

# GARRETT ESTATES SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Sonshine Construction Development, LLC, is the owner of that real property situated in the SW 1/4 NW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian as described in Book 2708 at Page 172 of the records of the Mesa County Clerk and Recorder, being more particularly described as follows:

Commencing at the found Mesa County survey marker for the W 1/4 corner of said Section 3, the basis of bearing being S00°02'24"W along the west line of the recorded subdivision plat of Diamond Ridge Subdivision being the east line of Garrett Estates Subdivision; thence S89°59'47"E a distance of 55.44 feet; thence N00°03'01"E a distance of 35.00 feet; thence N44°58'20"W a distance of 37.34 feet; thence N00°03'01"E a distance of 754.91 feet being parallel with the west line of said SW 1/4 NW 1/4; thence N69°59'47"E a distance of 115.80 feet; thence N74°30'51"E a distance of 400.35 feet to the west line of said Diamond Ridge Subdivision; thence S89°59'47"E a distance of 948.57 feet along said basis of bearing; thence N69°59'47"E a distance of 82.57 feet being parallel with the south line of said SW 1/4 NW 1/4 to the point of beginning. Said parcel contains 12.39 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as GARRETT ESTATES SUBDIVISION a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owner does hereby dedicate and set apart 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. Before acceptance of a dedication of any Street or Right of Way, the City may require proof of acceptable environmental condition by, e.g., a Phase I environmental audit.

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 Irrigation/Landscaping Easements to an association if formed now or later for the benefit of the owners, or if not to the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of landscaping and irrigation systems and to supply and drain irrigation water. Covenants, conditions or restrictions of other conveyance thereof recorded at Book \_\_\_\_\_ at Pages \_\_\_\_\_ Except for the easements and restrictions of the Diamond Ridge Subdivision.

Tract A and B is dedicated to the Owners Association, if formed now or in the future, or if not, to the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted for the purpose including but not limited to, ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes. Said Tracts to be maintained by the Owners Association. Deed of conveyance recorded in Book \_\_\_\_\_ at Pages \_\_\_\_\_ subject to further conditions and restrictions as may be set forth in that instrument.

Tract C is dedicated to the Owners Association, if formed now or in the future, or if not, to the owner as undivided co-tenant not subject to partition, of the lots and tracts hereby platted as perpetual easements for: (a) conveyance of runoff water which flows from within the areas hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; (c) the maintenance and repair of private irrigation systems and conveyance of stormwaters; (d) recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded in Book \_\_\_\_\_ at Pages \_\_\_\_\_ subject to further conditions and restrictions as may be set forth in that instrument.

All Tracts/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 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.

IN WITNESS WHEREOF said owner has caused his names to be hereunto subscribed this 14th day of DECEMBER 2000.

By: Sonshine Construction Development, LLC

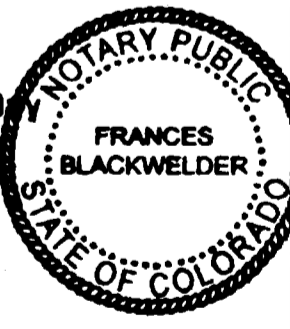
*Lloyd J. Davis Jr.*  
Lloyd J. Davis Jr. - Manager

Lienholder: Parkerson Brothers, LLC

*Alan Parkerson*  
Alan Parkerson

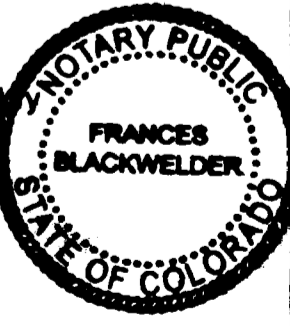
STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 14th day of December 2000, by Lloyd J. Davis Jr. My commission expires 2-09-2004.  
Witness my hand and official seal *Jeanne Blackwelder*  
Notary Public  
Address 646 Pinewood Court, GT 81504



STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 14th day of December 2000, by Alan Parkerson. My commission expires 2-08-2004.  
Witness my hand and official seal *Jeanne Blackwelder*  
Notary Public  
Address 646 Pinewood Court, GT 81504



L/C	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
L1			19.18'	S44°59'47"E	
L2			17.46'	S89°59'47"E	
L3			19.18'	N45°00'13"E	
L4			17.63'	S89°59'47"E	
L5			19.18'	N44°59'47"W	
L6			19.18'	S45°00'13"W	
C1	21°58'10"	87.00'	33.36'	N79°00'41"W	33.18'
C2	30°25'15"	87.00'	48.19'	M32°48'59"W	45.85'
C3	37°36'45"	87.00'	57.18'	N18°48'59"W	56.14'
C4	80°02'10"	82.00'	87.43'	S44°58'41"E	87.71'
C5	90°02'10"	37.00'	58.14'	N44°58'41"E	52.34'
L7			15.10'	S81°09'48"E	
L8			19.02'	N81°09'48"W	
C6	28°47'48"	87.00'	43.73'	N14°28'18"E	43.27'
C7	7°05'41"	87.00'	12.04'	M32°48'03"E	12.03'
C8	21°25'10"	87.00'	32.52'	M47°28'28"E	32.34'
C9	15°21'29"	87.00'	23.57'	M55°58'48"E	23.50'
C10	73°40'08"	82.00'	75.72'	S36°58'28"W	74.34'
C11	73°40'08"	37.00'	47.57'	N36°58'28"W	44.38'
C12	2°03'38"	278.00'	10.00'	M01°01'49"W	10.00'
C13	14°13'50"	278.00'	89.05'	M09°10'33"W	88.87'
C14	1°50'52"	322.00'	10.38'	M15°22'02"W	10.38'
C15	13°40'08"	322.00'	78.86'	M07°38'19"W	78.68'
C16	0°48'18"	322.00'	4.33'	M00°22'55"W	4.33'
C17	18°18'15"	300.00'	85.37'	M08°08'54"W	85.08'
C18	8°45'03"	278.00'	42.46'	M04°22'18"W	42.42'
L9			19.25'	S57°28'04"E	
C19	18°18'14"	300.00'	85.23'	M08°08'27"W	84.98'
L10			19.25'	S31°44'45"W	
C20	8°11'12"	278.00'	25.17'	M02°38'28"W	25.18'
C21	1°42'17"	278.00'	8.27'	M05°02'08"W	8.27'
C22	8°53'29"	300.00'	38.08'	M03°28'29"W	38.06'
C23	8°53'29"	322.00'	38.73'	M03°28'29"W	38.71'
C24	45°20'03"	13.50'	10.68'	M29°33'15"W	10.41'
C25	80°50'51"	37.00'	39.29'	M21°47'50"W	37.47'
C26	63°21'38"	37.00'	40.92'	M40°18'24"E	38.86'
C27	81°49'30"	37.00'	39.92'	S77°08'02"E	38.02'
C28	84°38'07"	37.00'	54.85'	S03°32'13"E	49.82'
C29	45°20'03"	13.50'	10.68'	S15°48'48"W	10.41'
L11			19.18'	N44°59'44"W	
L12			19.18'	N45°00'18"E	
C30	48°13'41"	87.00'	70.19'	M23°07'06"E	68.31'
C31	22°12'35"	87.00'	33.72'	M57°20'14"E	33.51'
C32	81°33'42"	87.00'	32.74'	N79°13'23"E	32.55'
C33	89°59'58"	82.00'	97.38'	N45°00'13"W	87.68'
C34	89°59'58"	37.00'	58.12'	N45°00'13"E	52.33'
L13			35.38'	S45°00'13"W	
L14			37.48'	N44°59'47"W	
C35	10°04'25"	322.00'	58.81'	M05°02'13"W	58.54'

### CITY APPROVAL

This plat of GARRETT ESTATES SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 15 day of DECEMBER 2000.

*Doreen Volney* City Manager  
*Gene Kinsey* City Mayor

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 12:16 o'clock P.M., this 20 day of DEC, A.D. 2000, and is duly recorded in Plat Book No. 18 at page 73.  
Reception No. 197755 Fees 10.00 Drawer No. 80-51

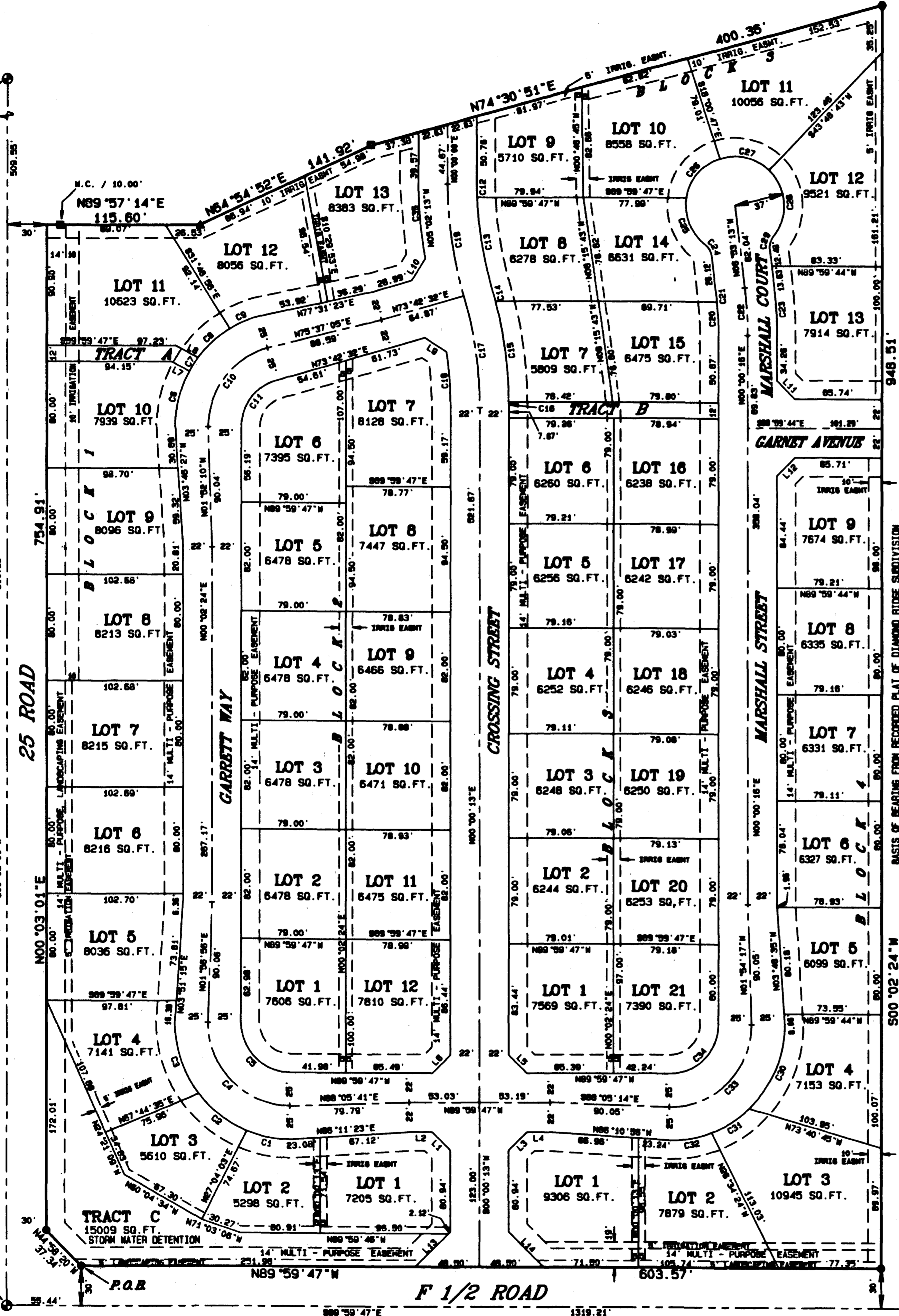
Deputy Clerk and Recorder

### SURVEYOR'S CERTIFICATE

I, Michael W. Drisse, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.

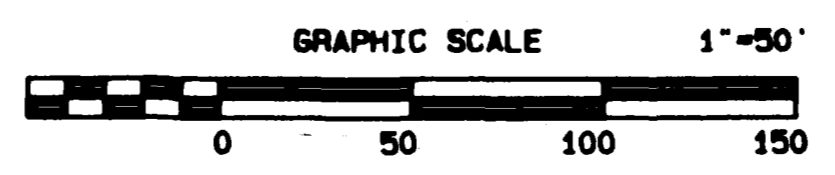


12-13-00  
Date



#### AREA SUMMARY

DED. ROADS	= 2.85AC / 23.0%
TRACTS A, B and C	= 0.42AC / 03.4%
LOTS	= 9.12AC / 73.6%
TOTAL	= 12.39AC / 100%



- #### LEGEND
- MESA COUNTY SURVEY MARKER
  - FD. #5 REBAR W/1.5" ALUM. CAP STAMPED BANNER INC. 19597 (IN CONC.)
  - FD. #5 REBAR W/1.5" ALUM. CAP STAMPED LANDESIGN LS 16835
  - ▲ FD. #5 REBAR W/PLASTIC CAP MARKED PATTY LS 9960
  - SET #5 REBAR W 2" ALUM CAP STAMPED D H SURVEYS LS 20677

## GARRETT ESTATES SUBDIVISION

LOCATED IN THE  
SW 1/4 NW 1/4, SEC. 3, T1S, R1W, U.M.  
**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	198-99-35
Drawn By	TMODEL	Date	DEC. 2000	Sheet	1 OF 1

N 1/16 COR.  
SEC. 3  
MCSM #111.

N 1/4 COR.  
SEC. 3  
MCSM #195-1  
PROJ. BENCHMARK  
E.L. = 4586.43

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.  
NOTE: A Licensed Geotechnical Engineer will be required to review and approve the depth of overexcavation required for each lot, prior to placing building footings.