

SUMMER HILL FILING NO. 3 FINAL PLAT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Paradise Hills Partnership, a Colorado General Partnership is the owner of that real property situated in the City of Grand Junction, located in the east half of Section 26 Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, described in Book 920 Pages 680-682, Book 1052 Pages 106-107, Book 1141 Pages 986-987 and Book 1252, Page 514 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, being more particularly described as follows:

Lot 1 Block 4 of Summer Hill Filing No. 1, a plat recorded in the Mesa County Clerk and Recorder's Office at Reception No. 1938177.

That said owner has caused said real property to be laid out and surveyed as SUMMER HILL FILING NO. 3, 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 as follows:

All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever:

A blanket easement is hereby dedicated to the City of Grand Junction, for the use and benefit of the City of Grand Junction and for the use and benefit of the Public Utilities, for the installation, operation, maintenance, repair and replacement of public utilities, drainage and irrigation facilities, and for pedestrian uses, on, along, over, under, through and across Tract 3-2.

Pedestrian Easements shown hereon are hereby dedicated to the City of Grand Junction as perpetual, non-exclusive easements for public ingress and egress.

All Multi-Purpose 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures:

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, and in Drainage and Detention/Retention easements, the right to dredge; 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.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

That said owners certify that all leinholders, if any, are represented hereon.

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 22 day of May 2002.

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 CEO of Bray and Company, a Colorado Corporation, a general partner of Paradise Hills Partnership, a Colorado General Partnership on this 22 day of May 2002, for the aforementioned purposes.

CYNTHIA L. HOTTER
NOTARY PUBLIC
STATE OF COLORADO

Notary Public Cynthia L. Hotter

My Commission expires: 1-12-06

CONSENT OF MORTGAGEE

The undersigned, having security interest in the subject property, does hereby ratify and confirm this plat.

John Frederick
John Frederick
Grand Valley National Bank

State of Colorado)
County of Mesa)ss

The foregoing instrument was acknowledged before me by Bruce Skalicky SVP for John Frederick this 22 day of May 2002.

Witness my hand and official seal:

CYNTHIA L. HOTTER
NOTARY PUBLIC
STATE OF COLORADO

Notary Public Cynthia L. Hotter

My Commission expires: 1-12-06

CITY APPROVAL

This plat of SUMMER HILL FILING NO. 3, a plat of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 22 day of May, 2002.

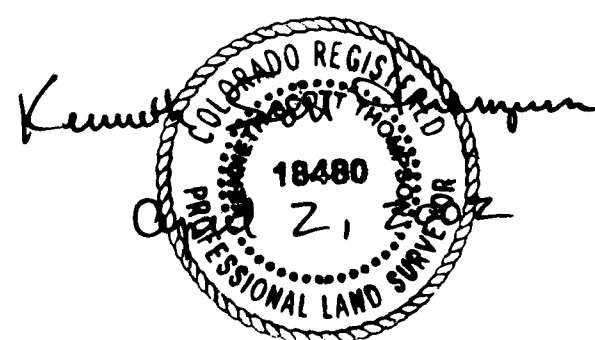
By [Signature]
City Manager

Attest: Cindy Evers 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 SUMMER HILL FILING NO. 3, 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. 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 to the best of my knowledge and belief.

Kenneth Scott Thompson,
Colorado PLS 18480



COUNTY CLERK AND RECORDER'S CERTIFICATE

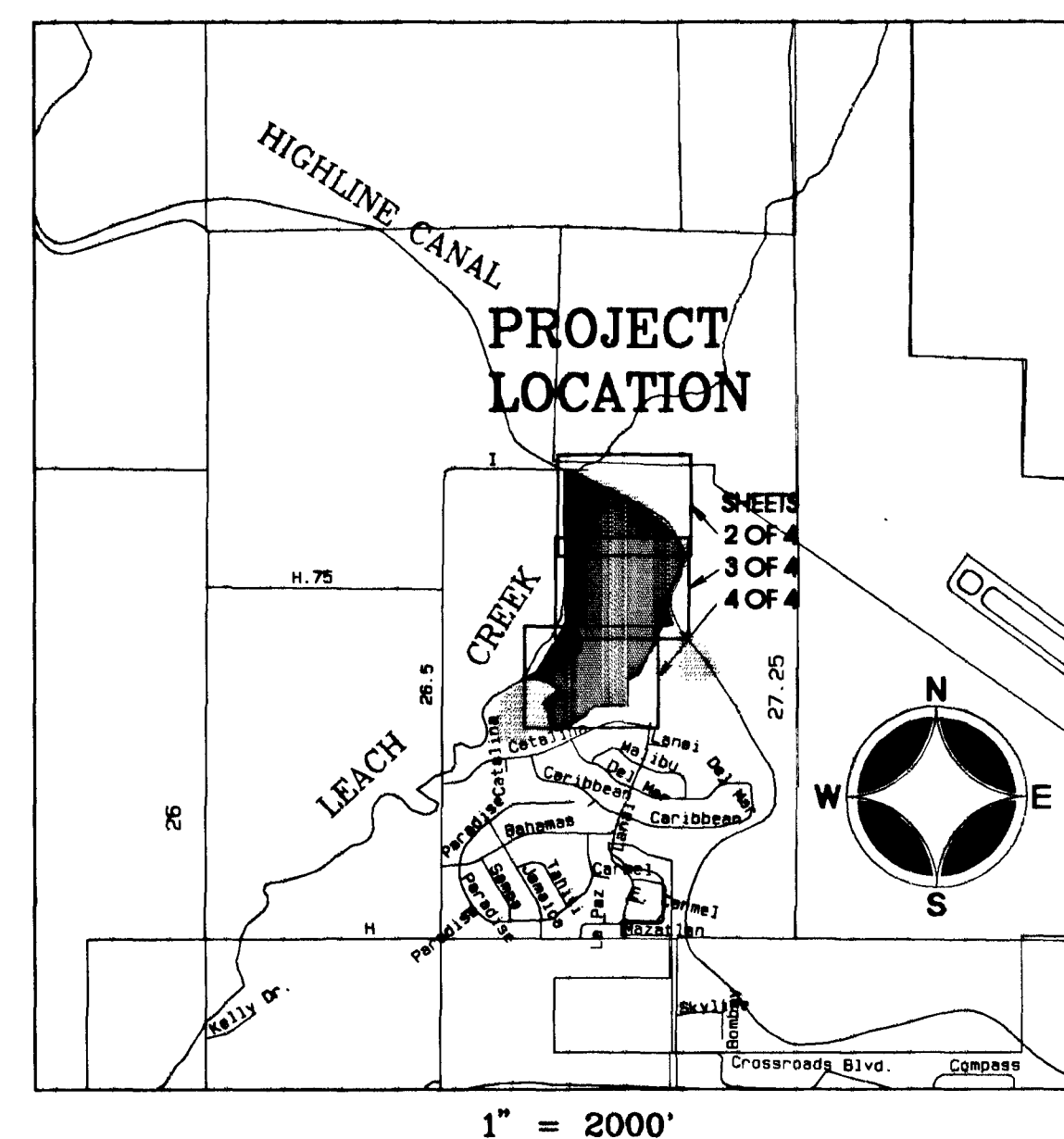
I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 1:47 o'clock P. M., this 28 day of MAY 2002, and is duly recorded in Plat Book No. 19, Page 24, 25, 26-27

Reception No. 2058441 Drawer No. MM-14

Fees: 40⁰⁰

Monika T. [Signature] by Lucille McElroy, Deputy
Clerk and Recorder of Mesa County

VICINITY MAP



CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEING
C1	143.64	900.00	10°11'35"	143.45	N30°41'25"E
C2	174.76	900.00	11°07'33"	174.49	N31°05'25"E
C3	156.30	900.00	10°35'13"	156.06	N41°57'48"E
C4	392.39	900.00	24°58'49"	389.29	S38°02'03"W
C5	87.52	59.00	84°59'41"	79.72	N73°02'48"E
C6	86.37	59.00	83°52'46"	78.87	N11°23'25"W
C7	51.33	900.00	3°16'03"	51.32	N48°53'26"E
C8	57.53	322.00	10°14'22"	57.45	S37°37'29"E
C9	26.65	278.00	5°29'36"	26.64	S21°40'45"E
C10	86.88	278.00	18°19'02"	86.50	S33°35'04"E
C11	115.53	278.00	23°48'38"	114.70	N30°50'16"W
C12	89.72	778.00	6°36'27"	89.67	S28°50'52"W
C13	13.34	13.50	56°36'16"	12.80	N60°27'14"E
C14	77.00	48.00	91°54'49"	69.01	S42°47'57"W
C15	45.19	48.00	53°58'11"	43.54	S30°07'33"E
C16	42.94	48.00	51°15'00"	41.52	S82°43'08"E
C17	52.51	48.00	62°40'43"	49.93	N40°19'01"E
C18	24.86	48.00	29°40'08"	24.58	N05°51'25"W
C19	12.49	13.50	53°00'10"	12.05	S05°48'36"W
C20	72.90	822.00	5°04'54"	72.88	N29°46'14"E
C21	24.19	822.00	1°41'09"	24.19	N28°23'13"E
C22	70.07	81.00	49°33'53"	67.91	S89°14'18"E
C23	50.09	81.00	35°25'48"	49.29	N48°15'52"E
C24	56.43	81.00	39°54'57"	55.30	N10°35'29"E
C25	62.15	81.00	43°57'48"	60.64	N31°20'54"W
C26	93.80	922.00	5°49'44"	93.76	S28°27'31"W
C27	100.05	922.00	6°13'09"	100.01	S34°28'55"W
C28	130.85	922.00	8°07'52"	130.74	S41°39'24"W
C29	20.00	922.00	1°14'35"	20.00	S46°20'37"W
C30	57.28	922.00	3°33'34"	57.27	S48°44'41"W
C31	79.54	878.00	5°11'26"	79.51	N41°57'48"E
C32	8.73	878.00	0°34'11"	8.73	N50°14'23"E
C33	12.90	13.50	54°44'37"	12.41	S77°53'47"W
C34	73.34	48.00	87°32'27"	66.41	N61°29'52"E
C35	56.06	48.00	66°55'21"	52.93	N15°44'02"W
C36	46.88	48.00	55°57'22"	45.04	N77°10'24"W
C37	66.24	48.00	79°04'04"	61.11	S35°18'53"W
C38	12.50	13.50	54°44'37"	12.41	N23°09'10"E
C39	120.36	778.00	8°51'51"	120.24	N39°03'15"E
C40	80.25	822.00	5°35'38"	80.22	N21°58'13"E
C41	54.89	37.00	84°59'41"	49.99	S73°02'48"W
C42	54.17	37.00	83°52'46"	49.46	S11°23'25"E
C43	91.79	878.00	5°59'23"	91.75	N30°58'39"E
C44	116.73	453.00	14°45'50"	116.41	N21°13'59"W
C45	140.29	453.00	17°44'38"	135.73	N04°58'38"W
C46	187.90	453.00	23°45'55"	186.55	N15°46'41"E

NOTES:

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.

Tract 3-2 is to be conveyed to the Summer Hill Homeowners Association for use as Open Area as defined in the covenants.

Tract 3-1 is to be conveyed to the Summer Hill Homeowners Association for use of utilities, landscaping and parking as provided for in the covenants.

The Drainage Easements shown hereon are to be conveyed to the Summer Hill Homeowner's Association 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.

The Irrigation Easements shown hereon are to be conveyed to the Summer Hill Homeowners Association for the installation and maintenance of irrigation lines.

For adequate foundation performance properly engineered foundation systems based upon lot-specific geotechnical investigations will be necessary.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S25°32'39"W	6.32
L2	S64°27'21"E	50.00
L3	N63°19'48"W	50.00
L4	N42°44'35"W	41.61
L5	S19°27'21"E	27.18
L6	S70°32'39"W	27.18
L7	N25°32'39"E	12.47
L8	N70°32'39"E	27.18
L9	N64°27'21"W	8.78
L10	S64°27'21"E	7.14
L11	N18°35'02"W	28.81
L12	N80°38'52"E	26.83
L13	N63°19'48"W	8.41
L14	S53°19'48"E	8.39
L15	N07°17'11"W	26.85
L16	S88°47'13"E	26.85
L17	S47°15'05"W	44.00
L18	N03°17'52"E	26.85
L19	N50°31'29"E	15.50
L20	S30°32'58"W	17.66
L21	S16°11'34"E	27.70
L22	S27°37'44"W	43.16
L23	S71°27'01"W	27.76
L24	N62°10'21"W	44.07

AREA SUMMARY

LOTS	8.032 acres	12.74%
ROADS	1.623 acres	2.57%
OPEN SPACE TRACTS (3-1 & 3-2)	3.758 acres	5.96%
FUTURE DEVELOPMENT (BLOCKS 3 & 4)	49.647 acres	78.73%
TOTAL	63.060 acres	100%

SUMMER HILL FILING NO. 3 FINAL PLAT

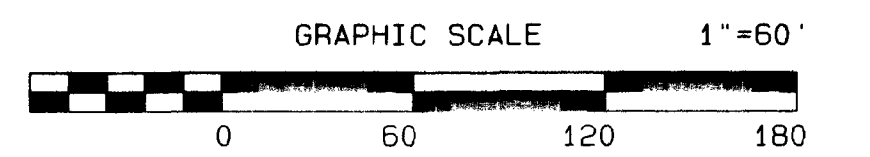
NE 1/4 Sec. 26, T.1 N., R. 1 W. Ute Meridian
THOMPSON-LANGFORD CORPORATION
589 25 1/2 ROAD - # B-210 lowest.com
Grand Junction CO 81508 (970) 243-6067
Date: Apr 8, 2002 Drawn: kst Checked: drs Job No. 0482-00601
S:\Survey\0482 bray\006 F4\Filing4.pro Sheet 1 of 4

SUMMER HILL FILING NO. 3

FINAL PLAT

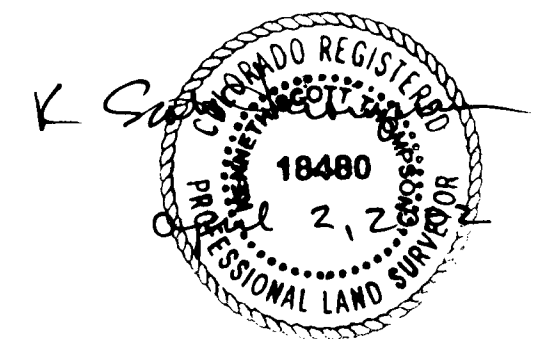
LEGEND

- ⊕ FOUND BLM STANDARD BRASS OR ALUMINUM CAP
- ⊕ FOUND PRIVATE SURVEYOR'S BLM STANDARD CAP
- ⊕ FOUND MESA COUNTY SURVEY MARKER
- FOUND PIN & CAP OR REBAR AS NOTED
- FOUND PIN & CAP PLS 17485
- #5 REBAR/CAP PLS 18480 SET for this plat or previous plat (outer boundary monuments set in concrete)



BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County SIMS LCS 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.



SEE SHEET 1 OF 4 FOR SURVEYOR'S STATEMENT

SUMMER HILL FILING NO. 3

FINAL PLAT

NE 1/4 Sec. 26, T.1 N., R. 1 W. Ute Meridian

THOMPSON-LANGFORD CORPORATION

589 25 1/2 ROAD - # B-210

tlcwest.com

Grand Junction CO 81606

(970) 243-6067

Date: Apr 2, 2008 Drawn: kst Checked: drs Job No. 0488-00601

S:\Survey\0488 bray\006 F4\Filing4.pro

Sheet 2 of 4

WALKER FIELD AIRPORT AUTHORITY
B1826 P923 B1835 P923

Airport Critical Zone

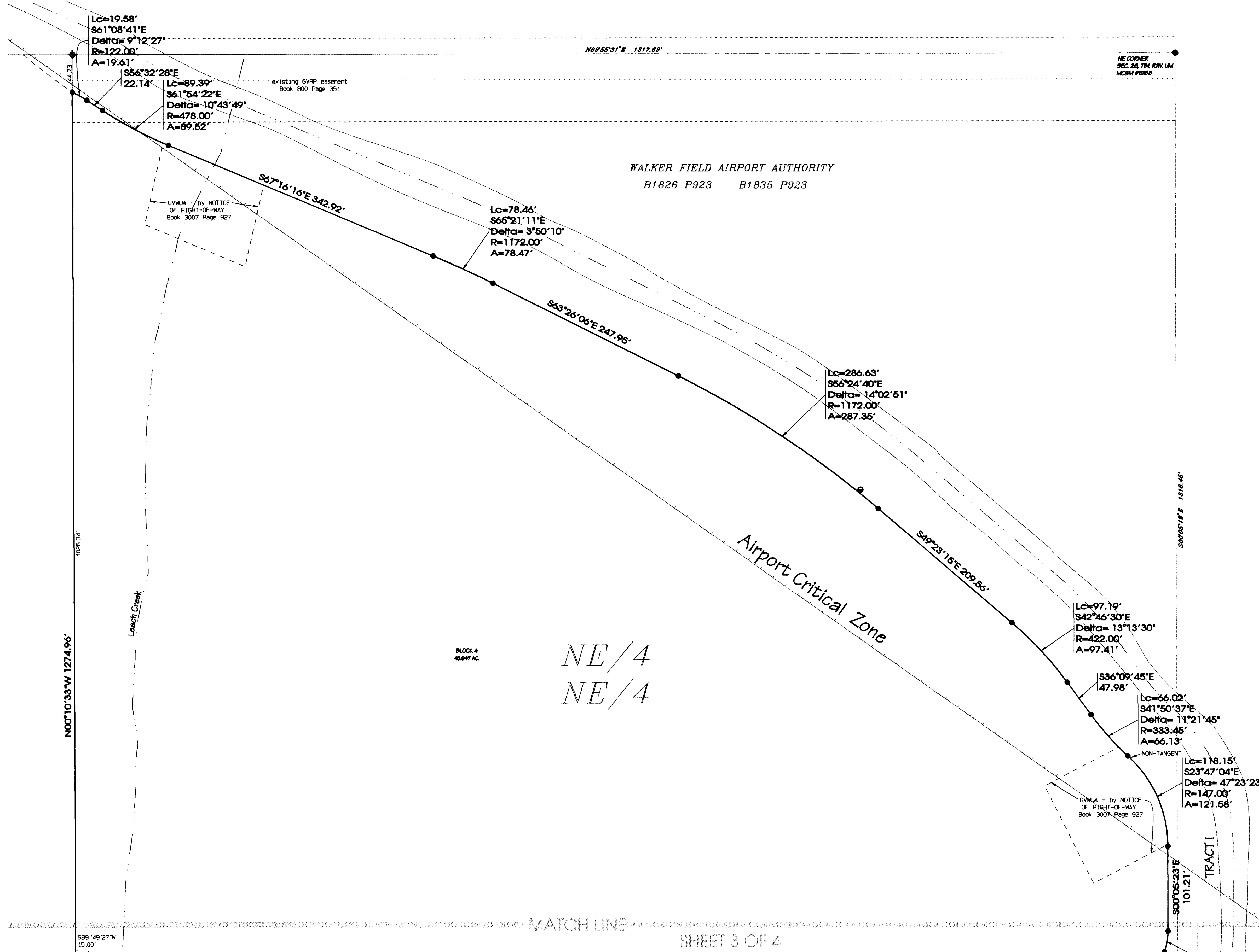
NE/4
NE/4

BLOCK 4
46947 AC

MATCH LINE

SHEET 3 OF 4

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.

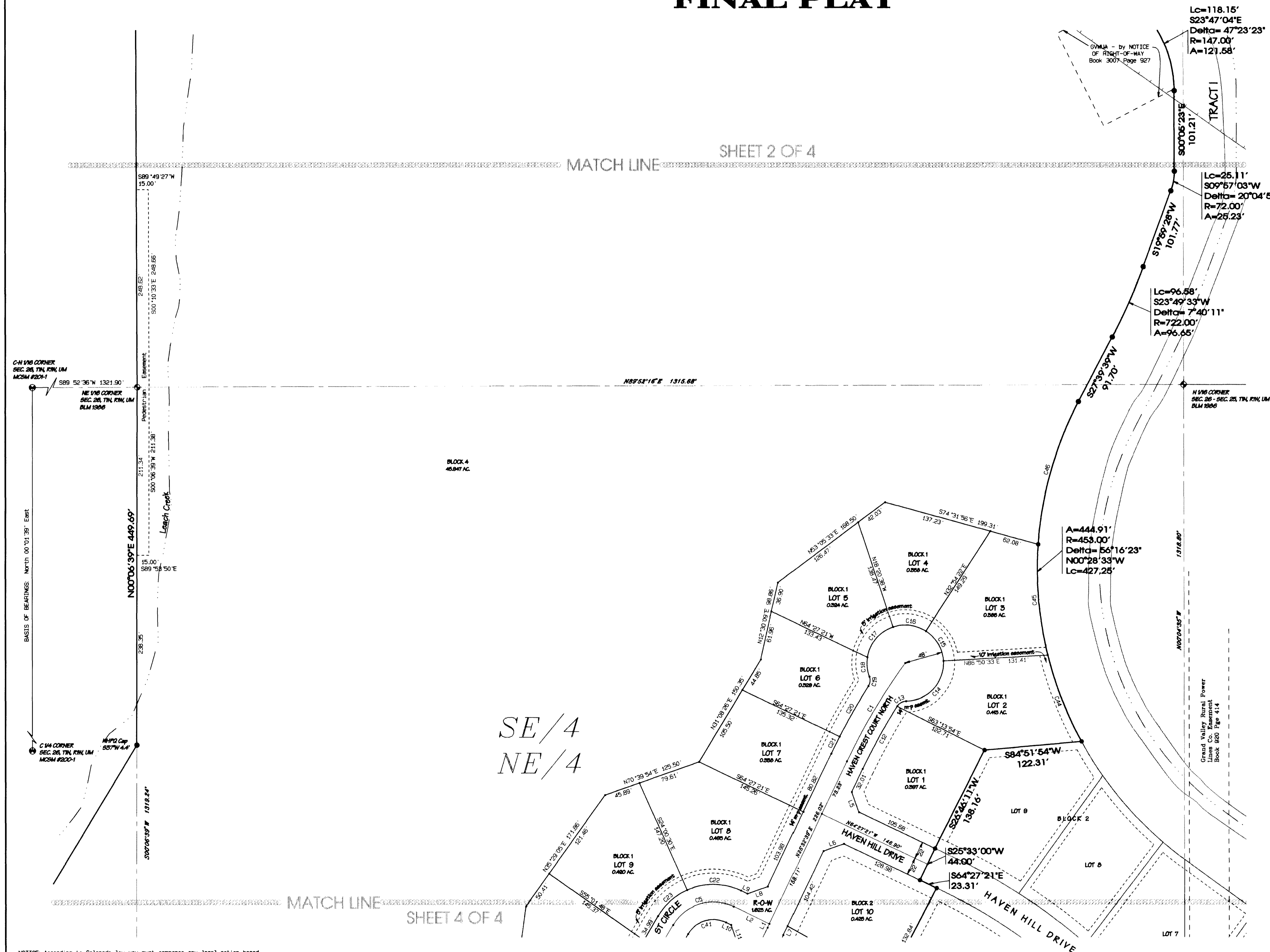


SUMMER HILL FILING NO. 3

FINAL PLAT

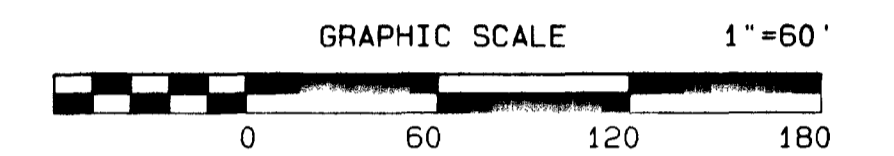
SHEET 2 OF 4

MATCH LINE



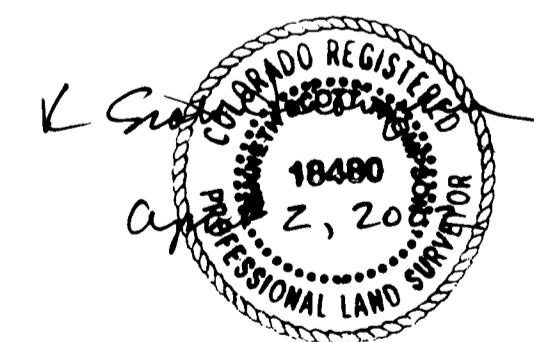
LEGEND

- ⊕ FOUND BLM STANDARD BRASS OR ALUMINUM CAP
- ⊗ FOUND PRIVATE SURVEYOR'S BLM STANDARD CAP
- FOUND MESA COUNTY SURVEY MARKER
- FOUND PIN & CAP OR REBAR AS NOTED
- FOUND PIN & CAP PLS 17485
- #5 REBAR/CAP PLS 18480 SET for this plat or previous plat (outer boundary monuments set in concrete)



BASIS OF BEARINGS

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



SEE SHEET 1 OF 4 FOR SURVEYOR'S STATEMENT

SUMMER HILL FILING NO. 3

FINAL PLAT

NE 1/4 Sec. 26, T.1 N., R. 1 W. Ute Meridian

THOMPSON-LANGFORD CORPORATION

829 25 1/8 ROAD - # B-210 tlowest.com

Grand Junction CO 81608 (970) 243-6067

Date: Apr 2, 2008 Drawn: kst Checked: dra Job No. 0488-00601

S:\Survey\0488 bray\006 F4\Filing4.pro Sheet 3 of 4

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.

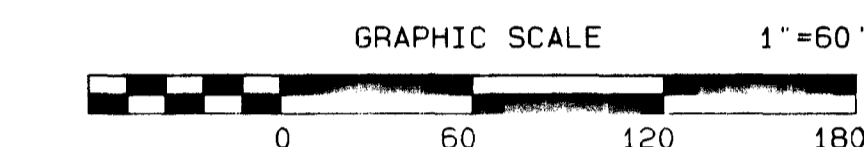
SUMMER HILL FILING NO. 3 FINAL PLAT

SHEET 3 OF 4

MATCH LINE

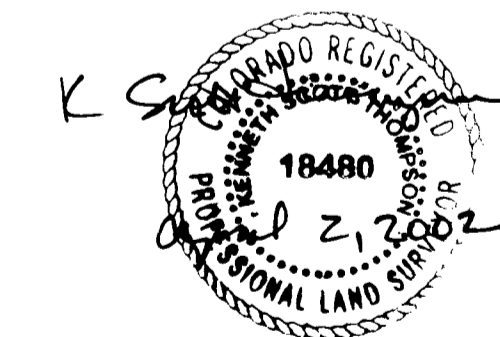
LEGEND

- ⊕ FOUND BLM STANDARD BRASS OR ALUMINUM CAP
- ⊕ FOUND PRIVATE SURVEYOR'S BLM STANDARD CAP
- ⊙ FOUND MESA COUNTY SURVEY MARKER
- FOUND PIN & CAP OR REBAR AS NOTED
- FOUND PIN & CAP PLS 17485
- #5 REBAR/CAP PLS 18480 SET for this plat on previous plat (outer boundary monuments set in concrete)



BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County SIMS/LCS determined by GPS observation on a Mesa County Survey Marker at the center-north sixteenth corner of Section 28 and a MCSM brass cap for the center quarter corner of Section 28, Township 1 North, Range 1 West of the Ute Meridian. The bearing of this line is North 07°01'39" East.



Paradise Hills Filing No. 5
Plat Book 11, Page 330

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

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.

SEE SHEET 1 OF 4 FOR SURVEYOR'S STATEMENT

SUMMER HILL FILING NO. 3 FINAL PLAT

1/4 Sec. 28, T.1 N., R. 1 W. Ute Meridian
THOMPSON-LANGFORD CORPORATION
 828 25 1/2 ROAD - # B-210 tlowest.com
 Grand Junction CO 81508 (970) 243-8087
 Date: Apr 2, 2002 Drawn: kst Checked: drs Job No. 0422-00601
 B:\Survey\0422 bray\006 F4\Filing4.pro Sheet 4 of 4