

ARCADIA NORTH SUBDIVISION

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Colorado Homes & Living By Design, LLC is the owner of a parcel of land being that certain tract of land in the SE1/4 SW1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 3523 at Page 639 of the Mesa County real property records, said tract being more particularly described as follows:

Commencing at a Mesa County Survey Marker for the S1/4 Corner of Section 34, Township One North, Range One West of the Ute Meridian in the City of Grand Junction, Mesa County, Colorado, from whence a Mesa County Survey Marker for the S.W. Corner of said Section 34 bears S89°59'01"W a distance of 2636.02 feet; thence N86°17'24"W a distance of 461.58 feet to a point on the northerly right-of-way line of G Road and the point of beginning; thence S89°59'01"W, on said northerly right-of-way line, a distance of 198.35 feet to the westerly line of the SE1/4 SW1/4 of said Section 34; thence N00°04'29"W, on said westerly line, a distance of 630.98 feet to the northerly line of the SE1/4 SW1/4 of said Section 34; thence N89°49'44"E, on said northerly line, a distance of 199.02 feet; thence S00°00'51"E a distance of 631.52 feet to the beginning.

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 Arcadia North Subdivision, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All street roads and rights-of-way shown hereon, being Caleb Street and Tara Avenue, together with ten feet for right-of-way along G Road, 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.

A Utility Easement shown hereon is hereby dedicated to the City of Grand Junction for the use of City-approved utility providers as a perpetual, non-exclusive easement for the installation, operation maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, water lines and telephone lines.

An Irrigation and Drainage Easement designated as Easement A shown hereon is hereby granted and conveyed to the Arcadia North Subdivision Homeowners Association, Inc., not subject to partition, as a perpetual easement, for the installation, operation, maintenance and repair of irrigation and drainage systems and to supply and drain irrigation water.

Tract A is for the purposes of a drainage detention area and shall be operated and maintained by the Arcadia North Subdivision Homeowners Association, Inc., as set forth in the Declaration of Covenants Conditions and Restrictions.

Tract B is for open space purposes, and shall be operated and maintained by the Arcadia North Subdivision Homeowners Association, Inc., as set forth in the Declaration of Covenants Conditions and Restrictions.

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 or 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.

IN WITNESS WHEREOF, said owner has caused its names to be hereunto subscribed this

FIVE day of JUNE A.D., 2005.

Marcus Winger
For Colorado Homes & Living By Design, LLC
By Marcus Winger, Member

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 15th day of JUNE A.D., 2005.

For Colorado Homes & Living By Design, LLC, By Marcus Winger, Member

My commission expires: 1/12/08

WITNESS MY HAND AND OFFICIAL SEAL.



Nancy M. Madison
Notary Public

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Arcadia North Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

Date

AREA SUMMARY		
DESC:	ACRES	PERCENT
LOTS	2.02	70.2%
TRACT A	0.07	2.4%
TRACT B	0.03	1.0%
DEDICATED R.O.W.	0.76	26.4%
TOTAL	2.88	100.00%

FOR CITY OF GRAND JUNCTION USE

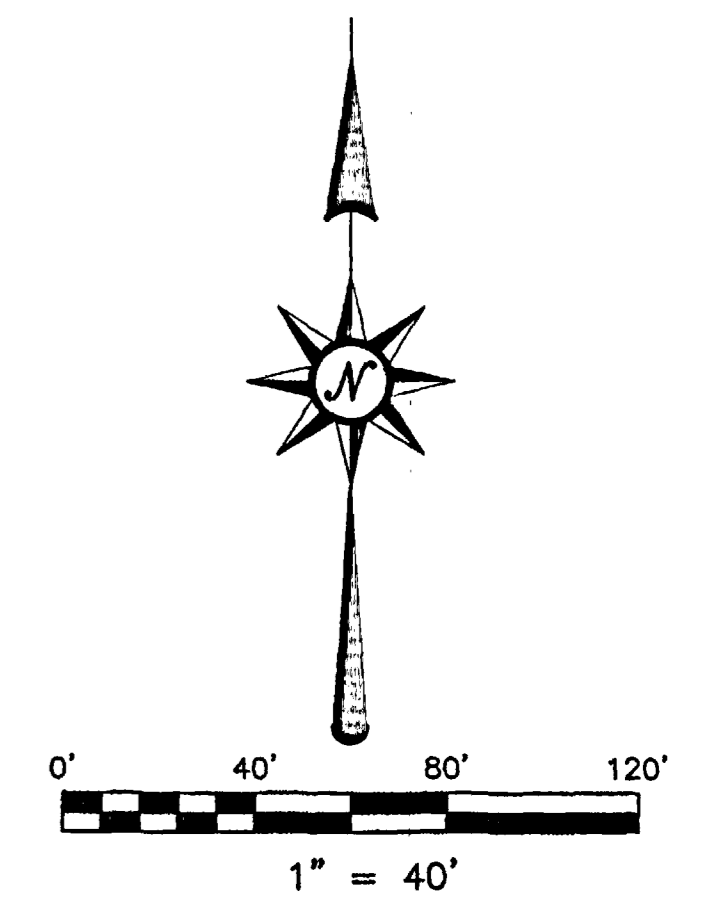
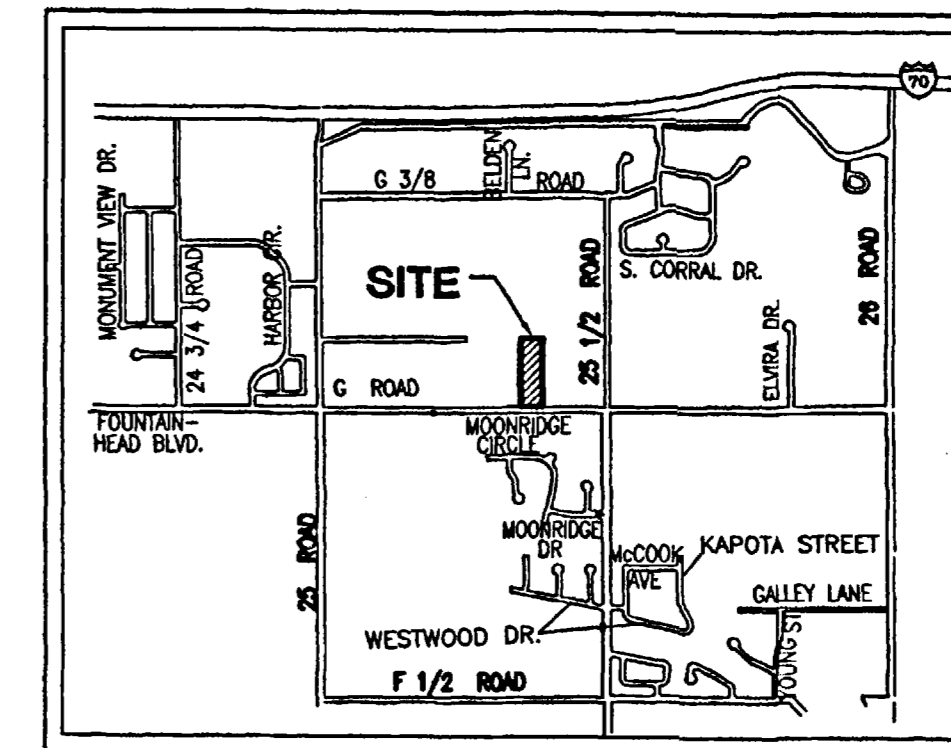
Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:

Easement A, recorded in Book 3921 at Page 186.
Tract A, recorded in Book 3921 at Page 185.
Tract B, recorded in Book 3921 at Page 185.
Declaration of Covenants, Conditions and Restrictions recorded in Book 3921 at Pages 166-184.
Vacation of Right-of-Way, recorded in Book 3849 at Pages 90-93.

LEGEND

- BLM MONUMENT
- MESA COUNTY SURVEY MARKER
-

VICINITY MAP



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 10:10 o'clock A.M., this 16th day of JUNE A.D., 2005, and is duly recorded as Reception Number 2259443 in Book 3921, Page 164 through _____ inclusive. Drawer No. 90-126

Clerk and Recorder _____ Deputy _____ Fees \$1,000.100

TITLE CERTIFICATION

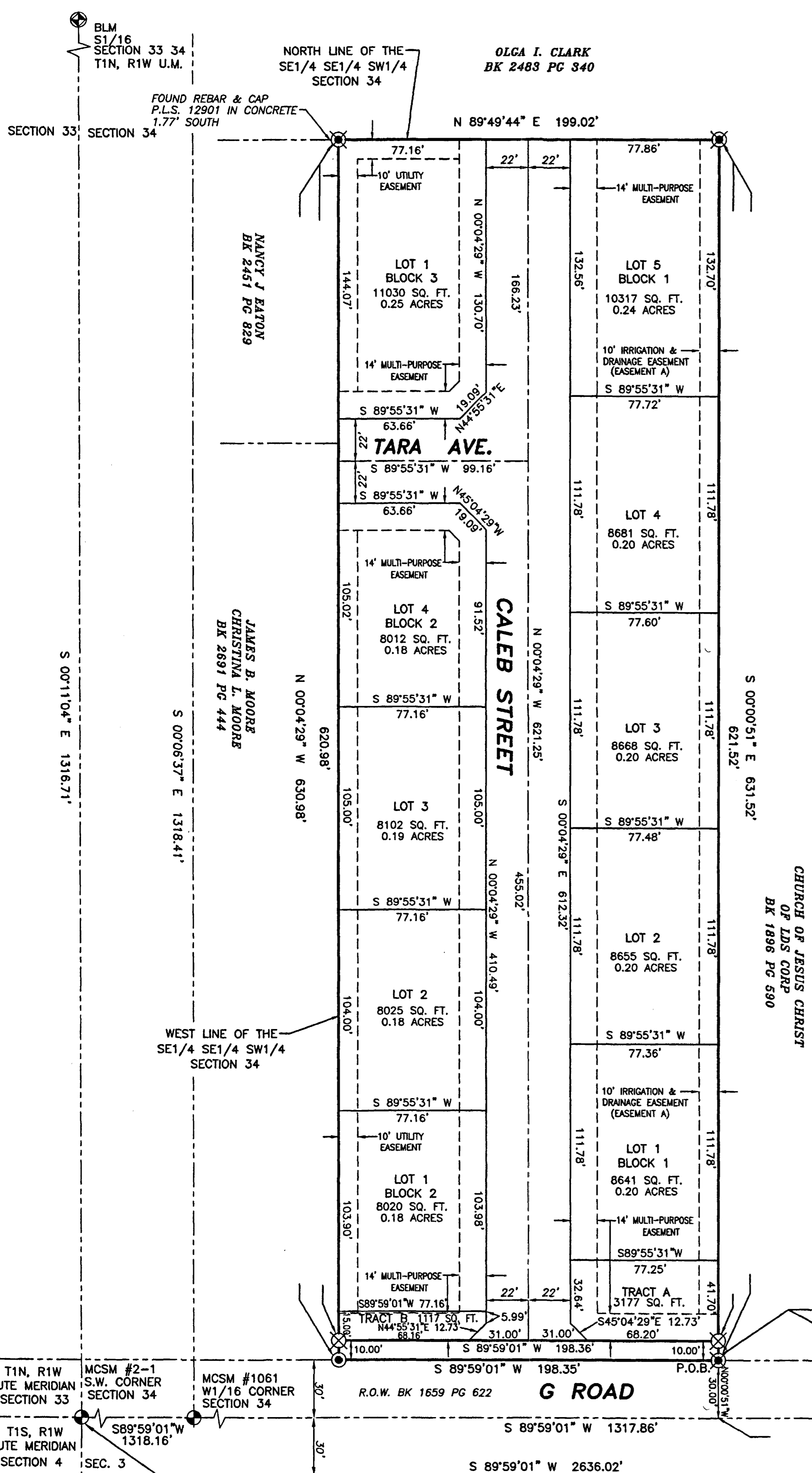
We, Meridian Land Title, LLC, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the Title to the property is vested to Colorado Homes & Living By Design, LLC; that the current taxes have 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: JUNE 15, 2005 by: *Lawrence D. Vent*
for Meridian Land Title, LLC.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 16th day of JUNE A.D. 2005

Mayor *Tom Hill* City Manager *[Signature]*

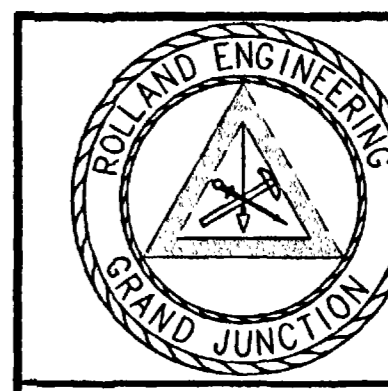


GENERAL NOTES

- Title information from Mesa County real property records and from Meridian Land Title LLC, file no. 71439 Amended I, effective date 06/10/2005.
- Basis of bearings, is S89°59'01"W 2636.02 feet, between Mesa County Survey Markers for the S1/4 Corner and the S.W. Corner of Section 34, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado. (Based on Mesa Co LCS).
- See Improvement Survey Plat Deposited with Mesa County Surveyor, Deposit No. 3064-04.

NOTE: All exterior corner monuments have concrete placed around them.

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.



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\PROJECTS\3092\3092PLAT.DWG			
ARCADIA NORTH SUBDIVISION			
IN THE SE1/4 SW1/4 OF SECTION 34 T1N, R1W, OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO			
Designed	Checked	RAM	Proj# 3092
Drawn	Date	6/15/05	Sheet 1 of 1