

SUMMIT MEADOWS WEST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Casa Tiara Development, Inc., is the owner of that real property located in the SE 1/4 NW 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

All that part of the W 1/2 W 1/2 E 1/2 SE 1/4 NW 1/4, and commencing at the C-W 1/16 corner of said Section 15, the basis of bearing being S89°54'13"E along the south line of the SE1/4 NW1/4 of said Section 15 to the C 1/4 corner of said Section 15;
 thence S89°54'13"E a distance of 459.90 feet to the point of beginning;
 thence N00°00'03"W a distance of 1319.12 feet to the north line of said SE1/4 NW1/4;
 thence S89°52'31"E a distance of 194.62 feet to the west line of said W1/2 W1/2 E1/2 SE1/4 NW1/4;
 thence S00°01'30"E a distance of 1319.03 feet along said west line;
 thence N89°54'13"W a distance of 195.17 feet to the point of beginning.
 The above described parcels contain 10.86 acres more or less.

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as Summit Meadows West, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and rights-of-way shown hereon, being STREET NAMES, 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.

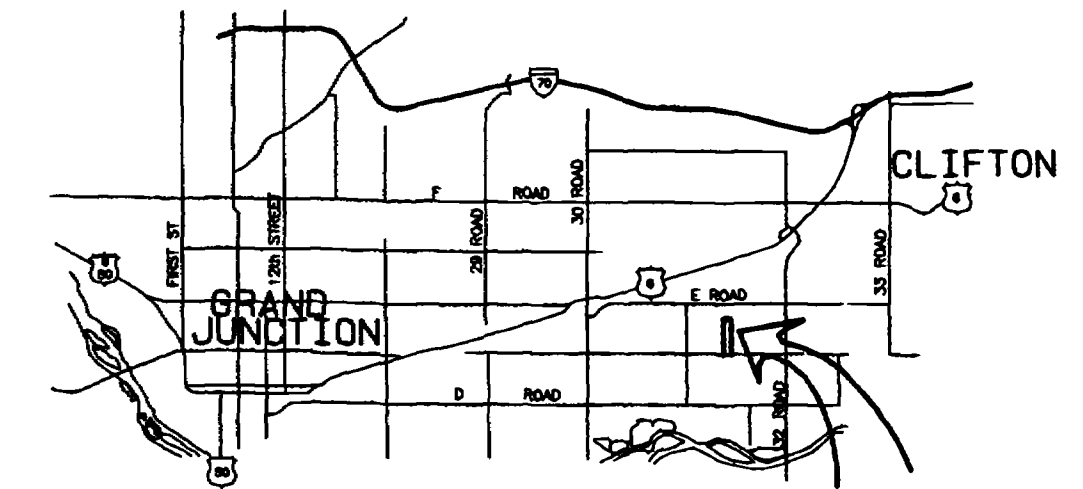
All Multi-purpose Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All Irrigation and Drainage Easements shown hereon are 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 lots and tracts hereby platted as undivided interest, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

Tract A 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 subject to partition, for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the common areas for landscape, subject to the various easements dedicated and granted on this Final Plat.

Temporary Public Access Easements shown hereon are dedicated to the City of Grand Junction as non-exclusive easements for public ingress and egress.

All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the conditions and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original conditions as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.



SUMMIT MEADOWS WEST SUBDIVISION

VICINITY MAP - N.T.S.

TRACT DESCRIPTION

TRACT A - (DETENTION) WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND WILL BE LANDSCAPED

PLAT NOTES

This subdivision will require Engineered foundations for all homes.

There are no liens or lienholders on this property.

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 any defect in this survey be commenced more than ten years from the date of this certification/statement shown hereon.

SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a licensed 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.



TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Meridian Land Title, 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 Casa Tiara Development, Inc.; 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 right-of-ways of record are shown hereon.

Date: 10-31-2003

By: L. D. VENT
LAWRENCE D VENT/TITLE EXAMINER
MERIDIAN LAND TITLE, LLC

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 3480 at Pages 413 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 Vice President, with the authority of its Board of Directors, this 31st day of October, 2003.

BY: Michael Mast FOR: Bank of Colorado
Michael Mast, V.P.

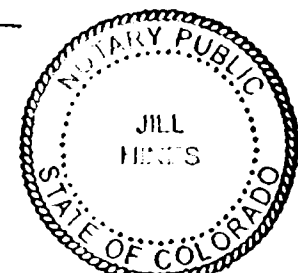
STATE OF COLORADO
COUNTY OF MESA } ss

The forgoing instrument was acknowledged before me this 31st day of October A.D., 2003 by Michael Mast, V.P., Bank of Colorado.

Witness my hand and official seal: Jill Hines
Notary Public

Address: 200 Grand Ave Grand Jct CO 81501

My commission expires: _____



My Commission Expires 04/20/2006

CITY APPROVAL

This plat of SUMMIT MEADOWS WEST, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the _____ day of _____, 2003.

[Signature]
City Manager

[Signature]
City Mayor

[Signature]
Casa Tiara Development, Inc.
Mansel L. Zeck, President

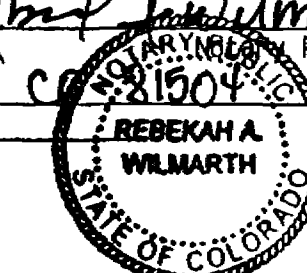
STATE OF COLORADO
COUNTY OF MESA } ss

The forgoing instrument was acknowledged before me this 31st day of October A.D., 2003 by Casa Tiara Development, Inc., Mansel L. Zeck, President.

Witness my hand and official seal: Rebekah A. Wilmarth
Public

Address: 482 Ridge Ln GJ CO 81504

My commission expires: 10-25-06



My Commission Expires 10/25/2006

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at _____ o'clock _____ M., this _____ day of _____ A.D., 2003, and is duly recorded in Plat Book No. _____ at page _____ Reception No. _____ Fee \$ _____ Drawer No. _____

Deputy

Clerk and Recorder

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, irrigation and drainage easements conveyed to Homeowner's Association
in Book _____ at Pages _____

SUMMIT MEADOWS WEST

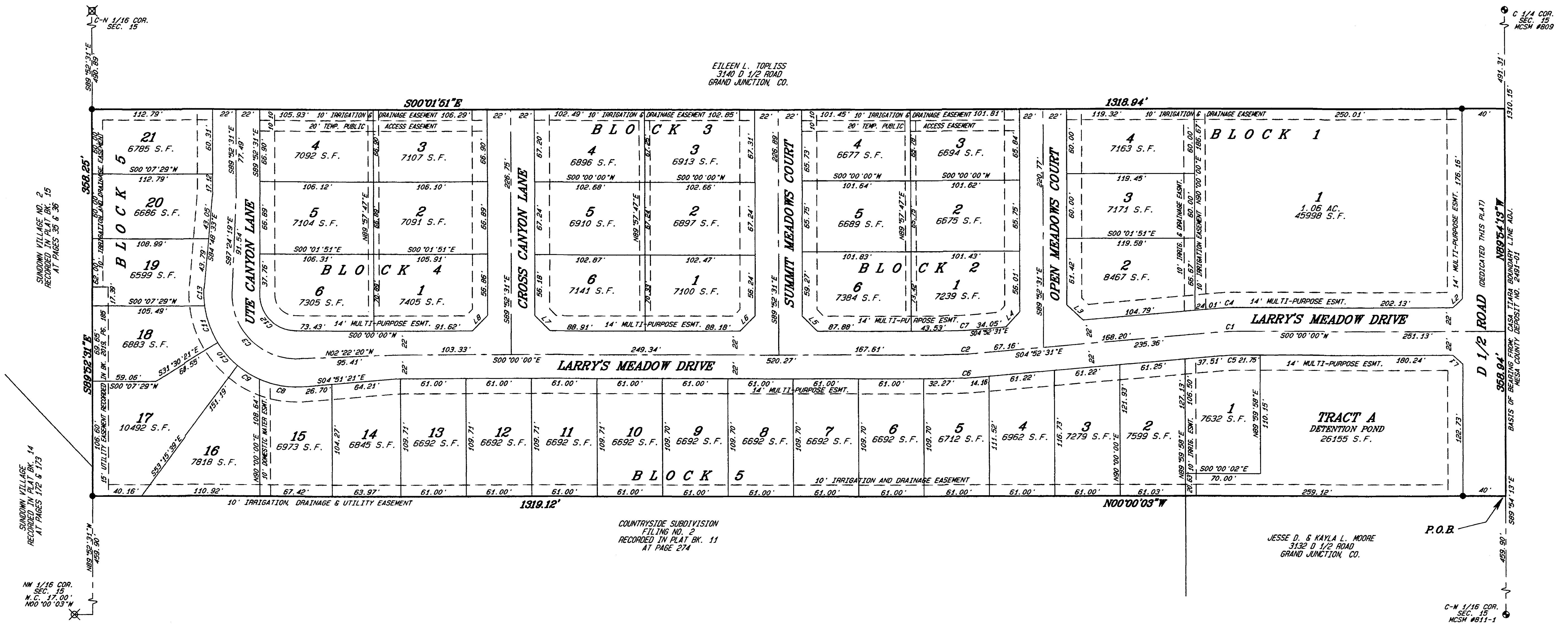
LOCATED IN THE
SE 1/4 NW 1/4, SEC. 15, T1S, R1E, U1M.

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

Designed By	M. W. D.	Checked By	A. V.P.	Job No.	280-03-17
Drawn By	THODEL	Date	NOV. 2003	Sheet	1 OF 2

SUMMIT MEADOWS WEST

EILEEN L. TOPLISS
3140 D 1/2 ROAD
GRAND JUNCTION, CO.



COUNTRYSIDE SUBDIVISION
FILING NO. 2
RECORDED IN PLAT BK. 11
AT PAGE 274

JESSE D. & KAYLA L. MOORE
3132 D 1/2 ROAD
GRAND JUNCTION, CO.

LEGEND

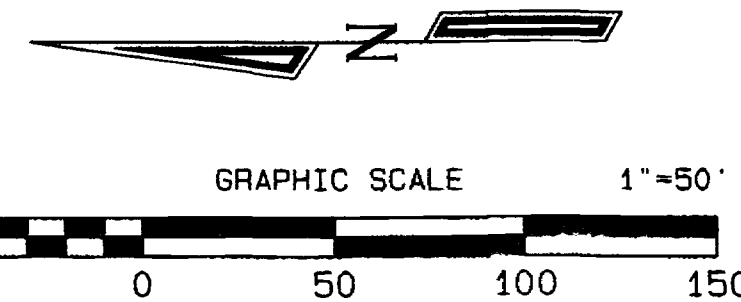
- MESA COUNTY SURVEY MARKER
- ⊗ 3.25" ALUM. MONUMENT STAMPED U.S.B.L.M.
- ⊗ FD. 3.25" ALUMINUM MONUMENT STAMPED D H SURVEYS LS 20677
- SET #5 REBAR W/ 2" ALUM CAP STAMPED D H SURVEYS LS 20677
- M.C. = WITNESS CORNER
- S.F. = SQUARE FEET
- ESMT. = EASEMENT

AREA SUMMARY

DED ROADS = 2.36 AC. / 22%
TRACTS A & B = 0.62 AC. / 05%
LOTS = 7.88 AC. / 72%
TOTAL = 10.86 AC. / 100%

LINE / CURVE TABLE

L/C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	4°52'31"	12.76'	150.00'	12.76'	S02°26'16"E
C2	4°52'31"	12.76'	150.00'	12.76'	S02°26'16"E
C3	94°58'01"	97.79'	59.00'	86.98'	N45°05'40"E
L1		12.14'			S41°31'54"N
L2		12.07'			N41°24'35"N
C4	4°52'31"	14.64'	172.00'	14.63'	S02°26'16"E
C5	4°52'31"	10.89'	128.00'	10.89'	N02°26'16"N
L3		20.80'			N42°37'29"E
L4		19.10'			N47°22'31"N
C6	4°52'31"	14.64'	172.00'	14.63'	S02°26'16"E
C7	4°52'31"	10.89'	128.00'	10.89'	S02°26'16"E
L5		19.99'			N45°03'44"E
L6		19.95'			N44°56'16"N
L7		19.99'			N45°03'44"E
L8		19.95'			N44°56'16"N
C8	28°09'28"	41.77'	85.00'	41.35'	N09°13'23"E
C9	16°13'55"	24.08'	85.00'	24.00'	N31°25'04"E
C10	18°57'37"	28.13'	85.00'	28.00'	N49°00'50"E
C11	24°16'41"	36.02'	85.00'	35.75'	N70°37'59"E
C12	90°07'29"	51.91'	33.00'	46.72'	N45°03'44"E
C13	12°25'07"	18.42'	85.00'	18.39'	S88°58'53"N



Michael J. ...
NOV 12 2003
PROFESSIONAL LAND SURVEYOR

SUMMIT MEADOWS WEST
LOCATED IN THE
SE 1/4 NW 1/4, SEC. 15, T1S, R1E, U.M.

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

Designed By M. W. D. Checked By A. VP. Job No. 280-03-17
Drawn By TMODEL Date NOV. 2003 Sheet 2 OF 2

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