

# THE ESTATES, FILING 2

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, IAMA LLC, Douglas B. Rock and Maria T. Rock are the owners of that real property described as Lot 1 & 2, Block 3 of THE ESTATES as recorded in Plat Book 18 at Pages 349 & 350 of the Mesa County, Colorado records.  
That said owners have caused the said real property to be laid out and surveyed as THE ESTATES, FILING 2, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

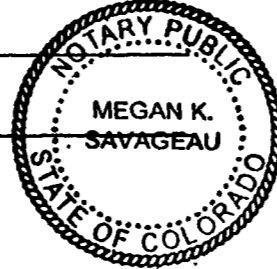
Keith P. Mendenhall  
Keith P. Mendenhall  
IAMA, LLC

Douglas B. Rock  
Douglas B. Rock

Maria T. Rock  
Maria T. Rock

STATE OF COLORADO )  
                          )ss  
COUNTY OF MESA    )

The foregoing instrument was acknowledged before me this 15 day of Oct.  
A.D., 2003, by IAMA LLC, Keith P. Mendenhall  
My commission expires 12/17/05  
Witness my hand and official seal Megan K. Savageau  
Notary Public  
Address 359 Main Street, Grand Jct. CO 81501



### LIENHOLDERS RATIFICATION OF PLAT

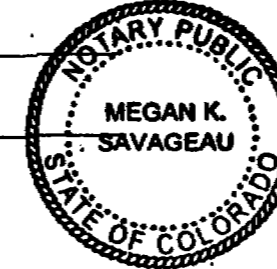
The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 2776 at Page 910 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 Branch President with the authority of its Board of Directors this 16<sup>th</sup> day of October, A.D., 2003.

BY: C. Dennis King FOR: First National Bank of the Rockies

STATE OF COLORADO )  
                          )ss  
COUNTY OF MESA    )

The foregoing instrument was acknowledged before me this 15 day of Oct.  
A.D., 2003, by Douglas B. Rock and Maria T. Rock  
My commission expires 12/17/05  
Witness my hand and official seal Megan K. Savageau  
Notary Public  
Address 359 Main Street, Grand Jct. CO 81501

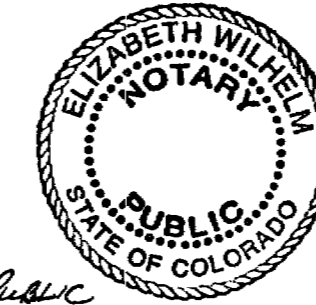


### LIENHOLDERS RATIFICATION OF PLAT

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 9050 at Page 124~~ Book 3373 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon. Pg 124

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Asst. Vice Pres. with the authority of its Board of Directors, this 15 day of Oct., A.D., 2003.

BY: Cheryl A. ... FOR: Wells Fargo Bank - West CO  
Home Mortgage  
BY: Ronna Capra, AVP for Wells Fargo Bank West, NA 10/23/03  
IN Book 3431 Pg 850



### TITLE CERTIFICATION

STATE OF COLORADO  
COUNTY OF MESA

We, First American Heritage Title Company, a title insurance title 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 the owners shown hereon in the dedication; 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: 10-27-03

BY: Janna Smith

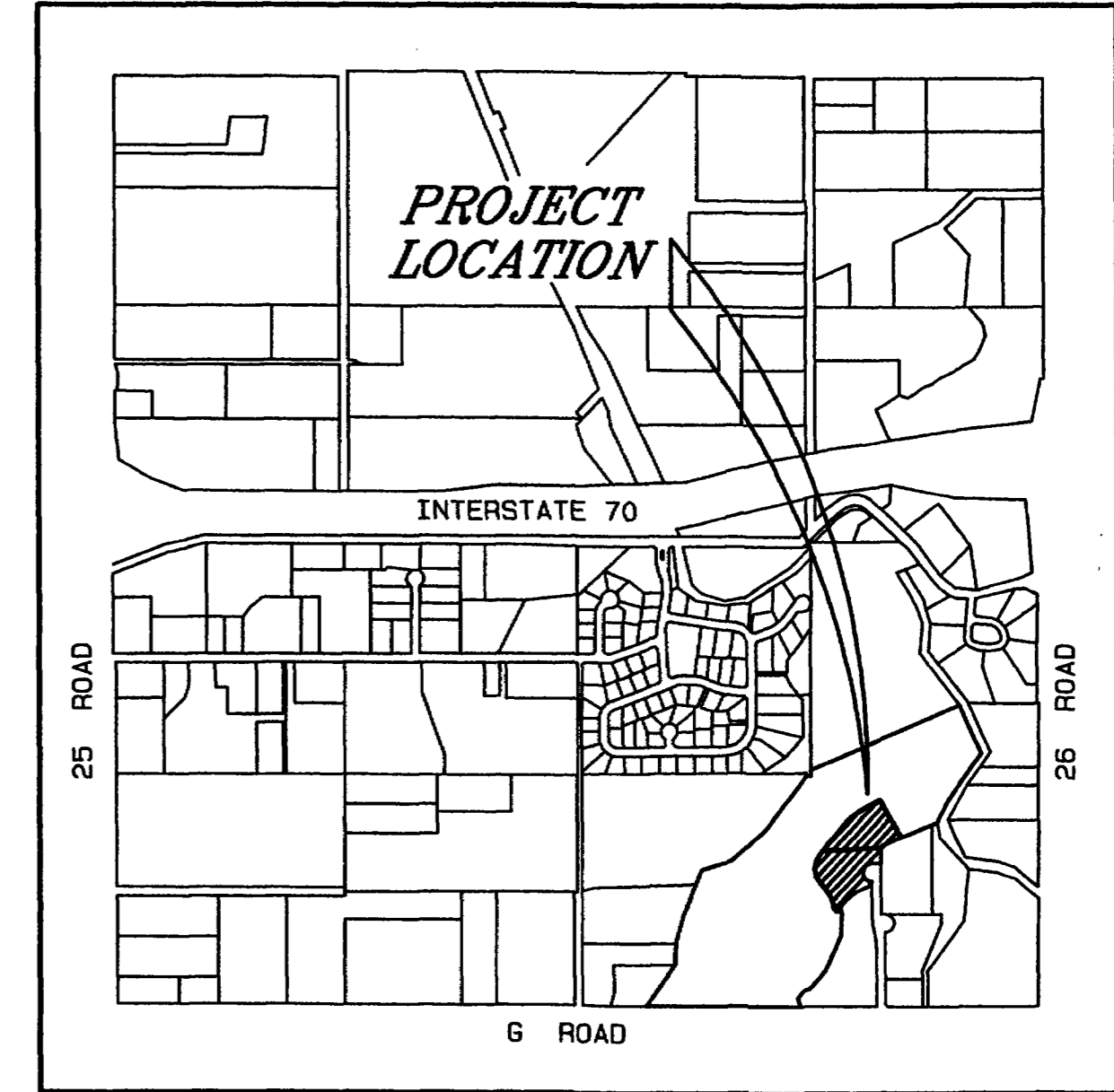
### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
                          )ss  
COUNTY OF MESA    )

I hereby certify that this instrument was filed in my office at 3:43 o'clock P.M. this 17<sup>th</sup> day of December, A.D., 2003, and is duly recorded in Plat Book No. 26, Page: 81-82.  
Fee \$20.00 + \$1.00 Drawer No. 00-104 Reception No. 2167832  
also Book 3453 Pages 192-193

Clerk and Recorder

Deputy

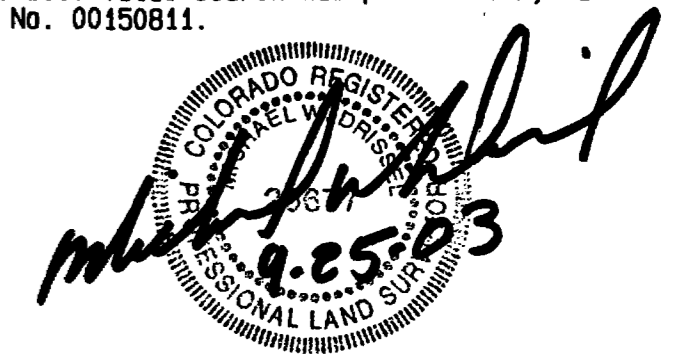


### VICINITY MAP

N.T.S.

### 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, to the best of my knowledge and belief, 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 search was performed by First American Heritage Insurance Company in Commitment No. 00150811.



### CITY APPROVAL

This plat of THE ESTATES, FILING 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 17<sup>th</sup> day of December, A.D., 2003.

[Signature]  
City Manager

[Signature]  
City Mayor

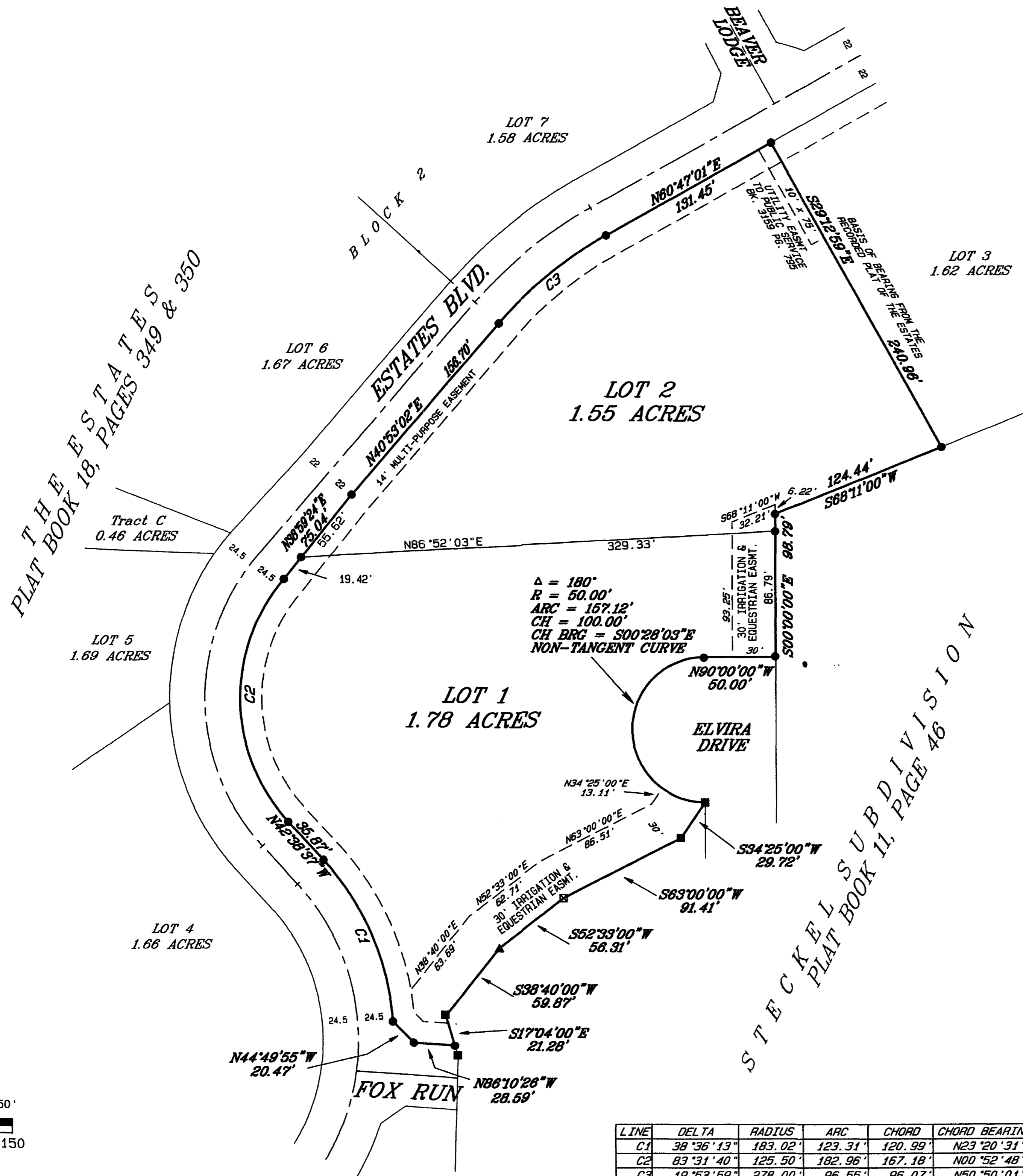
## THE ESTATES, FILING 2

LOCATED IN THE  
SE 1/4, SEC. 34, T1N, R1W, 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. 512-00-03A  
Drawn By TMODEL Date SEPT. 2003 Sheet 1 OF 2

# THE ESTATES, FILING 2



### PLAT NOTES

- 1.) All easements shown hereon have previously been dedicated or granted according to the recorded plat of The Estates.
- 2.) The project benchmark is the S 1/4 cor. Sec. 34, being 4617.43 based on NAVD88.
- 3.) Note: Future property owners need to review information in the project file located at the Community Development Department regarding soil and ground water conditions. The developer of the lot shall abide by the minimal requirements stated in the recommendation from the Colorado Geologic Survey regarding foundations or otherwise demonstrate that they have otherwise satisfied the requirements.
- 4.) The Fire Department must review and approve plans for new homes on all lots before a Planning Clearance will be issued.
- 5.) There is an existing irrigation lateral pipeline located in the 30' Irrigation and Equestrian Easement across the back of Lot 1 and 2. This lateral pipeline diverts water from the Grand Valley Canal and is used to transport such water to users located outside of The Estates.

### LEGEND

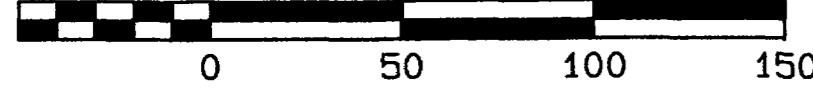
- FD. #5 REBAR W/1.5" ALUM. CAP STAMPED WELLINGTON LS 17509
  - FD. #5 REBAR W/PLASTIC CAP MARKED LS 5837
  - ▲ FD. #5 REBAR W/PLASTIC CAP MARKINGS ILLEGIBLE
  - FD. OR SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
- ALL EXTERIOR BOUNDARY CORNERS SET IN CONCRETE

### AREA SUMMARY

Lots	3.33 Acres = 100%
TOTAL	3.33 Acres = 100%



GRAPHIC SCALE 1"=50'



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.



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LOCATED IN THE

SE 1/4, SEC. 34, T1N, R1W, U.M.

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