

CAMELOT GARDENS

A Replat of Lot 2, Glotfelty Subdivision

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Habitat for Humanity of Mesa County, Inc., a Colorado nonprofit Corporation, is the owner of that real property located in part of the West Quarter of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter (W1/4 NE1/4 SE1/4 SW1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, EXCEPT the West 6 feet of the North 350 feet, and EXCEPT that portion occupied by Compton Subdivision occupying the West 4.80 feet of the South 308.90 feet, being more particularly described as follows: (Original Warranty Deed Book 2671, Page 801.)

Lot 2, Glotfelty Subdivision, as recorded in Plat Book 17, Page 108, of the Mesa County Records.

That said owners have caused the real property to be laid out and platted as Camelot Gardens, 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 Camelot Gardens as follows:

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;

Tract A shall be deeded as a private street to the Camelot Gardens Homeowners Association, Inc. hereby platted as perpetual easement for the purpose for 1) ingress and egress purposes for the common benefit and use of Camelot Gardens Lot owners and their invitees; 2) use by public services, including, but not limited to, postal service, trash collection, fire, police and emergency vehicles; 3) use by the public utilities including the City of Grand Junction for the use and benefit of the City, the public utilities, and the Fruitvale Water and Sanitation District; 4) drainage purposes for the conveyance of runoff water which originates within the area hereby platted and from upstream areas, through natural or man-made facilities above or below ground, as recorded in Book 3148, Page 346, Mesa County records.

That real property which is labeled as 20' Private Shared Driveway in Block 1 on the Camelot Gardens Plat shall be deeded as a grant of easement for the common benefit for ingress and egress purposes of the owner(s) of Lot 1, Lot 2, Lot 3 and Lot 4 of Block 1 and their invitees, their successors and assigns forever, as recorded in Book 3148, Page 345, Mesa County records.

The 10' drainage, irrigation, and utility easement is hereby dedicated to the City of Grand Junction, the Grand Junction Drainage District and the Fruitvale Lateral and Waste Ditch Association as a drainage and irrigation easement and utility easement for the installation, operation, maintenance and repair of drainage and irrigation facilities and utility lines.

Tract B shall be deeded as a private tract to the Camelot Gardens Homeowners Association Inc., subject to a blanket easement hereby dedicated on Tract B to the City of Grand Junction and Grand Junction Drainage District for the use and benefit of the City of Grand Junction, Grand Junction Drainage District, Fruitvale Lateral and Waste Ditch Association and the public utilities, for the installation, operation, maintenance and repair of utilities and drainage facilities, as recorded in Book 3148, Page 346, Mesa County records.

All Multipurpose Easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to sidewalks, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm 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 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, storm sewer lines, and telephone lines;

All Irrigation Easements as set forth on this plat shall be deeded to the Camelot Gardens Homeowners Association, as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems, as recorded in Book 3148, Page 346, Mesa County records;

All Drainage Easements as set forth on this plat shall be deeded to the Camelot Gardens Homeowners 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, as recorded in Book 3148, Page 346, Mesa County records;

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 & 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 platted 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, said owners, Habitat for Humanity of Mesa County, Inc., has caused their names to be hereunto subscribed this 29 day of August, A.D. 2002.

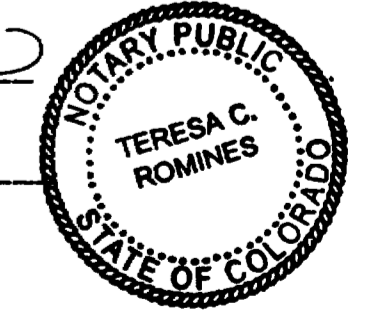
By: John Farmer
for: Habitat for Humanity of Mesa County, Inc., a Colorado nonprofit Corporation

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by John Farmer for Habitat for Humanity of Mesa County, Inc., a Colorado nonprofit Corporation, this 29th day of August, A.D. 2002. Witness my hand and official seal:

Teressa C. Romines
Notary Public
My Commission Expires 8/27/2005

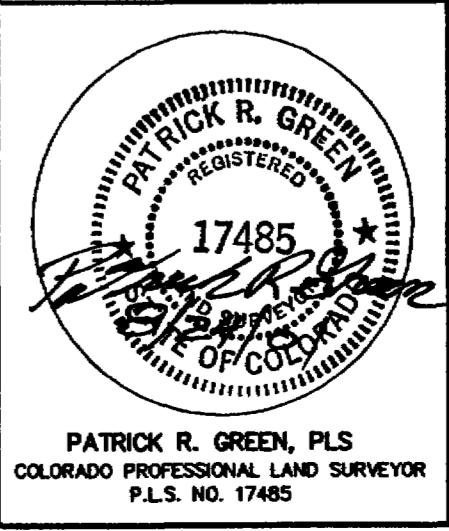


LIENHOLDERS' RATIFICATION OF PLAT

For Grand Valley National Bank recorded at Book 2656, Page 506 of Mesa County Records

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that on August 24, 2001, the accompanying plat of Camelot Gardens, a subdivision of a part of the City of Grand Junction, Colorado, was 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.



CAMELOT GARDENS
W1/4 NE1/4 SE1/4 SW1/4 SECTION 7
T1S, R1E, UTE MERIDIAN
MESA COUNTY, COLORADO

LANDesign		ENGINEERS • SURVEYORS • PLANNERS	
244 N 7th Street GRAND JUNCTION, COLORADO 81501 (970) 245-4099		PROJECT NO. 99010 SURVEYED [] DRAWN [] CHECKED [] SHEET [] OF []	
DATE: Aug, 2002	RM []	RSK []	PRG []

2943-073-00-095
Andrew I. Gonzales
Book 996, Page 227
Zoned RSF-8

2943-073-00-090
Marion James Hunt
Book 2073, Page 159
Zoned RSF-8

2943-073-00-091
Marion James Hunt
Book 2073, Page 160
Zoned RSF-8

Note: Easements as platted on Lot 2, Glotfelty Subdivision, recorded in Plat Book 17, Page 108, Mesa County Records are vacated by City of Grand Junction Resolution Number 99-120, dated October 20, 1999.

NE Corner
SE1/4 SW1/4
Section 7
T1S, R1E, UM
MCSM #598

North Line of the NE1/4 SE1/4 SW1/4
N90°00'00"E 655.27'
Basis of Bearing

Found #5 Rebar with
Unreadable Cap

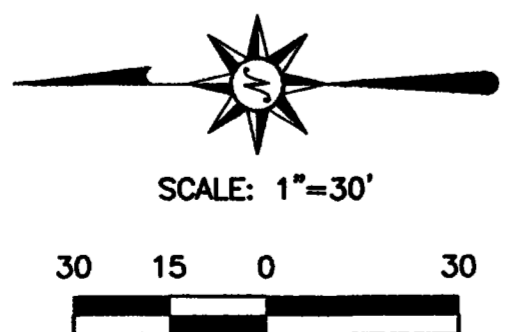
Elm Avenue
N90°00'00"E 157.81'
N90°00'00"E 157.82'

Found #5 Rebar with
Unreadable Cap

NW Corner
NE1/4 SE1/4 SW1/4
Section 7
T1S, R1E, UM
Alum Cap PLS16413

AREA SUMMARY

Kennedy Avenue ROW	= 0.166 Acres	10.31%
Private Street (Tract A)	= 0.192 Acres	11.93%
Detention Tract (Tract B)	= 0.033 Acres	2.05%
Lots	= 1.219 Acres	75.71%
Total Overall	= 1.610 Acres	100.00%



GENERAL NOTES
The Declaration of Covenants and Restrictions are recorded at Book 3148, Page 347, Mesa County Records.

Basis of bearings assume the North line of the NE1/4 SE1/4 SW1/4 of Section 7 to bear N 90°00'00" E, a distance of 655.27 feet. Both monuments on this line are Aliquot corners 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, Policy No. 35448.

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.

LEGEND
 ALIQUOT SURVEY MARKER, AS NOTED
 RECORD MEASUREMENT
 FOUND REBAR, AS NOTED (Set in Concrete if on Boundary)
 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

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:53 o'clock P.M., September 5, A.D., 2002, and was duly recorded in Plat Book 19, Page No. 108 Reception No. 2074823 Drawer No. MM-67 Fees: \$11.00

Clerk and Recorder

By: Deputy

CITY OF GRAND JUNCTION APPROVAL

This plat of Camelot Gardens, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 30th day of August, A.D., 2002.

City Manager: [Signature]
President of City Council: [Signature]

Date: August 29, 2002

2943-073-00-088
Donna Vogel
Book 2454, Page 693
Zoned RSF-8

2943-073-04-006
Caleb N & Vicki L. Boutlier
Lot 12
Zoned RSF-8

2943-073-06-001
Michelle A. Ryan
Lot 11
Zoned RSF-8

Lot 18

Lot 17

COMPTON SUBDIVISION
Lot 16 Zoned RSA-8 Lot 15

Lot 14

Lot 13

Lot 10

0.192 ACRES
8377 SQ. FT.

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