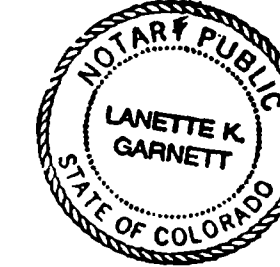


# DAKOTA WEST SUBDIVISION

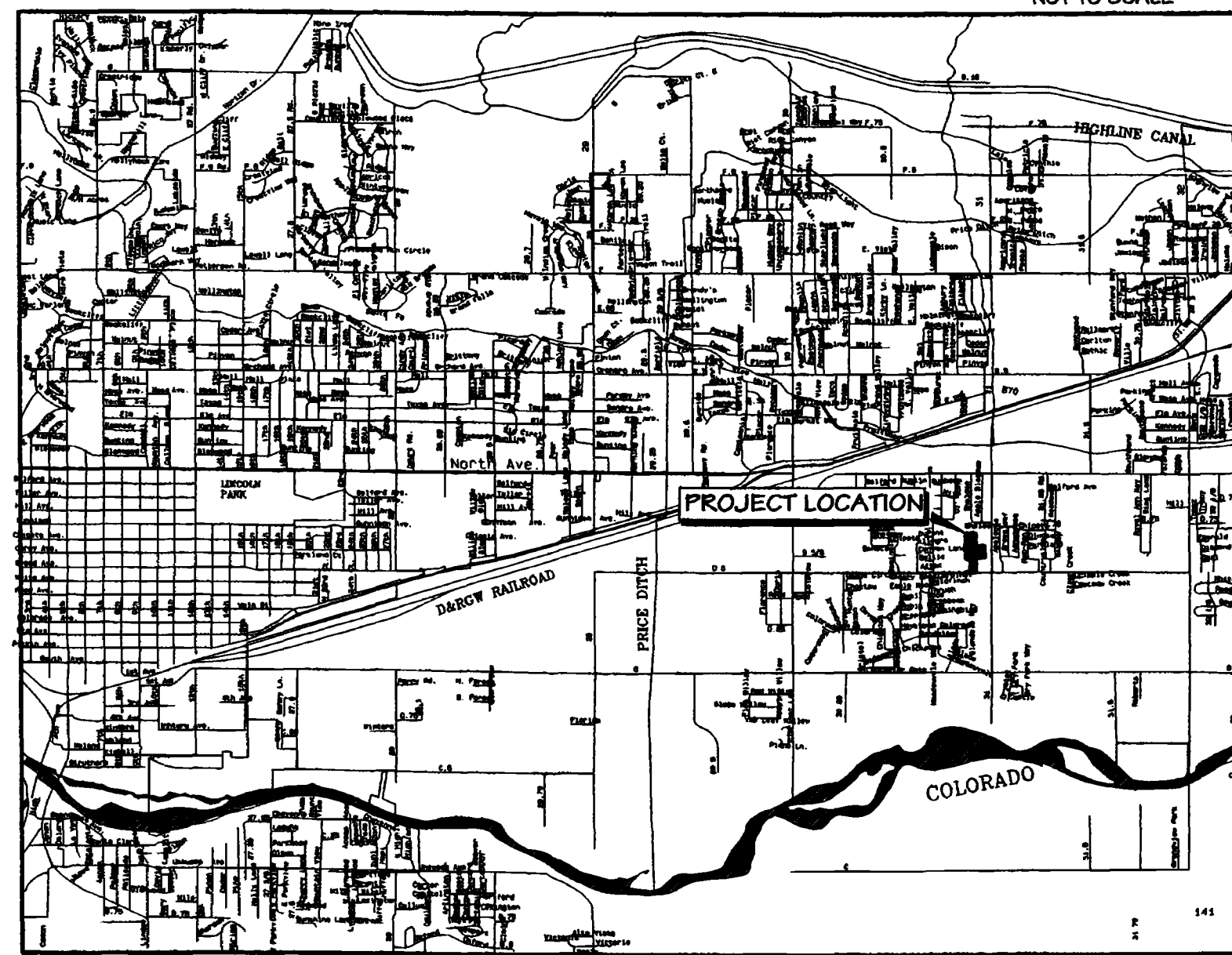
## OF PARCELS SITUATED IN THE SE1/4 NE1/4 S.16, T.1 S., R.1 E., UTE MERIDIAN

### CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



State of }  
 County of }  
 The foregoing Statement of Ownership and Dedication was acknowledged before me by Robert Cantrell as Managing Partner of G & R West, LLC this 19th day of June, 2003 for the aforementioned purposes.  
Lanette K. Garnett  
 Notary Public  
 My commission expires: 02/17/06

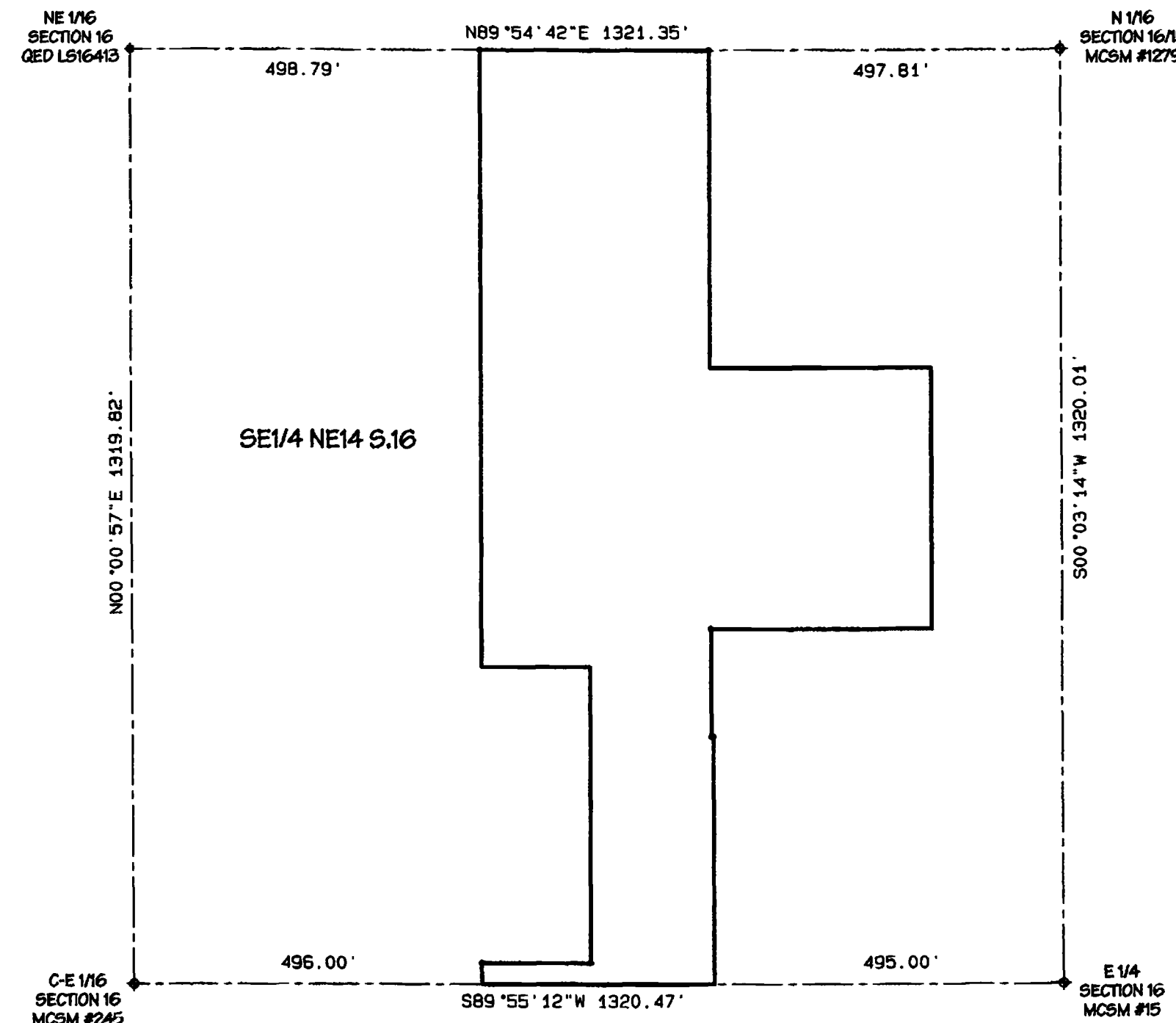
VICINITY MAP



NOTES:

\* Irrigation easement located on the north boundary of subdivision to be granted by separate instrument.

CONTROL DIAGRAM



SCALE 1"=200'

LAND USE SUMMARY		
LOTS	9.407 acres	85.1%
TRACTS	0.301 acres	2.7%
STREETS	1.353 acres	12.2%
<b>TOTAL</b>	<b>11.061 acres</b>	<b>100%</b>

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, G&R West, L.L.C., a Colorado Limited Liability Company, is the owner of that real property in the County of Mesa, State of Colorado, described as Reception No's. 2058195, 2090357, 2084768 and 2122548 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Beginning at a point which bears West 495 feet from the East Quarter Corner of Section 16, Township 1 South, Range 1 East of the Ute Meridian, thence West 125 feet; thence North 348.48 feet; thence East 125 feet; thence South 348.48 feet to the Point of Beginning. EXCEPT road Right of way on the South.

AND Beginning 496.0 feet East of the Southwest Corner of the SE1/4 of the NE1/4 of said Section 16; thence North 00°13'00" East 1320.01 feet to the North line of said SE1/4 of the NE1/4 of Section 16; thence East 324.75 feet; thence South 971.52 feet; thence West 125.0 feet; thence South 348.48 feet; thence West 204.75 feet to the Point of Beginning; EXCEPT Beginning at the Southwest Corner of said SE1/4 of the NE1/4, whose South line bears South 90°00'00" East with all bearings contained herein to be relative thereto; thence South 90°00'00" East 496.0 feet; thence North 00°13'00" East 30.0 feet for the true Point of Beginning; thence North 00°13'00" East 417.0 feet; thence South 90°00'00" East 154.75 feet; thence South 00°13'00" West 417.0 feet; thence North 90°00'00" West 154.75 feet to the true Point of Beginning.

AND Beginning at a point being 567.00 feet N00°00'00"E and 185.00 feet N80°00'00"W of the SE corner of the NE1/4, Section 16, T1S, R1E, U.M. and considering the East line of the NE1/4 Section 16, Township 1 South, Range 1 East, U.M. to bear N00°00'00"E and all bearings contained herein to be relative thereto; thence S00°00'00"E 87.00 feet to the most northerly NE corner of the land described in Book 2522 at Page 928; thence N90°00'00"W 310.00 feet; thence N00°00'00"E 370.00 feet; thence N80°00'00"E 310.00 feet; thence S00°00'00"E 303.00 feet to the Point of Beginning.

AND Beginning at the Southwest corner of a parcel of land described in a warranty deed recorded in Book 3192 at Page 514 of the Mesa County records; Thence along the extension of the South line of that parcel described in said Book 3192 at Page 514, North 89°56'46" West, a distance of 2.81 feet to the East line of a parcel of land described in a warranty deed recorded in Book 3216 at Pages 158/159; Thence along the East line of that parcel described in said Book 3216 at Pages 158/159, North 00°03'14" East, a distance of 368.57 feet to the South line of a parcel of land described in a warranty deed recorded in Book 2288 at Page 679; Thence along the South line of that parcel described in said Book 2288 at Page 679, North 89°52'24" East, a distance of 2.81 feet to the West line of that parcel described in said Book 3192 at Page 514; Thence along said West line, South 00°03'14" West, a distance of 368.58 feet to the Point of Beginning.

That said Owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as DAKOTA WEST SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

\* All streets and roads shown hereon, being Aberdeen Lane, Blomark Street, and D-1/2 Road to the full width of their platted rights-of-way are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

\* All multi-purpose easements dedicated 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 thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, trees and grade structures.

\* Utility easements dedicated 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 thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines.

\* All drainage easements are to be granted by separate instrument to the Dakota West Homeowners Association as perpetual easements for conveyance of runoff water which originates from the property hereby platted, subject to the terms, conditions and restrictions set forth in said grant. Grant recorded in Book 3395, at Page 470.

\* Tract A is to be conveyed by separate instrument to the Dakota West Homeowners Association, for the purpose of retaining runoff water which originates from the property hereby platted, or from upstream areas, through natural or man-made facilities, and for recreational and aesthetic purposes as determined appropriate by said owners; subject to terms set forth in said instrument and subject to the Covenants, Conditions and Restrictions for Dakota West. Deed of conveyance recorded in Book 3395, at Page 470.

\* All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots 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.

Said owners further certify that all lienholders are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed:

G & R West, L.L.C., a Colorado Limited Liability Company.

By Robert Cantrell  
 Managing Partner

DECLARATION OF COVENANTS

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book 3395 at Page 970.

LIENHOLDERS RATIFICATION OF PLAT

The undersigned hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3371 at Page 854 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Assistant Vice President with the authority of its Board of Directors, this 19th day of 2003.

By Robert Cantrell For Bank of Colorado  
 (Title) Assistant Vice President

TITLE CERTIFICATION

We, Meridian Land Title, LLC, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to G&R West, L.L.C., a Colorado Limited Liability Company; That the current taxes have been paid; That all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; That all easements, reservations and rights of way of record are shown hereon.

DATE: JUNE 19, 2003

By S.D.A. LAWRENCE D. VENT  
 NAME AND TITLE TITLE EXAMINER  
 Meridian Land Title, LLC

CITY APPROVAL

This plat of DAKOTA WEST SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 20th day of June, 2003.

By Gregory A. Johnson  
 City Manager Mayor Council Member

CLERK AND RECORDER'S CERTIFICATE

State of Colorado }  
 County of Mesa }

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:41 o'clock P. M., on this 24th day of June, 2003, A.D., and was recorded at Reception

No. 2129444 in Plat Book 19 at Page 352, 353 Drawer No. NN-124 Fees \$2000 + \$100

By: \_\_\_\_\_  
 Clerk and Recorder Deputy

SURVEYOR'S STATEMENT

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of DAKOTA WEST SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This plat conforms to the requirements for subdivision plat specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado to the best of my knowledge and belief. This statement is only applicable to the survey data hereon, and does not constitute a warranty or opinion as to ownership, lienholders, or quality of title.

By Dennis R. Shellhorn  
 Dennis R. Shellhorn, 18478  
 Colorado License #18478

## DAKOTA WEST SUBDIVISION

G & R WEST LLC

SECTION SE1/4 NE1/4 S.16 T1N16S16E1R1E1 UTE MERIDIAN

### THOMPSON-LANGFORD CORPORATION

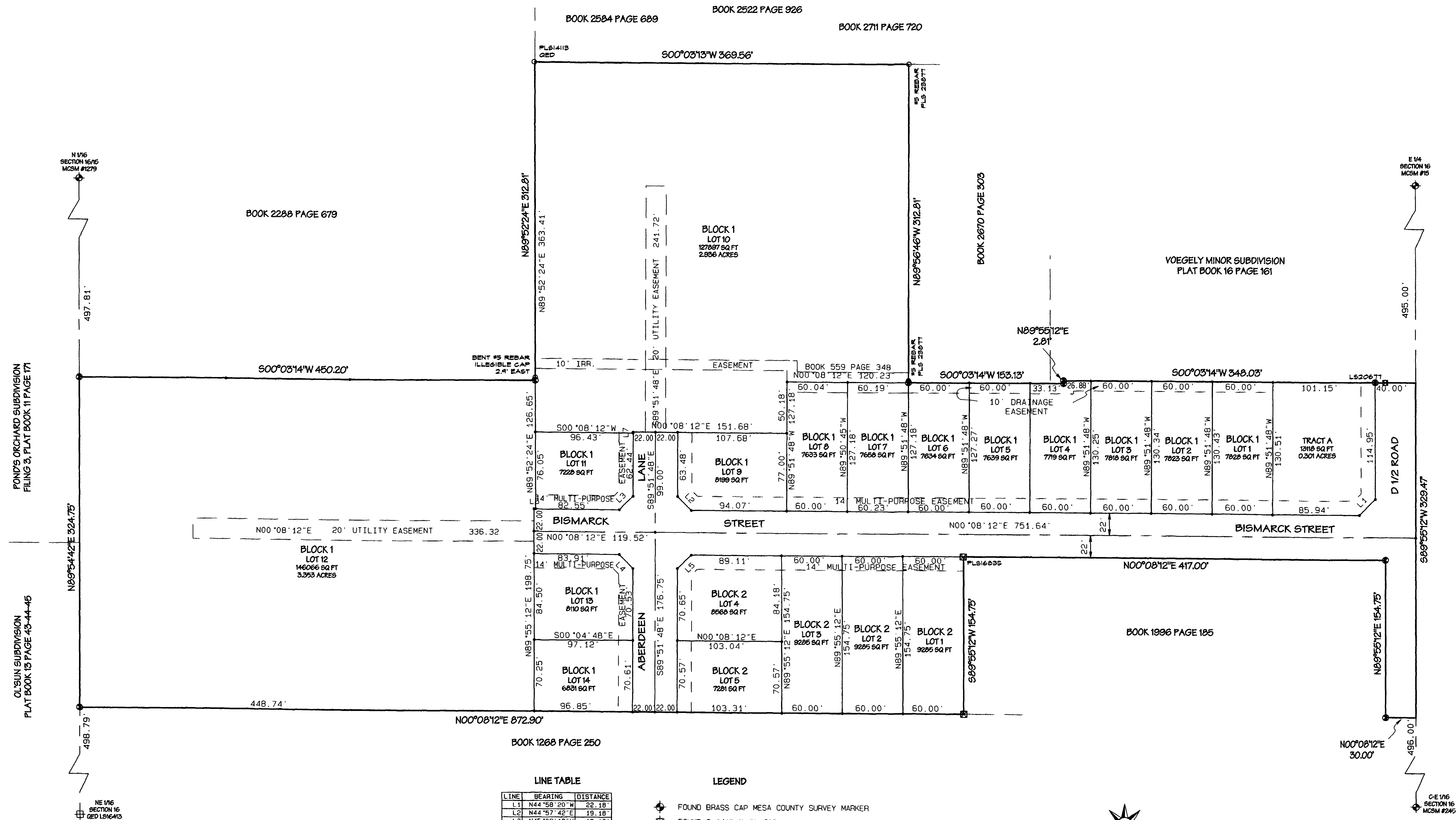
829 25 1/2 ROAD - B-210 (970) 243-6067

Grand Junction CO 81808 [tlc@lowest.com](mailto:tlc@lowest.com)

S:\Survey\0543 G&R West\plat.pro Job No. 0543-001

Drawn: bkb Checked: drs Date: Jun 18, 2003 Sheet 1 of 2

# DAKOTA WEST SUBDIVISION

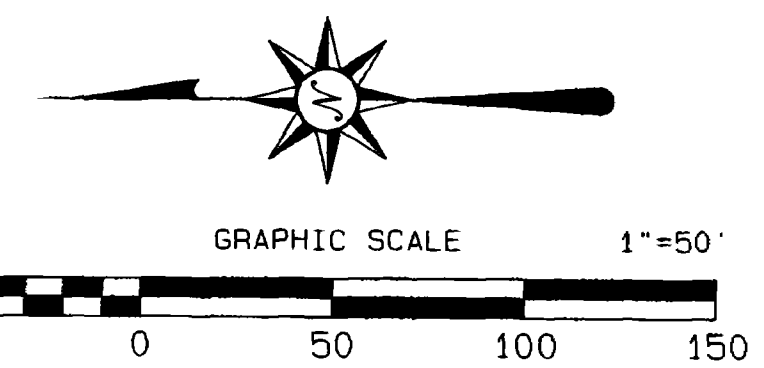


LINE TABLE

LINE	BEARING	DISTANCE
L1	N44°58'20"W	22.18'
L2	N44°57'42"E	19.18'
L3	N45°02'18"W	19.18'
L4	S45°18'42"W	19.18'
L5	S44°41'18"E	19.18'
L6	N00°08'12"E	1.53'
L7	N89°51'48"W	0.95'

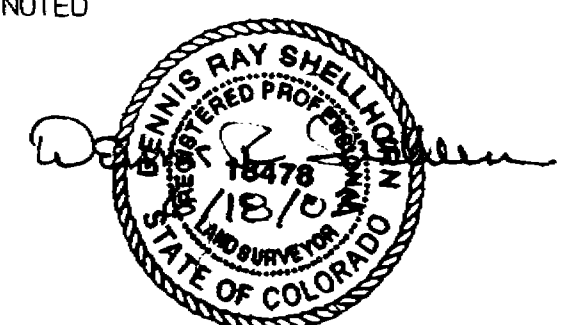
LEGEND

- ◆ FOUND BRASS CAP MESA COUNTY SURVEY MARKER
- ⊕ FOUND 3-1/4" ALUM. CAP
- ⊙ SET #5 REBAR/CAP PLS 18478 IN CONCRETE
- ⊗ FOUND PIN & ALUMINUM CAP AS NOTED
- FOUND PIN & PLASTIC CAP AS NOTED
- x — FENCE LINE



**NOTE:**  
A foundation observation report by a licensed Engineer is required for building construction.

**BASIS OF BEARINGS STATEMENT:** Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County survey marker at the Center-East one-quarter corner, and the brass cap Mesa County Survey at the East one-quarter corner of Section 16. The measured bearing of this line is N89°55'12"E.



**DAKOTA WEST SUBDIVISION**

G & R WEST LLC

SECTION: SE 1/4 NE 1/4 S. 16 T12N R1E E14 MERIDIAN: UTE

**THOMPSON-LANGFORD CORPORATION**  
 529 25 1/2 ROAD - B-210 (970) 243-6067  
 Grand Junction CO 81805 tlo@tlcwest.com

S:\Survey\0543 G&R West\plat.pro Job No. 0543-001  
 Drawn: bkb Checked: drs Date: Jun 18, 2003 Sheet 2 of 2

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.

SEE SHEET 1 FOR SURVEYOR'S CERTIFICATE