

COLONIAL HEIGHTS SUBDIVISION, FILING II A REPLAT OF LOT 1, BLOCK 7, COLONIAL HEIGHTS SUBDIVISION

SURVEYOR'S CERTIFICATE

I, Alan R. VanPelt, 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. That title research was supplied by Meridian Land Title LLC, in file No. 60372



CITY APPROVAL

This plat of COLONIAL HEIGHTS SUBDIVISION, FILING II a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 27 day of December, 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 8:29 o'clock A.M. this 27th day of January, A.D. 2004, and is duly recorded in Plat Book No. 3573 at page 302-303.
Reception No. 2173176, Fee \$20.00 + 1.00, Drawer No. 00-117

Deputy Clerk and Recorder

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Sunshine 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, Mesa County, being more particularly described as follows:

Lot 1 Block 7, Colonial Heights Subdivision as recorded in Plat Book 19 at Pages 297, 298 and 299 with a Reception No. 2115517 of the records of Mesa County. Said parcel contains 25.00 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as COLONIAL HEIGHTS SUBDIVISION, FILING II 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.

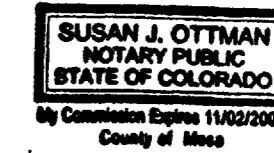
Tract A shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interest, (not partitionable), for ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 17th day of November, A.D., 2003.

Sunshine II Construction and Development, LLC
By: Sundance Property Leasing, Inc., Manager

[Signature]
Lloyd J. Davis Jr. President

STATE OF COLORADO)
) ss
COUNTY OF MESA)



The foregoing instrument was acknowledged before me this 17th day of November, A.D., 2003, by Lloyd J. Davis Jr.
My commission expires 11/02/05
Witness my hand and official seal *[Signature]*
Notary Public
Address 2454 Patterson Road, Grand Junction, CO 81505

TITLE CERTIFICATION

State of Colorado
County of Mesa

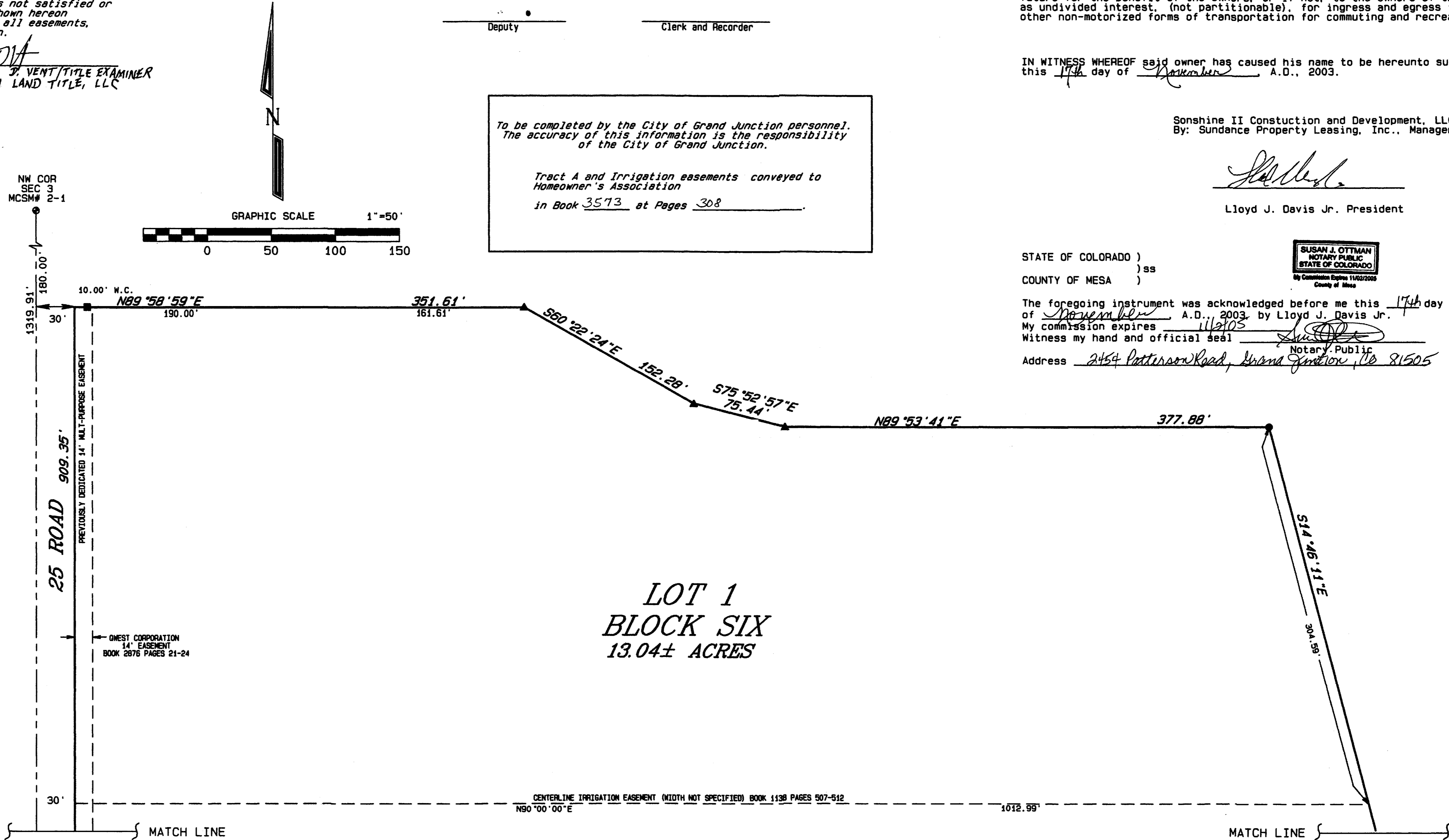
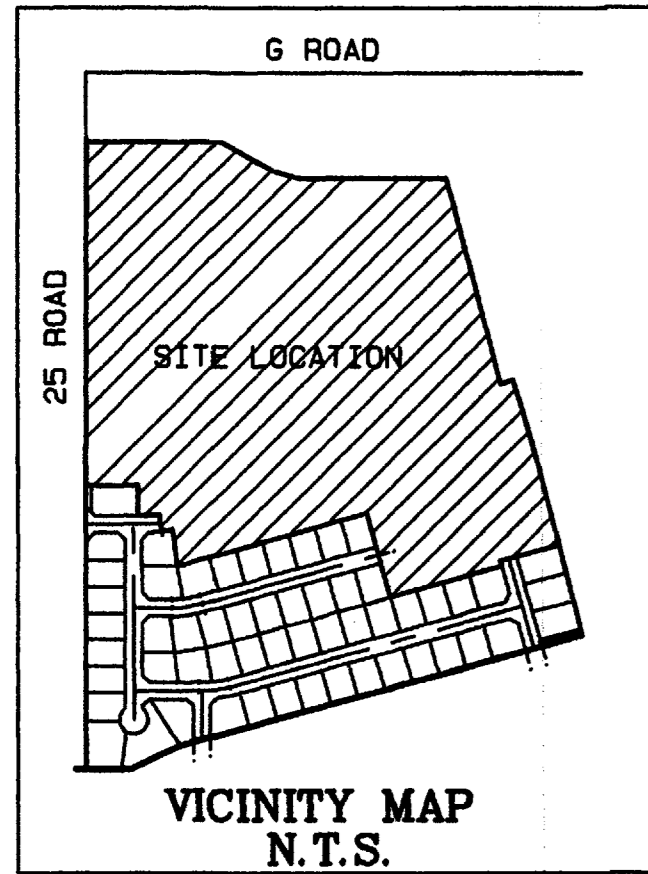
We, Meridian Land Title LLC, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Sunshine II Construction and Development, LLC; that the current taxes 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: NOVEMBER 17, 2003

By: *[Signature]*
LAWRENCE J. VENT/TITLE EXAMINER
MERIDIAN LAND TITLE, LLC

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 and Irrigation easements conveyed to Homeowner's Association
in Book 3573 at Pages 308



LEGEND

- FD MESA COUNTY SURVEY MARKER
- ▲ FD 2" ALUM CAP ON #5 REBAR STAMPED D H SURVEYS LS 20677
- FD 1.5" ALUM CAP ON #5 REBAR STAMPED LANDESIGN LS 16835
- SET 2" ALUM CAP ON #5 REBAR STAMPED D H SURVEYS LS 37049
- EXTERIOR CORNERS SET IN CONCRETE
- W.C. = WITNESS CORNER
- MCSM = MESA COUNTY SURVEY MARKER

PLAT NOTES

An existing abandoned sewer line falls under the following Lots:
Lots 5, 6, 9, 10, and 11, Block Two;
Lots 1 thru 6, Block Three;
Lot 2, Block Five;

If any structure falls within the floodplain, it must be certified (via a Floodplain Elevation Certificate). See recorded Site Plan for Lots located within the 100 year floodplain.

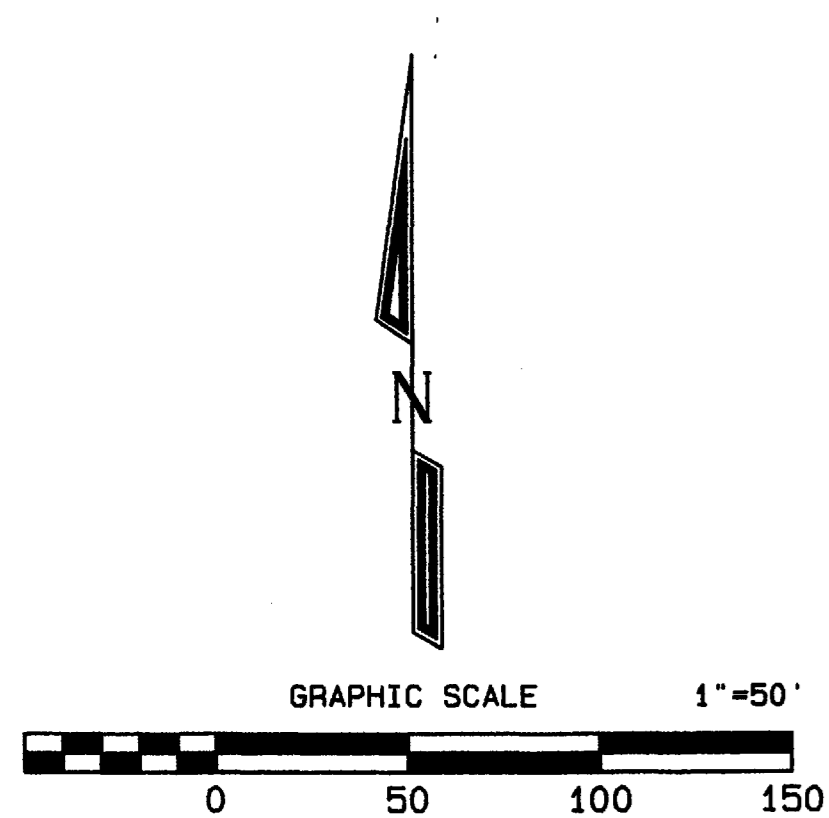
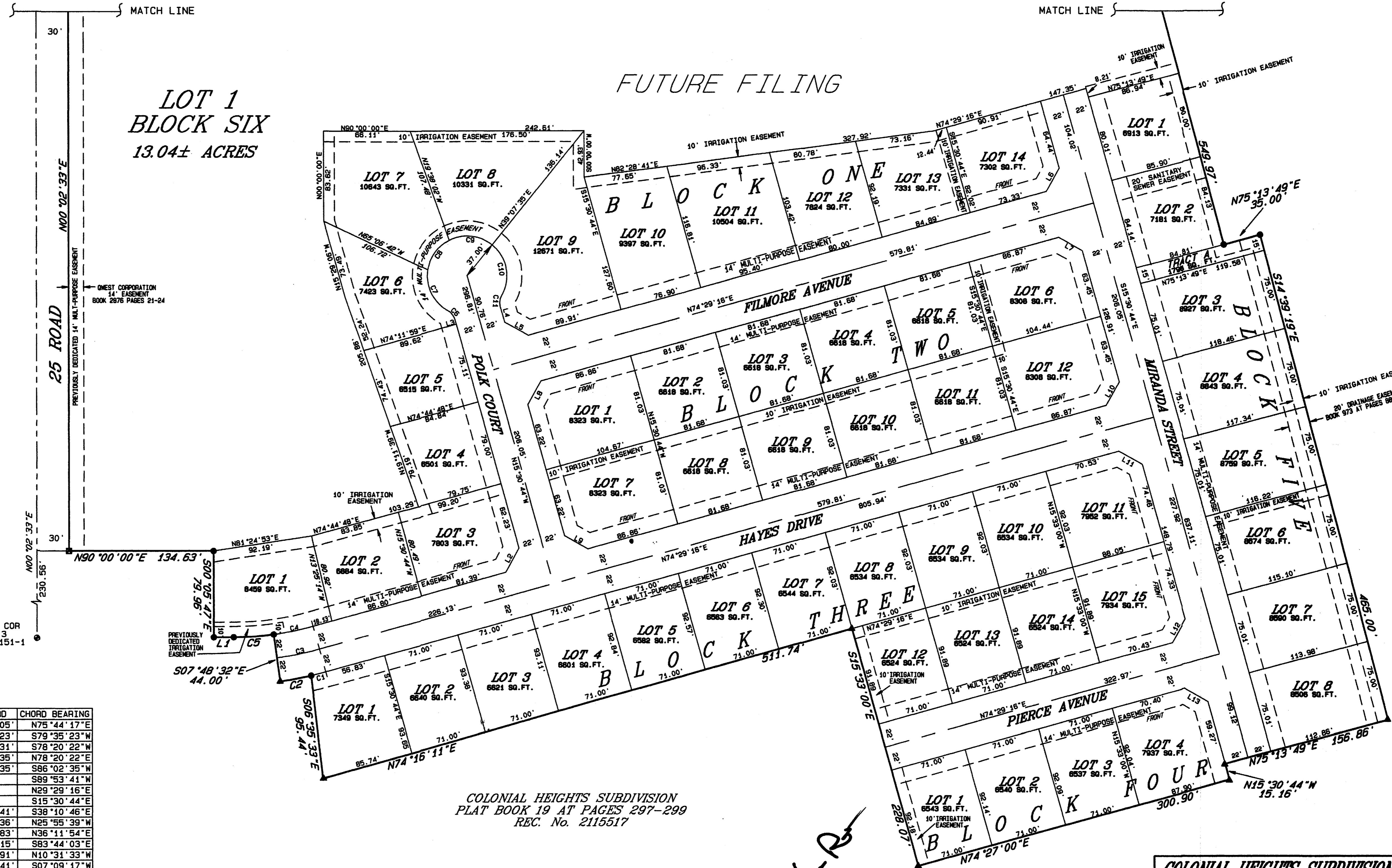
A letter from a licensed professional engineer stating that he has performed a lot-specific excavation observation, and that the soil conditions on that lot have been addressed. This will be required for each lot.

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 FILING II A REPLAT OF LOT 1, BLOCK 7, COLONIAL HEIGHTS SUBDIVISION 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.
Drawn By	PHOENIX	Date	NOVEMBER 2003
		Job No.	108-01-40
		Sheet	1 OF 2

COLONIAL HEIGHTS SUBDIVISION, FILING II

A REPLAT OF LOT 1, BLOCK 7, COLONIAL HEIGHTS SUBDIVISION



- LEGEND**
- ▲ FD 2" ALUM CAP ON #5 REBAR STAMPED D H SURVEYS LS 20677
 - FD 1.5" ALUM CAP ON #5 REBAR STAMPED LANDESIGN LS 16835
 - SET 2" ALUM CAP ON #5 REBAR STAMPED D H SURVEYS LS 37049
 - ⊠ SET BRASS DISC STAMPED LS 37049 IN CONCRETE
 - EXTERIOR CORNERS SET IN CONCRETE

LINE/CURVE TABLE

LINE/CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	2°30'02"	14.05'	322.00'	14.05'	N75°44'17"E
C2	5°12'11"	29.24'	322.00'	29.23'	S79°35'23"W
C3	7°42'13"	40.34'	300.00'	40.31'	S78°20'22"W
C4	7°42'13"	37.38'	278.00'	37.35'	N78°20'22"E
C5	7°42'13"	37.38'	278.00'	37.35'	S86°02'35"W
L1		18.49'			S89°53'41"W
L2		25.18'			N29°29'16"E
L3		4.75'			S15°30'44"E
C6	45°20'03"	10.68'	13.50'	10.41'	S38°10'46"E
C7	69°50'16"	45.10'	37.00'	42.36'	N25°55'39"W
C8	54°24'52"	35.14'	37.00'	33.83'	N36°11'54"E
C9	65°43'15"	42.44'	37.00'	40.15'	S83°44'03"E
C10	80°41'44"	52.11'	37.00'	47.91'	N10°31'33"W
C11	45°20'03"	10.68'	13.50'	10.41'	S07°09'17"W
L4		15.04'			S15°30'44"E
L5		25.18'			N60°30'44"W
L6		24.85'			N29°29'16"E
L7		24.85'			S60°30'44"E
L8		25.18'			N29°29'16"E
L9		25.18'			S60°30'44"E
L10		24.85'			N29°29'16"E
L11		24.85'			S60°30'44"E
L12		24.83'			N29°29'16"E
L13		24.83'			S60°30'44"E

AREA SUMMARY

DED. ROADS	= 2.69 AC. / 11.0%
TRACT A	= 0.04 AC. / 0.0%
LOTS (53 TOTAL)	= 22.27 AC. / 89.0%
TOTAL	= 25.00 AC. / 100%

COLONIAL HEIGHTS SUBDIVISION
 PLAT BOOK 19 AT PAGES 297-299
 REC. No. 2115517



COLONIAL HEIGHTS SUBDIVISION, FILING II
 A REPLAT OF LOT 1, BLOCK 7,
 COLONIAL HEIGHTS SUBDIVISION
 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	NOVEMBER, 2003	Sheet	2 OF 2