

COLONIAL HEIGHTS SUBDIVISION, FILING III A REPLAT OF LOT 1, BLOCK 6, COLONIAL HEIGHTS SUBDIVISION, FILING II

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 Sonshine 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 D. VENT/TITLE EXAMINER
MERIDIAN LAND TITLE, LLC

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 21st day of January, A.D. 2004, and is duly recorded in Plat Book No. 3573 at page 304, 305, & 306.
Reception No. 2173177 Fee \$ 30.00 + L&O Drawer No. 00-118

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, B, C, D and Irrigation easements conveyed to Homeowner's Association
in Book 3573 at Pages 309

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Sonshine 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 6, Colonial Heights Subdivision Filing II as recorded in Plat Book 3573 at Pages 302 and 303 with a Reception No. 2173176 of the records of Mesa County: Said parcel contains 13.04 acres more or less.

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

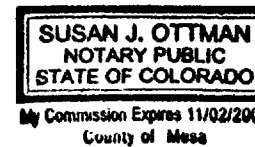
Tract A and B, shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interest, (not partitionable), for landscaping purposes, subject to the various easements dedicated and granted on this plat.

Tract C and D, 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.

Sonshine II Constuction and Development, LLC
By: Sundance Property Leasing, Inc., Manager

[Signature]

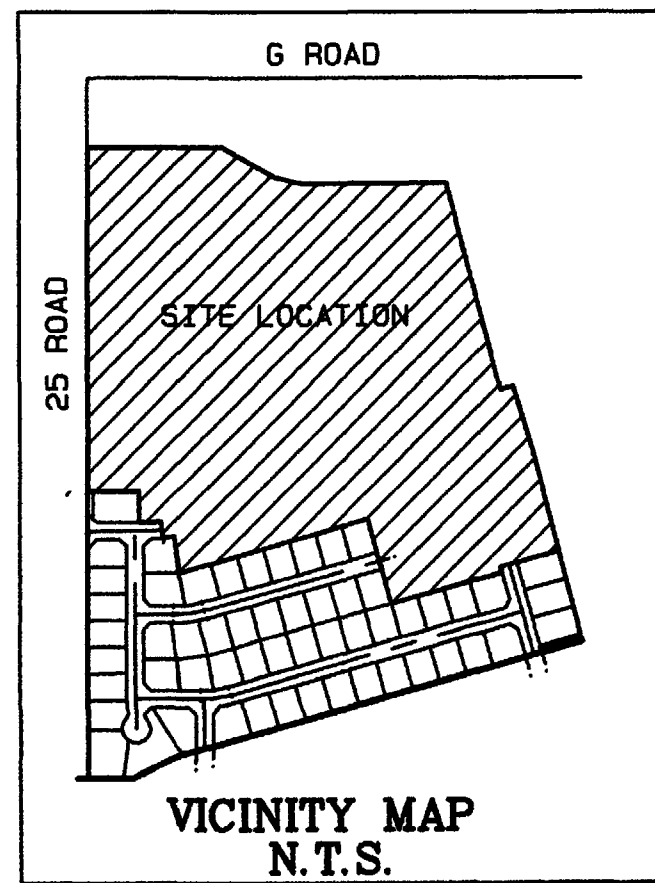
Lloyd J. Davis Jr. President



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 11/02/2006
Witness my hand and official seal

Address 2451 Patterson Road, Grand Junction, CO 81505



CITY APPROVAL

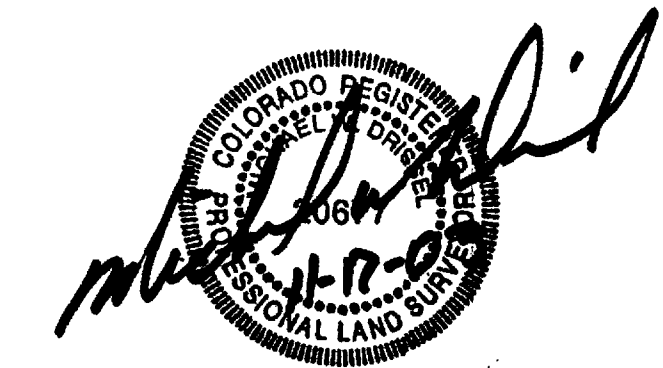
This plat of COLONIAL HEIGHTS SUBDIVISION, FILING III a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 21st day of January, A.D., 2003.

[Signature]
City Manager

[Signature]
City Mayor

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 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



PLAT NOTES

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.

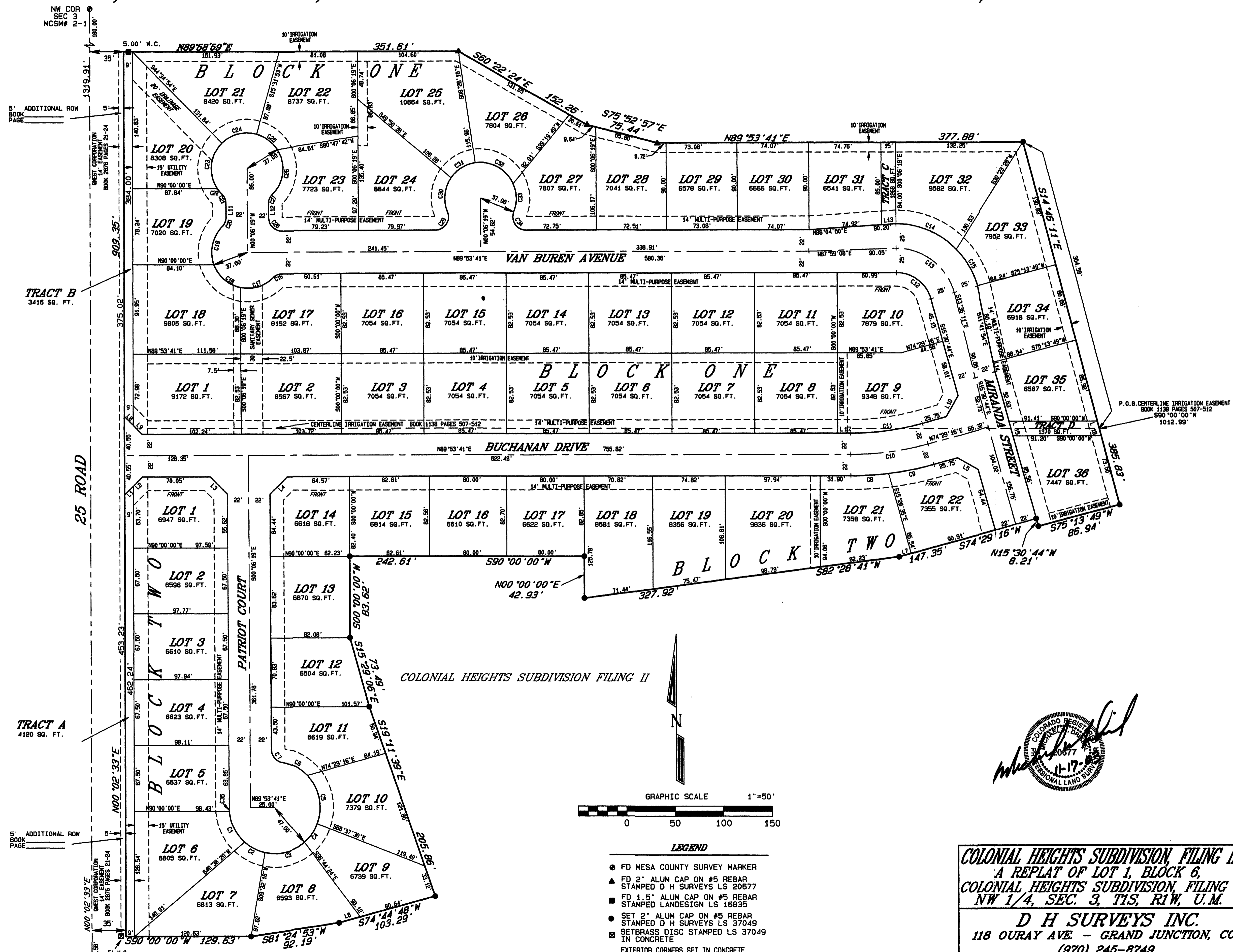
NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon and defect in this survey be commenced more than ten years from the date of the certification / statement shown hereon.

**COLONIAL HEIGHTS SUBDIVISION, FILING III
A REPLAT OF LOT 1, BLOCK 6,
COLONIAL HEIGHTS SUBDIVISION, FILING II
NW 1/4, SEC. 3, T1S, R1W, U.M.**

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

Designed By: <u>A.V.P.</u>	Checked By: <u>M.W.D.</u>	Job No. <u>198-01-40</u>	
Drawn By: <u>T.MOEL</u>	Date: <u>NOVEMBER 2003</u>	Sheet: <u>1 OF 2</u>	

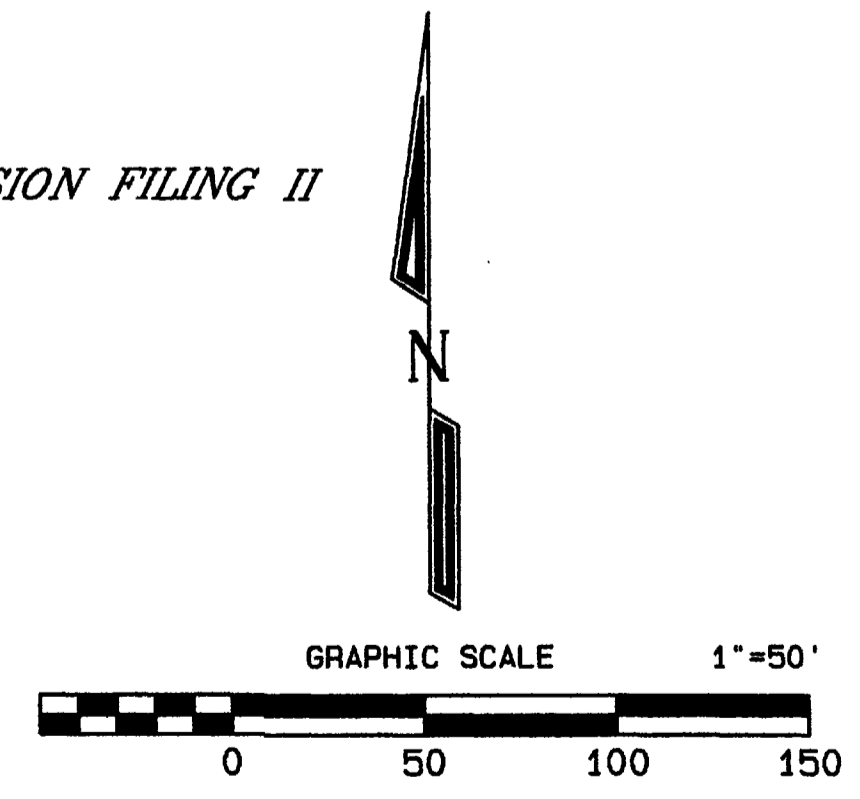
COLONIAL HEIGHTS SUBDIVISION, FILING III A REPLAT OF LOT 1, BLOCK 6, COLONIAL HEIGHTS SUBDIVISION, FILING II



LINE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
L1	12.74'				S44°58'07"W
L2	13.52'				S44°58'07"W
L3	25.18'				S45°06'19"E
C1	43°56'28"	36.05'	47.00'	35.17'	N26°31'49"W
C2	28°55'59"	23.73'	47.00'	23.48'	S62°58'02"E
C3	53°26'53"	43.84'	47.00'	42.27'	N75°50'32"E
C4	28°29'53"	23.38'	47.00'	23.14'	N34°52'10"E
C5	64°16'30"	52.72'	47.00'	50.00'	S11°31'01"E
C6	36°27'22"	29.91'	47.00'	29.40'	S61°52'57"E
C7	80°00'20"	18.85'	13.50'	17.35'	S40°06'29"E
L4	25.18'				N44°53'41"E
C8	6°55'07"	38.88'	322.00'	38.85'	S86°28'08"W
C9	8°29'18"	47.70'	322.00'	47.66'	S78°43'55"W
C10	15°24'25"	60.67'	300.00'	60.43'	S82°11'28"W
C11	15°24'25"	74.76'	278.00'	74.53'	N82°11'28"E
L5	24.85'				S60°30'44"E
L6	22.65'				S74°44'48"W
L7	12.44'				N74°29'16"E
L8	12.71'				N45°01'40"W
L9	13.49'				S45°01'40"E
L10	24.85'				N29°29'16"E
C12	74°35'35"	48.17'	37.00'	44.84'	N52°48'32"W
C13	74°35'35"	60.72'	62.00'	75.14'	N52°48'32"W
C14	45°34'02"	69.19'	87.00'	67.38'	S67°19'18"E
C15	29°01'33"	44.07'	87.00'	43.60'	N30°01'31"W
C16	45°20'03"	10.68'	13.50'	10.41'	N67°13'40"E
C17	57°04'45"	36.83'	37.00'	35.33'	S73°04'31"W
C18	58°10'35"	37.57'	37.00'	35.98'	N49°19'19"W
C19	65°27'46"	42.27'	37.00'	40.01'	S12°29'51"W
C20	45°20'03"	10.68'	13.50'	10.41'	S22°33'43"W
L11	14.17'				N00°05'19"W
C21	45°20'03"	10.68'	13.50'	10.41'	N22°46'20"W
C22	11°40'57"	7.54'	7.53'	7.53'	S39°35'54"E
C23	79°12'45"	51.15'	37.00'	47.18'	N05°50'58"E
C24	60°04'32"	38.80'	37.00'	37.04'	N75°29'36"E
C25	41°49'16"	27.01'	37.00'	26.41'	N53°33'29"W
C26	77°52'36"	50.29'	37.00'	46.51'	S06°17'26"W
C27	45°20'03"	10.68'	13.50'	10.41'	N22°33'42"E
L12	14.59'				N00°08'19"W
C28	90°00'00"	21.21'	13.50'	19.09'	N45°06'19"W
C29	112°15'02"	26.45'	13.50'	22.42'	S33°46'10"W
C30	57°08'20"	36.90'	37.00'	35.39'	N06°12'49"E
C31	46°51'28"	30.26'	37.00'	29.42'	N58°12'43"E
C32	74°13'59"	47.94'	37.00'	44.65'	S61°14'33"E
C33	46°16'17"	29.88'	37.00'	29.08'	N00°59'25"W
C34	112°15'02"	26.45'	13.50'	22.42'	S33°58'48"E
L13	15.03'				S88°04'50"W
L14	10.01'				S11°41'54"E
L15	15.57'				S15°30'44"E
L16	15.51'				N14°46'11"W
C35	4°27'16"	3.65'	47.00'	3.65'	S02°19'57"E
L17	13.42'				N89°53'41"E

AREA SUMMARY

DED. ROADS	= 2.70 AC. / 21.0%
TRACT A, B, C, & D	= 0.24 AC. / 0.2%
LOTS (58 TOTAL)	= 10.01 AC. / 77.0%
TOTAL	= 12.95 AC. / 100%



- 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
 - SET BRASS DISC STAMPED LS 37049 IN CONCRETE
 - EXTERIOR CORNERS SET IN CONCRETE
 - W.C. = WITNESS CORNER
 - MCSM = MESA COUNTY SURVEY MARKER

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NW 1/4, SEC. 3, T1S, R1W, U.M.

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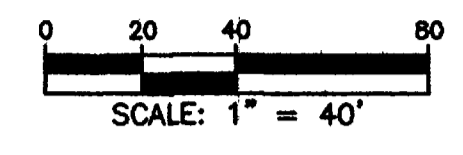
Designed By *A.V.P.* Checked By *M.W.D.* Job No. 198-01-40
Drawn By *T.M.O.E.L.* Date *NOVEMBER, 2003* Sheet *2 OF 2*

N 1/16 COR
SEC 3
MCSM #151-1

G ROAD

PROP 8' WIDE SIDEWALK

BENCHMARK
 NORTHWEST CORNER, SECT. 3
 INTERSECTION 25 RD & G RD
 T.1 S, R.1 W., U.M.
 MCSM NO. 2-1
 NGVD 88
 N 50004.19
 E 84180.25
 ELEV. 4594.12



EX 100 YEAR FLOODPLAIN

CLERK & RECORDER'S CERTIFICATE

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

Deputy

Clerk & Recorder

FILING THREE

BUCHANAN DRIVE

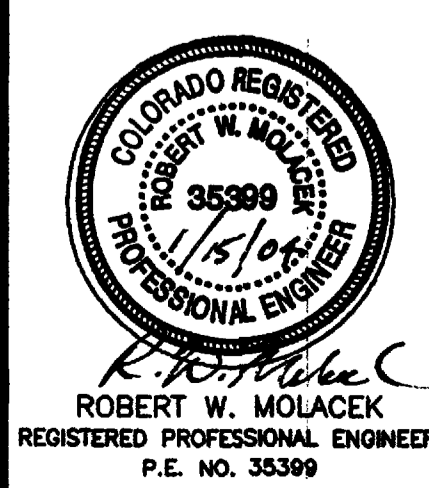
FILLMORE AVENUE

FILING TWO

25 ROAD

PATRIOT COURT

OLK COURT



SITE PLAN				
COLONIAL HEIGHTS				
FILING TWO & THREE				
BY				
CRANE ASSOCIATES				
2017 L50 LANE HOTCHKISS, COLORADO 81419 (970) 872-2433				
base.dwg	DESIGNED	DRAWN	CHECKED	SHEET
DATE: April, 2003	jal	jal	rwm	1 OF 1