

SUMMER HILL FILING NO. 5

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Paradise Hills Partnership, a Colorado General Partnership is the owner of that real property situated in the City of Grand Junction, located in the northeast quarter of Section 26, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, described in Book 920 Pages 680-682, Book 1052 Pages 106-107, Book 1141 Pages 986-987 and Book 1252, Page 514 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, being more particularly described as follows:

Block 4 of Summer Hill Filing No. 3, a plat recorded in the Mesa County Clerk and Recorder's Office at Reception No. 2058441 and Tract 4, Grand Vista Filing 2, a plat recorded in the Mesa County Clerk and Recorder's Office at Reception No. 2094236.

That said owner has caused said real property to be laid out and surveyed as SUMMER HILL FILING NO. 5, a subdivision of a part of the City of Grand Junction, 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 shown hereon, being Summer Hill Way, Summer Breeze Court, Summer Bend Court and Spring Crossing, to the full width of their platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

All Multi-purpose 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 sewers, 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 easements include the right of ingress and egress on, along, over, under, and 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, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

That said owners certify that all leholders, if any, are represented hereon.

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 11th day of November 2004.

Paradise Hills Partnership, a dissolved Colorado General Partnership
By: Robert L. Bray, CEO

By: Robert L. Bray
Robert L. Bray, CEO

State of Colorado }
County of Mesa } ss

The foregoing instrument was acknowledged before me this 11th day of November, 2004, by Robert L. Bray, Chief Executive Officer of Bray and Company, a Colorado Corporation, as sole remaining general partner of Paradise Hills Partnership, a dissolved Colorado general partnership.

WITNESS my hand and official seal.
My commission expires: 11-10-2005

JULIANNA MCNEILL
NOTARY PUBLIC
STATE OF COLORADO

Notary Public Julianne McNeill

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 3547, Page 235, of the public records of Mesa County, Colorado shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its President, with the authority of its board of directors this 12th day of November 2004.

By: John Frederick For: Grand Valley National Bank

State of Colorado }
County of Mesa } ss

The foregoing instrument was acknowledged before me by John W. Frederick, President, Grand Valley National Bank, on this 12th day of November, 2004.

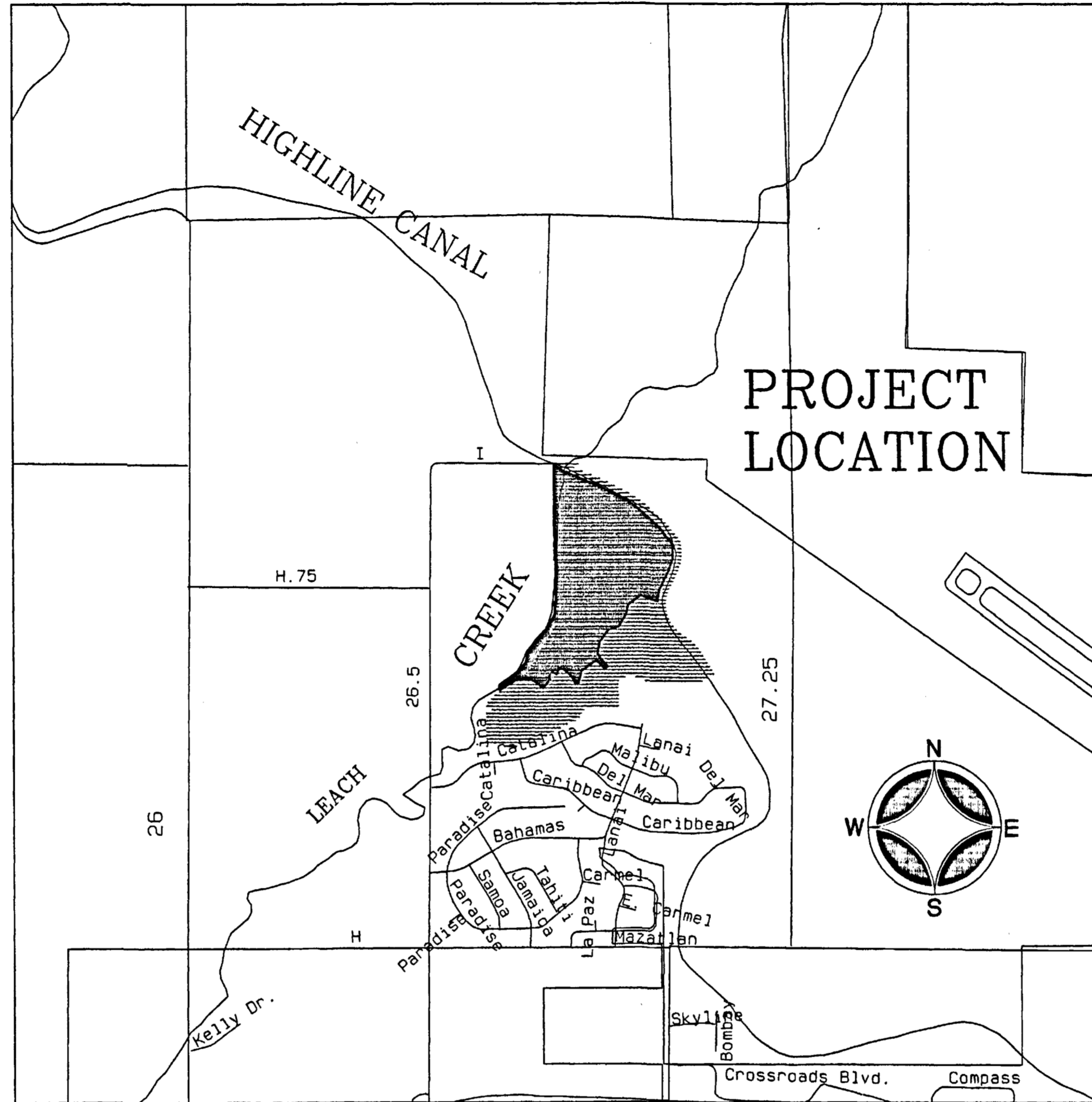
Witness my hand and official seal.

CYNTHIA L.
NOTARY PUBLIC
STATE OF COLORADO

Notary Public Cynthia L. Potter

My Commission expires: 1-1-2006

VICINITY MAP



1" = 1200'

SURVEYOR'S NOTES:

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.

Tracts 5-2 and 5-5 are to be conveyed to the Summer Hill Homeowner's Association for the use of utilities, landscaping and parking as provided for in the covenants subject to multi-purpose easements over their entirety dedicated hereon to the City of Grand Junction.
Book 3786 Page 944

Tracts 5-3 and 5-4 are to be conveyed to the Summer Hill Homeowner's Association for use as Open Area as defined in the covenants subject to multi-purpose easements over their entirety dedicated hereon to the City of Grand Junction. Tract 5-4 is subject to a drainage easement over its entirety for conveyance of street water from Summer Bend Court to Summer Hill Way.
Book 3786 Page 944

Tracts 5-1 and 5-6 are to be conveyed to the Summer Hill Homeowner's Association for use as Open Area as defined in the covenants.
Book 3786 Page 944

The Drainage Easements shown hereon are to be conveyed to the Summer Hill Homeowner's Association 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.
Book 3786 Page 945

The Irrigation Easements shown hereon are to be conveyed to the Summer Hill Homeowner's Association for the installation and maintenance of irrigation lines.
Book 3786 Page 945

The Landscape Easements shown hereon are to be conveyed to the Summer Hill Homeowner's Association for the purpose of installing and maintaining landscaping.
Book 3786 Page 945

PLANNING DEPARTMENT REQUIRED NOTES:

For adequate foundation performance properly engineered foundation systems based upon lot-specific geotechnical investigations will be necessary.

The available fire flow recorded on 1/30/2004 is 1495 gallons per minute. Any proposed structures with a fire area exceeding 3500 square feet must be approved by the Grand Junction Fire Department before a building permit is issued. Fire Area is defined on page 357 of the IFC, 2000 edition.

Lots 1, 12 and 13, Block 1 and Lots 1, 2, 3, and 14, Block 2 are not allowed driveway access to Summer Hill Way.

BULK REQUIREMENTS

Minimum lot area - 4,500 s.f.
Minimum street frontage - 20'
Minimum lot width - 30'
Maximum building height - 32'
Maximum building coverage - 50%
Minimum front yard - 20'
Minimum rear yard (principal structure) - 15'
Minimum rear yard (accessory structure) - 10'
Minimum side yard (principal structure) - 7'
Minimum side yard (accessory structure) - 3'
In the rear yard beginning twenty feet back from the front of the house:

Open and uncovered decks and concrete slab patio areas located on the ground level of the home shall have a rear and side yard (including common wall property line) setback of zero feet.
Open and covered (including overhang) decks and concrete slab patio areas located on the ground level of the home shall have a rear and side yard (including common wall property line) setbacks of zero feet for the deck or concrete slab, three feet for all support columns and one foot for the overhang.

AREA SUMMARY		
Lots	4.351 Ac.	9.16%
Streets	2.450 Ac.	5.16%
Tracts	3.126 Ac.	6.58%
Future Development	37.566 Ac.	79.10%
Total	47.493 Ac.	100.00%

DECLARATION OF COVENANTS

This property is subject to the terms of the Declaration of Covenants, Conditions, and Restrictions of Summer Hill Subdivision (the "Original Declaration") recorded in Book 2680 at Page 271; the "First Amendment" recorded in Book 3007 at Page 901; the "Second Amendment" recorded in Book 3086 at Page 365; the "Third Amendment" recorded in Book 3087 at Page 355; the "Fourth Amendment" recorded in Book 3113 at Page 772; the "Fifth Amendment" recorded in Book 3248 at Page 49; the "Sixth Amendment" recorded in Book 3410 at Page 630; and the "Seventh Amendment" recorded in Book 3786 at Page 946-947.

TITLE CERTIFICATION

We, Stewart Title of Grand Junction, Inc., 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 Paradise Hills Partnership; 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;

DATE: November 11, 2004

BY: Alie Shuler, VP of Operations
Stewart Title of Grand Junction, Inc.

CITY APPROVAL

This plat of SUMMER HILL FILING No. 5, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 24th day of March, A.D., 2004.

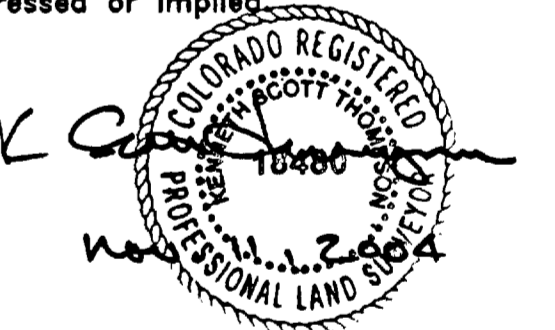
City Manager

Mayor

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of SUMMER HILL FILING No. 5, a subdivision of a part of the City of Grand Junction, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Kenneth Scott Thompson,
Colorado PLS 18480



COUNTY CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the Office of the Mesa County Clerk and at 2:54 o'clock p.m., on the 29th day of November, 2004, and is duly recorded at Reception No. 2225933.

Drawer No. QQ-10. Fees: 40.00+1.00 Book: 3786 Page 940-943

Clerk and Recorder of Mesa County

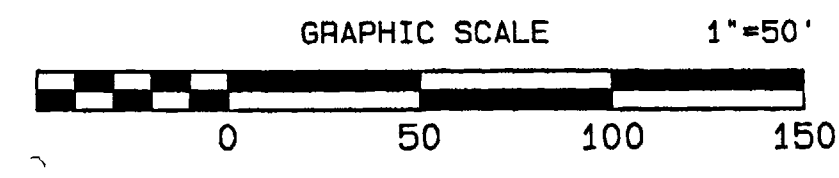
SUMMER HILL FILING NO. 5 FINAL PLAT

North West	
NE 1/4 Section 26, Township 1 North, Range 1 West, Ute Meridian	
THOMPSON-LANGFORD CORPORATION	
529 25 1/2 ROAD - B-210	(970) 243-6067
Grand Junction CO 81505	tlc@tlcwest.com
S:\Survey\0422 bray\007 F5\Filing5.pro	Job No. 0422-008
Drawn: bdw	Checked: ccb
Date: Nov 11, 2004	Sheet 1 of 4

SUMMER HILL FILING NO. 5

CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	222.43	129.50	98°24'45"	N11°52'21"W	196.08'
C2	42.85	42.00	56°27'02"	N65°33'32"E	41.01'
C3	32.66	31.00	60°21'30"	N65°35'18"E	31.17'
C4	97.39	31.00	180°00'00"	N54°34'27"W	62.00'
C5	25.68	31.00	49°18'45"	S10°42'11"W	25.68'
C6	217.93	800.00	15°36'30"	N16°52'44"E	217.26'
C7	275.90	300.00	52°41'32"	S35°25'14"W	256.28'
C8	180.21	300.00	34°25'00"	N26°16'58"E	177.51'
C9	95.69	300.00	18°16'32"	N52°37'44"E	95.29'
C10	124.86	150.00	47°43'56"	S22°38'34"E	121.38'
C11	48.69	31.00	90°00'00"	N46°13'24"E	43.84'
C12	97.39	31.00	180°00'00"	N01°13'24"E	62.00'
C13	124.00	300.00	23°40'58"	S16°23'31"E	123.12'
C14	199.98	300.00	38°11'34"	S23°38'48"E	196.29'
C15	38.02	151.50	14°22'47"	S54°04'36"E	37.92'
C16	45.58	151.50	17°14'13"	S36°18'06"E	45.41'
C17	35.49	151.50	13°25'22"	S22°56'19"E	35.41'
C18	37.28	151.50	14°06'00"	S09°10'38"E	37.19'
C19	37.27	151.50	14°05'43"	S04°55'13"W	37.18'
C20	37.33	151.50	14°07'03"	S19°01'36"W	37.23'
C21	34.43	151.50	13°01'42"	S32°35'43"W	34.35'
C22	6.62	20.00	18°58'03"	S29°37'18"W	6.59'
C23	11.88	20.00	34°01'28"	S03°07'32"W	11.70'
C24	38.14	53.00	41°14'02"	S06°43'50"W	37.32'
C25	7.47	53.00	8°04'43"	S31°23'12"W	7.47'
C26	30.57	53.00	33°03'07"	S51°57'07"W	30.15'
C27	27.94	53.00	29°14'43"	S63°05'47"W	26.75'
C28	28.75	53.00	31°04'38"	N66°44'49"W	28.40'
C29	80.14	53.00	86°38'04"	N07°53'29"W	72.72'
C30	14.87	53.00	16°04'39"	N43°27'53"E	14.82'
C31	40.96	53.00	44°16'51"	N73°38'38"E	39.95'
C32	20.40	20.00	56°27'02"	N66°33'32"E	19.53'
C33	184.97	107.50	98°35'13"	N11°57'35"W	182.98'
C34	115.46	778.00	8°30'11"	S20°20'33"W	115.36'
C35	95.27	778.00	7°00'58"	S12°34'58"W	95.21'
C36	7.77	322.00	1°23'00"	S09°45'58"W	7.77'
C37	288.35	322.00	51°18'32"	S36°06'47"W	278.82'
C38	42.51	822.00	2°58'12"	N17°43'18"E	42.51'
C39	40.34	822.00	2°48'44"	N14°47'18"E	40.34'
C40	61.93	822.00	4°19'00"	N11°13'58"E	61.91'
C41	123.78	278.00	25°30'50"	N21°49'53"E	122.77'
C42	106.63	128.00	47°43'56"	S22°38'34"E	103.58'
C43	31.42	20.00	90°00'00"	S46°13'24"E	28.28'
C44	37.38	53.00	40°56'59"	S70°44'55"W	37.08'
C45	77.31	53.00	83°34'38"	S08°29'06"W	70.64'
C46	37.53	53.00	40°34'18"	S53°35'22"E	36.75'
C47	13.78	53.00	14°54'05"	S81°19'33"E	13.75'
C48	14.81	53.00	16°00'42"	N83°13'03"E	14.76'
C49	30.32	53.00	32°46'58"	N69°48'13"E	29.91'
C50	28.89	53.00	31°13'37"	N56°48'58"E	28.53'
C51	9.23	53.00	9°58'43"	N06°12'46"E	9.22'
C52	33.30	172.00	11°05'31"	N04°19'21"W	33.25'
C53	40.90	172.00	13°37'27"	N16°40'51"W	40.80'
C54	39.33	172.00	13°06'05"	N00°02'31"W	39.24'
C55	29.76	172.00	9°54'52"	N41°33'05"W	29.73'
C56	45.48	278.00	9°22'21"	S67°04'50"W	45.43'
C57	116.15	281.00	23°40'58"	S16°23'31"E	115.32'
C58	131.86	319.00	23°40'58"	N16°23'31"E	130.92'
C59	65.97	21.00	180°00'00"	N01°13'24"E	42.00'
C60	65.97	21.00	180°00'00"	S01°13'24"E	42.00'
C61	65.97	21.00	180°00'00"	S4°34'27"W	42.00'
C62	65.97	21.00	180°00'00"	N54°34'27"W	42.00'
C63	27.97	778.00	2°00'36"	S38°33'22"W	27.97'
C64	92.39	778.00	6°48'15"	S34°07'21"W	92.34'
C65	187.31	281.00	36°11'34"	S23°38'48"E	183.86'
C66	212.64	319.00	36°11'34"	N23°38'48"W	208.73'



BASIS OF BEARINGS
 The bearings hereon are grid bearings of the Mesa County SIMSLCS determined by GPS observation on a Bureau of Land Management Cadastral Survey standard brass caps for the northeast sixteenth corner of Section 26, Township 1 North, Range 1 West of the Ute Meridian. The bearing of this line is North 84°52'16" East.

SE/4
NE/4

LINE TABLE

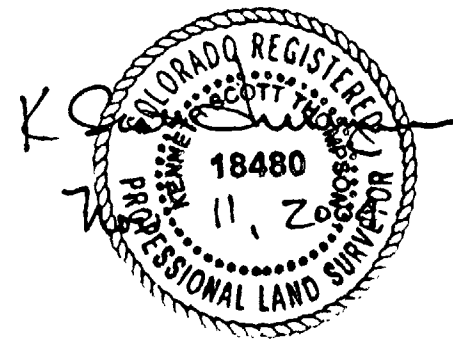
LINE	BEARING	DISTANCE
L1	N35°25'33"E	36.23'
L2	N35°25'33"E	3.77'
L3	S35°25'33"E	40.00'
L4	N35°25'33"E	40.00'
L5	S35°25'33"E	40.00'
L6	N35°25'33"E	40.00'
L7	S35°25'33"E	40.00'
L8	S75°48'21"W	33.88'
L9	S09°04'28"W	176.47'
L10	S09°04'28"W	121.25'
L11	S09°04'28"W	20.42'
L12	S09°04'28"W	34.80'
L13	N09°04'28"E	131.01'
L14	N09°04'28"E	45.45'
L15	S83°38'56"W	27.51'
L16	N46°30'32"W	16.84'
L17	N01°13'24"E	19.14'
L18	N01°13'24"E	79.97'
L19	S88°46'36"E	29.00'
L20	N88°46'36"W	20.86'
L21	N88°46'36"W	19.14'
L22	N88°46'36"E	40.00'
L23	S88°46'36"E	40.00'
L24	S88°46'36"E	40.00'
L25	N88°46'36"W	40.00'
L26	S01°13'24"W	36.90'
L27	S01°13'24"W	61.42'
L28	S01°13'24"W	56.97'
L29	S01°13'24"W	16.82'
L30	S46°30'32"E	16.84'
L31	N03°20'01"E	27.51'
L32	N61°46'00"E	54.31'
L33	N73°14'00"W	28.28'
L34	N04°33'02"W	115.88'
L35	S04°33'02"E	115.88'
L36	S17°46'00"W	49.18'
L37	S61°46'00"W	20.00'
L38	S28°14'00"E	44.00'
L39	S01°13'24"W	20.00'
L40	S73°14'00"E	28.28'
L41	S28°14'00"W	20.00'
L42	N61°46'00"E	44.00'
L43	N28°14'00"W	20.00'
L44	N16°46'00"E	28.28'
L45	N61°46'00"E	54.31'
L46	S46°30'32"E	59.93'
L47	S17°46'00"W	49.18'
L48	S61°46'00"W	5.13'
L49	N42°44'35"W	67.76'
L50	N28°14'00"W	20.22'
L51	N32°02'50"W	45.10'
L52	N28°14'00"W	25.95'
L53	S28°14'00"E	25.95'
L54	S24°25'09"E	45.10'
L55	S28°14'00"E	20.22'
L56	S42°44'35"E	67.77'
L57	N47°15'05"E	3.00'
L58	N47°15'05"E	3.00'
L59	N42°44'35"W	67.76'
L60	N47°15'05"E	19.00'
L61	N47°15'05"E	19.00'

LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS FLAT

- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST
- A: ARC LENGTH OF CURVE
- R: RADIUS OF CURVE
- DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
- CH: BEARING OF LONG CHORD OF CURVE
- LC: LENGTH OF LONG CHORD OF CURVE
- S: SQUARE FEET
- CR: CURVE REFERENCE
- LT: LINE TABLE REFERENCE
- T: TOWNSHIP
- R: RANGE
- R.O.W.: RIGHT-OF-WAY
- PLS.: PROFESSIONAL LAND SURVEYOR
- m-p easmt.: MULTI-PURPOSE EASEMENT

LEGEND

- ⊕ found PLSS brass monument as noted
- ⊙ found aluminum monument as noted
- found rebar and cap as noted
- ◇ calculated position - no monument
- set 24" #5 rebar/aluminum cap PLS 18480

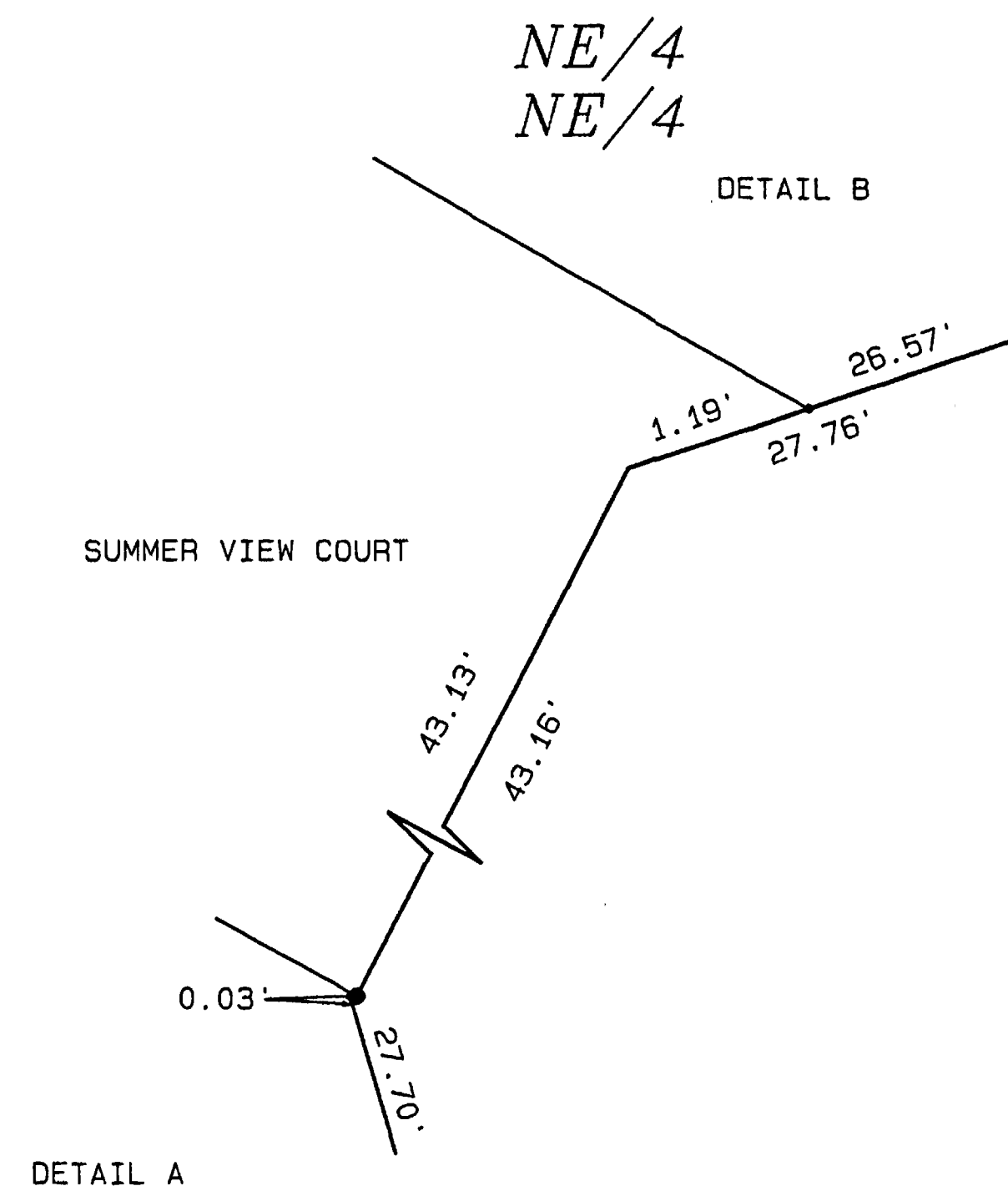
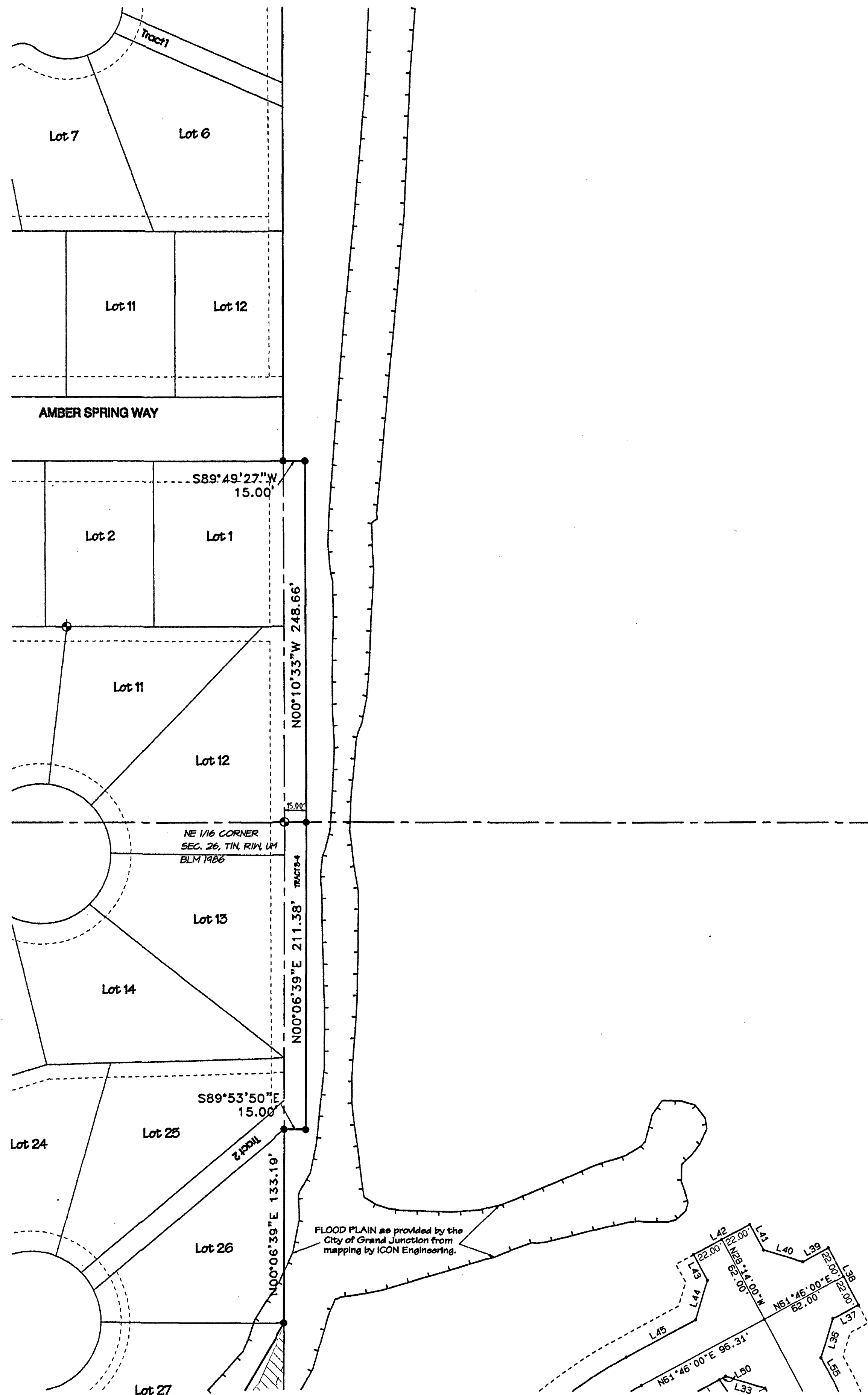


SEE SHEET 1 FOR SURVEYOR'S STATEMENT

SUMMER HILL FILING NO. 5 FINAL PLAT

NE 1/4 Section 26, Township 1 North, Range 1 West, Ute Meridian
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - B-210 (970) 243-6067
 Grand Junction CO 81505 tlc@tlcwest.com
 S:\Survey\0422 bray\007 F5\Filing5.prs Job No. 0422-008
 Drawn: bdw Checked: ccb Date: Nov. 11, 2004 Sheet 2 of 4

SUMMER HILL FILING NO. 5



LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

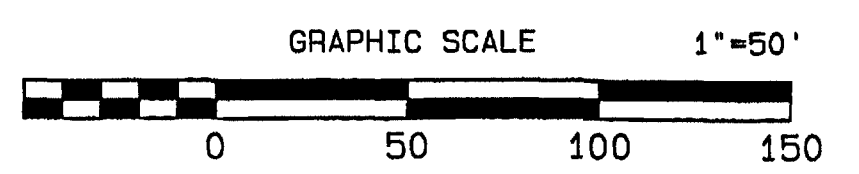
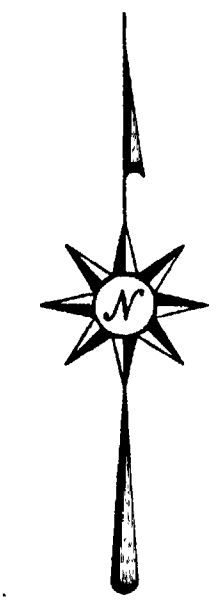
- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST
- A: ARC LENGTH OF CURVE
- R: RADIUS OF CURVE
- DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
- CHRG: BEARING OF LONG CHORD OF CURVE
- Lc: LENGTH OF LONG CHORD OF CURVE
- #: SQUARE FEET
- C#: CURVE TABLE REFERENCE
- L#: LINE TABLE REFERENCE
- T: TOWNSHIP
- R: RANGE
- ROW: RIGHT-OF-WAY
- PLS: PROFESSIONAL LAND SURVEYOR

BLOCK 3
16363754

N89°52'16\"/>

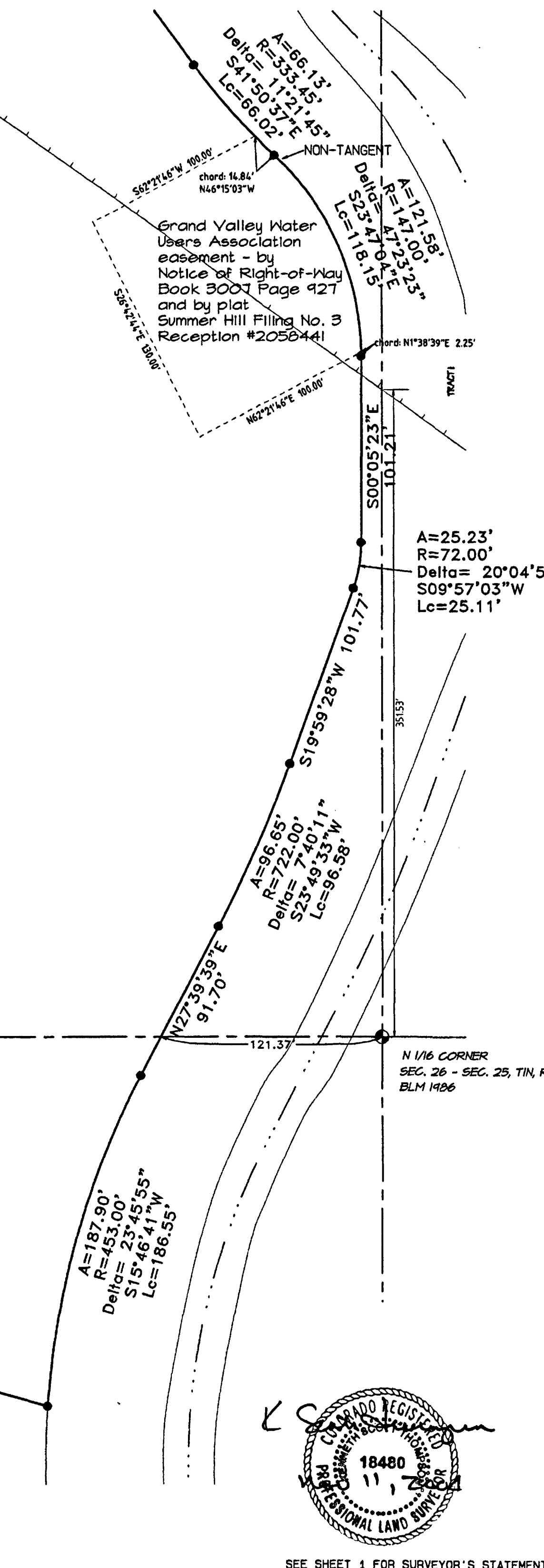
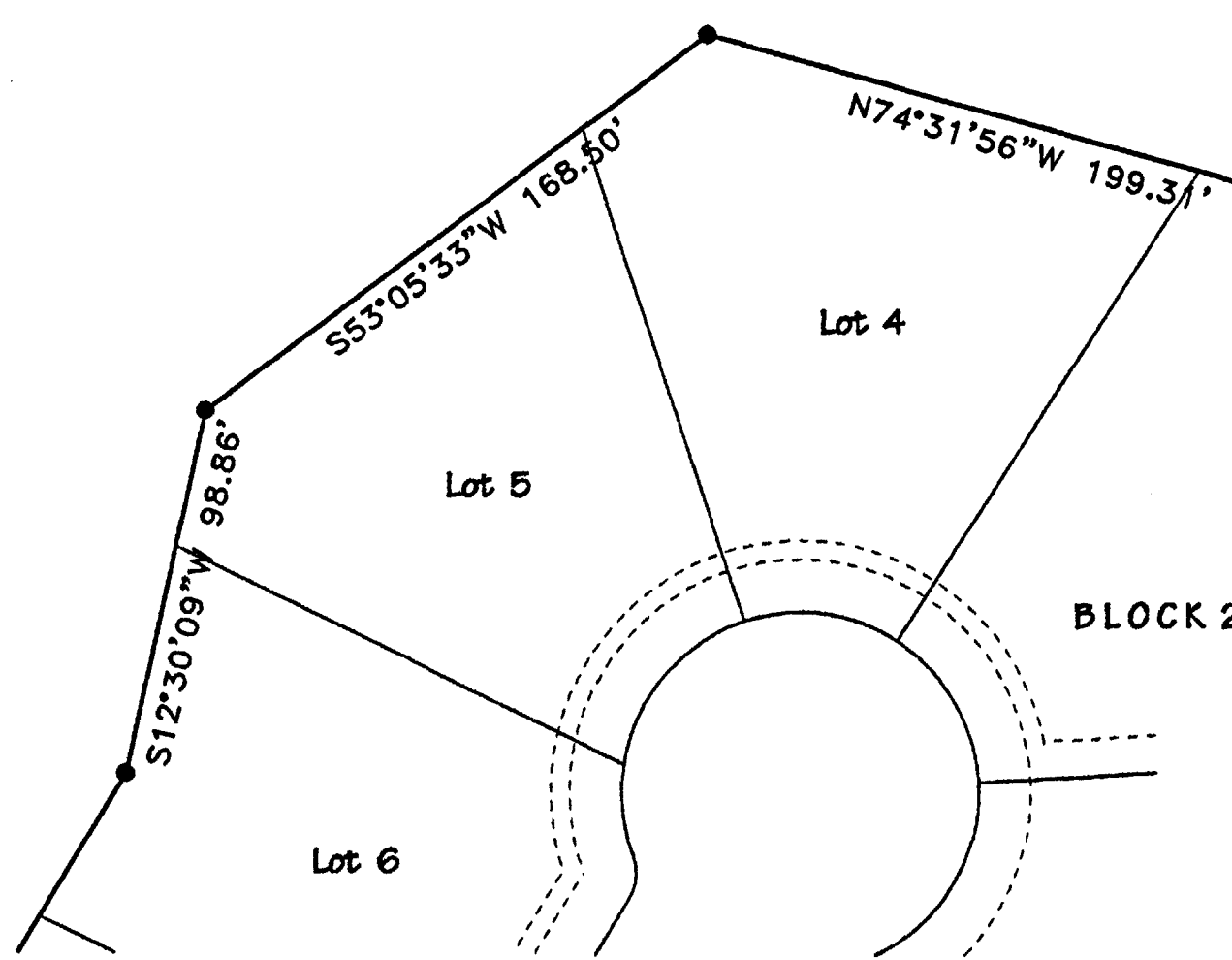
LEGEND

- ◆ found PLSS brass monument as noted
- ⊠ found aluminum monument as noted
- found rebar and cap as noted
- ◇ calculated position - no monument
- set 24\"/>



BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County SIMSLCS determined by GPS observation on a Bureau of Land Management Cadastral Survey standard brass caps for the northeast sixteenth corner of Section 26 and for the north sixteenth corner on the east line of Section 26, Township 1 North, Range 1 West of the Ute Meridian. The bearing of this line is North 89°52'16\"/>



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

SUMMER HILL FILING NO. 5
FINAL PLAT

North West

NE 1/4 Section 26, Township 1 North, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tic@tlcwest.com

S:\Survey\0422 bray\007 F5\Filing5.pro Job No. 0422-008
Drawn: bdw Checked: ccb Date: Nov 11, 2004 Sheet 3 of 4

