

# THE VILLAS AT COUNTRY CLUB FILING NO. FOUR

A REPLAT OF PART OF THE VILLAS AT COUNTRY CLUB, FILING NO. THREE  
IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Wrights Mesa, L.L.C., a Colorado Limited Liability Company and The Villas at Country Club Homeowners Association, a Colorado Nonprofit Corporation are the owners of that real property situated in the NW1/4 NW 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Tract A, Block 2 (transferred to The Villas at Country Club Homeowners Association in Book 2710, Page 40), and Lots 4 through 10, Block 2, The Villas at Country Club, Filing No. Three, as recorded in Plat Book 17, Pages 313 and 314, a subdivision located in the City of Grand Junction, Mesa County, Colorado.

That said owners have caused the real property to be laid out and platted as The Villas At Country Club, Filing No. Four, a subdivision of a part of the City of Grand Junction, Colorado, That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat of The Villas At Country Club, Filing No. Four as follows:

All Areas labeled as Common Areas (TRACT A) to The Villas At Country Club Homeowners Association Inc., a Colorado nonprofit corporation, for the purposes of the Association, including but not limited to ingress, egress, landscaping and signs, as described in Deed recorded at Book \_\_\_\_\_ Page \_\_\_\_\_

All those portions of said real property not occupied by building structures on the accompanying plat as non-exclusive perpetual utility easements to the City of Grand Junction and the Public Utilities for use as non-exclusive 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, and telephone lines.

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 said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress on, along, over, under, through and across the easements.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 5th day of April, A.D. 2001.

Ted A. Martin  
By: Ted A. Martin, Manager  
For: Wrights Mesa, L.L.C., a Colorado Limited Liability Company

Larry Heiserman  
By: Larry Heiserman  
For: The Villas at Country Club Homeowners Association, a Colorado Nonprofit Corporation

## NOTARY PUBLIC CERTIFICATION

STATE OF Colorado } ss  
COUNTY OF Mesa

The foregoing instrument was acknowledged before me by Ted A. Martin, Manager, for Wrights Mesa, L.L.C. this 5th day of April, A.D., 2001

Steph Smallwood  
Notary Public  
My Commission Expires 4-23-02



## NOTARY PUBLIC CERTIFICATION

STATE OF Colorado } ss  
COUNTY OF Mesa

The foregoing instrument was acknowledged before me by Larry Heiserman for The Villas at Country Club Homeowners Association, a Colorado Nonprofit Corporation, this 5th day of April, A.D., 2001

Deanna M. Cook  
Notary Public  
My Commission Expires 7/21/04



The Declaration of Covenants and Restrictions are recorded at Book 2212, Pages 627 through 656, Mesa County Records.

Easement and title documents (schedules A&B) provided by Meridian Land Title Company - Title commitment file No. 46425 dated January 22, 2001 at 8:00 AM.

## 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 THE VILLAS AT COUNTRY CLUB, FILING NO. FOUR.

Signed this 5th day of April, 2001.

Aaron Miller  
By: Aaron Miller  
For: Alpine Bank

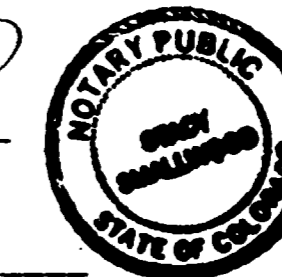
Banking Officer  
TITLE Banking Officer  
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Aaron Miller, for Alpine Bank, this 5th day of April, A.D., 2001.

Witness my hand and official seal:

Steph Smallwood  
Notary Public



My Commission Expires 4-23-02

## 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 THE VILLAS AT COUNTRY CLUB, FILING NO. FOUR.

Signed this 5th day of April, 2001.

Dave Zoller  
By: Dave Zoller  
For: Mesa National Bank  
TITLE Vice President

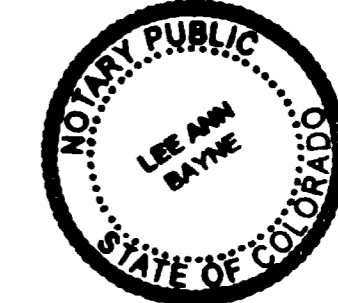
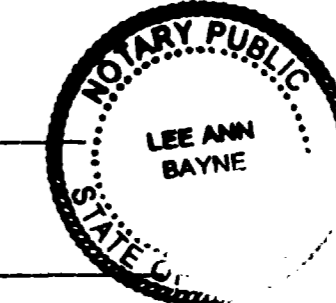
## NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Dave Zoller, for Mesa National Bank, this 5th day of April, A.D., 2001.

Witness my hand and official seal:

Lee Ann Bayne  
Notary Public



My Commission Expires 09-05-2004

## CITY OF GRAND JUNCTION APPROVAL

This plat of The Villas At Country Club, Filing No. Four, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 5th day of April, A.D., 2001.

David Volny Gene Kinsey  
City Manager President of City Council

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 9:16 o'clock A.M., June 13, A.D., 2001, and was duly recorded in Plat Book 18 Pages No. 174 & 175, Reception No. 2000589

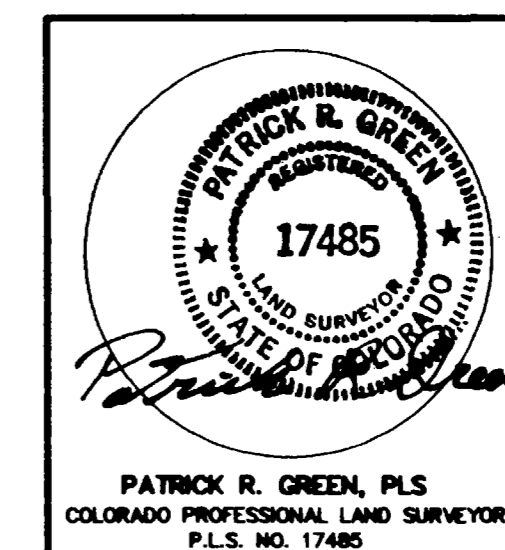
Drawer No. 00-134, Fees: \_\_\_\_\_

Clerk and Recorder

## SURVEYOR'S CERTIFICATE

I, PATRICK R. GREEN, do hereby certify that the accompanying plat of The Villas At Country Club, Filing No. Four, a replat of part of The Villas at Country Club, Filing No. Three, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of same. This plat conforms to the requirements for subdivision plats as specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado.

Certified this 19 day of APRIL, 2001.



Located in the NW1/4 Section 1, T1S, R1W, UTE M.

### THE VILLAS AT COUNTRY CLUB FILING NO. FOUR

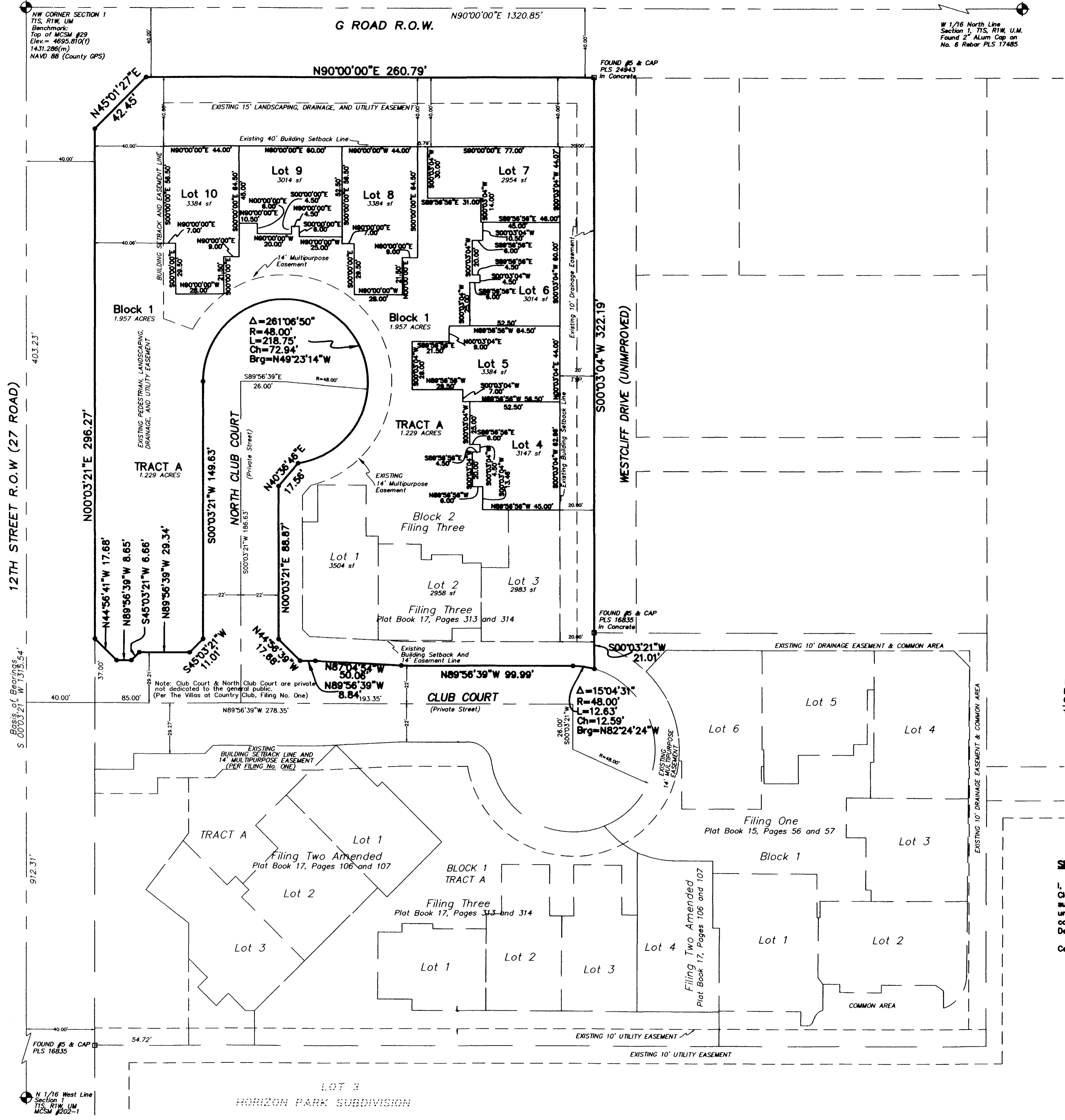
A REPLAT OF PART OF  
THE VILLAS AT COUNTRY CLUB, FILING NO. THREE  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

### LANDesign

REGISTERED SURVEYORS & PLANNERS  
244 NORTH 7TH STREET  
GRAND JUNCTION, COLORADO 81501 (970) 245-4080

PROJ. NO. 2001-05	SUR. BY: RM/SA	DRAWN: RSK	CHECKED:	SHEET: 1	OF: 2
DATE: Feb., 2001					

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.



W 1/16 North Line  
Section 1, T1S, R1W, U.M.  
Found 2" Alum Cap on  
No. 6 Rebar PLS 17485



SCALE: 1"=30'  
30 15 0 30

**LEGEND**

- ALIQUOT SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
  - FOUND REBAR, AS NOTED
  - △ SET 1" BRASS DISC 17485
  - ◇ FOUND ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE
- MONUMENTS TO BE SET AT ALL LOT CORNERS PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

**AREA SUMMARY**

LOTS 4-10 (CHANGED)	= 0.512 Acres	26.16%
LOTS 1-3 (UNCHANGED)	= 0.216 Acres	11.04%
G.C.A.(TRACT A)	= 1.229 Acres	62.80%
<b>TOTAL</b>	<b>= 1.957 Acres</b>	<b>100.00%</b>

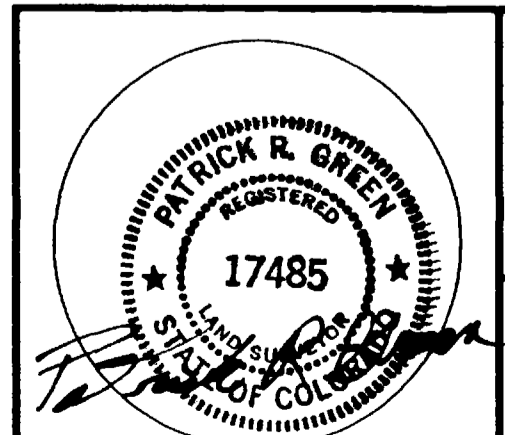
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**SURVEYOR'S CERTIFICATE**

I, PATRICK R. GREEN, do hereby certify that the accompanying plat of The Villas At Country Club, Filing No. Four, a replat of part of The Villas At Country Club, Filing No. Three, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of same. This plat conforms to the requirements for subdivision plats as specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado.

Certified this 19 day of APRIL, 2001.

Located in the NW1/4 Section 1, T1S, R1W, UTE M.



**THE VILLAS AT COUNTRY CLUB FILING NO. FOUR**

A REPLAT OF PART OF THE VILLAS AT COUNTRY CLUB, FILING NO. THREE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**LANDesign**

ENGINEERS • SURVEYORS • PLANNERS  
244 NORTH 7TH STREET  
GRAND JUNCTION, COLORADO 81501 (970) 245-4088

PROJ. NO. 2001-05	SUR. BY: DRAWN	CHECKED	SHEET	OF
DATE: Feb., 2001	RM/SA	RSK	2	2

PATRICK R. GREEN, PLS  
COLORADO PROFESSIONAL LAND SURVEYOR  
P.L.S. NO. 17485