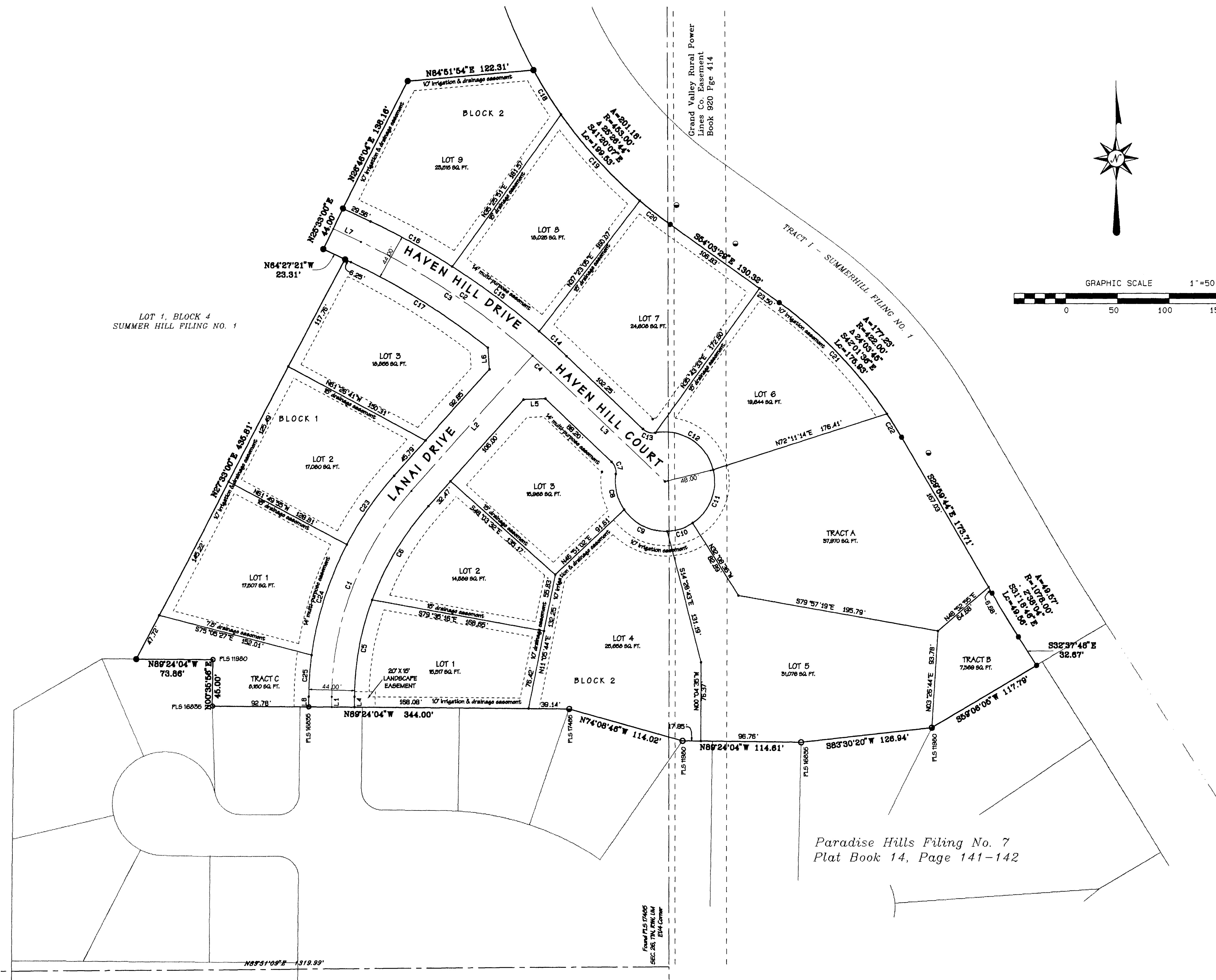
THOMPSON-LANGFORD CORPORATION

889 25 1/2 ROAD - # B-210 tlowest.com
Grand Junction CO 81505 (970) 243-6087

Date: Feb 9, 2000	Drawn: kst	Checked: drs	Job No. 0488-00899
S:\Survey\0488 bray\phase2.pro			Sheet 1 of 2

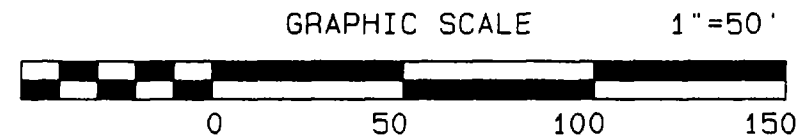
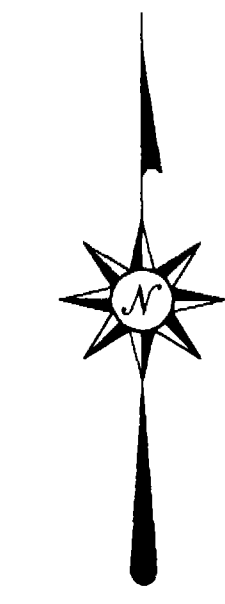
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SUMMER HILL FILING NO. 2 FINAL PLAT



BULK REQUIREMENTS

- Minimum lot area - 14,000 s.f.
- Minimum street frontage - 40'
- Maximum building height - 32'
- Minimum side yard (principal structure) - 10'
- Minimum side yard (accessory structure) - 3'
- Minimum rear yard (principal structure) - 30'
- Minimum rear yard (accessory structure) - 10'
- Minimum front yard - 20'
- Maximum building coverage - 30%



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
- FOUND PIN & CAP PLS 18480 (outer boundary monuments set in concrete, except canal centerline)

LINE	ARC	RADIUS	DELTA	CHD BRNG	CHORD
L1	10.00			N00°20'55"E	
C1	217.78	300.00	41°35'33"	S21°08'42"W	213.03'
L2	176.02			N41°56'28"E	
C2	224.23	700.00	18°21'12"	N55°16'46"W	223.27'
L3	152.47			S46°06'10"E	
C3	200.33	700.00	16°23'50"	N56°15'27"W	199.85'
C4	23.90	700.00	1°57'22"	N47°04'51"W	23.90'
L4	10.10			N00°20'55"E	
C5	95.60	278.00	19°42'08"	S10°11'59"W	95.12'
C6	106.21	278.00	21°53'26"	S30°59'45"W	105.57'
L5	21.12			N87°55'04"E	
C7	12.90	13.50	54°44'37"	N18°43'51"W	12.41'
C8	36.13	48.00	43°07'31"	N12°56'18"W	35.28'
C9	48.43	48.00	57°48'32"	N63°23'20"W	46.40'
C10	26.08	48.00	31°07'52"	S72°08'28"W	25.76'
C11	58.84	48.00	70°14'13"	S21°27'26"W	55.23'
C12	73.04	48.00	87°11'06"	S57°15'14"E	66.19'
C13	12.90	13.50	54°44'37"	S73°28'28"E	12.41'
C14	35.92	722.00	2°51'03"	N47°31'41"W	35.92'
C15	105.08	722.00	8°20'19"	N53°07'22"W	104.98'
C16	90.27	722.00	7°09'50"	N60°52'27"W	90.21'
C17	156.75	678.00	13°14'49"	N67°49'57"W	156.41'
L6	21.09			S04°24'40"E	
L7	29.56			N64°27'21"W	
C18	50.85	453.00	6°24'22"	S31°48'55"E	50.82'
C19	113.33	453.00	14°20'05"	S42°11'09"E	113.04'
C20	37.20	453.00	4°42'18"	S51°42'20"E	37.19'
C21	150.73	422.00	20°27'55"	S43°49'32"E	149.93'
C22	26.50	422.00	3°35'50"	S31°47'39"E	26.49'
C23	80.74	322.00	14°22'01"	S34°45'26"W	80.53'
C24	112.86	322.00	20°04'52"	S17°32'01"W	112.28'
C25	40.15	322.00	7°08'40"	S03°55'15"W	40.13'
L8	9.90			S00°20'55"W	

Paradise Hills Filing No. 7
Plat Book 14, Page 141-142

SUMMER HILL FILING NO. 2 FINAL PLAT

E 1/2 Sec. 28 & W 1/2 NW 1/4 Sec. 28, 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) 843-8067
 Date: Jan 24, 2000 Drawn: kst Checked: dra Job No. 0422-00899
 B:\Survey\0422 bray\phase2.pro Sheet 2 of 2

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