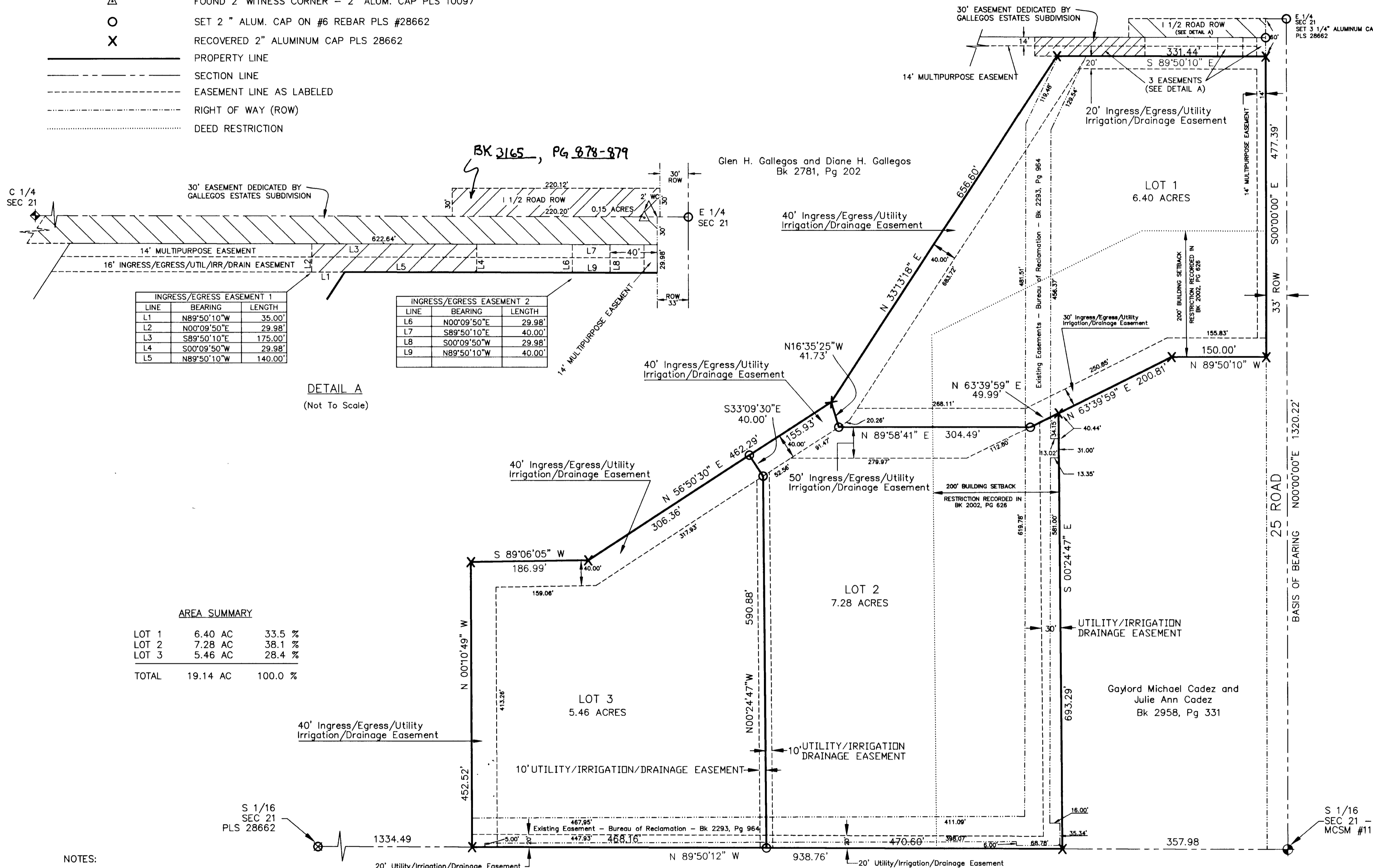


GRAND COTTONWOOD ESTATES

A Replat of Lot 2 of the Lazy Hill Subdivision
 Located in a Portion of the N 1/2 of the SE 1/4
 of Section 21, T1N, R1W, Ute Meridian, Mesa County

LEGEND

- ⊕ MESA COUNTY SURVEY MARKER (MCSM)
- ⊗ RECOVERED 3 1/4" ALUMINUM CAP PLS 28662
- FOUND CONCRETE MONUMENT (LS 10097) UPGRADED WITH PLS 28662
- △ FOUND 2" WITNESS CORNER - 2" ALUM. CAP PLS 10097
- SET 2" ALUM. CAP ON #6 REBAR PLS #28662
- ✕ RECOVERED 2" ALUMINUM CAP PLS 28662
- PROPERTY LINE
- - - SECTION LINE
- · - · - EASEMENT LINE AS LABELED
- · - · - RIGHT OF WAY (ROW)
- · - · - DEED RESTRICTION



Know All Persons By These Presents: The undersigned, Leon E. Griffin and Zella M. Griffin, are the owners of record of that real property situated in a part of the N 1/2 of the SE 1/4 of Section 21, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 2582, Page 22 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

Lot 2 of the Lazy Hill Subdivision.

Said owners have caused the described real property to be surveyed, laid out and to be publicly known as Grand Cottonwood Estates.

All Multipurpose Easements to Mesa County for the use of County-approved: utilities, and public providers 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 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 owner(s), their guest(s), and invitee(s) and also for the use by public providers and utilities, including but not limited to, postal services, trash collection, fire, police and emergency vehicles and services. Deed of conveyance recorded at Book 3150, Page 371, subject to further conditions and restrictions as may be set forth in that instrument. Owner does hereby dedicate all Grand Valley Project easements to the Grand Valley Water Users Association/USA, their successors and assigns, and to the County on behalf of the public, for non-vehicular use of canal roads and banks for the installation, operation and maintenance of the Grand Valley Project irrigation facilities.

ALL Irrigation/Drainage Easements dedicated to the Homeowners Association.

Said owners hereby acknowledge that all lienholders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

Said owners do subscribe hereunder this 30 day of SEPT. 2002 A.D.

Leon E. Griffin *Zella M. Griffin*
 Leon E. Griffin Zella M. Griffin

STATE OF COLORADO)
) SS
 COUNTY OF MESA)

This plat was acknowledged before me by Leon E. Griffin and Zella M. Griffin.

on this 30th day of Sept. 2002 A.D.

My commission expires: 7-23-2005

Witness my hand and seal:



BOARD OF COUNTY COMMISSIONER'S CERTIFICATE:

Approved this 1st day of October 2002 A.D. by the
 Board of County Commissioners of the County of Mesa, State of Colorado.

James R. Baughman
 Acting Chairperson

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF MESA)

I certify that this instrument was filed in my office at 1:48 o'clock P.M. on the 1st day
 of October 2002 A.D. and was recorded in Plat Book 19, Page No. 130

Reception No. 2078918, Drawer No. MM-23, Fees 10.00 1.00

By: *Monika Told* *Teresa Horvath*
 Clerk and Recorder Deputy

SURVEYORS CERTIFICATE

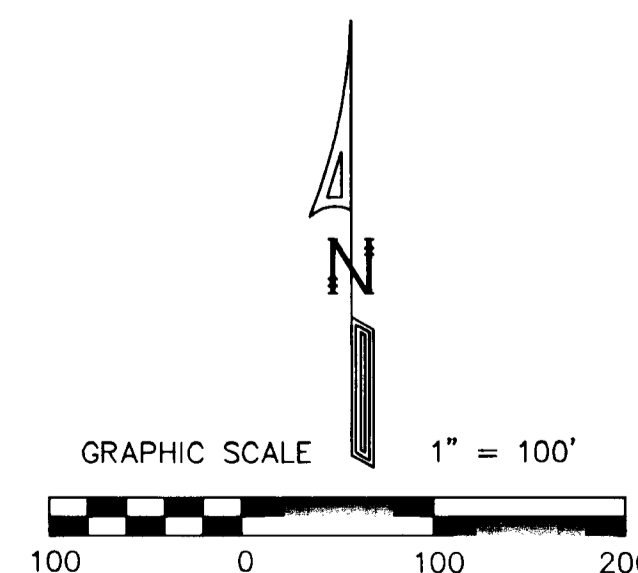
I, Kurt R. Shepherd, a Registered Land Surveyor in the State of Colorado, do hereby certify that the Survey of this Subdivision was made under my supervision, and that the accompanying plat accurately and properly shows said Subdivision.

Kurt R. Shepherd 9-30-02
 KURT R. SHEPHERD PLS
 COLORADO PROFESSIONAL LAND SURVEYOR No. 28662



NOTES:

- Basis of Bearing assumes the bearing between the MCSM at the South 1/16 corner between Sections 21 & 22, and the 3 1/4" aluminum cap at the East 1/4 corner of Section 21 to be N 00°00'00" E.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.
- This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to CRS 35-3.5-101.
- The information contained hereon is based upon title policy commitment order file number 99-03-177 from Chicago Title Insurance Company.
- 25 Road Right of Way previously Dedicated by the Replat of the Berry Subdivision.
- Deed restriction recorded in Book 2002, Page 626 - 200 foot building setback.
- There are no lien holders.
- The location of the Grand Valley Government Highline Lateral A14 (recorded in Book 14, Page 80) drawer Z71, Rec. No. 1621203, dated 11-20-1992, has been abandoned and relocated as shown Book 2293, Page 964, 1-13-1997.
- Provisions shall be made through deed restrictions, conservation easements or other restrictions to prohibit the further subdivision of all lots smaller than 35 acres in size, created through the Major Subdivision process, for a period of at least 10 years, or until such time that the site is within one mile of an Urban Subdivision Boundary.
- Pursuant to CRS 24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for Grand Cottonwood Estates and shall result in a vested right for a period of 3 years from October 8, 2002.
- Subject to Covenants recorded in Bk 3149, Pg 466-479.



Prepared By: **K5 PROFESSIONAL SURVEYING, INC.**
 2591 B 3/4 ROAD
 GRAND JUNCTION, CO 81503
 PHONE: (970) 257-7146 FAX: (970) 255-7047

GRAND COTTONWOOD ESTATES
 Replat of Lot 2, Lazy Hill
 Subdivision, Located in N 1/2
 of SE 1/4 of Sec 21, T1N, R1W,
 Ute Meridian, Mesa County

DATE: 30 September 2002	SCALE: 1" = 100'
FILE: 36-2001plat.dwg	PROJECT NO: 2001-36
DRAWN: RStark	SHEET: 1 OF 1