

# SUMMIT VIEW ESTATES

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Zeck Homes, Inc., is the owner of that real property situated in the NE 1/4 SW 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

The NE 1/4 NE 1/4 SW 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, EXCEPTING THEREFROM those portions conveyed to the County of Mesa, by instrument recorded in Book 803 at Pages 262 & 264. Said parcel contains 9.10 acres more or less.

Said Owner has 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 VIEW ESTATES, 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, are hereby dedicated to the City of Grand Junction for the use of the public forever.

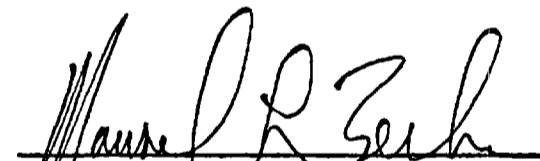
All Multi-purpose and Utility Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but 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.

Tracts A, B, C, D, E, F, G & H 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. Tract B is subject to an Utility Easement as dedicated above.


Tract A, B, C, D and H include a Pedestrian Easement dedicated to the City of Grand Junction as perpetual easements for use by the public for access for pedestrians, bicycling and other nonmotorized forms of transportation for commuting and recreational purposes.

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

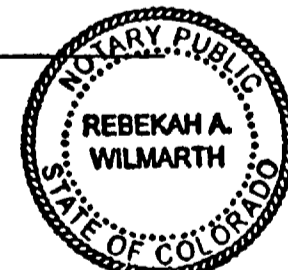
  
Zeck Homes, Inc.  
Mance L. Zeck, President

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of November A.D., 2004 by Zeck Homes, Inc., Mance L. Zeck, President.

Witness my hand and official seal:  Notary Public

Address: 1950 Highway 6 & 50, Fruita CO  
My commission expires: 10/24/2006



My Commission Expires 10/24/2006

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

Declaration for Covenants, Conditions and Restrictions for Summit View Estates

in Book 3785 at Pages 308-332

Tracts A, C, D, E, F, G & H conveyed to Summit View Estates Homeowners' Association, Inc.

in Book 3785 at Pages 304

Irrigation and Drainage Easements conveyed to Summit View Estates Homeowners' Association, Inc.

in Book 3785 at Pages 304

Temporary Emergency Turnaround Easements conveyed to the City of Grand Junction

in Book 3785 at Pages 305-307

## CITY APPROVAL

This plat of SUMMIT VIEW ESTATES, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 23<sup>rd</sup> day of November 2004.

  
City Manager

  
City Mayor

## CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 10:36 o'clock A.M., this 24<sup>th</sup> day of November A.D. 2004, and is duly recorded in Book No. 3785 at page 302-303 Reception No. 2225601, Fee \$10.00+1.00, Drawer No. QQ-8

Deputy

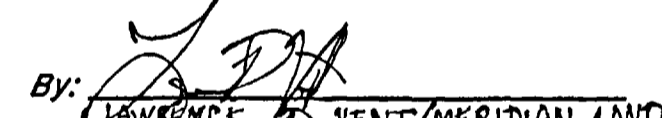
Clerk and Recorder

## 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 Zeck Homes, Inc.; that the current taxes have been paid; that all mortgages not satisfied or released of record or 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, 2004

BY:   
LAWRENCE D. VENT/MERIDIAN LAND TITLE, LLC

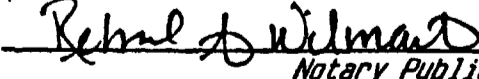
## LIENHOLDERS RATIFICATION OF PLAT

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 3682 at Page 305 and Book 3770 at Page 576 and Book 3770 at Page 582 and Book 3771 at Page 324 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

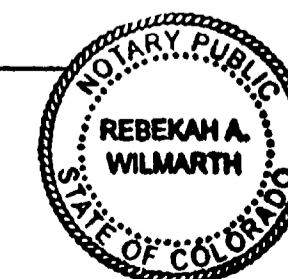
BY:  FOR: Bank of Colorado

STATE OF COLORADO }  
COUNTY OF MESA } ss

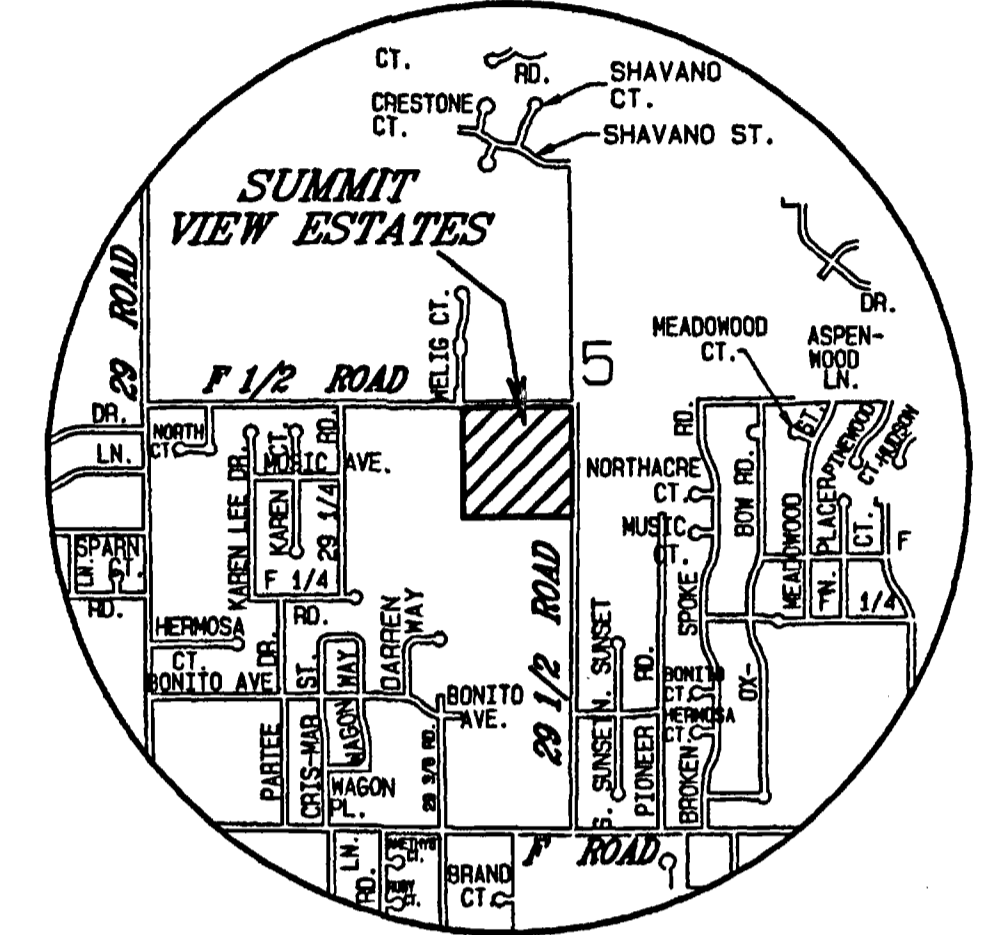
The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of November A.D., 2004 by Michael Mast, Vice President of Bank of Colorado

Witness my hand and official seal:  Notary Public

Address: 1950 Highway 6 & 50  
My commission expires: 10/24/2006



My Commission Expires 10/24/2006



VICINITY MAP  
NOT TO SCALE

## PLAT NOTES

All lot frontage is subject to a 14' Multipurpose Easement dedicated to the City of Grand Junction, as shown on this recorded subdivision.

The easement conveyed to the Grand Junction Drainage District as recorded in Book 1063 at Page 531 has been amended and re-recorded in Book 3741 at Pages 199 & 200. Covering a portion of Tract A, as shown on this plat, and all of Tracts B, C and D.

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 STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Meridian Land Title in File No. 72266.



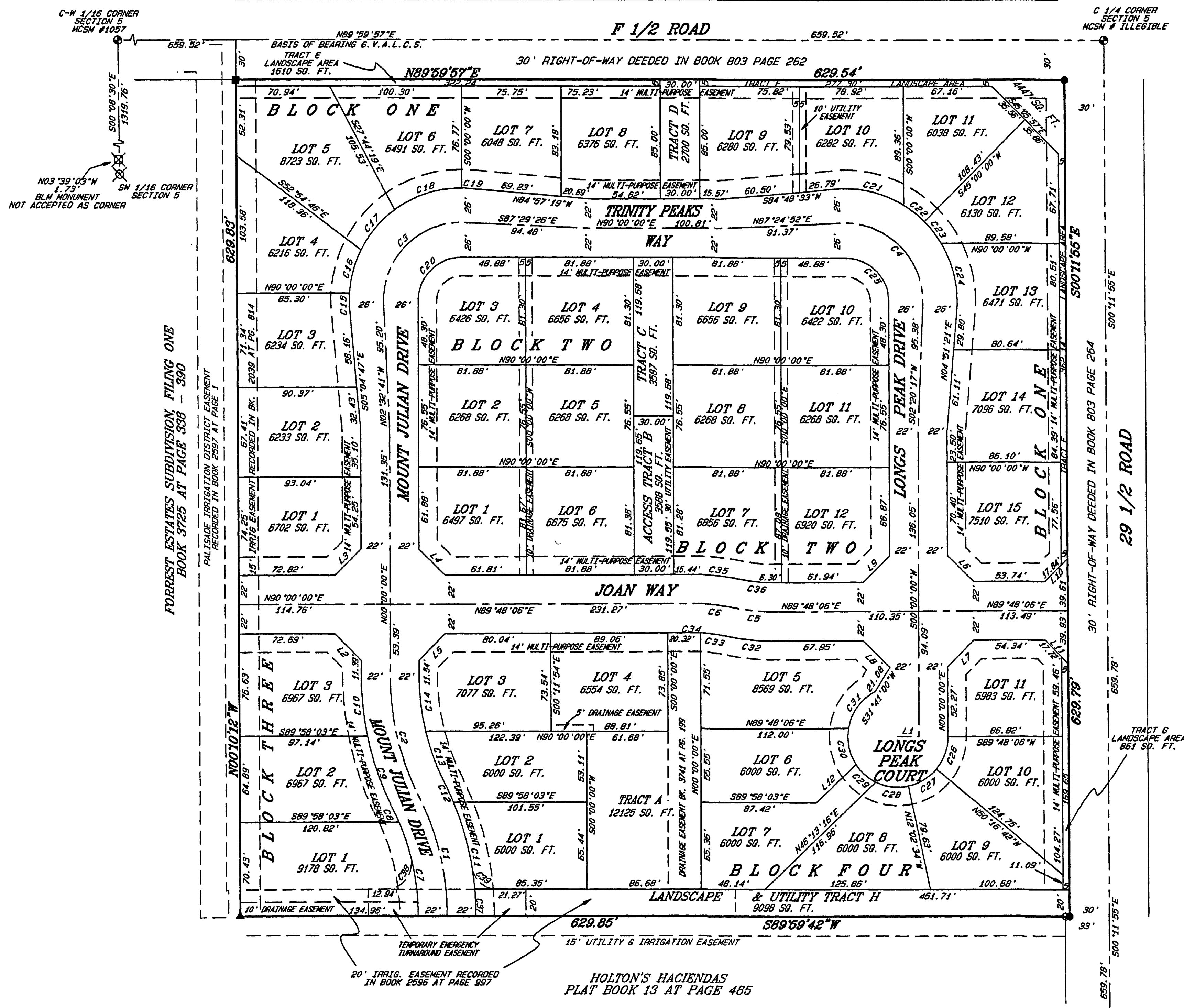
## SUMMIT VIEW ESTATES

LOCATED IN THE  
NE 1/4 NE 1/4 SW 1/4, SEC. 5, T1S, R1E, U.M.

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

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	280-03-18
Drawn By	TMODEL	Date	NOV. 2004	Sheet	1 OF 2

# SUMMIT VIEW ESTATES



L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
C1	26°46'45"	93.48'	200.00'	92.63'	S13°23'23"E
C2	26°46'45"	93.48'	200.00'	92.63'	S13°23'22"E
C3	95°03'16"	97.88'	59.00'	87.04'	N44°58'56"E
C4	94°55'25"	97.75'	59.00'	86.95'	S45°07'25"E
L1		16.00'			N90°00'00"W
C5	11°27'45"	30.01'	150.00'	29.96'	N84°22'14"W
C6	11°33'32"	30.26'	150.00'	30.21'	N84°25'08"W
C7	23°16'15"	72.30'	178.00'	71.80'	N11°31'45"W
C8	3°56'52"	11.23'	178.00'	11.23'	N24°58'19"W
C9	15°00'21"	58.14'	222.00'	57.98'	N19°16'34"W
C10	11°46'24"	45.62'	222.00'	45.54'	N05°53'12"W
C11	17°28'11"	67.69'	222.00'	67.43'	S13°54'02"E
C12	4°08'37"	16.06'	222.00'	16.05'	S24°42'26"E
C13	13°13'15"	41.07'	178.00'	40.98'	S20°10'08"E
C14	13°33'30"	42.12'	178.00'	42.02'	S06°46'45"E
L2		28.28'			S45°00'00"W
L3		28.28'			S45°00'00"W
L4		28.33'			N45°05'57"W
L5		28.24'			N44°54'03"E
C15	9°02'42"	13.42'	85.00'	13.40'	N00°33'26"W
C16	22°39'07"	33.60'	85.00'	33.39'	N15°17'29"E
C17	26°55'34"	39.95'	85.00'	39.58'	N40°04'49"E
C18	36°54'57"	54.77'	85.00'	53.82'	N72°00'05"E
C19	4°35'07"	6.80'	85.00'	6.80'	S87°14'53"E
C20	90°00'00"	51.84'	33.00'	46.67'	N45°00'00"E
C21	36°47'42"	54.59'	85.00'	53.65'	S76°47'35"E
C22	13°30'46"	20.05'	85.00'	20.00'	S51°38'21"E
C23	14°00'24"	20.78'	85.00'	20.73'	S37°52'47"E
C24	35°43'56"	53.01'	85.00'	52.15'	S13°00'37"E
C25	90°00'00"	51.84'	33.00'	46.67'	S45°00'00"E
L6		28.33'			N45°05'57"W
L7		28.24'			N44°54'03"E
L8		28.36'			S45°05'57"E
L9		28.24'			S44°54'03"W
L10		24.90'			N44°48'06"E
L11		24.91'			N44°10'58"W
C26	39°39'35"	26.30'	38.00'	25.78'	S19°53'30"W
C27	38°14'09"	25.36'	38.00'	24.89'	S58°50'22"W
C28	38°24'35"	25.47'	38.00'	25.00'	N82°50'16"W
C29	30°36'50"	20.30'	39.00'	20.06'	N48°19'34"W
C30	42°38'45"	28.28'	38.00'	27.64'	N11°41'47"W
C31	53°44'25"	35.64'	38.00'	34.35'	N36°29'48"E
C32	11°33'32"	34.70'	172.00'	34.64'	N84°25'08"W
C33	9°27'37"	21.13'	128.00'	21.11'	N83°22'11"W
C34	2°05'55"	4.69'	128.00'	4.69'	N89°08'57"W
C35	11°33'32"	34.70'	172.00'	34.64'	S84°25'08"E
C36	11°33'32"	25.82'	128.00'	25.78'	N84°25'08"W
L12		41.80'			S45°13'15"W
C37	05°15'00"	20.34'	222.00'	20.33'	S02°32'27"E

NON-TANGENT

### LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER (MCSM)
  - ⊗ FOUND BUREAU OF LAND MANAGEMENT MONUMENT
  - ⊗ FOUND 2.5" ALUMINUM CAP STAMPED MERRITT LS 31160
  - FOUND #6 REBAR W/1.5" ALUMINUM CAP STAMPED SHEPHERD LS 28662
  - ▲ FOUND #5 REBAR W/2.5" ALUMINUM CAP STAMPED RA LARSON LS 31160
  - FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED MONUMENT LS 24943
  - SET / FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- EXTERIOR MONUMENTATION IS SET IN CONCRETE
- G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM  
 W. C. = WITNESS CORNER

EMERGENCY TURN AROUND EASEMENT

CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C38	104°32'01"	36.49'	20.00'	31.63'	N37°43'39"E
C39	80°34'12"	28.12'	20.00'	25.86'	S49°43'15"E

AREA SUMMARY

DED. ROADS	= 1.88 AC. / 21%
TRACTS	= 0.87 AC. / 10%
LOTS	= 6.35 AC. / 69%
<b>TOTAL</b>	<b>= 9.10 AC. / 100%</b>

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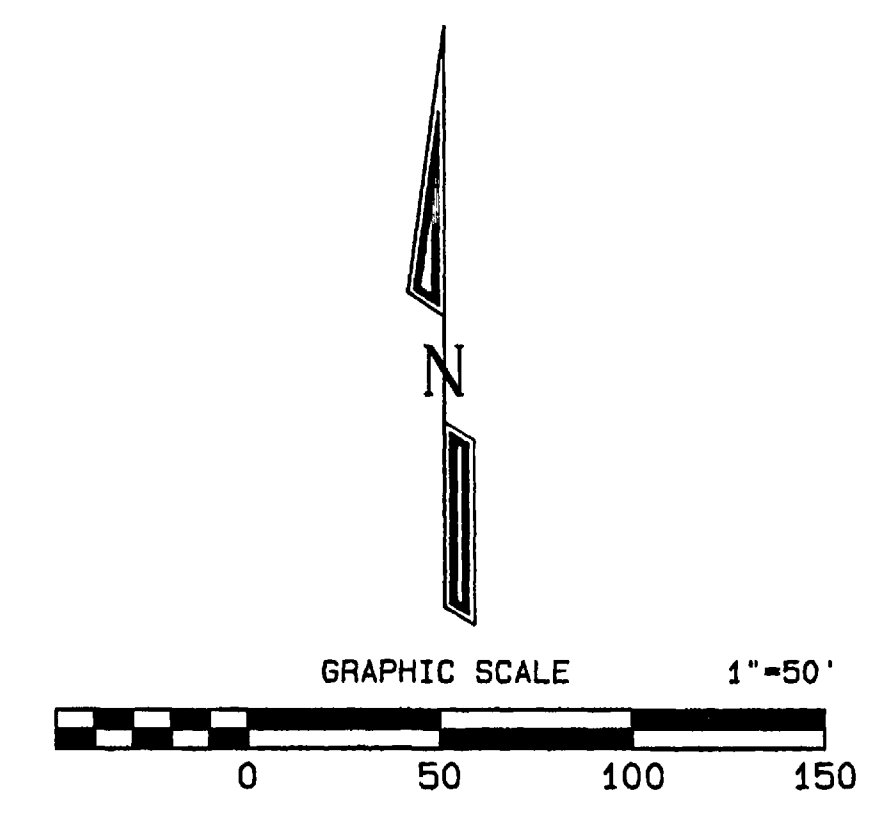
SW 1/16 CORNER SECTION 5 MCSM #1077

C-S 1/16 CORNER SECTION 5 MCSM #1077

NOV 17 2004

COLO. LAND SURVEYORS

11-17-04



**SUMMIT VIEW ESTATES**  
 LOCATED IN THE  
 NE 1/4 NE 1/4 SW 1/4, SEC. 5, T1S, R1E, U.M.

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

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	280-03-18
Drawn By	TMODEL	Date	NOV. 2004	Sheet	2 OF 2