

**DEDICATION AND OWNERSHIP CERTIFICATE**

# HIGH POINTE ESTATES

KNOW ALL MEN BY THESE PRESENTS:

Titan Land Co. Developments, LLC, is the owner of a parcel of land being that certain tract of land in the W1/2 SE1/4 of Section 16, Township One South, Range One West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 2743 at Page 625 and in Book 2744 at Page 21, of the Mesa County real property records, and the perimeter being more particularly described as follows:

That part of the W1/2 SE1/4 of Section 16, Township One South, Range One West of the Ute Meridian, City of Grand Junction, County of Mesa, Colorado, described as follows:  
 Commencing at a Mesa County Survey Marker for the S1/4 Corner of said Section 16, from whence a Mesa County Survey Marker for the Southeast corner of said Section 16 bears S89°56'49"E 2627.62 feet; thence N04°19'38"E 1119.91 feet to a 5/8-inch rebar and alloy cap (L.S. 18469) and the point of beginning; thence along a perimeter marked by 5/8-inch rebars and alloy caps (L.S. 18469) the following nine courses and distances: 1. N08°05'34"E 208.17 feet; 2. N06°37'34"E 253.44 feet; 3. N77°33'24"E 264.48 feet; 4. N67°00'48"E 275.46 feet; 5. N00°41'36"W 142.75 feet; 6. S74°14'26"E 213.74 feet; 7. S50°44'26"E 240.72 feet; 8. S18°09'26"E 266.08 feet; 9. S05°44'34"W 120.60 feet; thence S12°00'34"W 229.78 feet to a 5/8-inch rebar and alloy cap (L.S. 11643); thence N85°43'23"W 164.62 feet to a 5/8-inch rebar and alloy cap (L.S. 18469); thence S53°30'21"W 150.89 feet to a 5/8-inch rebar and alloy cap (L.S. 11643); thence S69°20'27"W 123.12 feet; thence S00°06'20"W 260.70 feet to a 5/8-inch rebar and alloy cap (L.S. 18469) on the northerly right-of-way line of Colorado State Highway 340 (Broadway); thence N65°31'30"W on said right-of-way line for a distance of 300.61 feet to a 5/8-inch rebar and alloy cap (L.S. 18469); thence, leaving said right-of-way line, N00°08'48"E 295.95 feet to a 5/8-inch rebar and alloy cap (L.S. 18469); thence N89°06'16"W 318.79 feet to the beginning.

[16.38 Acres]

That said owner has caused the said property to be laid out and surveyed as HIGH POINTE ESTATES, a Subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.

The owner states that there are no Lienholders of record.

That said owner hereby dedicates and sets apart that real property as shown and labeled on the accompanying plat as follows:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Utility Easements to the City of Grand Junction for the use of City-approved: public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.

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

All Sanitary Sewer Easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance, and repair of sanitary sewer lines and associated appurtenances..

All Irrigation Easements granted by separate instrument, as recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, to the High Pointe Estates Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

All Drainage Easements granted by separate instrument, as recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, to the High Pointe Estates Homeowners Association for the use of same as permanent easements for the installation, operation, and maintenance of drainage pipelines and appurtenances thereto.

Tracts A and C, all inclusive, granted by separate instrument, as recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, to the High Pointe Estates Homeowners Association for the use as, but not limited to, reservation for the use as, for the erection of signage, and for the installation, operation and maintenance of storm water detention facilities and irrigation pipelines and appurtenant 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 prevent reasonable ingress and egress to and from the easement.

Declaration of Protective Covenants are recorded in Book \_\_\_\_\_ at Pages \_\_\_\_\_

IN WITNESS WHEREOF, said owner have caused their names to be hereunto subscribed this 15 day of November A.D., 2000.

*Darren Caldwell*

Titan Land Co. Developments, LLC  
 Darren Caldwell, Assistant Manager

STATE OF COLORADO )  
 COUNTY OF MESA ) ss  
 The foregoing instrument was acknowledged before me this 15 day of November A.D., 2000.  
 BY Titan Land Co. Developments, LLC  
 Darren Caldwell, Assistant Manager

My commission expires: 11/18/2002

WITNESS MY HAND AND OFFICIAL SEAL.

*Melissa De Jesus*  
 Notary Public

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
 COUNTY OF MESA ) ss  
 I hereby certify that this instrument was filed in my office at 11:57 o'clock A.M., this 22nd day of December A.D., 2000, and is duly recorded as Reception Number 1977751 in Plat Book 18, Page 70 through 72 inclusive. Drawer No. 88-50

Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_ Fees \_\_\_\_\_

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL  
 Approved this 20 day of NOVEMBER A.D. 2000.

Mayor Gene Kinsey City Manager David VanDyke

**NOTES REQUIRED BY THE CITY OF GRAND JUNCTION**

- Potential property owners should review soils information in the project file located at the Community Development Department regarding soil conditions, specifically as noted in the geotechnical report and findings of the Colorado Geological Survey (CGS). See File #FPP-2000-031. The developer of the lot shall abide by the minimal requirements stated in the recommendations from the CGS regarding building setbacks and foundations, or otherwise demonstrate that they have otherwise satisfied the requirements.
- The rear building setback lines for Lots 9-10 and Lots 13-14 are shown on sheet 2 of this plat. The areas located outside of the building area are to be no build/no disturbance areas.
- The building setback lines for Lots 11-12, as shown on sheet 2 of this plat, is 150 feet from the rear property line, as recommended by the geotechnical report for the High Pointe Estates development. However, if a more in depth geotechnical study is performed for these two lots and it can be demonstrated that it is safe to construct closer to the rear property line, the rear setback line may be 100 feet from the rear property line. The area beyond the rear setback line for Lots 11 and 12 are no build/no disturbance areas.
- For more detailed building envelope information, see High Pointe Estates Building Envelope Plan as recorded at Book \_\_\_\_\_, Page \_\_\_\_\_ of the Mesa County real property records, Mesa County, Colorado.
- Bulk standards for PR-2 Zone. Building setbacks (primary structure) unless otherwise noted are as follows:  
 Front Yard - 20 feet from R.O.W.  
 Side Yard - 15 feet  
 Rear Yard - 25 feet  
 Accessory structure setbacks are as follows:  
 Side Yard - (on rear half of parcel) -3 feet.  
 Rear Yard - 3 feet  
 Maximum height of structures is 32'  
 Lot coverage by structures is as follows:  
 25% if 0.40 acre or larger.  
 33% if less than 0.40 acre.  
 Further restrictions to bulk standards and other requirements may be imposed within the "Declaration of Protective Covenants" for High Pointe Estates subdivision.

**GENERAL NOTES:**

- Title information from Mesa County real property records and from the following:  
 First American Title Company, file no. 00135536, effective date 07/19/1999.
- Basis of bearing is derived between Mesa County Survey Markers at the S1/4 Corner of Section 16 and the S.E. Corner of Section 16, T1S, R1W, of the Ute Meridian, per value calculated from "Mesa Co" LCS, S89°59'49"E 2627.62 feet.

**SURVEYOR'S CERTIFICATE**

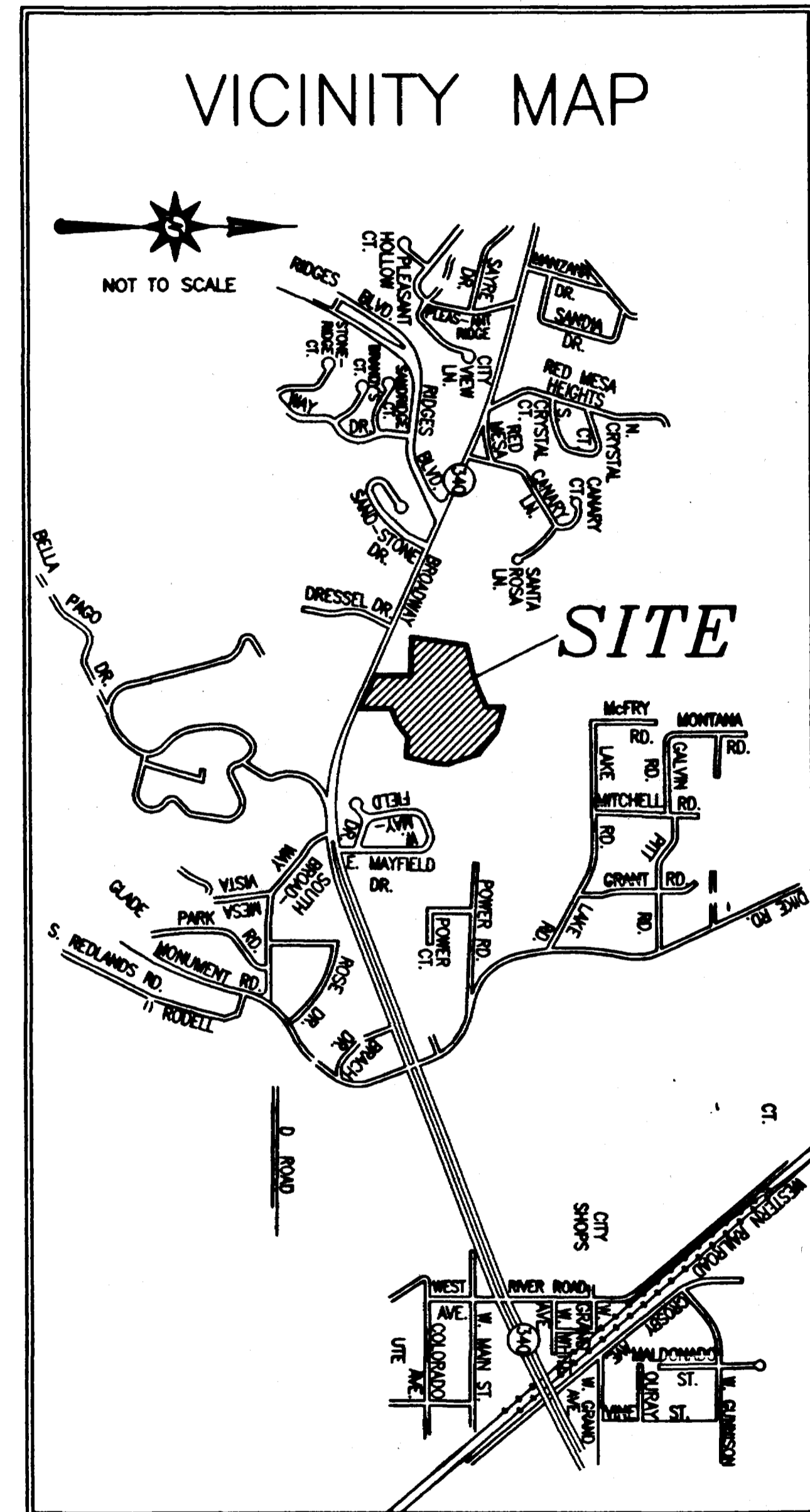
I, Richard A. Mason, do hereby certify that the accompanying plat of HIGH POINTE ESTATES, a subdivision of a part the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.



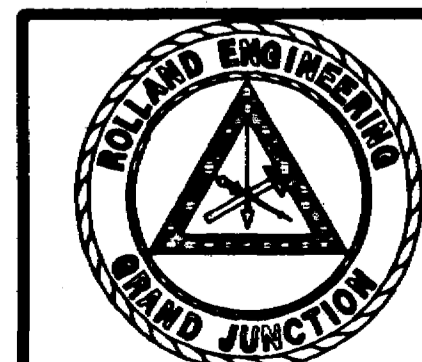
Richard A. Mason  
 Registered Professional Land Surveyor  
 P.L.S. No. 18469

Date 10-31-00

AREA SUMMARY		
LOT AREA (24 LOTS)	13.12AC	80.10%
ROW AREA	1.89 AC	11.54%
TRACT A	0.09 AC	0.55%
TRACT B	0.96 AC	5.86%
TRACT C	0.32 AC	1.95%
TOTAL AREA	16.38 AC.	100%



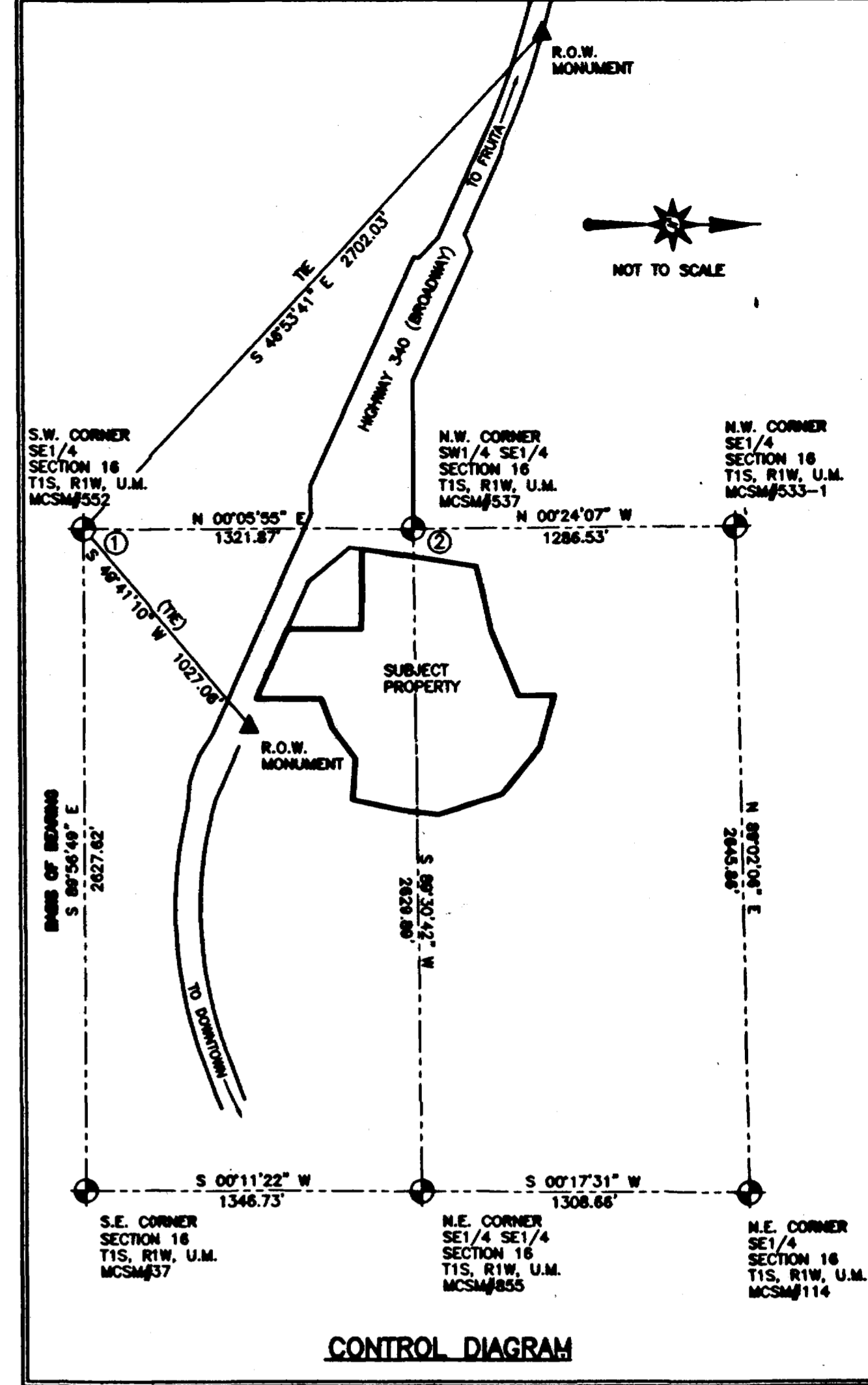
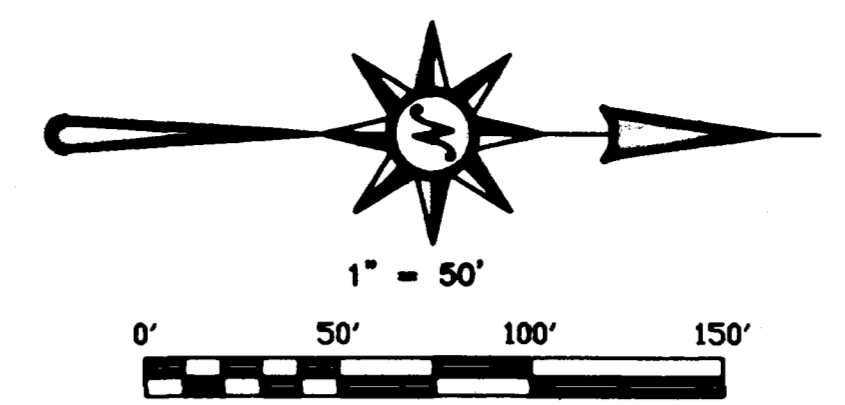
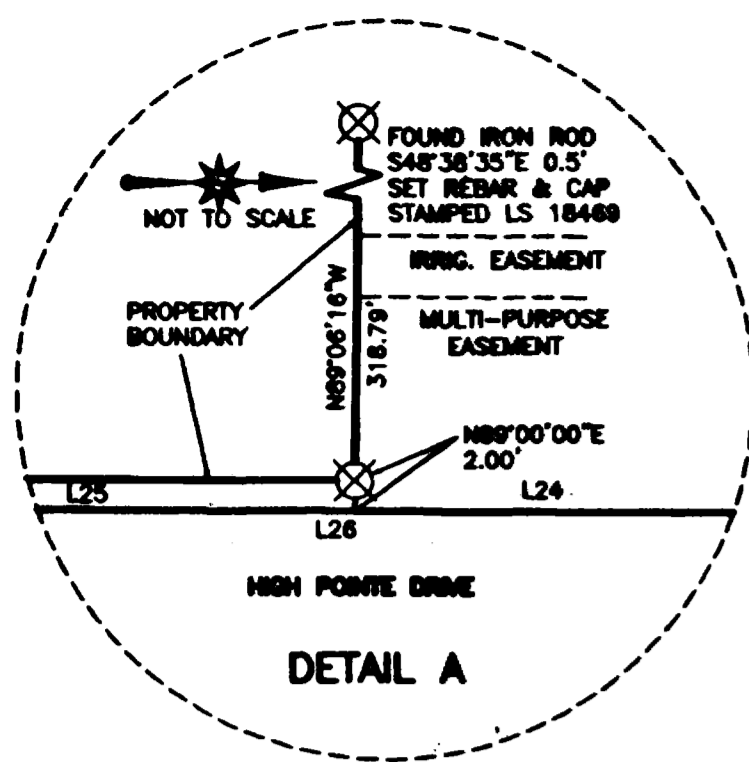
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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



ROLLAND ENGINEERING  
 405 Ridgeway Blvd  
 Grand Jct, CO 81503  
 (970) 243-8300

File Name: C:\PROJECTS\9049\9049PL1.DWG			
<b>HIGH POINTE ESTATES SUBDIVISION</b>			
IN THE W1/2 SE1/4 SECTION 16 IN T1S, R1W, OF THE UTE MERIDIAN CITY OF GRAND JUNCTION MESA COUNTY COLORADO			
Designed	Checked	Drawn	Sheet
LC	RAM	9049	1
Date	3/30/00	11/14/00	2

# HIGH POINTE ESTATES



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 59°01'17\"/>	51.11'
L2	N 85°31'30\"/>	50.75'
L3	N 25°35'15\"/>	31.15'
L4	N 14°28'30\"/>	24.18'
L5	N 14°39'51\"/>	62.65'
L6	N 00°20'09\"/>	20.60'
L7	N 00°20'09\"/>	90.58'
L8	N 00°20'09\"/>	111.16'
L9	N 09°38'28\"/>	9.94'
L10	N 54°38'28\"/>	22.38'
L11	S 80°21'32\"/>	36.74'
L12	N 84°13'48\"/>	61.44'
L13	N 37°23'48\"/>	61.32'
L14	N 37°23'48\"/>	5.31'
L15	N 37°23'48\"/>	66.63'
L16	S 82°09'42\"/>	42.39'
L17	S 77°33'24\"/>	61.42'
L18	S 77°33'24\"/>	19.07'
L19	S 77°33'24\"/>	80.49'
L20	S 81°35'51\"/>	66.93'
L21	S 84°23'39\"/>	19.88'
L22	S 37°22'36\"/>	22.18'
L23	S 09°38'28\"/>	7.33'
L24	S 00°20'09\"/>	39.22'
L25	S 00°20'09\"/>	78.94'
L26	S 00°20'09\"/>	111.16'
L27	S 14°39'51\"/>	62.65'
L28	S 14°28'30\"/>	26.00'
L29	S 63°54'09\"/>	21.15'
L30	N 80°21'32\"/>	87.04'
L31	N 30°09'52\"/>	7.16'
L32	N 80°21'32\"/>	9.62'
L33	S 49°28'48\"/>	7.16'
L34	N 80°21'32\"/>	18.36'
L35	N 80°21'32\"/>	16.68'
L36	N 80°21'32\"/>	35.04'
L37	N 77°33'24\"/>	195.49'
L38	N 87°00'48\"/>	74.64'
L39	S 37°23'48\"/>	66.63'
L40	N 14°28'30\"/>	44.48'
L41	N 14°39'51\"/>	62.65'
L42	N 00°20'09\"/>	111.16'
L43	N 09°38'28\"/>	47.77'
L44	N 80°21'32\"/>	66.30'
L45	S 37°23'48\"/>	155.29'
L46	N 67°00'48\"/>	75.64'
L47	S 37°23'48\"/>	66.63'
L48	N 80°21'32\"/>	74.57'

**CURVE TABLE**

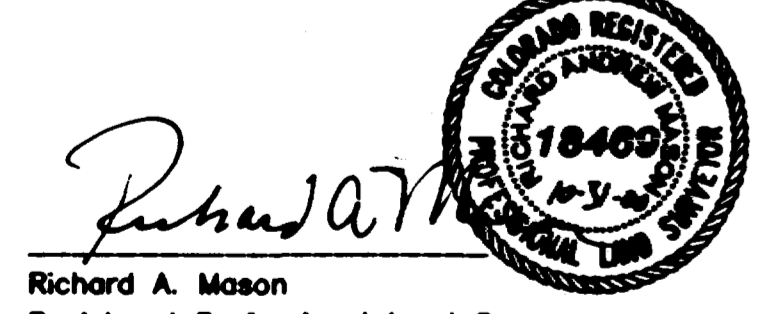
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	172.00'	79.70'	78.99'	N 01°11'59\"/>	26°33'02\"/>	40.58'
C2	172.00'	7.77'	7.77'	N 13°22'12\"/>	02°35'19\"/>	3.89'
C3	172.00'	87.47'	86.54'	N 00°05'40\"/>	29°08'21\"/>	44.71'
C4	178.00'	46.80'	46.47'	N 07°09'51\"/>	15°00'00\"/>	23.43'
C5	278.00'	45.15'	45.10'	N 04°59'18\"/>	09°19'13\"/>	22.62'
C6	522.00'	40.62'	40.61'	S 82°35'17\"/>	04°27'29\"/>	20.32'
C7	522.00'	84.09'	84.00'	S 89°25'58\"/>	09°13'48\"/>	42.14'
C8	522.00'	15.69'	15.69'	N 85°05'30\"/>	01°43'21\"/>	7.85'
C9	522.00'	140.40'	139.98'	S 88°03'52\"/>	15°24'36\"/>	70.63'
C10A	147.00'	6.53'	6.53'	N 82°57'28\"/>	02°32'42\"/>	3.27'
C10B	147.00'	95.19'	93.54'	N 83°08'02\"/>	37°08'09\"/>	48.33'
C11	147.00'	30.05'	30.00'	S 31°18'43\"/>	22°30'30\"/>	29.38'
C12	147.00'	30.05'	30.00'	N 16°07'04\"/>	11°42'48\"/>	15.08'
C13	147.00'	89.23'	87.86'	N 07°07'54\"/>	34°48'29\"/>	46.03'
C14	147.00'	33.05'	32.98'	N 30°57'17\"/>	12°52'57\"/>	16.60'
C15	147.00'	312.05'	256.67'	N 23°25'02\"/>	121°37'35\"/>	263.17'
C16	117.00'	55.73'	55.20'	N 51°02'27\"/>	27°17'23\"/>	28.40'
C17	117.00'	64.78'	63.95'	N 60°32'48\"/>	31°43'18\"/>	33.24'
C18	117.00'	43.78'	43.51'	S 72°52'58\"/>	21°29'51\"/>	22.14'
C19	117.00'	164.27'	151.10'	N 77°37'02\"/>	80°28'32\"/>	86.95'
C20	278.00'	14.65'	14.65'	S 63°40'18\"/>	03°01'12\"/>	7.33'
C21	278.00'	60.05'	59.93'	S 71°22'09\"/>	12°22'30\"/>	30.14'
C22	278.00'	74.70'	74.47'	S 69°51'33\"/>	15°23'42\"/>	37.57'
C23	117.00'	30.35'	30.28'	S 74°09'39\"/>	14°51'43\"/>	15.26'
C24	117.00'	62.72'	61.67'	S 62°12'25\"/>	30°42'46\"/>	32.13'
C25	117.00'	69.65'	68.53'	S 18°59'59\"/>	34°03'24\"/>	35.83'
C26	117.00'	75.88'	74.58'	S 16°37'10\"/>	37°09'34\"/>	39.33'
C27	117.00'	29.37'	29.30'	S 42°23'29\"/>	14°23'05\"/>	14.76'
C28	117.00'	71.08'	70.00'	S 66°59'20\"/>	34°48'38\"/>	36.68'
C29	117.00'	338.95'	232.25'	S 01°24'04\"/>	165°59'10\"/>	851.93'
C30	322.00'	52.29'	52.24'	S 04°59'18\"/>	09°18'18\"/>	26.20'
C31	223.00'	68.12'	67.65'	S 18°45'53\"/>	11°21'18\"/>	29.23'
C32	128.00'	65.10'	64.40'	S 00°05'40\"/>	25°08'21\"/>	33.27'
C33	68.00'	187.42'	133.48'	N 01°24'04\"/>	157°54'56\"/>	348.48'
C34	322.00'	58.25'	59.17'	N 72°17'06\"/>	10°32'36\"/>	29.71'
C35	68.00'	89.71'	83.35'	S 75°11'29\"/>	75°35'28\"/>	52.74'
C36	98.00'	22.03'	21.99'	S 30°57'17\"/>	12°52'58\"/>	11.08'
C37	98.00'	170.09'	149.53'	S 25°12'22\"/>	89°28'20\"/>	115.64'
C38	98.00'	192.12'	162.80'	S 18°45'53\"/>	11°21'18\"/>	145.17'
C39	478.00'	95.55'	95.39'	S 80°39'07\"/>	11°27'11\"/>	47.73'
C40	478.00'	110.84'	110.40'	N 86°59'25\"/>	13°15'48\"/>	55.57'
C41	478.00'	206.19'	204.60'	N 87°17'00\"/>	24°42'58\"/>	104.73'
C42	352.00'	32.39'	32.38'	N 74°55'15\"/>	05°18'18\"/>	16.20'
C43	352.00'	30.68'	30.67'	N 89°47'18\"/>	04°59'35\"/>	15.35'
C44	156.00'	76.29'	75.47'	N 00°05'40\"/>	25°08'21\"/>	38.99'
C45	208.00'	82.36'	82.21'	N 12°00'00\"/>	12°00'00\"/>	28.33'
C46	306.00'	46.72'	46.67'	N 04°59'18\"/>	09°18'18\"/>	24.41'
C47	90.00'	248.05'	176.67'	N 01°24'04\"/>	157°54'56\"/>	481.20'
C48	306.00'	55.21'	55.13'	N 72°17'06\"/>	10°32'36\"/>	27.88'
C49	90.00'	118.74'	110.31'	S 75°11'29\"/>	75°35'28\"/>	69.80'
C50	120.00'	235.25'	199.34'	S 18°45'53\"/>	11°21'18\"/>	178.99'
C51	508.00'	215.88'	214.01'	S 87°17'00\"/>	24°42'58\"/>	109.55'

**LINE TABLE**  
INGRESS/EGRESS EASEMENT

LINE	BEARING	DISTANCE
EL1	N 89°51'12\"/>	24.89'
EL2	N 14°39'51\"/>	41.37'
EL3	N 89°51'12\"/>	14.31'
EL4	S 00°08'48\"/>	40.00'
EL5	S 00°08'48\"/>	99.85'

**SURVEYOR'S CERTIFICATE**

I, Richard A. Mason, do hereby certify that the accompanying plat of HIGH POINTE ESTATES, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.



Richard A. Mason  
Registered Professional Land Surveyor  
P.L.S. No. 18469

Date 10-31-00

**AREA SUMMARY**

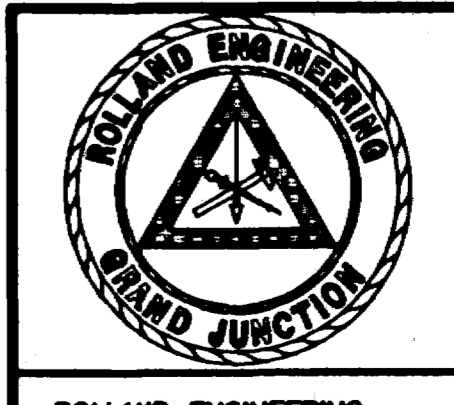
LOT AREA (24 LOTS)	13.12AC	80.10%
ROW AREA	1.88 AC	11.54%
TRACT A	0.08 AC	0.50%
TRACT B	0.96 AC	5.88%
TRACT C	0.32 AC	1.93%
TOTAL AREA	16.38 AC	100%

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 herein.

- LEGEND**
- MESA COUNTY SURVEY MARKER
  - SET REBAR & CAP LS-18469
  - FOUND REBAR & CAP AS NOTED
  - FOUND REBAR
  - RIGHT OF WAY MARKER
- NOTE: ALL INTERIOR LOT CORNERS MUST BE MONUMENTED PRIOR TO SALE OF ANY LOT.

**GENERAL NOTES:**

- Title information from Mesa County real property records and from the following: First American Title Company, file no. 00135536, effective date 07/19/1999.
- Bearings are derived from Mesa County Survey Markers at the S1/4 Corner of Section 16 and the S.E. Corner of Section 16, T1S, R1W, of the Ute Meridian, per value calculated from "Mesa Co." LCS, S89°48'0"E 2627.62 feet.



ROLLAND ENGINEERING  
405 Ridge Blvd  
Grand Jct, CO 81503  
(970) 243-8300

File Name: C:\PROJECTS\9049\9049PL2.DWG

**HIGH POINTE ESTATES SUBDIVISION**

IN THE W1/2 SE1/4 SECTION 16  
IN T1S, R1W, OF THE UTE MERIDIAN  
MESA COUNTY COLORADO

Designed	Checked	RAM	PLN	9049	Sheet
LC					2
Date	3/30/00			10/31/00	Of 2

# HIGH POINTE ESTATES

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )  
 I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_ M.,  
 this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2000, and is duly recorded as Reception  
 Number \_\_\_\_\_ in Plot Book \_\_\_\_\_, Page \_\_\_\_\_ through \_\_\_\_\_  
 inclusive. Drawer No. \_\_\_\_\_

\_\_\_\_\_  
 Clerk and Recorder Deputy Fees

FOLKESTAD  
 ZONED  
 R-2

## SETBACKS

- ALL LOTS HAVE SETBACKS AS FOLLOWS:  
 FRONT YARD = 20 FEET  
 SIDE YARD = 15 FEET OR AS SHOWN  
 BACK YARD = 25 FEET OR AS SHOWN.
- PROPOSE LOT 11 & 12 AT 150' SETBACK, PER GEOTECHNICAL REPORT. LOT 11 & 12 MAY GO TO A SETBACK OF 100' REAR YARD IF A SITE SPECIFIC GEOTECHNICAL ANALYSIS IS PERFORMED SHOWING THAT A HOUSE AT THE 100 FOOT SETBACK IS ACCEPTABLE.

HIGHWAY 340 (BROADWAY)

FOUND REBAR & CAP  
 STAMPED LS 2682  
 NO1'44'03" W 3.92'  
 SET REBAR & CAP  
 STAMPED LS 18469

TRACT A  
 0.00 ACRES  
 OPEN SPACE

TRACT B  
 0.98 ACRES

TRACT C  
 0.32 ACRES  
 OPEN SPACE

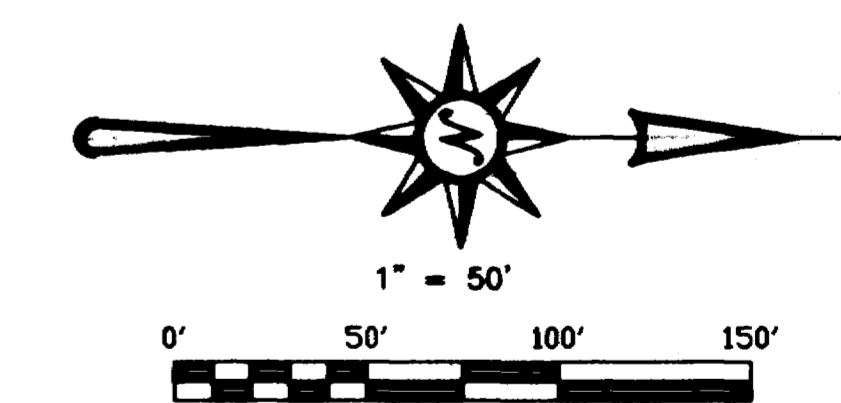
LINE TABLE  
 INGRESS/EGRESS EASEMENT

### NOTES

- 15 M.P.H. SPEED LIMIT SIGNS WILL BE PLACED AROUND PERIMETER OF HIGH POINTE DRIVE AND HIGH POINTE CIRCLE PER CITY OF GRAND JUNCTION REQUIREMENTS.

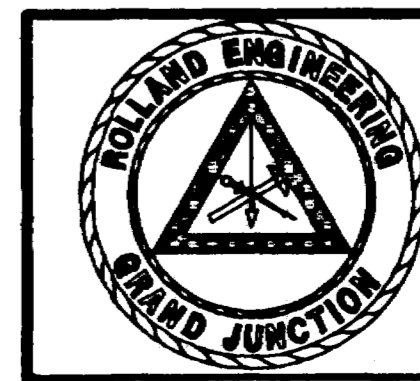
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 ZONED  
 R-2

ZONED  
 R-2



### LEGEND

- ⊕ MESA COUNTY SURVEY MARKER
  - ⊗ SET REBAR & CAP LS-18469
  - ⊙ FOUND REBAR & CAP AS NOTED
  - ⊙ FOUND REBAR
  - ▲ RIGHT OF WAY MARKER
- NOTE: ALL INTERIOR LOT CORNERS MUST BE MONUMENTED PRIOR TO SALE OF ANY LOT.



ROLLAND ENGINEERING  
 405 Ridge Blvd  
 Grand Jct, CO 81503  
 (970) 243-8300

File Name: C:\PROJECTS\9049\9049ENV.DWG			
<b>HIGH POINTE ESTATES BUILDING ENVELOPE PLAN</b>			
IN THE W1/2 SE1/4 SECTION 16 IN T1S, R1W, OF THE LITE MERIDIAN MESA COUNTY COLORADO			
Designed	Checked	Proj	Sheet
ESS	RAM	9049	15
Date	Rev		Of
2/23/00	11/14/00		20