

HORIZON PARK MEADOWS

A Replat of Lot 3, Horizon Park Subdivision

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That HPM, L.L.C., a Colorado Limited Liability Company, is the owner of that real property located in part of the Northwest Quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, and being Lot 3, of Horizon Park Subdivision, as shown on Plat recorded in Plat Book 13, Page 513, Mesa County Records, more particularly described as follows: (Warranty Deed Book 2407, Page 325.)

Commencing at the Southwest corner of the NW1/4 NW1/4 of said Section 1, whence the Northwest corner of said Section 1 bears North 00 degrees 02 minutes 55 seconds East, a distance of 1315.72 feet, for a basis of bearing with all bearings contained herein relative thereto; thence South 89 degrees 51 minutes 28 seconds East, a distance of 40.00 feet to a point on the East right-of-way line of 12th Street (27 Road), the POINT OF BEGINNING; thence along said East right-of-way line, North 00 degrees 02 minutes 55 seconds East, a distance of 714.12 feet; thence North 89 degrees 57 minutes 24 seconds East, a distance of 518.82 feet; thence North 00 degrees 12 minutes 18 seconds East, a distance of 142.45 feet; thence North 89 degrees 57 minutes 24 seconds East, a distance of 721.67 feet, to a point on the West right-of-way line of 15th Street, as shown on the Plat of Horizon Park Subdivision recorded in Plat Book 13, Page 513 of Mesa County records; thence, along said West right-of-way line South 00 degrees 03 minutes 03 seconds West, a distance of 211.89 feet, to a point of intersection of the said West right-of-way line of 15th Street with the North right-of-way line of Horizon Drive, as shown on said Plat of Horizon Park Subdivision; thence, along the said North right-of-way line of Horizon Drive the following two (2) courses: (1) South 52 degrees 45 minutes 10 seconds West, a distance of 1405.83 feet; (2) North 89 degrees 53 minutes 47 seconds West, a distance of 112.53 feet to a point on the East right-of-way line of 12th Street (27 Road); thence, along the said East right-of-way line of 12th Street the following two (2) courses: (1) North 00 degrees 03 minutes 19 seconds East, a distance of 205.03 feet; (2) North 89 degrees 51 minutes 28 seconds West, a distance of 10.00 feet to the POINT OF BEGINNING.

Said parcel containing an area of 17.595 Acres, as described.

That said owners have caused the real property to be laid out and platted as Horizon Park Meadows, 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 of Horizon Park Meadows as follows:

All Utility 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, and telephone lines.

All Irrigation Easements a set forth on this plat to the HPM Owners Association Inc., as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

NON-EXCLUSIVE INGRESS/EGRESS ACCESS AND UTILITY EASEMENTS: Each owner, as grantor, to the other owners, their respective tenants, contractors, employees, agents, licensees, and invitees, and the subtenants, contractors, employees, agents, licensees, and invitees of such tenants, for the benefit of each Lot belonging to other owners, as grants, a non-exclusive easement for ingress/egress access for vehicular and pedestrian traffic, and vehicular parking upon, over, and across that portion of the common area located on the grantor's Lot(s), and 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, and other public or private utilities. These easements are specifically defined in the Declaration of Covenants and Restrictions for this plat.

All Drainage Easements hereby platted to the HPM Owners Association Inc., 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;

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 nor 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, HPM, L.L.C., a Colorado Limited Liability Company, has caused it's name to be hereunto subscribed this 12th day of October, A.D. 2001.

Richard O. Campbell
by: Richard O. Campbell, Manager
for: HPM, L.L.C., a Colorado Limited Liability Company

NOTARY PUBLIC'S CERTIFICATE

STATE OF Colorado
COUNTY OF Denver } ss

The foregoing instrument was acknowledged before me by Richard O. Campbell, as Manager for HPM, L.L.C., a Colorado Limited Liability Company, this 12th day of October, A.D., 2001.
Witness my hand and official seal:

NICOLE C. BOUCHARD
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Sept 30, 2004

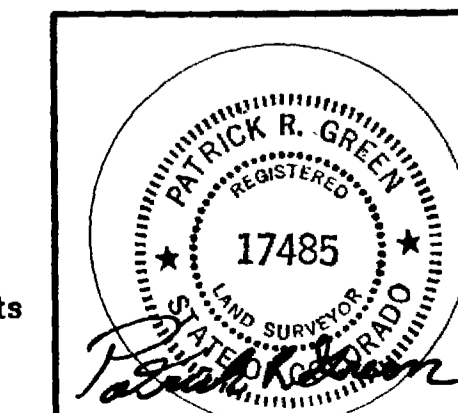
Will C. Bull
Notary Public
My Commission Expires 9-30-04

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 3:51 o'clock P.M., October 4, A.D., 2001, and was duly recorded in Plat Book 18, Page No. 284 Reception No. 2029062
Drawer No. LL-63 Fees: \$10.00

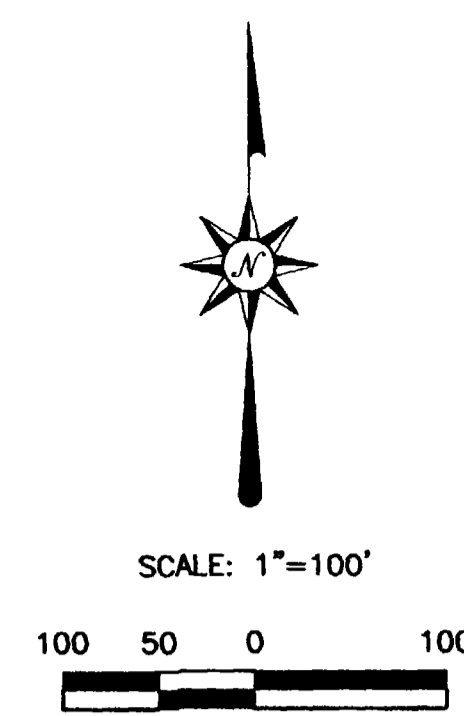
Clerk and Recorder By: Deputy



HORIZON PARK MEADOWS
A Replat of Lot 3, Horizon Park Subdivision
NW1/4 SECTION 1
T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

LANDesign

ENGINEERS • SURVEYORS • PLANNERS
2441 1/2th St.
GRAND JUNCTION, COLORADO 81501 (970) 245-4099
PROJ NO 98002 SURVEYED DRAWN CHECKED SHEET OF
DATE: Oct., 2001 LED/RM RSK 1 1



LEGEND

- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
- (R) RECORD MEASUREMENT
- FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- (M) MEASURED COURSE

AREA SUMMARY

LOT 1	=	8.183 Acres	46.51%
LOT 2	=	2.263 Acres	12.86%
LOT 3	=	2.500 Acres	14.21%
LOT 4	=	2.135 Acres	12.13%
LOT 5	=	2.514 Acres	14.29%
TOTAL	=	17.595 Acres	100.00%

SPECIAL NOTE:

All utility, irrigation, and drainage easements created by this plat may be vacated by replat if:
1) a replat of this site is recorded within two years of the recording date for this plat, and/or
2) no utilities have been placed within said easements at the time of replat.
All easements labeled as existing will require standard vacation process as required by the City.

GENERAL NOTES:

The Declaration of Covenants and Restrictions are recorded in Book 2118 Pages 806 through 839, Mesa County Records. The Common Areas and Non-Exclusive easements are defined in said Declaration of Covenants and Restrictions.

Basis of bearings is the West line of the NW1/4 NW1/4 of Section 1 to bear North 00 degrees 02 minutes 55 seconds East, a distance of 1315.72 feet, as established and shown on the plat of The Villas at Country Club, recorded in Plat Book 14, Pages 377 through 379. Both monuments on this line are Mesa County Survey Markers, as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Meridian Land Title Company, Policy No. 27458 Amended V.

Horizon Park Subdivision and all subsequent subdivisions of Horizon Park are subject to a blanket Avigation Easement recorded in Book 1835, Pages 408 through 410, of the Mesa County Records.

The drainage easement, 10 foot each side of existing ditch, crossing lots 3, 4, & 5 is to be abandoned upon relocation of drainage ditch, at the time of development of said lots 3, 4, & 5.

All easements shown as existing on the face of this plat were created with the plat of Horizon Park Subdivision.

Wetlands delineation for this site is on file with the Army Corps of Engineers in File Number 199475438-1994, and Flood plain delineation for this site is on file with the City of Grand Junction.

CITY OF GRAND JUNCTION APPROVAL

This plat of Horizon Park Meadows, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 10th day of November, A.D., 2001.

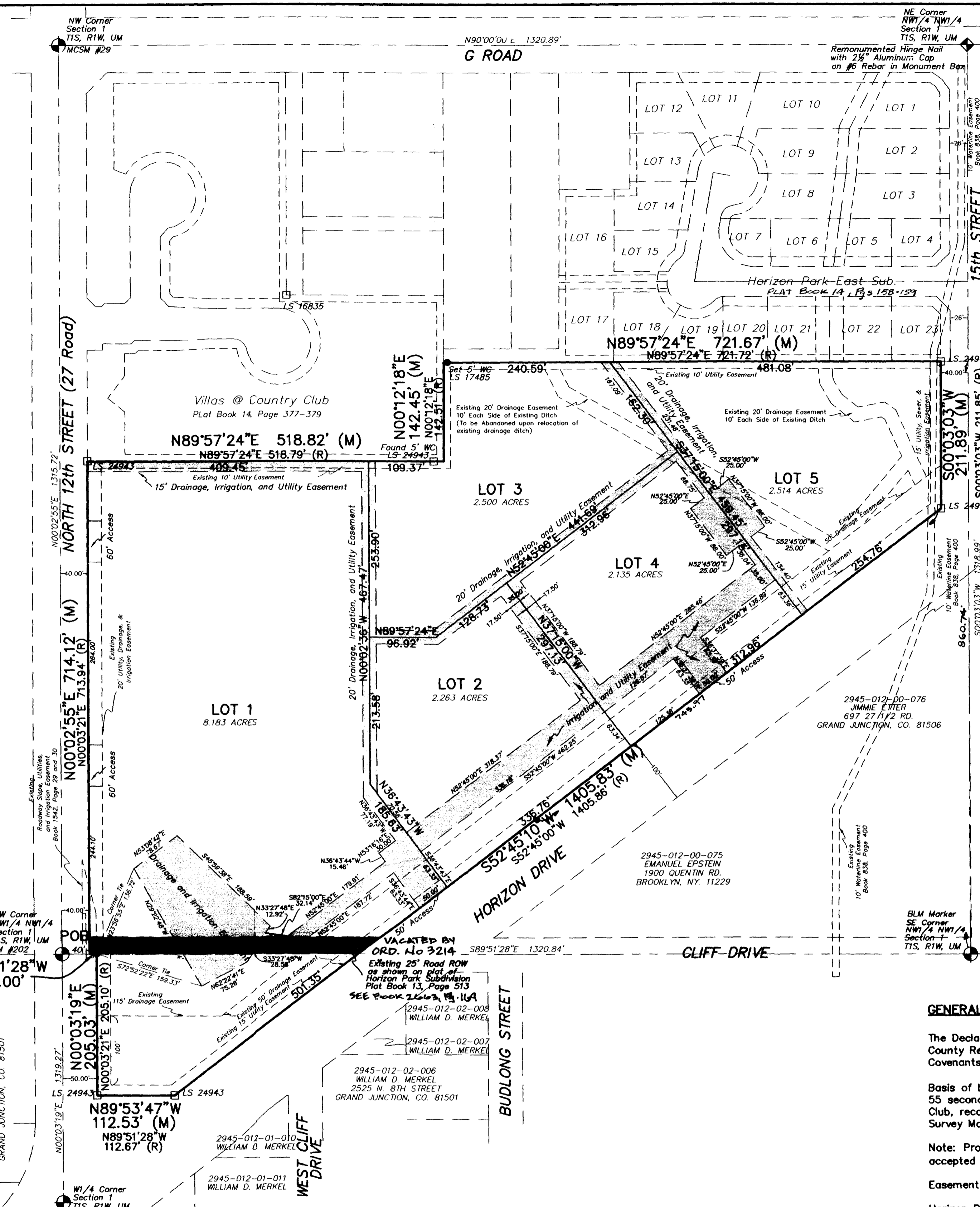
City Manager *[Signature]*

City Mayor *[Signature]*

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Horizon Park Meadows, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of some. 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.

Date certified October 10, 2001



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 Horizon Park Meadows.
Signed this 15th day of October, 2001.

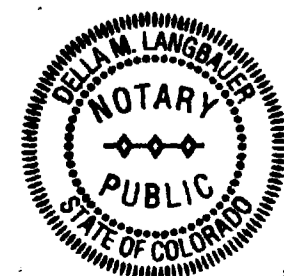
[Signature] for: Commerce Bank of Aurora
by James C. Lewin, President

NOTARY PUBLIC CERTIFICATION

STATE OF Colorado
COUNTY OF Denver } ss

The foregoing instrument was acknowledged before me by James C. Lewin, President, for Commerce Bank of Aurora, this 15th day of October, A.D., 2001.
Witness my hand and official seal:

Notary Public *[Signature]*
My Commission Expires 2-24-2002



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.