

FINAL PLAT OF SECOND CATALINA REPLAT
CERTIFICATE OF DEDICATION AND OWNERSHIP

SECOND CATALINA REPLAT
A REPLAT OF LOTS 6 THRU 12, BLOCK 20 OF PARADISE HILLS,
FILING NO. 5 AND TRACT H OF SUMMER HILL FILING NO. 1

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned James D. Gibson and Leslie A. Gibson, and Mary Bagley, and Toni L. Heiden, and Terry T. Ireland, and Barbara A. Ross, and Chad M. Culver, and Arnold P. Acosta and Rosa Lee W. Acosta, and Paradise Hills Partnership, a Colorado General Partnership, are the owners of certain real property in the County of Mesa, State of Colorado, located in the east half of Section 26, Township 1 North, Range 1 West of the Ute Meridian, said property being more particularly described as follows:

Lot 6, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11 and Lot 12, Block 20 of Paradise Hills Filing No. Five, as recorded in the Mesa County Clerk and Recorder's Office at Reception No. 1151934 and Tract H of Summer Hill Filing No. 1 as recorded in the Mesa County Clerk and Recorder's Office at Reception No. 1939289.

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designates the same as SECOND CATALINA REPLAT, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby make the following dedications and grants:

Perpetual, non-exclusive Utility Easement as shown hereon over the entirety of the parcel previously known as Tract H of Summer Hill Filing No. 1 is hereby granted to the City of Grand Junction for the installation, operation, maintenance, and repair/replacement of underground utilities and irrigation water lines.

PLAT NOTES

1. The lands within SECOND CATALINA REPLAT are subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Paradise Hills Filings No. 4 & 5 recorded October 8, 1981 in Book 1337 at Page 308 in the Office of the Clerk and Recorder of Mesa County, Colorado, and of the Ratification of Covenants, Conditions and Restrictions for Paradise Hills Filings No. 4 & 5 recorded April 19, 1982, in Book 1387 at Page 917 in the Office of the Clerk and Recorder of Mesa County, Colorado.

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed.

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 as owner of Tract H on this 14th day of March, A.D., 2001, for the aforementioned purposes.

Witness my hand and official seal:

My commission expires 02/17/02

Janette K. Garnett
Notary Public

By Arnold P. Acosta Rosa Lee W. Acosta
Arnold P. Acosta Rosa Lee W. Acosta

State of Colorado }
County of Mesa }ss

This plat was acknowledged before me by Arnold P. Acosta and Rosa Lee W. Acosta as owners of said Lot 6 on this 14th day of March, A.D., 2001, for the aforementioned purposes.

Witness my hand and official seal:

My commission expires 02/17/02

Janette K. Garnett
Notary Public

CONSENT OF MORTGAGEE

The undersigned, having security interest in Lot 6 in Block 20 of Paradise Hills Filing No. 5, do hereby ratify and confirm this plat.

Zions Mortgage Company
a Utah Corporation

State of Colorado }
County of Mesa }ss

This plat was acknowledged before me by on behalf of Zions Mortgage Company on this 28th day of March, A.D., 2001, for the aforementioned purposes.

Witness my hand and official seal:

My commission expires _____

Notary Public

By Chad M. Culver
Chad M. Culver

State of Colorado }
County of Mesa }ss

This plat was acknowledged before me by Chad M. Culver as owner of said Lot 7 on this 17th day of March, A.D., 2001, for the aforementioned purposes.

Witness my hand and official seal:

My commission expires 02/17/02

Janette K. Garnett
Notary Public

CONSENT OF MORTGAGEE

The undersigned, having security interest in Lot 7 in Block 20 of Paradise Hills Filing No. 5, do hereby ratify and confirm this plat.

Wells Fargo Bank West, National Association

State of Colorado }
County of Mesa }ss

This plat was acknowledged before me by on behalf of Wells Fargo Bank West, National Association on this 14th day of March, A.D., 2001, for the aforementioned purposes.

Witness my hand and official seal:

My commission expires _____

Janette K. Garnett
Notary Public

By Barbara A. Ross
Barbara A. Ross

State of Colorado }
County of Mesa }ss

This plat was acknowledged before me by Barbara A. Ross as owner of said Lot 8 on this 14th day of March, A.D., 2001, for the aforementioned purposes.

Witness my hand and official seal:

My commission expires 02/17/02

Janette K. Garnett
Notary Public

CONSENT OF MORTGAGEE

The undersigned, having security interest in Lot 8 in Block 20 of Paradise Hills Filing No. 5, do hereby ratify and confirm this plat.

Countrywide Home Loans, Inc.

State of Colorado }
County of Mesa }ss

This plat was acknowledged before me by on behalf of Countrywide Home Loans, Inc. on this 14th day of March, A.D., 2001, for the aforementioned purposes.

Witness my hand and official seal:

My commission expires _____

Janette K. Garnett
Notary Public

By Terry T. Ireland
Terry T. Ireland

State of Colorado }
County of Mesa }ss

This plat was acknowledged before me by Terry T. Ireland as owner of said Lot 9 on this 28th day of March, A.D., 2001, for the aforementioned purposes.

Witness my hand and official seal:

My commission expires 02/17/02

Janette K. Garnett
Notary Public

CONSENT OF MORTGAGEE

The undersigned, having security interest in Lot 9 in Block 20 of Paradise Hills Filing No. 5, do hereby ratify and confirm this plat.

Countrywide Home Loans, Inc.

State of Colorado }
County of Mesa }ss

This plat was acknowledged before me by on behalf of Countrywide Home Loans, Inc. on this 14th day of March, A.D., 2001, for the aforementioned purposes.

Witness my hand and official seal:

My commission expires _____

Notary Public

By Toni L. Heiden
Toni L. Heiden

State of Colorado }
County of Mesa }ss

This plat was acknowledged before me by Toni L. Heiden as owner of said Lot 10 on this 27th day of March, A.D., 2001, for the aforementioned purposes.

Witness my hand and official seal:

My commission expires 02/17/02

Janette K. Garnett
Notary Public

CONSENT OF MORTGAGEE

The undersigned, having security interest in Lot 10 in Block 20 of Paradise Hills Filing No. 5, do hereby ratify and confirm this plat.

GMAC Mortgage Corporation

State of Colorado }
County of Mesa }ss

This plat was acknowledged before me by on behalf of GMAC Mortgage Corporation on this _____ day of _____, A.D., 2001, for the aforementioned purposes.

Witness my hand and official seal:

My commission expires _____

Notary Public

CONSENT OF MORTGAGEE

The undersigned, having security interest in Lot 10 in Block 20 of Paradise Hills Filing No. 5, do hereby ratify and confirm this plat.

Community First National Bank - Grand Junction

State of Colorado }
County of Mesa }ss

This plat was acknowledged before me by on behalf of Community First National Bank-Grand Junction on this _____ day of _____, A.D., 2001, for the aforementioned purposes.

Witness my hand and official seal:

My commission expires _____

Notary Public

By Mary Bagley
Mary Bagley

State of Colorado }
County of Mesa }ss

This plat was acknowledged before me by Mary Bagley as owner of said Lot 11 on this 28th day of March, A.D., 2001, for the aforementioned purposes.

Witness my hand and official seal:

My commission expires 02/17/02

Janette K. Garnett
Notary Public

Janette K. Garnett
Notary Public

By James D. Gibson Leslie A. Gibson
James D. Gibson Leslie A. Gibson

State of Colorado }
County of Mesa }ss

This plat was acknowledged before me by James D. Gibson and Leslie A. Gibson as owners of said Lot 12 on this 14th day of March, A.D., 2001, for the aforementioned purposes.

Witness my hand and official seal:

My commission expires 02/17/02

Janette K. Garnett
Notary Public

CONSENT OF MORTGAGEE

The undersigned, having security interest in Lot 12 in Block 20 of Paradise Hills Filing No. 5, do hereby ratify and confirm this plat.

Countrywide Home Loans Inc., dba America's Wholesale Lender

State of Colorado }
County of Mesa }ss

This plat was acknowledged before me by on behalf of Countrywide Home Loans Inc., dba America's Wholesale Lender on this _____ day of _____, A.D., 2001, for the aforementioned purposes.

Witness my hand and official seal:

My commission expires _____

Janette K. Garnett
Notary Public

CITY APPROVAL

This plat of SECOND CATALINA REPLAT, a plat of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 2th day of December, 2001.

By Cindy Ann Martz
City Manager Attest: Cindy Ann Martz
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 SECOND CATALINA REPLAT, 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. To the best of my knowledge and belief 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.

Kenneth Scott Thompson,
Colorado PLS 18480

K S Thompson
PROFESSIONAL LAND SURVEYOR

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 12:59 o'clock P. M., this 18th day of January, 2002, and is duly recorded in Plat Book No. 18.

Page 11337 as Reception No. 2034522

Drawer No. LL-89 Fees: \$20.00

Clerk and Recorder of Mesa

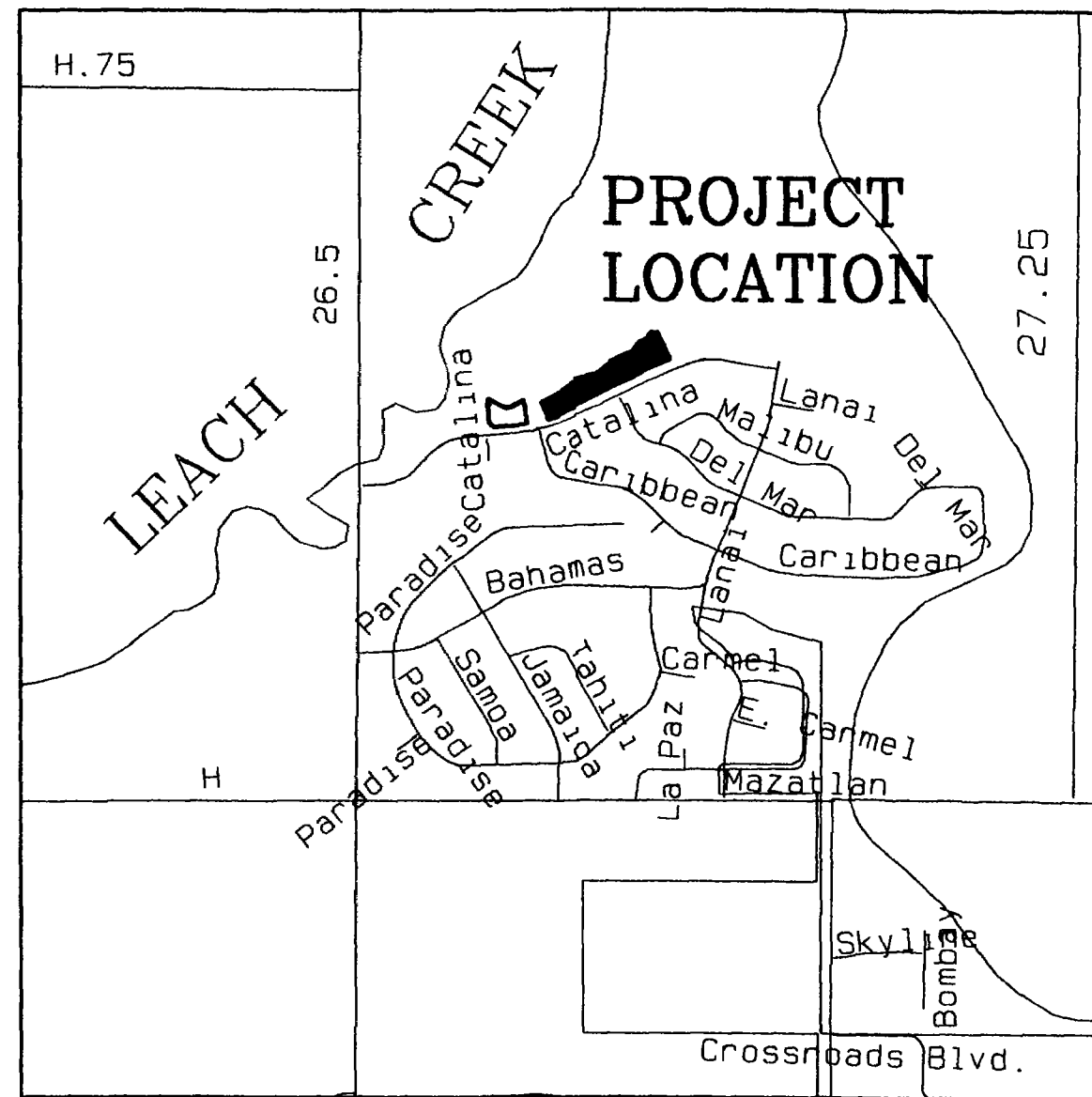
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

SECOND CATALINA REPLAT
A REPLAT OF LOTS 6 THRU 12, BLOCK 20 OF PARADISE HILLS,
FILING NO. 5 AND TRACT H OF SUMMER HILL FILING NO. 1
SE 1/4 Section 26, Township 1 North, Range 1 West, Ute Meridian
THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067
Date: Mar 2, 2001 Designed: lat Checked: ds Job No. 0470-001
S:\Survey\0470\heiden\0470-001.pro Sheet 1 of 2

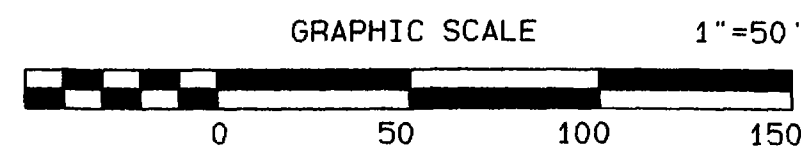
SECOND CATALINA REPLAT

A REPLAT OF LOTS 6 THRU 12, BLOCK 20 OF PARADISE HILLS,
FILING NO. 5 AND TRACT H OF SUMMER HILL FILING NO. 1

VICINITY MAP



1" = 2000'

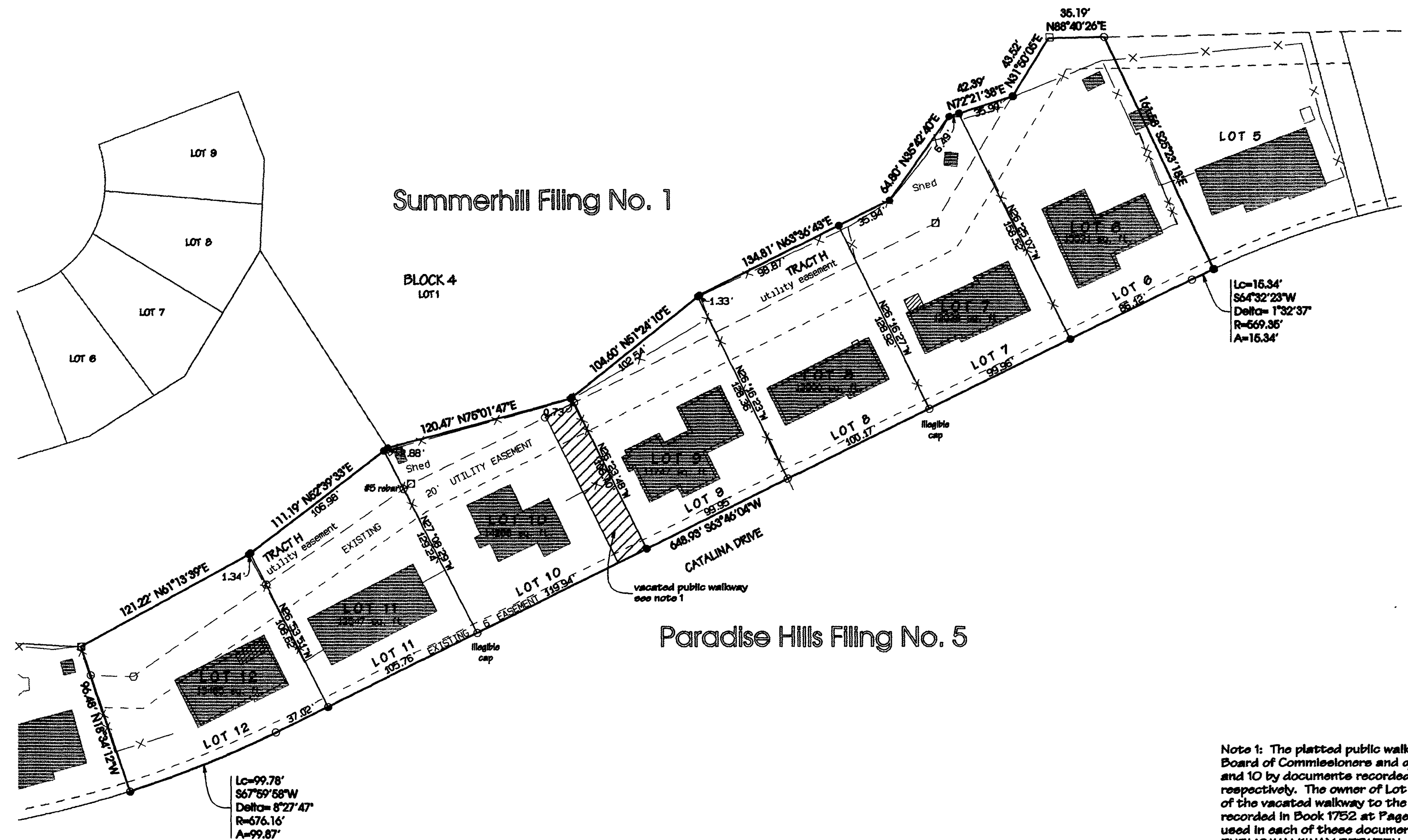


BASIS OF BEARINGS

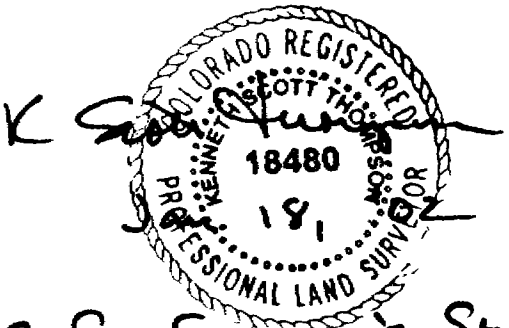
The bearings hereon are grid bearings of the Mesa County SIMSLCS determined by GPS observation on a Mesa County Survey Marker at the center-north sixteenth corner of Section 26 and a MCSM brass cap for the center quarter corner of Section 26, Township 1 North, Range 1 West of the Ute Meridian. The bearing of this line is North 00°01'39" East.

LEGEND

- FOUND BARE REBAR
- FOUND PIN & CAP "LS 12483"
- FOUND PIN & CAP "LS 2682"
- FOUND PIN & CAP "PLS 8873"
- FOUND PIN & CAP PLS 17485
- SET #5 REBAR/CAP PLS 18480



Note 1: The platted public walkway was vacated by Mesa County Board of Commissioners and quit claimed to the owners of Lots 9 and 10 by documents recorded in Book 1752 at Pages 199 and 200 respectively. The owner of Lot 9 subsequently quit claimed half of the vacated walkway to the owner of Lot 10 in a document recorded in Book 1752 at Page 201. The identical description was used in each of these documents. "VACATED 1/2 OF 20 FT. PUBLIC WALKWAY BETWEEN AND ADJACENT TO LOT 10 IN BLK 20 OF PARADISE HILLS FILING NO. 5 (AS PER MESA COUNTY PLANNING COMMISSION ACTION NUMBER C27-08). Though the description is ambiguous it appears the intent of all parties involved was that the 20' public walkway was to become a part of Lot 10.



See Sheet 1 of 2 for Surveyor's Statement

SECOND CATALINA REPLAT
A REPLAT OF LOTS 6 THRU 12, BLOCK 20 OF PARADISE HILLS,
FILING NO. 5 AND TRACT H OF SUMMER HILL FILING NO. 1

SE 1/4 Section 26, Township 1 North, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Date: Mar 2, 2001	Designed: kat	Checked: ds	Job No. 0470-001
S:\Survey\0470\helden\0470-001.pro			Sheet 2 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.