

# COLONIAL HEIGHTS SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Sonshine II Construction and Development, LLC, is the owner of that real property situated in the NW 1/4 NW 1/4 and SW 1/4 NW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian as described in Book 3225 at Pages 398 and 399 of the records of the Mesa County Clerk and recorder, being more particularly described as follows:

Commencing at the W 1/4 corner of said Section 3, being a found Mesa County survey marker, the basis of bearing being N00°03'01"E to the N 1/16 corner of said Section 3, being another found Mesa County survey marker;  
 thence N00°03'01"E a distance of 811.28 feet along the west line of said SW 1/4 NW 1/4 to the Point of Beginning;  
 thence N00°03'01"E a distance of 509.55 feet to said N 1/16 corner;  
 thence N00°02'33"E a distance of 1139.91 feet along the west line of said NW 1/4 NW 1/4;  
 thence N89°58'59"E a distance of 220.00 feet;  
 thence N00°02'33"E a distance of 180.00 feet to the north line of said NW 1/4 NW 1/4;  
 thence N89°58'59"E a distance of 859.26 feet along said north line;  
 thence S13°57'02"E a distance of 989.68 feet to the east line of said NW 1/4 NW 1/4, also being the west line of Moonridge Falls Subdivision;  
 thence S00°00'18"W a distance of 371.95 feet to the NW 1/16 corner of said Section 3, being another found Mesa County survey marker;  
 thence S00°01'47"W a distance of 147.18 feet along the east line of said SW 1/4 NW 1/4 to the northeast corner of Diamond Ridge Subdivision;  
 thence S74°29'16"W a distance of 684.14 feet to the northwest corner of said Subdivision, also being the northeast corner of Garrett Estates Subdivision;  
 thence S74°30'51"W a distance of 400.35 feet along the north line of said Subdivision;  
 thence S64°54'52"W a distance of 141.92 feet along said north line;  
 thence S89°57'14"W a distance of 145.60 feet along said north line to the Point of Beginning;  
 Said parcel contains 46.83 acres more or less

That said owner has caused the said real property to be laid out and surveyed as COLONIAL HEIGHTS 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 a dedication 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 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 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.

Ingress/Egress Easement shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interest, (not partitionable).

Tract A and B, shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interest, (not partitionable), for landscaping purposes, subject to the various easements dedicated and granted on this plat.

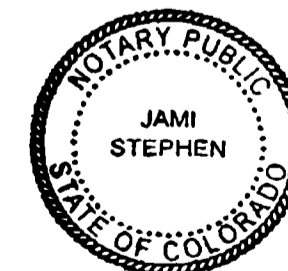
Tract C and D are dedicated to the City of Grand Junction for the use of the public forever for the purpose including but not limited to ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes, subject to historical and recorded rights, usage and rights-of-way of both the Grand Valley Irrigation Company and the Grand Junction Drainage District to install, operate, maintain and repair irrigation, water transmission and/or drainage facilities.

Tract E conveyed to an 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, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

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 on 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.

Sonshine II Constuction and Development, LLC  
 By: Sundance Property Leasing, Inc., Manager

*Lloyd J. Davis Jr.*  
 Lloyd J. Davis Jr. President



STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April, A.D. 2003, by Lloyd J. Davis Jr.  
 My commission expires 9/13/2004  
 Witness my hand and official seal Jami Stephen  
 Address 2454 Patterson Rd Grand Junction, Co 81505  
 Notary Public

## CITY APPROVAL

This plat of COLONIAL HEIGHTS SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 15<sup>th</sup> day of April, A.D., 2003.

*[Signature]*  
 City Manager

*[Signature]*  
 City Mayor

## CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 2:50 o'clock P.M., this 16<sup>th</sup> day of April, A.D. 2003, and is duly recorded in Plat Book No. 19 at page 297,298, & 299  
 Reception No. 2115517 Fees 36.00 + 41.00 Drawer No. N/A-54  
 2115517 297,298, & 299 NN-86

Deputy

Clerk and Recorder

## SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



## COLONIAL HEIGHTS SUBDIVISION

LOCATED IN THE  
 NW 1/4, SEC. 3, T1S, R1W, U.M.

D H SURVEYS INC.  
 118 OURAY AVE. - GRAND JUNCTION, CO.  
 (970) 245-8749

Designed By A.VP Checked By M.W.D. Job No. 198-01-40  
 Drawn By TMODEL Date MARCH, 2003 Sheet 1 OF 3

To be completed by the City of Grand Junction personnel.  
 The accuracy of this information is the responsibility of the City of Grand Junction.

Tract A, B & E and irrigation easements conveyed to Homeowner's Association  
 in Book 3326 at Pages 662

## PLAT NOTES

- (1) The above described parcel is subject to the following easement agreement for an electric railroad recorded in Book 125 at Pages 286 and 288.
- (2) If any structure falls within the floodplain, it must be certified (via a Floodplain Elevation Certificate).
- (3) A letter from a licensed professional engineer stating that he has performed a lot-specific excavation observation, and that the soil conditions on that lot have been addressed, is required for each lot.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon and defect in this survey be commenced more than ten years from the date of the certification / statement shown hereon.

# COLONIAL HEIGHTS SUBDIVISION

## BLOCK SEVEN

### LOT 1

25.00± ACRES

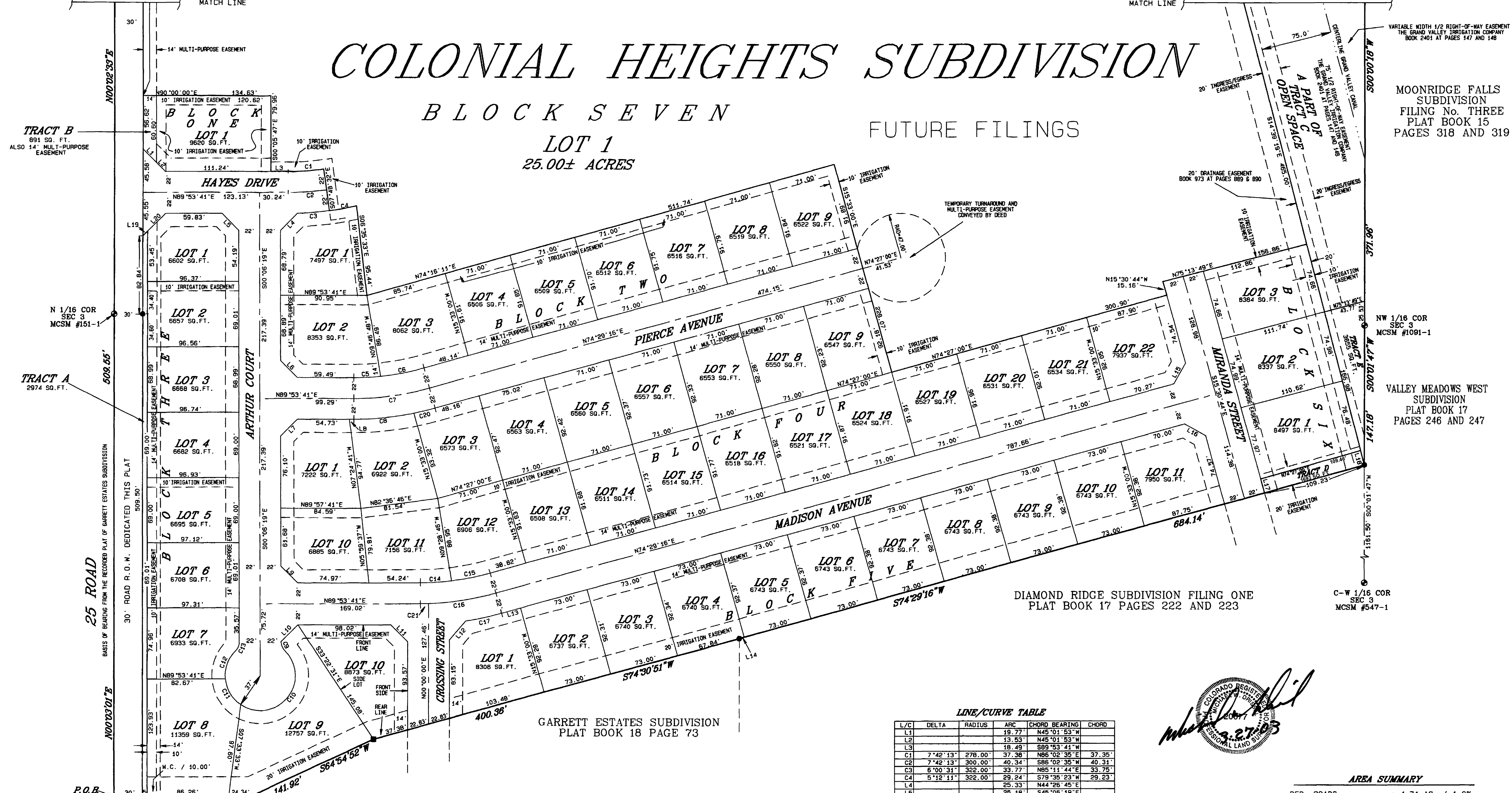
FUTURE FILINGS

MOONRIDGE FALLS  
SUBDIVISION  
FILING No. THREE  
PLAT BOOK 15  
PAGES 318 AND 319

VALLEY MEADOWS WEST  
SUBDIVISION  
PLAT BOOK 17  
PAGES 246 AND 247

TRACT B  
891 SQ. FT.  
ALSO 14' MULTI-PURPOSE  
EASEMENT

TRACT A  
2974 SQ. FT.



GARRETT ESTATES SUBDIVISION  
PLAT BOOK 18 PAGE 73

DIAMOND RIDGE SUBDIVISION FILING ONE  
PLAT BOOK 17 PAGES 222 AND 223

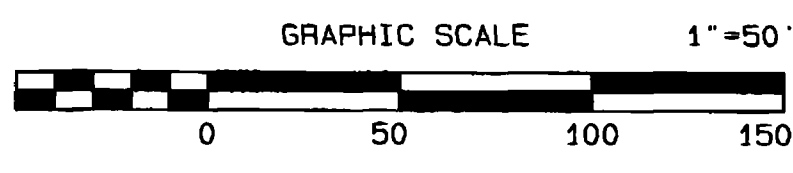
**LINE/CURVE TABLE**

L/C	DELTA	RADIUS	ARC	CHORD	BEARING	CHORD
L1			19.77'		N45°01'53"W	
L2			13.53'		N45°01'53"W	
L3			18.49'		S89°53'41"W	
C1	7°42'13"	278.00'	37.38'		N86°02'35"E	37.35'
C2	7°42'13"	300.00'	40.34'		S86°02'35"W	40.34'
C3	6°00'31"	322.00'	33.77'		N85°11'44"E	33.75'
C4	5°12'11"	322.00'	29.24'		S79°35'23"W	29.23'
L4			25.33'		N44°26'45"E	
L5			25.18'		S45°05'19"E	
L6			25.18'		N45°05'19"W	
L7			25.18'		S44°53'41"W	
L8			4.76'		N89°53'41"E	
C5	5°49'12"	278.00'	28.24'		S86°59'05"W	28.23'
C6	9°35'14"	278.00'	46.52'		S79°16'53"W	46.46'
C7	15°24'25"	300.00'	80.67'		S82°11'28"W	80.43'
C8	15°24'25"	322.00'	86.59'		S82°11'28"W	86.33'
L9			25.18'		N45°06'19"W	
L10			25.18'		S44°53'41"W	
L11			25.17'		S45°03'09"E	
C9	45°20'04"	13.50'	10.68'		S22°46'21"E	10.41'
C10	169°06'23"	37.00'	109.20'		N39°05'49"E	73.67'
C11	50°50'35"	37.00'	32.63'		S30°54'42"E	31.77'
C12	50°43'09"	37.00'	32.75'		N19°52'10"E	31.68'
C13	45°20'03"	13.50'	10.68'		S22°33'43"W	10.41'
L12			26.22'		N41°10'12"E	
C14	6°48'15"	278.00'	33.01'		N86°29'33"E	33.00'
C15	8°36'10"	278.00'	41.74'		S78°47'21"W	41.70'
C16	15°24'25"	300.00'	80.67'		S82°11'28"W	80.43'
C17	6°51'08"	322.00'	38.51'		S77°54'50"W	38.49'
L13			20.85'		N74°29'16"E	
L14			5.16'		S74°29'16"W	
L15			24.84'		N29°29'16"E	
L16			25.19'		N60°30'44"W	
L17			15.44'		N15°30'44"W	
L18			15.52'		S14°39'19"E	
L19			7.08'		N44°58'07"E	
L20			26.26'		N44°58'07"E	
C20	4°04'00"	322.00'	22.86'		S76°31'16"W	22.85'
C21	1°39'22"	300.00'	8.67'		S89°04'00"W	8.67'

**AREA SUMMARY**

DED. ROADS	= 4.71 AC. / 1.0%
TRACTS A, B, C, D and E	= 7.87 AC. / 16.0%
LOTS (57 TOTAL)	= 34.25 AC. / 73.0%
TOTAL	= 46.83 AC. / 100%

- LEGEND**
- MESA COUNTY SURVEY MARKER
  - FD. #5 REBAR W/1.5" ALUM. CAP STAMPED BANNER INC. 19597
  - FD. #5 REBAR W/1.5" ALUM. CAP STAMPED LANDESIGN LS 16835
  - SET #5 REBAR W 2" ALUM CAP STAMPED D H SURVEYS LS 20677
- EXTERIOR CORNERS SET IN CONCRETE

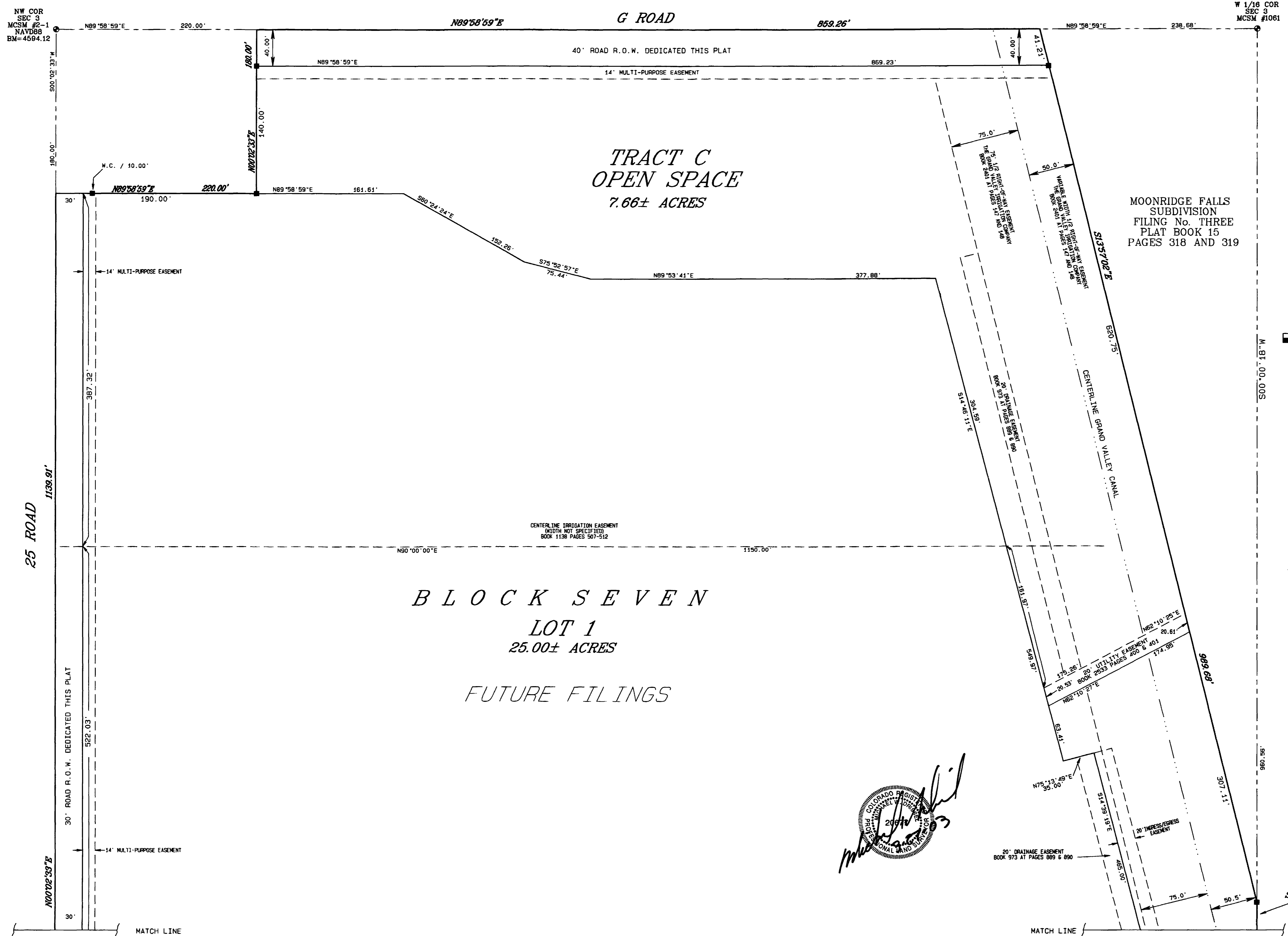


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NW 1/4, SEC. 3, T1S, R1W, U.M.

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By *A.V.P.* Checked By *M.W.D.* Job No. 198-01-40  
Drawn By *T.MODEL* Date MARCH, 2003 Sheet 2 OF 3

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LOCATED IN THE  
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**D H SURVEYS INC.**  
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Designed By	A. IP	Checked By	M.W.D.	Job No.	198-01-40
Drawn By	THODEL	Date	MARCH, 2003	Sheet	3 OF 3