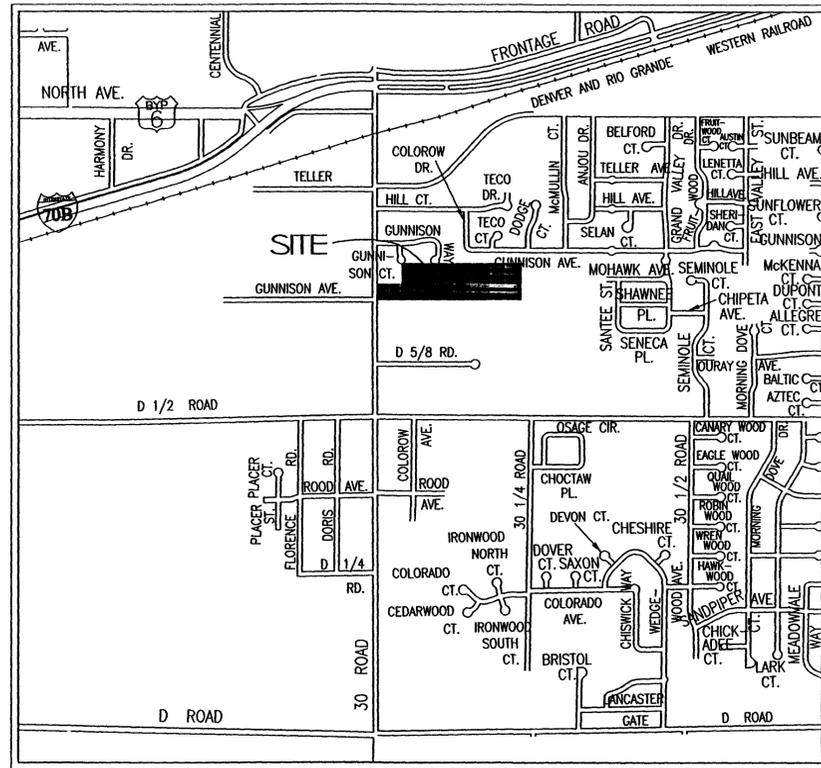


# GRAND MEADOWS SUBDIVISION

FEBRUARY 2002

DEDICATION



**LOCATION MAP**  
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Darter LLC, a Colorado Limited Liability Corporation, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and is described in Book \_\_\_\_\_ at Page \_\_\_\_\_ of the Mesa County Clerk and Recorders Office, and being situated in the N1/2 N1/2 of the SW1/4 NW1/4 Section 16, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Commencing at the N1/16th corner on the West line of Section 16, Township 1 South, Range 1 East of the Ute Meridian, and considering the West line of the SW1/4 NW1/4 Section 16, T1S, R1E, U.M. to bear S00°00'31"E and all bearings contained herein to be relative thereto;  
 thence N89°55'09"E 230.00 feet along the North line of the SW1/4 NW1/4 Sec. 16, T1S, R1E, U.M. to the Point of Beginning;  
 thence N89°55'09"E 1091.03 feet to the NW1/16th corner Sec. 16, T1S, R1E, U.M.;  
 thence S00°01'09"E 329.91 feet along the East line of the N1/2 N1/2 SW1/4 NW1/4 Sec. 16;  
 thence S89°55'25"W 1291.09 feet along the South line of the N1/2 N1/2 SW1/4 NW1/4 Sec. 16;  
 thence N00°00'31"W 138.91 feet;  
 thence N89°55'09"E 200.00 feet;  
 thence N00°00'31"W 190.90 feet to the Point of Beginning.

That said owner has caused the said real property to be laid out and surveyed as GRAND MEADOWS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever. Before acceptance of any Street or Right-of-way, the City may require proof of acceptable environmental condition by e.g. a "phase 1" environmental audit.
- 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 Multi-purpose 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 Easements to an association if formed now or later for the benefit of the owners, or if not 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. Covenants, conditions, or restrictions or other conveyance thereof recorded at Book \_\_\_\_\_, Page \_\_\_\_\_.
- All Grand Junction Drainage District Easements to the Grand Junction Drainage District, its successors and assigns, for the installation operation, maintenance and repair of Grand Junction Drainage District facilities.
- Tract "A" is dedicated to the Owners Association, if formed or in the future, of if not, to the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for (as applicable to the project/tract): (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 stormwaters; (d) recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded at Book \_\_\_\_\_, Page \_\_\_\_\_ subject to further conditions and restrictions as may be set forth in that instrument.
- An easement is granted over Tract "A" to the City of Grand Junction for the use of the public forever for purpose including but not limited to, ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes, subject to and historical and recorded rights and usage of the Grand Junction Drainage District to install operate, maintain and repair irrigation water transmission and/or drainage facilities.
- All Pedestrian Easements to the City of Grand Junction as perpetual easements for ingress and egress use by the public.
- All Ingress/Egress Easements to the owners of Lots or Tracts specifically identified on the plat as perpetual easements for Ingress and Egress purposes for the use of said Lot or Tract owners, their guests, and invitees, and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services. Deed of conveyance recorded at Book \_\_\_\_\_, Page \_\_\_\_\_, subject to further conditions and restrictions as may be set forth in that instrument.

All Tracts/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 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 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.

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

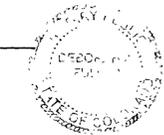
IN WITNESS WHEREOF said owners have caused there names to be hereunto subscribed this 31<sup>st</sup> day of May A.D., 2002.

Darter LLC, a Colorado Limited Liability Corporation,  
By: Ferry Lawrence manager

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May A.D., 2002, by Ferry Lawrence manager of Darter, LLC

8-26-2005  
My commission expires:



Deborah A. Fuller  
Notary Public  
Address Loma, Co

**ENCUMBRANCER'S RATIFICATION AND APPROVAL**

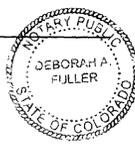
The undersigned financial institution holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of GRAND MEADOWS SUBDIVISION.

FIRST NATIONAL BANK OF THE ROCKIES: By C. Dennis King  
Branch President

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 31<sup>st</sup> day of May A.D., 2002, by C. Dennis King, Branch President of First National Bank of the Rockies

8-26-2005  
My commission expires:



Deborah A. Fuller  
Notary Public  
Address Loma, Co

**CITY APPROVAL**

This plat of GRAND MEADOWS SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 20 day of JUNE A.D. 2002.

David A. Kelley City Manager  
Christina Martz President of Council

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

I hereby certify that this instrument was filed in my office at 11:33 o'clock A.M. this 1st day of July A.D., 2002, and is duly recorded in Plat Book No. 14, Page 61-62

Reception No. 2063873 Drawer No. MM-35 Fees: \$ 20.00

**SURVEYOR'S CERTIFICATE**

I, Max E. Morris, certify that the accompanying plat of GRAND MEADOWS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Max E. Morris  
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413



7/2/2002  
Date

**GRAND MEADOWS SUBDIVISION**

FINAL PLAT		
SITUATED IN THE N1/2 N1/2 SW1/4 NW1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M.		
FOR: Darter LLC	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION, COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: SB EG
SCALE: N/A		DRAWN BY: MEM
DATE: 4/22/2002		ACAD ID: GMded
		SHEET NO. 1 of 2
		FILE: 2000-330

