

# WINDEMERE HEIGHTS SUBDIVISION

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	11°47'24"	322.00'	66.26'	66.14'	N83°59'16"E
C2	11°47'24"	278.00'	57.21'	57.10'	N83°59'16"E
C3	09°42'34"	322.00'	54.57'	54.50'	N82°56'51"E
C4	08°55'28"	278.00'	43.30'	43.26'	N82°33'18"E
C5	12°39'33"	278.00'	61.42'	61.30'	N08°47'14"E
C6	10°41'41"	322.00'	60.10'	60.02'	N09°46'10"E
C7	05°06'39"	278.00'	24.80'	24.79'	N12°33'41"E
C8	15°03'38"	322.00'	84.64'	84.40'	N07°35'12"E
C9	43°31'25"	48.00'	36.46'	35.59'	N30°09'00"E
C10	118°17'34"	48.00'	99.10'	82.41'	S50°45'29"E
C11	66°06'48"	48.00'	55.39'	52.36'	N37°02'20"E
C12	55°46'52"	48.00'	46.73'	44.91'	S23°54'31"E
C13	11°19'47"	278.00'	54.97'	54.88'	S05°41'53"E
C14	07°03'47"	322.00'	39.69'	39.67'	S03°33'54"E
C15	04°16'00"	322.00'	23.98'	23.97'	S09°13'47"E
C16	65°59'06"	48.00'	55.28'	52.27'	N07°30'00"E
C17	58°51'40"	48.00'	49.31'	47.17'	S54°55'23"E
C18	31°57'35"	48.00'	26.77'	26.43'	N79°40'00"E
C19	56°55'23"	48.00'	47.69'	45.75'	N35°13'31"E
C20	69°58'56"	48.00'	58.63'	55.05'	S28°13'38"E

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or as signs, 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 plotted 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, Dennis W. Johnson, Manager, for Tierra Ventures, L.L.C., a Limited Liability Company, has caused his name to be hereunto subscribed this 20<sup>th</sup> day of June, A.D. 2002.

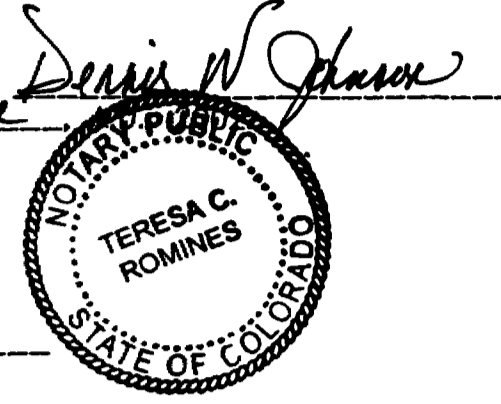
by: Dennis W. Johnson, Mgr.  
for: Tierra Ventures, L.L.C., a Limited Liability Company

**NOTARY PUBLIC'S CERTIFICATE**

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Dennis W. Johnson for Tierra Ventures, L.L.C. this 20<sup>th</sup> day of June, A.D. 2002. Witness my hand and official seal:

Teresa C. Romines  
Notary Public



My Commission Expires 8-27-05

**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 Windemere Heights Subdivision. Signed this 20<sup>th</sup> day of June, A.D. 2002.

by: Jeffrey J. Parker for Wells Fargo Bank Colorado, National Association

**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Jeffrey J. Parker for Wells Fargo Bank Colorado, National Association this 20<sup>th</sup> day of June, A.D. 2002. Witness my hand and official seal:

Notary Public Lois Harnsted  
My Commission Expires 1/26/2003

**GENERAL NOTES**

- The Declaration of Covenants and Restrictions are recorded at Book 3167, Page 231, Mesa County Records.
- Easement and Title Information provided by Meridian Land Title, L.L.C., Policy No. 48372, dated Oct. 11, 2001.
- Basis of bearings is the South line of the NW1/4 SE1/4 Section 35, T1N, R1W, UM and the North line of Galaxy Subdivision, as shown on plat recorded in Plat Book 9, Page 119 of the Mesa County records, which bears North 90 degrees 00 minutes 00 seconds West, a distance of 1318.53 feet. Both markers on this line are as shown on the face of this plat.
- Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

**NOTES REQUIRED BY THE CITY:**

All building foundations will require a soils report and an engineered design by a Colorado Registered Professional Engineer.

**CITY OF GRAND JUNCTION APPROVAL**

This plat of Windemere Heights Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 20<sup>th</sup> day of June, A.D. 2002.

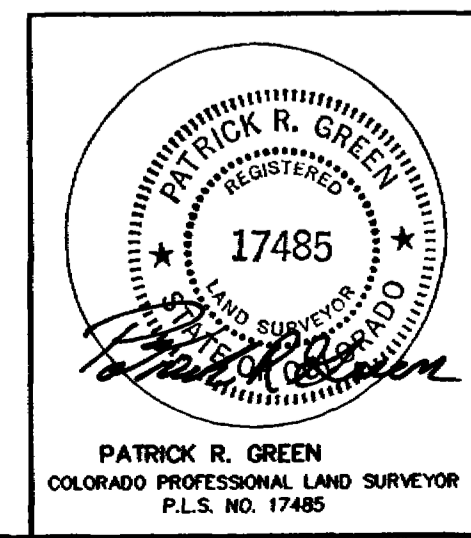
City Manager [Signature]  
City Mayor Cindy Carr Martz

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO } ss  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 4:16 o'clock P.M., June 20<sup>th</sup>, A.D., 2002, and was duly recorded in Plat Book 19, Page No. 2664274, Reception No. 2664274, Drawer No. 1111-34 Fees: 810.00

Clerk and Recorder  
By: \_\_\_\_\_  
Deputy



**WINDEMERE HEIGHTS SUBDIVISION**  
NW1/4 SE1/4 SECTION 35  
T1N, R1W, UTE MERIDIAN  
MESA COUNTY, COLORADO

**LANDesign**  
ENGINEERS SURVEYORS PLANNERS  
244 NORTH 7th STREET  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 99071	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Jan., 2002	LED/RM	RSK	PKG	1	1

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Tierra Ventures, L.L.C., a Limited Liability Company, is the owner of that real property located in part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4), Section 35, Township 1 North, Range 1 West, of the Ute Meridian, being more particularly described as follows: (Original Warranty Deed Book 2681, Page 918.)

BEGINNING at the Southeast corner of the NW1/4 SE1/4 Section 35, T1N, R1W, of the Ute Meridian, whence the Southwest corner of the said NW1/4 SE1/4 Section 35 bears North 90 degrees 00 minutes 00 seconds West, a distance of 1318.53 feet, for a basis of bearing, with all bearings contained herein relative thereto; thence, along the South line of said NW1/4 SE1/4 Section 35, and being the North line of Galaxy Subdivision, as recorded in Plat Book 9, Page 119, Mesa County Records, North 90 degrees 00 minutes 00 seconds West, a distance of 635.63 feet, to the Southeast corner of Melody Park Subdivision, as recorded in Plat Book 8, Page 100, Mesa County Records; thence, along the East line of Melody Park Subdivision, North 0 degrees 04 minutes 29 seconds West, a distance of 691.54 feet, to the Northeast corner of said Subdivision; thence, along the South line of Green Meadows Estates Subdivision, as recorded in Plat Book 11, Page 315, Mesa County Records, North 90 degrees 00 minutes 00 seconds East, a distance of 635.11 feet, to a point on the East line of the NW1/4 SE1/4 of said Section 35; thence, along said East line of the NW1/4 SE1/4 of Section 35 South 00 degrees 07 minutes 04 seconds East, a distance of 691.54 feet to the POINT OF BEGINNING.

Said parcel containing an area of 10.087 Acres, as described.  
SUBJECT to easement rights of GRAND VALLEY WATER USERS ASSOCIATION AND THE UNITED STATES OF AMERICA as set forth in that agreement dated 12-12-02, 2002 and recorded in Book 2672, Pages 42-43 Mesa County records.

That said owners have caused the real property to be laid out and platted as Windemere Heights Subdivision, 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 Windemere Heights Subdivision as follows:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.  
All Utility Easements to the City of Grand Junction for the use of City approved public utilities 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, equivalent other public providers and appurtenant facilities.

All Multipurpose 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 & Drainage Easements to the Windemere Heights Homeowners 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 irrigation systems and to supply and drain irrigation water. Deed of conveyance recorded at Book 3167, Page 231 subject to further conditions and restrictions as may be set forth in that instrument.

Tract A is dedicated to the City of Grand Junction for the use of the public forever, purpose including but not limited to, ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes.

Tract B is dedicated to the Windemere Heights Homeowners 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 as perpetual easements for: (a) conveyance of runoff water which flows from within the area 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 stormwater; (d) recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded at Book 3167, Page 231 subject to further conditions and restrictions as may be set forth in that instrument.

Tract C is dedicated to the Windemere Heights Homeowners Association, if formed now or in the future for the use of the public forever, purpose including but not limited to, ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes, as well as access for emergency vehicles, including but not limited to, police, fire, and ambulance vehicles. Deed of conveyance recorded at Book 3167, Page 231 subject to further conditions and restrictions as may be set forth in that instrument.

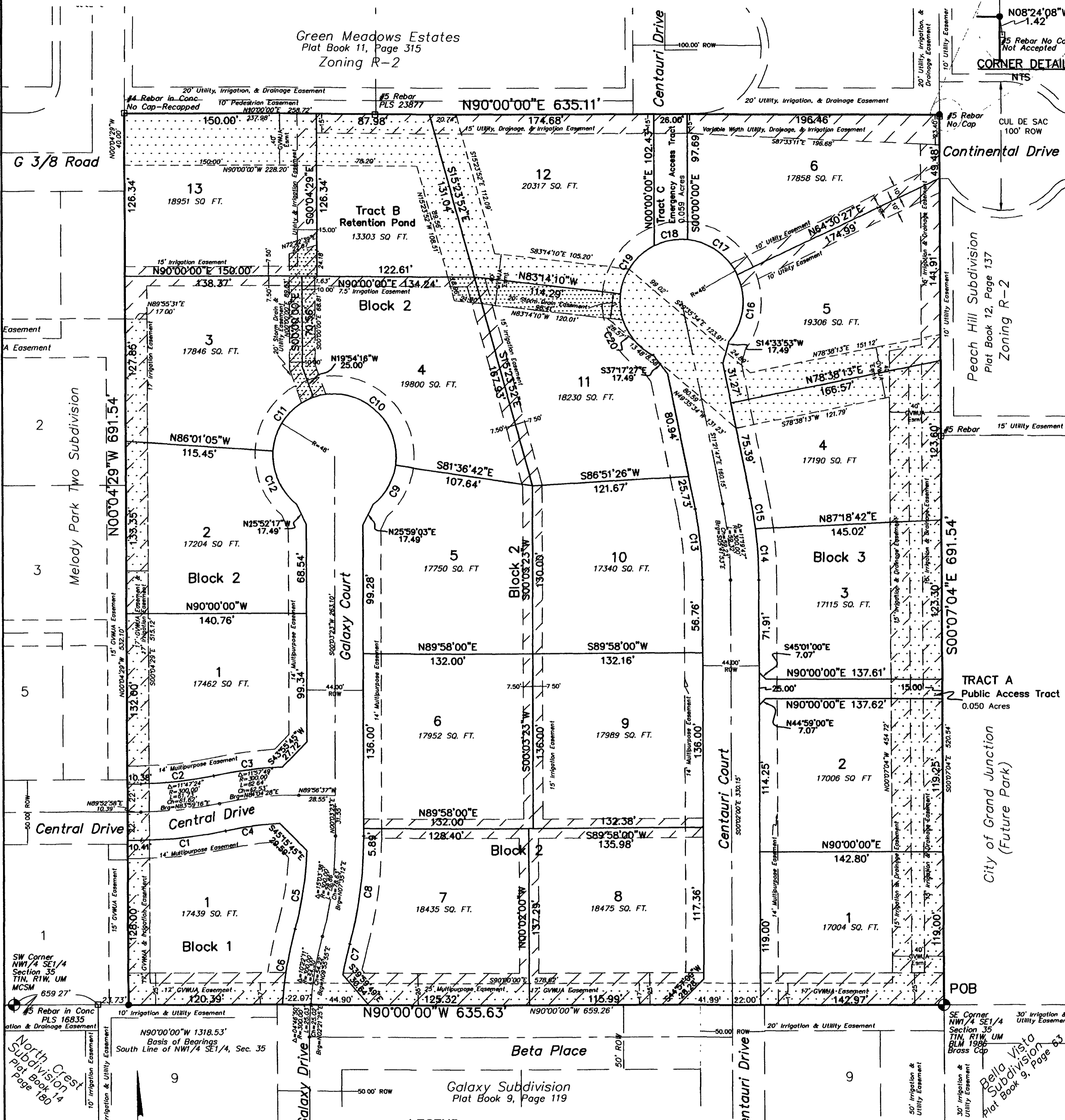
20' Storm Drain Easements to the Windemere Heights Homeowners Association, if formed now or later for the benefit of the owners, or if not to the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of drainage systems. Deed of conveyance recorded at Book 3167, Page 231 subject to further conditions and restrictions as may be set forth in that instrument.

**AREA SUMMARY**

LOTS	=	8,279 Acres	82.08%
TRACTS	=	0,414 Acres	4.10%
ROAD ROW	=	1,394 Acres	13.82%
TOTAL	=	10,087 Acres	100.00%

**SURVEYOR'S CERTIFICATION**  
I, Patrick R. Green, do hereby certify that the accompanying plat of Windemere Heights Subdivision, 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 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.

Date certified JUNE 24, 2002



**LEGEND**

- ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED
- ALL FOUND OR SET BOUNDARY CORNERS PER CRS-38-51-105, IN CONCRETE
- 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
- GRAND VALLEY WATER USERS ASSOCIATION/USA EASEMENT, AS RECORDED IN BOOK 2022, PAGE 43-51 MESA COUNTY RECORDS
- UTILITY, IRRIGATION, & DRAINAGE EASEMENTS
- 20' STORM DRAIN EASEMENTS

**BULK REQUIREMENTS:**  
Building Setback Minimums (except as noted)

Principal Structure:  
Front Yard = 20 feet  
Rear Yard = 30 feet  
Side Yard = 15 feet

Accessory Buildings:  
Front Yard = 25 feet  
Rear Yard = 5 feet  
Side Yard = 3 feet

Maximum Building Height = 35 feet  
Maximum Lot Coverage by Structures = 30%

SCALE: 1"=50'  
50 0 50

NOTES: 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