

# DESERT TRAILS SUBDIVISION

## A REPLAT OF LOT 1, OF DESERT RIDGE SUBDIVISION

DEDICATION:  
KNOW ALL MEN THESE PRESENTS:

~~The~~ **DESERT TRAILS TOWN HOMES LLP** IS the owner of that real property as recorded in Plat Book 18 at Page 262.

Said real property being described as Lot 1 of DESERT RIDGE SUBDIVISION, in the City of Grand Junction, County of Mesa and State of Colorado.

That said owners have caused that real property to be laid out and surveyed as DESERT TRAILS SUBDIVISION.

All Multipurpose Easements to the City of Grand Junction for the use of the 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, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

All Utility Easements to the City of Grand Junction for the use of the 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 Irrigation Easements to the Homeowners Association of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and recorded in Book 3565 at Page 325.

All Drainage Easements to the Homeowners Association of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground and recorded in Book 3565 at Page 325.

Common Tracts A,B,C,D and E are dedicated to the Homeowners Association of lots hereby platted and recorded in Book 3565 at Page 325.

All Emergency Access Easements to the City of Grand Junction for the use if public service providers, including but not limited to, fire and police.

Ingress and Egress is dedicated to the City of Grand Junction for the use if public service providers, including but not limited to, trash collection, postal deliver, fire and police for Tract D.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNER has caused their name to be hereunto subscribed

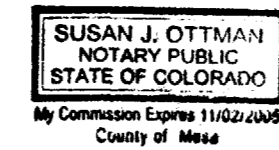
this 31st day of December A.D. 2003

By: Ben D. Hill Faith M. Hill

Ben D. Hill  
Partner, Desert Trails Town Home LLP.

Faith M. Hill  
Partner, Desert Trails Town Home LLP.

STATE OF COLORADO )  
SS )  
COUNTY OF MESA )



The foregoing instrument was acknowledged before me this 31st day of

December AD 2003 By Ben D. Hill and Faith M. Hill.

My commission expires 11/2/05

Notary Public

CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO )  
SS )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 4:36 O'clock PM

this 7th day of January A.D. 2004

Reception 2171098 Book 3565 Pages 322-323

Clerk and Recorder Deputy

Drawer No. 00-112 Fees \$20.00 + \$1.00

CITY OF GRAND JUNCTION APPROVAL

This plat of DESERT TRAILS SUBDIVISION in the City of Grand Junction, Mesa

County, Colorado was approved this 7th day of January A.D. 2004

[Signature] [Signature]

City Manager

President of City Council

TITLE CERTIFICATION

Beth Costello does hereby certify that I have examined the Title to all lands as shown on this

plat and that the title to such land is vested in Desert Trails Town Homes LLP free and clear of all liens, taxes

and encumbrance including all easements, reservations, restrictions and rights of way of record affecting the plat are indicated.

except as follows:

EXECUTED this 31st day of December 2003

By: [Signature]

Title Examiner's Signature

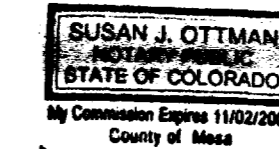
LIEN HOLDER RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a Security Interest upon the property hereon described and does hereby join in the 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 3376 at Page 571, Book 3064 Page 307 and Book 2947 Page 364 of the public records of Mesa County, Colorado shall be subordinated to the dedication to the dedications shown hereon. and Book 3565 @ Page 557

In witness whereof, the said individual has caused these presents to be signed this 31st day of December 2003.

By: [Signature] S.V.P. FOR: Alpine Bank  
(TITLE) (CORPORATE NAME)

STATE OF Colorado )  
COUNTY OF Mesa )



The foregoing instrument was acknowledged before me this 31st day of December 2003

By: Clay H. Tufly as Senior Vice President of Alpine Bank

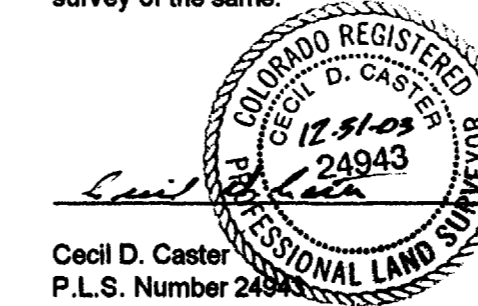
12/31 AD 2003

My commission expires 11/2/05

Notary Public

SURVEYOR'S CERTIFICATE

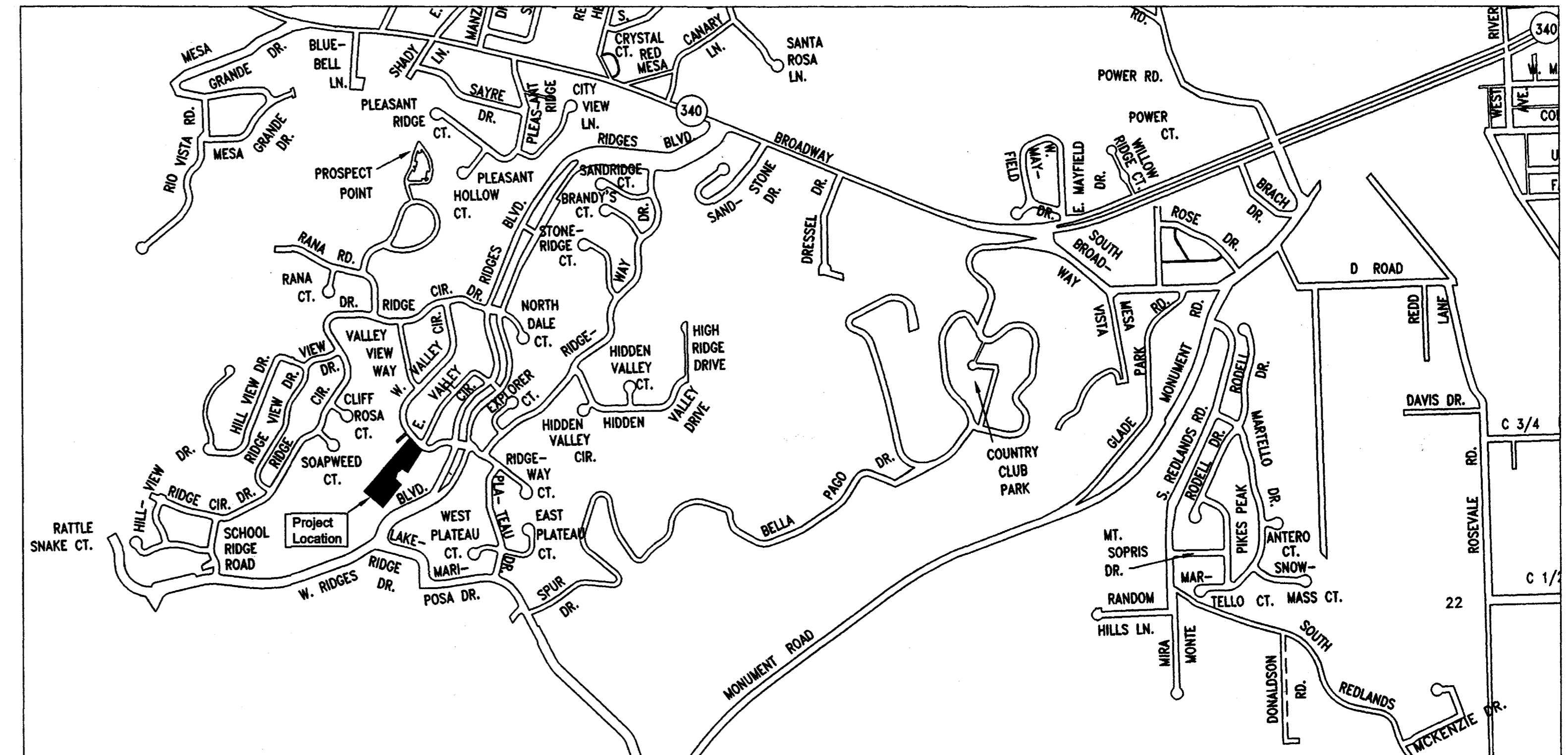
I Cecil D. Caster, do hereby certify that this accompanying plat of DESERT TRAILS SUBDIVISION, a subdivision of a part of City of Grand Junction and Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.



Cecil D. Caster  
P.L.S. Number 24943

Basis of Bearing: A bearing of N 25°58'20" E is shown between a Found No. Rebar and Cap and a Found No. 5 Rebar and Cap labeled "Monument P.L.S. 24943" in concrete along the Westerly line of that plat recorded as Desert Ridge Subdivision in Plat Book 18 at Page 262 in the Mesa County Clerk and Recorder's Office.

### VICINITY MAP



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.

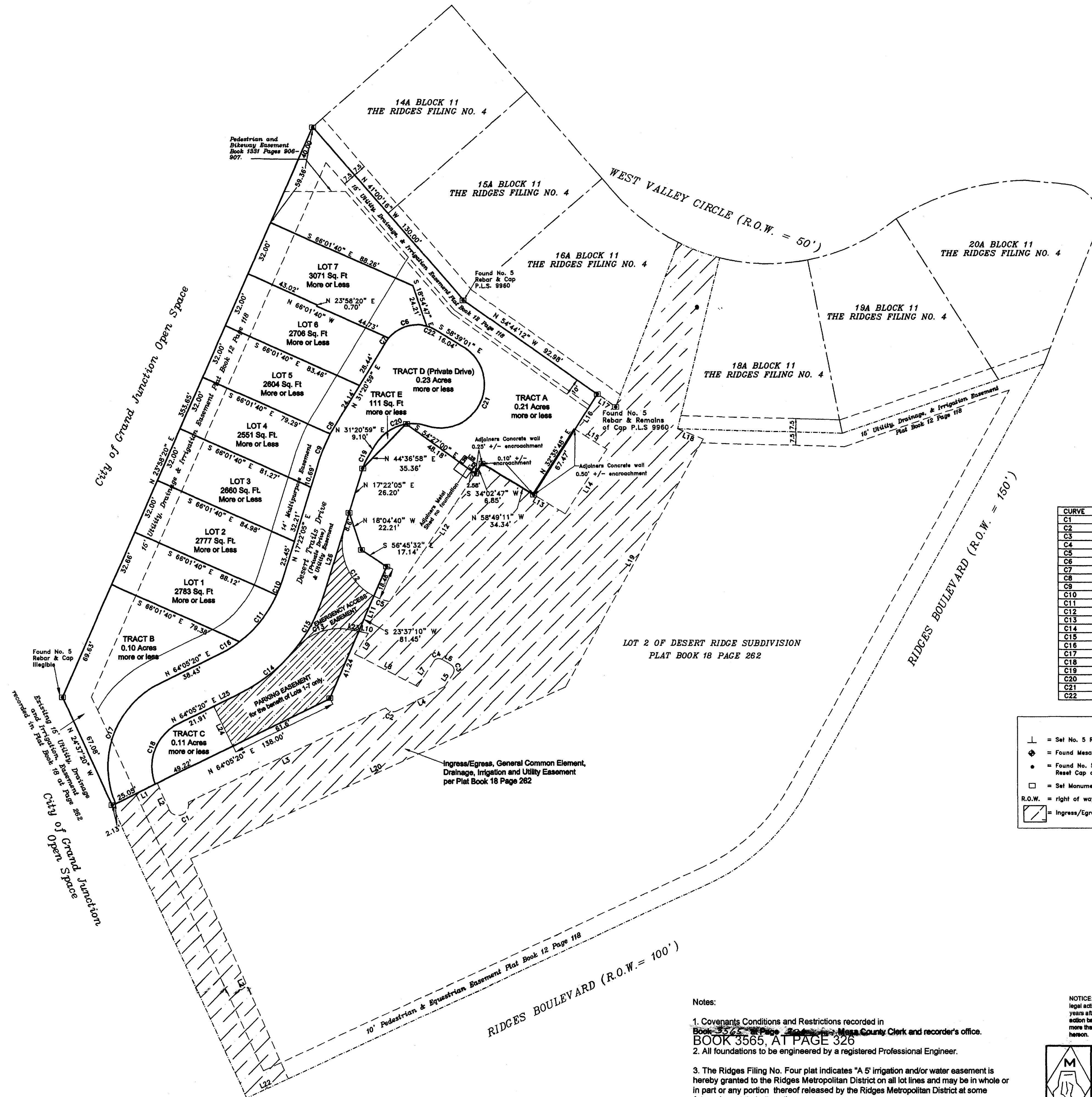
	Monument Surveying Inc. 741 Road Ave. Grand Junction, CO 81501 (970) 245-4199 (970) 245-4874
	DESIGNED _____ FIELD APPROVAL <u>BKH</u>
	DRAWN <u>RM</u> SHEET NO. <u>1 OF 2</u>
	CHECKED <u>CDC</u> APPROVED <u>12/19/03</u>

DESERT TRAILS SUBDIVISION  
A Replat of Lot 1 of DESERT RIDGE SUBDIVISION, Located in NE 1/4 of Section 20, Township 1 South, Range 1 West of the Ute Meridian.

PREPARED FOR: <u>Ben Hill</u>	JOB NO. _____
-------------------------------	---------------

# DESERT TRAILS SUBDIVISION

A REPLAT OF LOT 1, OF DESERT RIDGE SUBDIVISION



LINE	BEARING	DISTANCE
L1	N 64°05'20" E	28.57'
L2	N 23°58'54" W	17.34'
L3	S 64°38'24" W	124.48'
L4	N 63°13'08" E	30.46'
L5	N 33°12'20" E	8.83'
L6	N 60°50'08" W	6.01'
L7	S 33°18'54" W	16.85'
L8	S 62°51'55" E	40.09'
L9	N 34°03'32" E	13.97'
L10	S 78°34'31" E	5.59'
L11	S 23°57'10" W	21.74'
L12	N 34°02'47" E	94.56'
L13	S 58°49'11" E	55.19'
L14	N 33°09'07" E	43.34'
L15	S 7°24'12" W	21.27'
L16	S 32°35'48" W	23.36'
L17	S 54°44'12" E	12.69'
L18	N 68°02'55" W	15.44'
L19	S 29°18'08" W	160.88'
L20	N 65°40'27" E	234.49'
L21	S 23°47'34" E	136.14'
L22	S 65°22'39" W	25.98'
L23	S 78°54'31" E	4.69'
L24	S 29°44'24" E	25.00'
L25	S 64°05'20" W	16.95'
L26	S 17°22'05" W	40.12'
L27	S 37°58'41" W	4.77'
L28	S 54°43'14" E	8.54'
L29	N 37°55'41" E	4.73'

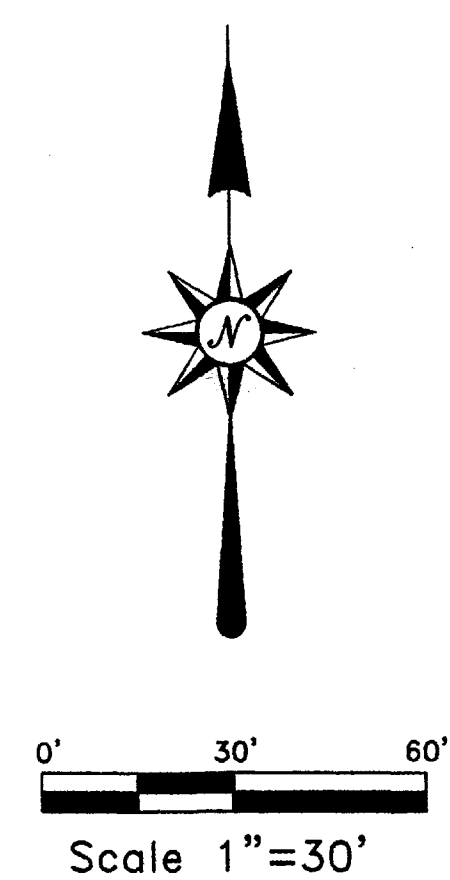
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	6.00'	16.47'	11.77'	N 64°38'24" E	157°17'51"	29.89'
C2	5.00'	7.29'	6.66'	S 75°27'33" E	85°29'01"	4.46'
C3	3.50'	5.74'	5.12'	S 13°48'54" E	94°02'28"	3.76'
C4	3.50'	5.25'	4.77'	N 76°13'23" E	89°52'58"	3.26'
C5	33.00'	9.47'	9.44'	S 71°00'23" E	18°26'53"	4.77'
C6	21.00'	23.90'	22.63'	N 72°36'04" E	65°12'52"	13.43'
C7	21.00'	3.17'	3.17'	N 38°40'18" E	08°38'38"	1.59'
C8	88.50'	8.13'	8.13'	N 31°31'47" E	05°15'53"	4.07'
C9	88.50'	21.45'	21.40'	N 21°57'14" E	13°53'12"	10.78'
C10	68.50'	8.73'	8.72'	N 21°01'06" E	07°18'02"	4.37'
C11	68.50'	34.16'	33.81'	N 38°57'24" E	28°34'36"	17.45'
C12	33.00'	48.16'	42.49'	S 22°42'26" E	80°09'02"	27.76'
C13	33.00'	35.66'	33.95'	N 70°28'06" E	61°54'47"	19.79'
C14	92.50'	39.68'	39.37'	N 51°48'01" E	24°34'38"	20.15'
C15	92.50'	35.75'	35.53'	N 28°28'24" E	22°08'57"	18.10'
C16	68.50'	12.96'	12.94'	N 58°40'01" E	349°09'22"	6.50'
C17	52.50'	79.97'	72.46'	N 20°27'13" E	87°16'14"	50.06'
C18	27.50'	40.89'	37.08'	N 21°41'49" E	84°47'03"	25.10'
C19	25.00'	6.10'	6.09'	N 24°21'32" E	13°58'54"	3.07'
C20	25.00'	33.58'	31.11'	N 89°49'42" E	76°57'27"	19.87'
C21	25.00'	74.53'	49.84'	N 22°54'22" E	176°48'07"	310.79'
C22	21.00'	5.92'	5.90'	S 66°43'15" E	16°08'29"	2.98'

**LEGEND**

- ⊥ = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
- ◆ = Found Mesa County Survey Marker
- = Found No. 5 Rebar set by Paragon Engineers P.L.S. 9960. Reset Cap on Rebar "Monument P.L.S. 24943" except as noted.
- = Set Monument in Concrete
- R.O.W. = right of way
- ▨ = Ingress/Egress Easement, Driveway and Parking

**LAND USE BREAKDOWN**

Tracts A-E	0.65 acres = 60%
Lots 1-7	0.44 acres = 40%
<b>Total</b>	<b>1.09 acres = 100%</b>



Notes:

- Covenants Conditions and Restrictions recorded in Book 3365, Page 20, Mesa County Clerk and recorder's office. **BOOK 3565, AT PAGE 326**
- All foundations to be engineered by a registered Professional Engineer.
- The Ridges Filing No. Four plat indicates "A 5' irrigation and/or water easement is hereby granted to the Ridges Metropolitan District on all lot lines and may be in whole or in part or any portion thereof released by the Ridges Metropolitan District at some future date at their discretion.

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.

**Monument Surveying Inc.**  
 741 Road Ave.  
 Grand Junction, CO 81501  
 (970) 245-4189 (970) 245-4674

**DESERT TRAILS SUBDIVISION**  
 A Replat of Lot 1 of DESERT RIDGE SUBDIVISION - Located in NE 1/4 of Section 20, Township 1 South, Range 1 West of the Ute Meridian.

DESIGNED \_\_\_\_\_ FIELD APPROVAL BKH  
 DRAWN RM SHEET NO. 2 OF 2  
 CHECKED CDC APPROVED 12/19/03

PREPARED FOR: Ben Hill JOB NO. \_\_\_\_\_