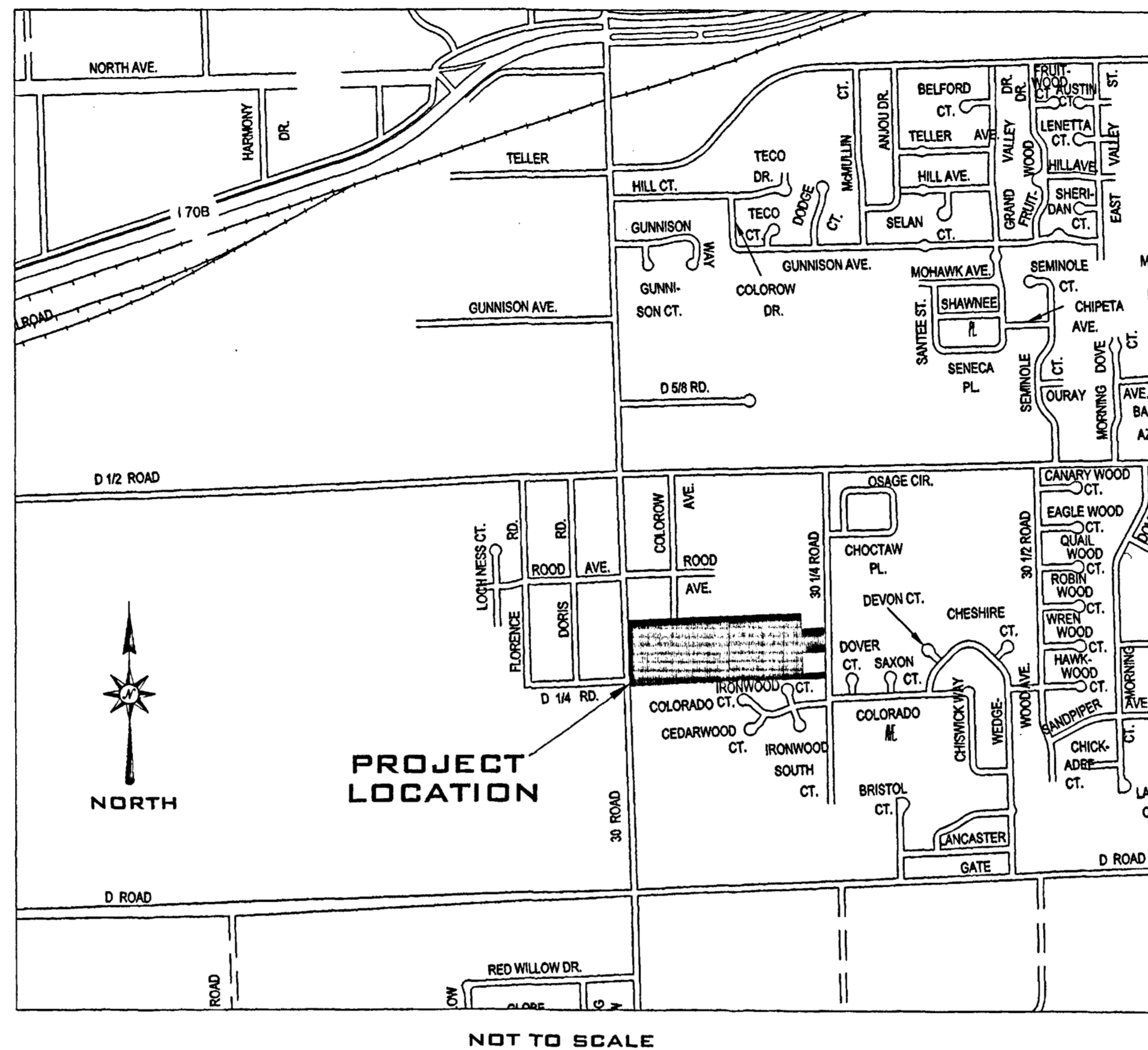


# AUTUMN GLENN SUBDIVISION

## VICINTY MAP



### DEDICATION:

Know all men by these presents that Autumn Glenn LLC is the owner of that real property as recorded in Book 3110 at Page 245 in the Mesa County Clerk and Recorder's Office Mesa County, Colorado.

Said real property described as: Commencing at the S 1/16 corner on the West line of Section 16, Township 1 South, Range 1 East of the Ute Meridian and considering that line between the W 1/4 corner and C-W 1/16 corner is assumed to bear N80°00'00"E and all bearings contained herein to be relative thereto; thence N89°58'26"E 30.00 feet to the East right of way of 30 Road as described in Book 714 at Page 521 in the Mesa County Clerk and Recorder's Office and also being the point of beginning; thence along said East right of way N00°04'36"E 412.57 feet; thence leaving said right of way S89°59'57"E 1125.81 feet; thence S00°05'58"W 89.00 feet; thence S89°59'57"E 143.93 feet to the West right of way of 30 1/4 Road as described in Book 767 at page 175 in the Mesa County Clerk and Recorder's office; thence along said right of way S00°05'58"W 140.01 feet; thence leaving said right of way S89°58'26"W 143.95 feet; thence S00°05'58"W 148.50 feet; thence N89°58'26"E 143.96 feet to said West right of way of said 30 1/4 Road; thence along said right of way S00°05'58"W 24.46 feet to the South line of the SW 1/4 NW 1/4 of said Section 16; thence along said South line S89°58'26"W 1288.57 feet to the point of beginning, Mesa County, Colorado. Said Tract or Parcel contains 11.20 acres more or less.

That said owner has caused that real property to be laid out and surveyed as AUTUMN GLENN SUBDIVISION.

That said owner does hereby dedicate and set apart that real property as and labeled on the accompanying plat as follows:

All Multipurpose Easements dedicate to the City of Grand Junction for the use of City-approved; public utilities and 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 Utility Easements are dedicated to the City of Grand Junction for the use of City approved public utilities 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, equivalent other public utility providers and appurtenant facilities.

All streets, roads, and Rights-of-Way dedicate to the City of Grand Junction for the use of the public forever.

All Irrigation Easements to the Autumn Glenn Home Owners Association hereby platted as undivided interests (not partition able), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water and recorded in Book 3800 at Page 469.

All Drainage Easements to the Autumn Glenn Home Owners Association as perpetual easements for the conveyance of runoff water which originates within the area hereby platted of from upstream areas, through natural or man-made facilities above or below ground recorded in Book 3800 at Page 469.

Tracts A and B to the Autumn Glenn Home Owners Association and recorded in Book 3800 at Page 469.

Declaration of Covenants, Conditions and Restrictions recorded in Book 3800 at Pages 470-493.

All Tracts/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, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a responsible 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.

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

this 29<sup>th</sup> day of November A.D. 2004

Darren M. Davidson

Darren M. Davidson (Managing Partner Autumn Glenn LLC)

STATE OF COLORADO )  
COUNTY OF MESA )

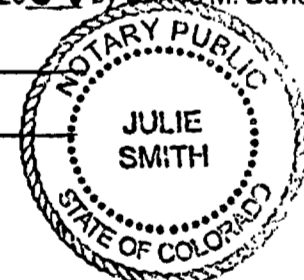
The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of

November AD 2004 by Darren M. Davidson.

My commission expires 1-12-05

Julie Smith

Notary Public



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

I hereby certify that this instrument was filed in my office at 10:13 O'clock AM

this 16<sup>th</sup> day of December A.D. 2004

Reception 2229446 Book 3800 Pages 466-468

Clerk and Recorder Deputy

Drawer No. QQ-18 Fees \$30.00 + \$1.00

### CITY OF GRAND JUNCTION APPROVAL

This plat of AUTUMN GLENN SUBDIVISION in the City of Grand Junction, Mesa

County, Colorado, was approved this 14<sup>th</sup> day of December A.D. 2004

[Signature] [Signature]

City Manager

President of City Council

### 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 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 3756 at Page 437 of the Public Records of Mesa County, Colorado, shall be subordinated to dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Vice President, with the

authority of its board directors, this 6<sup>th</sup> day of December, 2004

By Stanley E. Seligson For: Alpine Building Supply, Inc.  
(Title) Vice President

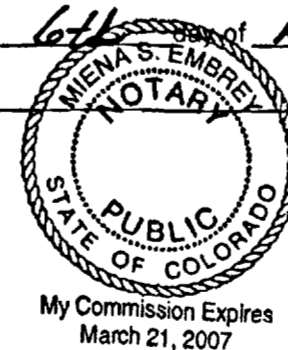
STATE OF Colorado )  
COUNTY OF Mesa )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of December

AD 2004 By Maura S. Enshury

My commission expires March 21, 2007

Notary Public



### 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 in Autumn Glenn 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 rights of way of record are shown hereon.

Date 12-6-2004 By: [Signature]  
LAWRENCE D. VENT/TITLE EXAMINER  
Name and Title  
Meridian Land Title

### 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 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 3756 at Page 437 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 Vice President with the authority

of its board of directors, this 26<sup>th</sup> day of NOVEMBER, 2004

By William F. Rockwood For: Wells Fargo Bank N.A.  
(Title) Vice President (Corporate Name)

STATE OF Colorado )  
COUNTY OF Mesa )

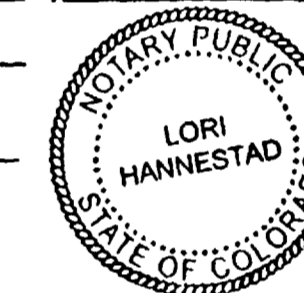
The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of NOVEMBER

AD 2004 By William F. Rockwood

My commission expires 1/26/2007

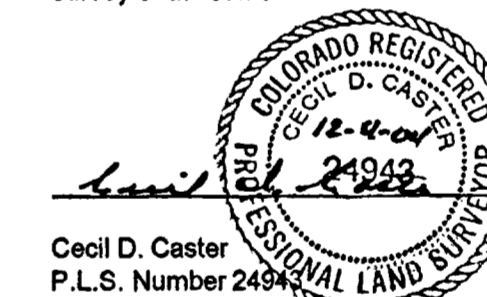
Lori Hannestad

Notary Public



### SURVEYOR'S CERTIFICATE

I Cecil D. Caster do hereby certify that the accompanying plat of AUTUMN GLENN 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 2494

Basis of Bearing: A bearing of N 90°00'00"E was assumed between the W 1/4 corner (being a found Mesa County Survey Marker No. 8-1) and the C-W 1/4 corner (being a Mesa County Survey Marker No. 244) all in Section 16, Township 1 South, Range 1 East of the Ute Meridian.

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

AUTUMN GLENN SUBDIVISION  
Located in the SW 1/4 of Section 16, T1S, R1E,  
Ute Meridian, Colorado.

DESIGNED \_\_\_\_\_ FIELD APPROVAL BKH  
DRAWN CDC TECHNICAL APPROVAL 11/22/04  
CHECKED RRM SHEET NO. 1 of 3

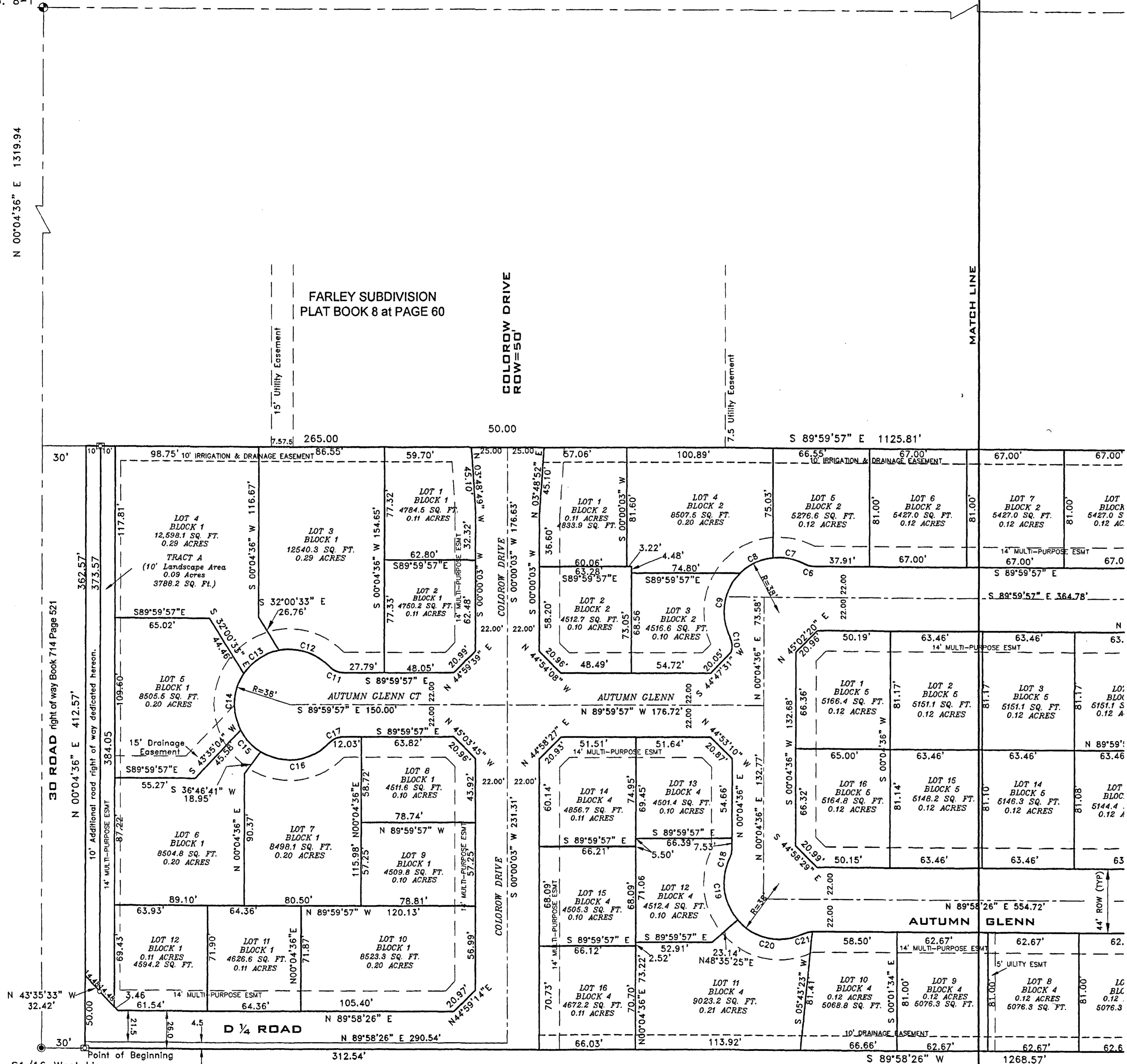
PREPARED FOR: Darren Davidson JOB NO. 02-51

# AUTUMN GLENN SUBDIVISION

W 1/4  
Sec. 16  
T1S, R1E  
U.M. MCSM No. 8-1

N 90°00'00" E 1321.17' (Assumed Basis of Bea

N 00°04'36" E 1319.94



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	13.50'	6.34'	6.28'	N 13°33'35" E	26°55'13"	3.23'
C2	38.00'	41.90'	39.81'	S 04°34'20" E	63°11'01"	23.37'
C3	38.00'	23.36'	22.99'	S 53°45'58" E	35°13'15"	12.06'
C4	38.00'	30.21'	29.42'	N 85°51'07" E	45°32'34"	15.95'
C5	13.50'	6.34'	6.28'	N 76°32'27" E	26°55'13"	3.23'
C6	13.50'	6.69'	6.62'	S 75°48'06" E	28°33'42"	3.42'
C7	38.00'	22.99'	22.65'	S 78°56'21" E	34°40'13"	11.86'
C8	38.00'	25.90'	25.40'	N 64°12'01" E	39°03'03"	13.48'
C9	38.00'	47.63'	44.57'	N 08°45'58" E	71°49'02"	27.52'
C10	13.50'	10.58'	10.31'	S 04°41'00" E	44°55'05"	5.58'
C11	13.50'	10.94'	10.64'	S 66°48'03" E	46°25'25"	5.79'
C12	38.00'	38.04'	36.47'	S 72°16'11" E	57°21'41"	20.79'
C13	38.00'	30.00'	29.23'	N 56°25'52" E	45°14'12"	15.83'
C14	38.00'	40.88'	38.94'	N 02°59'42" E	61°38'08"	22.67'
C15	38.00'	20.35'	20.11'	S 43°09'53" E	30°41'08"	10.43'
C16	38.00'	51.68'	47.79'	N 82°31'43" E	77°55'47"	30.73'
C17	13.50'	10.94'	10.64'	N 66°46'32" E	46°25'25"	5.79'
C18	13.50'	6.27'	6.21'	N 13°22'50" E	26°36'38"	3.19'
C19	38.00'	45.15'	42.54'	S 07°21'16" E	78°01'38"	25.67'
C20	38.00'	49.80'	46.31'	S 78°56'12" E	75°05'15"	29.20'
C21	13.50'	6.23'	6.18'	N 76°44'48" E	26°27'15"	3.17'
C22	13.50'	6.37'	6.31'	S 76°30'21" E	27°02'27"	3.25'
C23	38.00'	2.77'	2.77'	S 65°04'19" E	5°10'23"	1.38'
C24	38.00'	47.00'	44.06'	N 77°24'31" E	70°51'56"	27.04'
C25	38.00'	45.71'	43.00'	N 07°31'02" E	68°55'01"	26.08'
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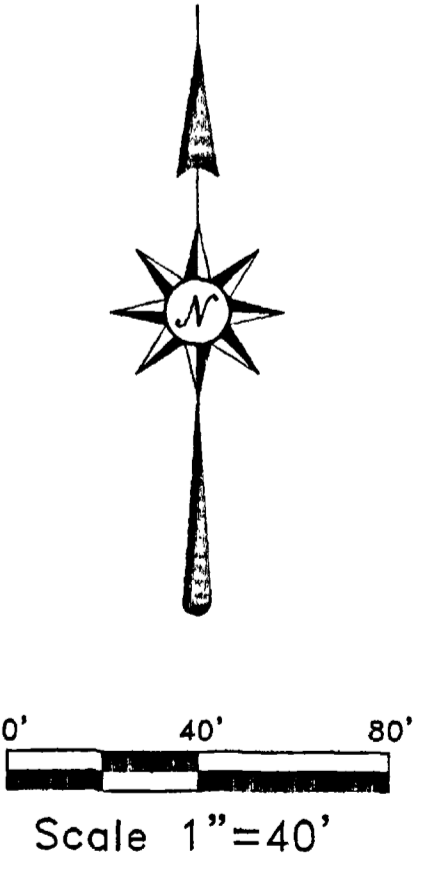
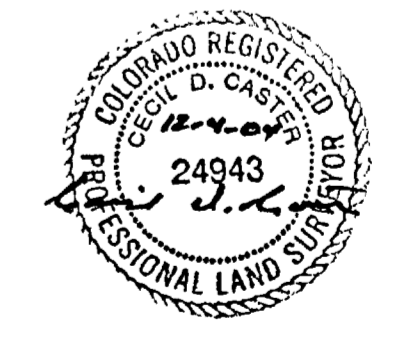
CENTRAL VILLAGE  
REPLAT  
PLAT BOOK 9 PAGE 20

**LEGEND**

- = Set No. 5 Rebar and Cap P.L.S. 24943
- MULTI-PURPOSE ESMT = Multipurpose Easement
- ROW = Right of Way
- (TYP) = Typical
- = Set monument in concrete
- ▭ = Adjoiners property depiction

**AREA SUMMARY**

Dedicated right of way	3.09 acres	28.0%
Lots	7.94 acres	71.0%
Tracts	0.17 acres	1.0%
<b>Total</b>	<b>11.20</b>	<b>100%</b>



Point of Beginning  
S1/16 West Line  
Sec. 16 T1S, R1E U.M.  
3 1/4" MCSM Monument  
In Box marked S1/16  
S17/S16 LS 20677  
No. 246-1

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

DESIGNED \_\_\_\_\_ FIELD APPROVAL \_\_\_\_\_ BKH  
DRAWN \_\_\_\_\_ CDC TECHNICAL APPROVAL \_\_\_\_\_ 11/22/04  
CHECKED \_\_\_\_\_ RRM SHEET NO. 2 OF 3

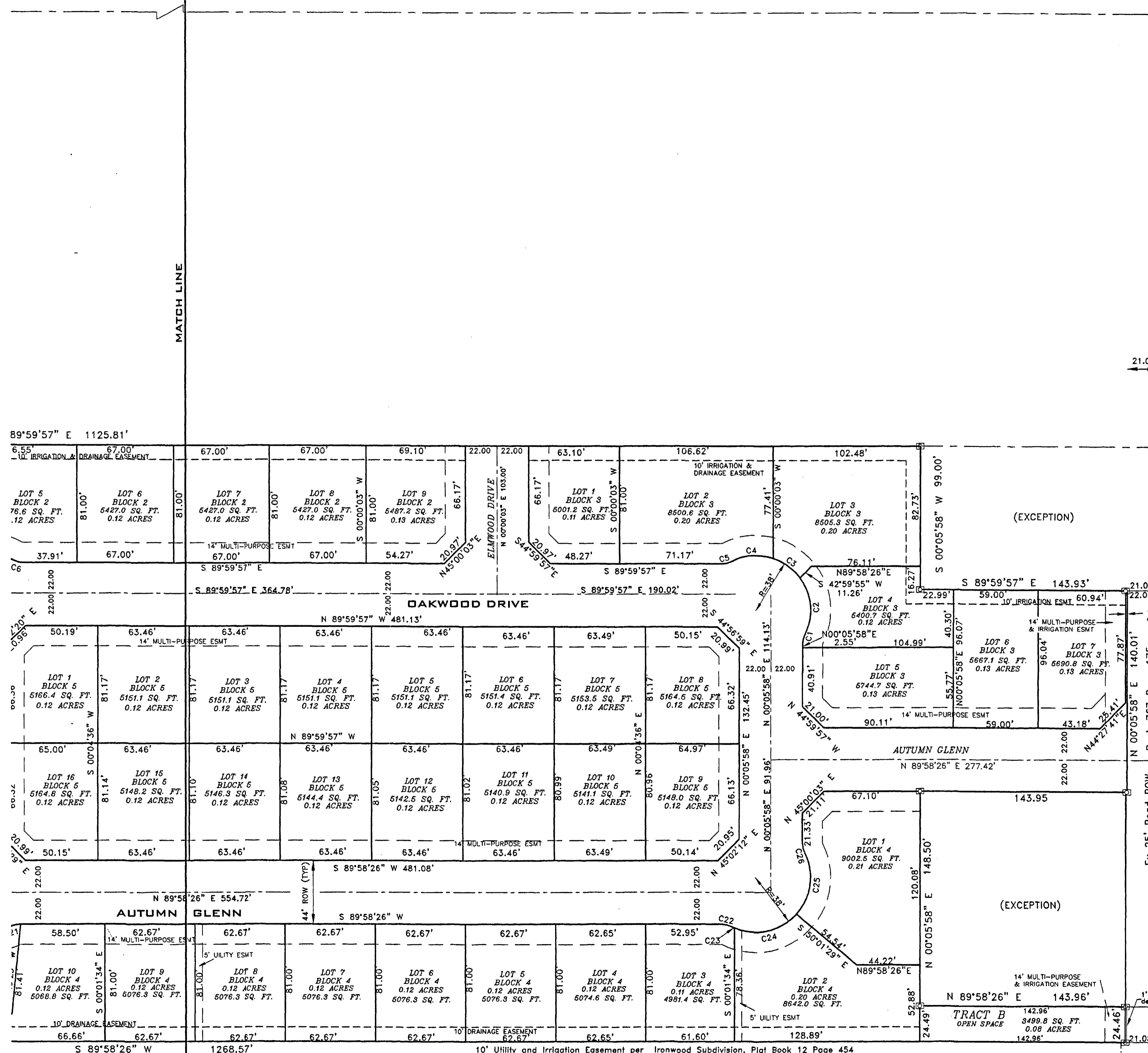
PREPARED FOR: Darren Davidson JOB NO. 02-51



# AUTUMN GLENN SUBDIVISION

N 90°00'00" E 1321.17' (Assumed Basis of Bearing)

C-W 1/16  
Sec. 16  
T1S, R1E  
U.M. MCSM No. 244



CURVE TABLE

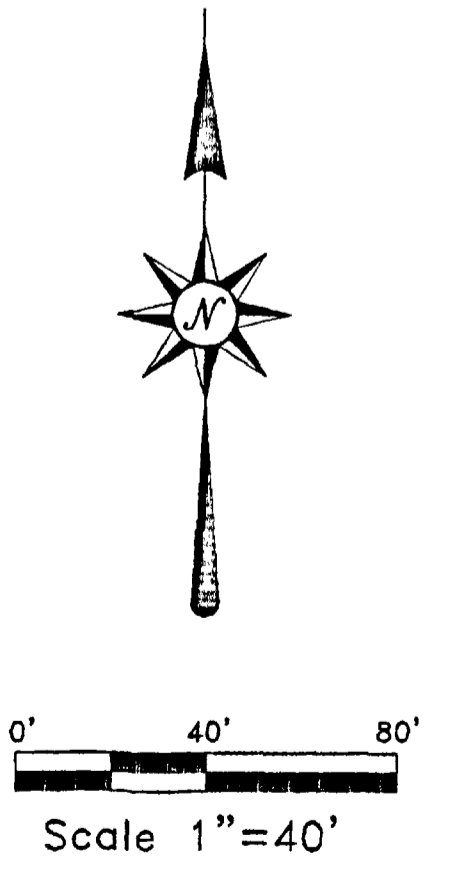
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**LEGEND**

- = Set No. 5 Rebar and Cap P.L.S. 24943
- MULTI-PURPOSE ESMT = Multipurpose Easement
- ROW = Right of Way
- (TYP) = Typical
- = Set monument in concrete
- = Adjoiners property depiction

**AREA SUMMARY**

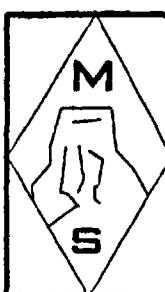
Dedicated right of way	3.09 acres	28.0%
Lots	7.94 acres	71.0%
Tracts	0.17 acres	1.0%
Total	11.20	100%



IRONWOOD HOMEOWNERS ASSOCIATION  
2943-163-72-000

SW 1/16  
Sec. 16  
T1S, R1E  
U.M. P.L.S 16413

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 herein.



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

**AUTUMN GLENN SUBDIVISION**  
Located in the SW 1/4 of Section 16, T1S, R1E, Ute Meridian, Colorado.

DESIGNED _____	FIELD APPROVAL <u>BKH</u>
DRAWN <u>CDC</u>	TECHNICAL APPROVAL <u>11/22/04</u>
CHECKED <u>RRM</u>	SHEET NO. <u>3 OF 3</u>
PREPARED FOR: <u>Darren Davidson</u>	JOB NO. <u>02-51</u>

IRONWOOD SUBDIVISION  
PLAT BOOK 12 at PAGE 454