

SUMMER HILL FILING NO. 4 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:

Block 3 of Summer Hill Filing No. 3, a plat recorded in the Mesa County Clerk and Recorder's Office at Reception No. 2058441.

That said owner has caused said real property to be laid out and surveyed as SUMMER HILL FILING NO. 4, 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;

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 6th day of January 2003.

Paradise Hills Partnership, a Colorado General Partnership
Bray and Company, a Colorado Corporation, General Partner

By Robert Bray
Robert Bray

State of Colorado)
)ss
County of Mesa)

This plat was acknowledged before me by Robert Bray as _____ of Bray and Company, a Colorado Corporation, a general partner of Paradise Hills Partnership, a Colorado General Partnership on this 6th day of January 2003, for the aforementioned purposes.

Notary Public Cynthia 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
Grand Valley National Bank

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me by John W. Frederick Grand Valley National Bank this 6th day of January 2003.
Witness my hand and official seal:

Notary Public Cynthia Hotter
My Commission Expires: 1-12-06

CITY APPROVAL

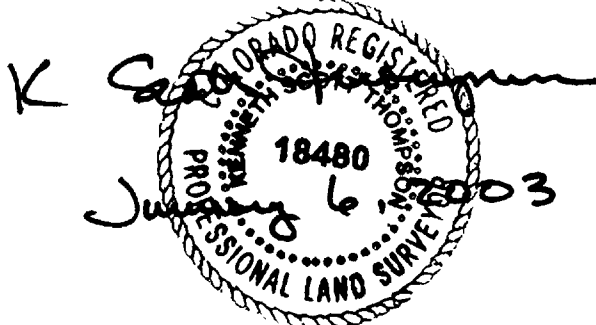
This plat of SUMMER HILL FILING NO. 4, a plat of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 7th day of January 2003.

By: Andy City Manager Attest: Cindy Enos 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. 4, a subdivision of a part of the City of Grand Junction, State of 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 (2000) and the applicable laws of the State of Colorado. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

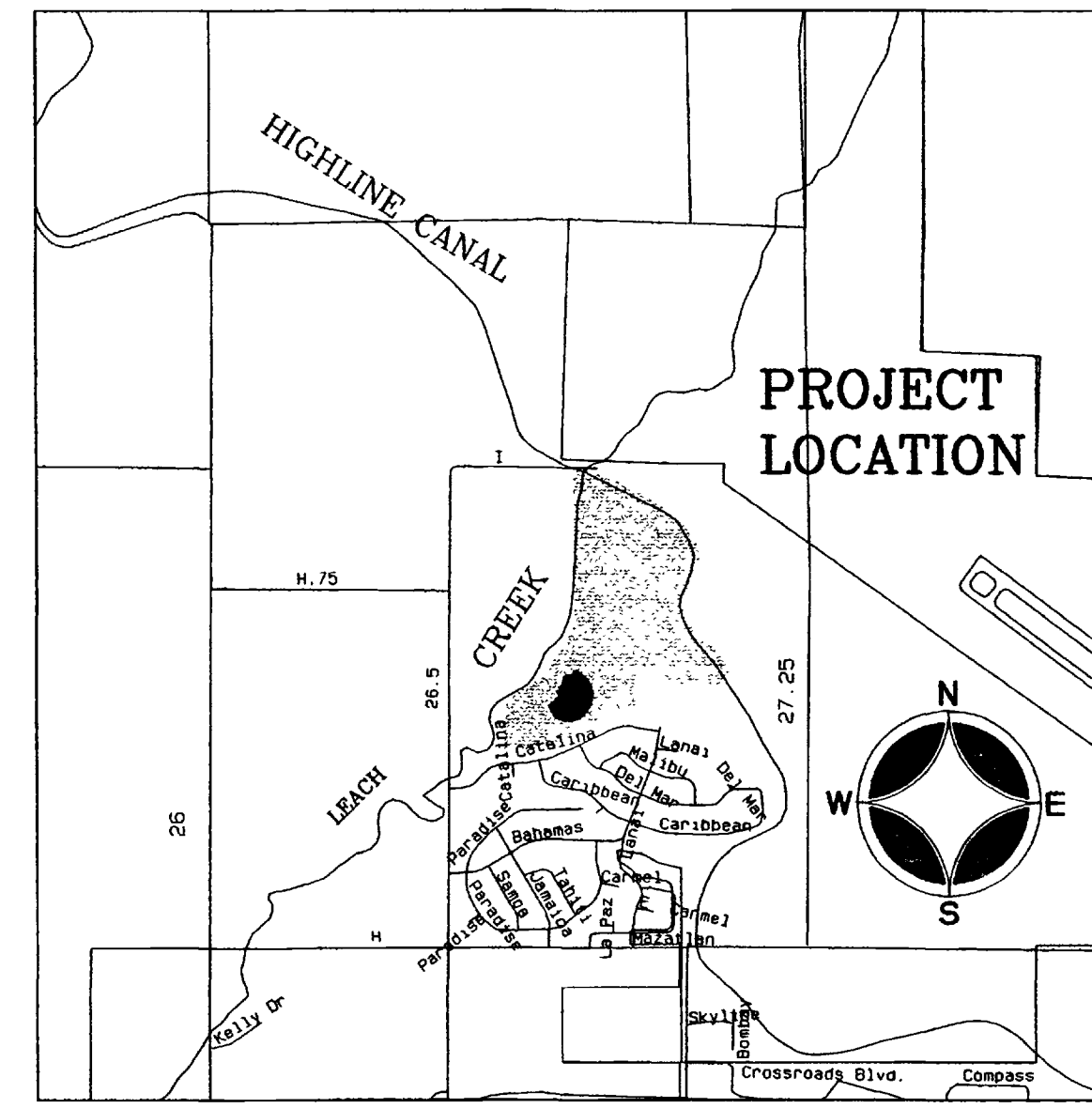
Kenneth Scott Thompson,
Colorado PLS 18480



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 2:12 o'clock P. M., this 8th day of January 2003, and is duly recorded in Plat Book No. 19, Page 211,212 as Reception No. 2097448 Drawer No. NN-35
Fees: 20.00+1.00
Clerk and Recorder of Mesa County

VICINITY MAP



CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD	CHD BRNG
C1	208.09'	800.00'	14°54'12"	207.50'	N32°08'05"E
C2	166.96'	800.00'	11°57'27"	165.65'	S33°36'27"W
C3	41.13'	800.00'	2°56'45"	41.13'	S26°09'21"W
C4	296.47'	150.00'	113°14'38"	250.52'	N05°44'57"W
C5	25.50'	35.00'	41°44'40"	24.94'	N71°44'41"E
C6	109.95'	35.00'	180°00'00"	70.00'	N02°37'01"E
C7	29.48'	35.00'	48°15'20"	28.61'	S63°15'19"E
C8	31.17'	172.00'	10°23'00"	31.13'	S57°10'46"E
C9	48.31'	172.00'	16°05'36"	48.15'	S43°56'28"E
C10	47.26'	172.00'	15°44'37"	47.11'	S28°01'21"E
C11	44.79'	172.00'	14°55'14"	44.66'	S12°41'26"E
C12	43.92'	172.00'	14°37'53"	43.80'	S02°05'07"W
C13	43.08'	172.00'	14°21'00"	42.97'	S16°34'34"W
C14	43.26'	172.00'	14°24'35"	43.14'	S30°57'21"W
C15	42.96'	172.00'	14°18'36"	42.85'	S45°18'56"W
C16	10.42'	172.00'	3°28'17"	10.42'	S54°12'23"W
C17	30.03'	53.00'	32°27'42"	29.63'	S72°10'23"W
C18	3.90'	53.00'	4°12'48"	3.90'	N89°29'22"W
C19	31.99'	53.00'	34°35'00"	31.51'	N70°05'29"W
C20	39.25'	53.00'	42°25'55"	38.36'	N31°35'01"W
C21	36.17'	53.00'	39°06'24"	35.48'	N09°11'08"E
C22	59.09'	53.00'	63°52'41"	56.08'	N60°40'41"E
C23	34.13'	53.00'	36°53'41"	33.54'	S68°56'08"E
C24	40.72'	25.00'	93°19'31"	36.37'	N82°50'57"E
C25	110.09'	128.00'	49°15'44"	106.73'	N11°32'49"E
C26	110.09'	128.00'	49°15'44"	106.73'	N37°43'54"W
C27	79.41'	822.00'	5°32'06"	79.38'	S33°19'26"W
C28	50.14'	822.00'	3°29'41"	50.13'	N37°50'20"E
C29	156.63'	822.00'	10°55'02"	156.39'	S41°33'00"W
C30	12.90'	822.00'	0°53'57"	12.90'	S46°33'33"W
C31	65.97'	21.00'	180°00'00"	42.00'	N02°37'01"E
C32	65.97'	21.00'	180°00'00"	42.00'	S02°37'01"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S62°22'16"E	50.00'
L2	N50°52'21"E	50.36'
L3	S50°52'21"W	15.36'
L4	S50°52'21"W	35.00'
L5	N67°22'59"W	40.00'
L6	N67°22'59"W	40.00'
L7	N39°07'39"W	35.00'
L8	N18°29'12"W	27.46'
L9	N62°22'16"W	9.23'
L10	N58°56'31"E	29.65'
L11	N58°56'31"E	10.35'
L12	S67°22'59"E	1.20'
L13	S62°22'16"E	8.29'
L14	N73°44'39"E	28.83'
L15	S67°22'59"E	40.00'
L16	N67°22'59"W	40.00'

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 4-1 is to be conveyed to the Summer Hill Homeowner's Association for the use of utilities, landscaping and parking as provided for in the covenants. Book 3248 Page 33

Tract 4-2 is to be conveyed to the Summer Hill Homeowner's Association for use as Open Area as defined in the covenants. Book 3248 Page 33

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. Book 3248 Page 32

The Irrigation Easements shown hereon are to be conveyed to the Summer Hill Homeowner's Association for the installation and maintenance of irrigation lines. Book 3248 Page 32

The Landscape Easements shown hereon are to be conveyed to the Summer Hill Homeowner's Association for the purpose of installing and maintaining landscaping. Book 3248 Page 32

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

BULK REQUIREMENTS

- Minimum lot area - 4,500 s.f.
- Minimum street frontage - 20'
- Maximum building height - 32'
- Minimum lot width - 30'
- Minimum side yard (principal structure) - 7'
- Minimum rear yard (principal structure) - 15'
- Minimum front yard - 20'
- Maximum building coverage - 50%

AREA SUMMARY

LOTS	2.490 acres	70.3%
ROADS	0.823 acres	23.3%
OPEN SPACE TRACTS	0.228 acres	6.4%
TOTAL	3.542 acres	100%

SUMMER HILL FILING NO. 4 FINAL PLAT

N 1/2 Sec. 26, T.1 N., R. 1 W. Ute Meridian

THOMPSON-LANGFORD CORPORATION
829 25 1/2 ROAD - # B-210 tlwest.com
Grand Junction CO 81505 (970) 243-6067

Date: Jan 6, 2003 Drawn: kst Checked: drs Job No. 0482-00801

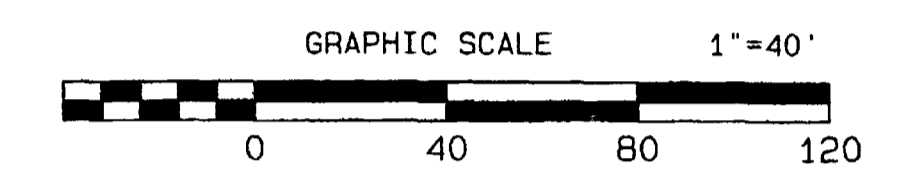
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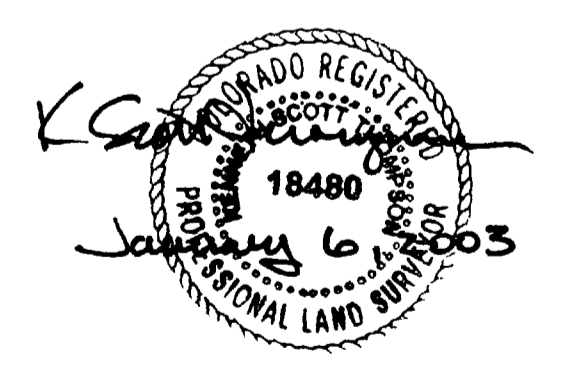
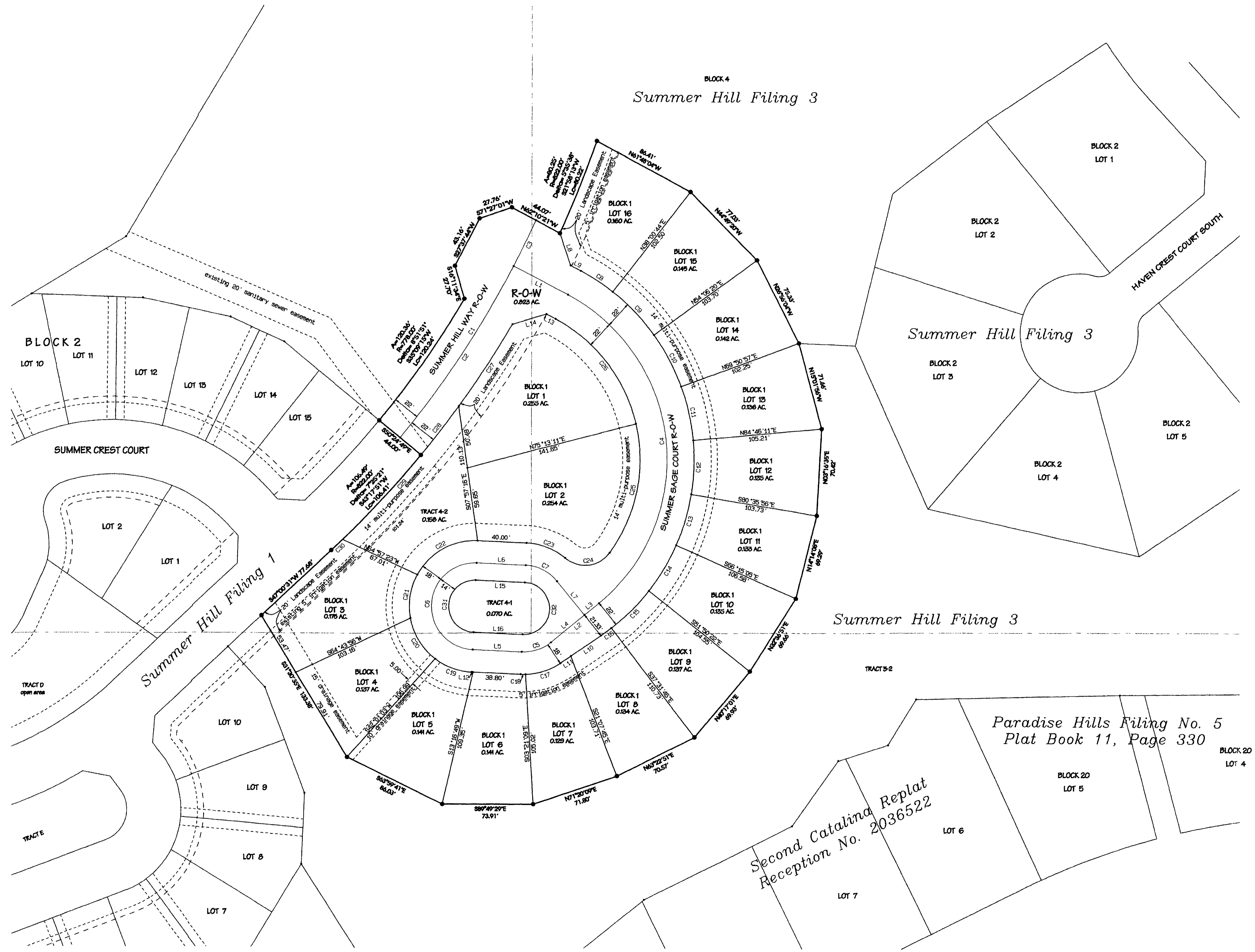
FINAL PLAT

LEGEND

- #5 REBAR/CAP PLS 18480 SET for this plat or previous plat (outer boundary monuments set in concrete)



BASIS OF BEARINGS
 The bearings herein are grid bearings of the Mesa County SIMS/GCS 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 2 FOR SURVEYOR'S STATEMENT

SUMMER HILL FILING NO. 4

FINAL PLAT

1/2 Sec. 26, T.1 N., R. 1 W. Ute Meridian
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210 tlowest.com
 Grand Junction CO 81505 (970) 243-6067
 Date: Jan 6, 2005 Drawn: kst Checked: drs Job No. 0428-00801
 S:\Survey\0428 bray\008 Filing5.pro Sheet 2 of 2

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