

COUNTRY RIDGE ESTATES

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 NE 1/4 of Section 31, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, described in Book 2625 at Pages 343 of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

All that part of the West 330.00 feet of the NW 1/4 NE 1/4 of said Section 31, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, lying South of U.S. Highway No. 50.
 EXCEPT: Commencing at the NE 1/16 corner of said Section 31; thence S89°57'07"W a distance of 993.09 feet along the south line of said NW 1/4 NE 1/4 to the point of beginning; thence N00°04'19"W a distance of 52.15 feet; thence S89°39'51"E a distance of 1.43 feet to the east line of the west 330.00 feet of the NW 1/4 NE 1/4; thence S00°00'51"E a distance of 52.14 feet to said south line; thence S89°57'07"W a distance of 1.38 feet to the point of beginning. Said parcel contains 7.33 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 COUNTRY RIDGE 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 as public streets, and for drainage and underground utility purposes.

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.

Tract A 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 landscape purposes, subject to the various easements dedicated and granted on this Final Plat.

Tract 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 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.

All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the conditions and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner, and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original conditions as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

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

Lloyd J. Davis Jr.
 Lloyd J. Davis Jr., President

STATE OF COLORADO)
 County of Mesa)

The foregoing instrument was acknowledged before me this 25th day of July, A.D., 2005 by Lloyd J. Davis Jr., President
 Witness my hand and official seal: Maria Rhodes
 Notary Public
 Address: 281 Gary Drive, Grand Jet
 My commission expires: 6/16/07

MARIA RHODES
 NOTARY PUBLIC
 STATE OF COLORADO

CITY APPROVAL

This plat of Country Ridge Estates, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 8th day of August, 2005.

[Signature]
 City Manager

[Signature]
 City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 2:30 o'clock P.M., this 24th day of August, A.D. 2005, and is duly recorded in Book No. 3975 at pages 728-729
 Reception No. 2271634, Fee \$20.00 +1.00, Drawer No. RR-22

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 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: July 20, 2005

BY: *[Signature]*
 LAWRENCE D. VENT/EXAMINER

SHANNA WHITWORTH
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires 07/21/2008
 County of Mesa

State of Colorado, Mesa County,
 The foregoing instrument was acknowledged before me this
20th day of July, 2005, By Lawrence D. Vent.
 Witness my hand and official seal.
 My commission Expires: 7/21/2008

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 3584 at Page 188 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: Diana Le Smith FOR: First United Bank
Diana Le Smith
 SR. Vice President

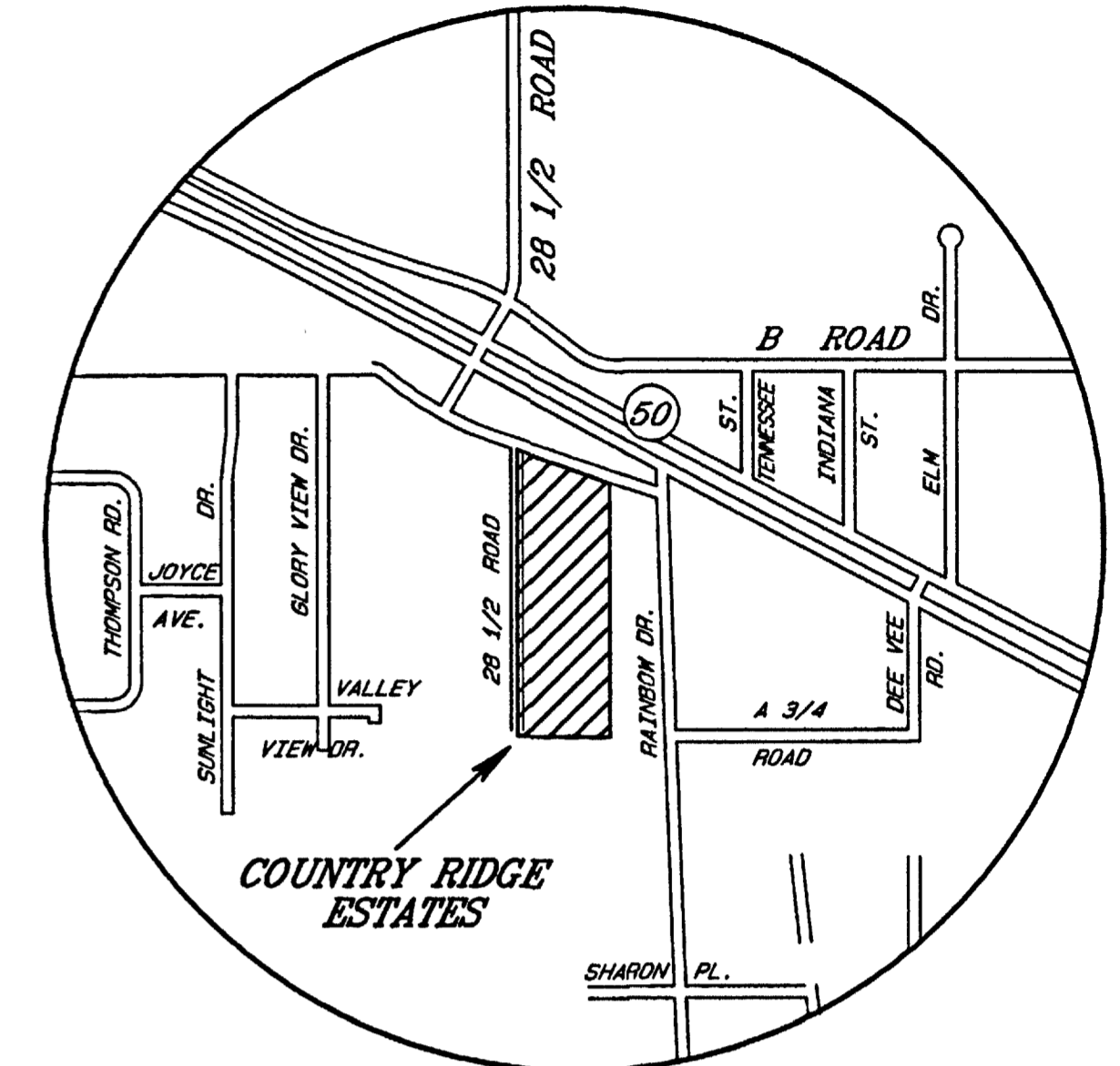
STATE OF COLORADO)
 County of Mesa)

The foregoing instrument was acknowledged before me this 22nd day of July, A.D., 2005 by Diana Le Smith, Senior Vice President
 Witness my hand and official seal: Jessica Phillips
 Notary Public

Address: 8095 E. Bellevue Ave Englewood Co. 80111
 My commission expires: 1/3/09

JESSICA PHILLIPS
 NOTARY
 PUBLIC
 STATE OF COLORADO
 My Commission Expires 01/03/2009

JESSICA PHILLIPS
 NOTARY
 PUBLIC
 STATE OF COLORADO
 My Commission Expires 01/03/2009



COUNTRY RIDGE ESTATES

VICINITY MAP
 N.T.S.

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 and B conveyed to Homeowner's Association
 in Book 3975 at Pages 730
 Irrigation Easements conveyed to Homeowner's Association
 in Book 3975 at Pages 730
 BOUNDARY LINE AGREEMENT
 BOOK 3975 AT PAGES 731-732

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 under File No. 71168.

[Signature]
 Michael W. Drissel
 1-20-05
 PROFESSIONAL LAND SURVEYOR

COUNTRY RIDGE ESTATES

LOCATED IN THE

NW 1/4 NE 1/4, SEC. 31, T1S, R1E, U.M.

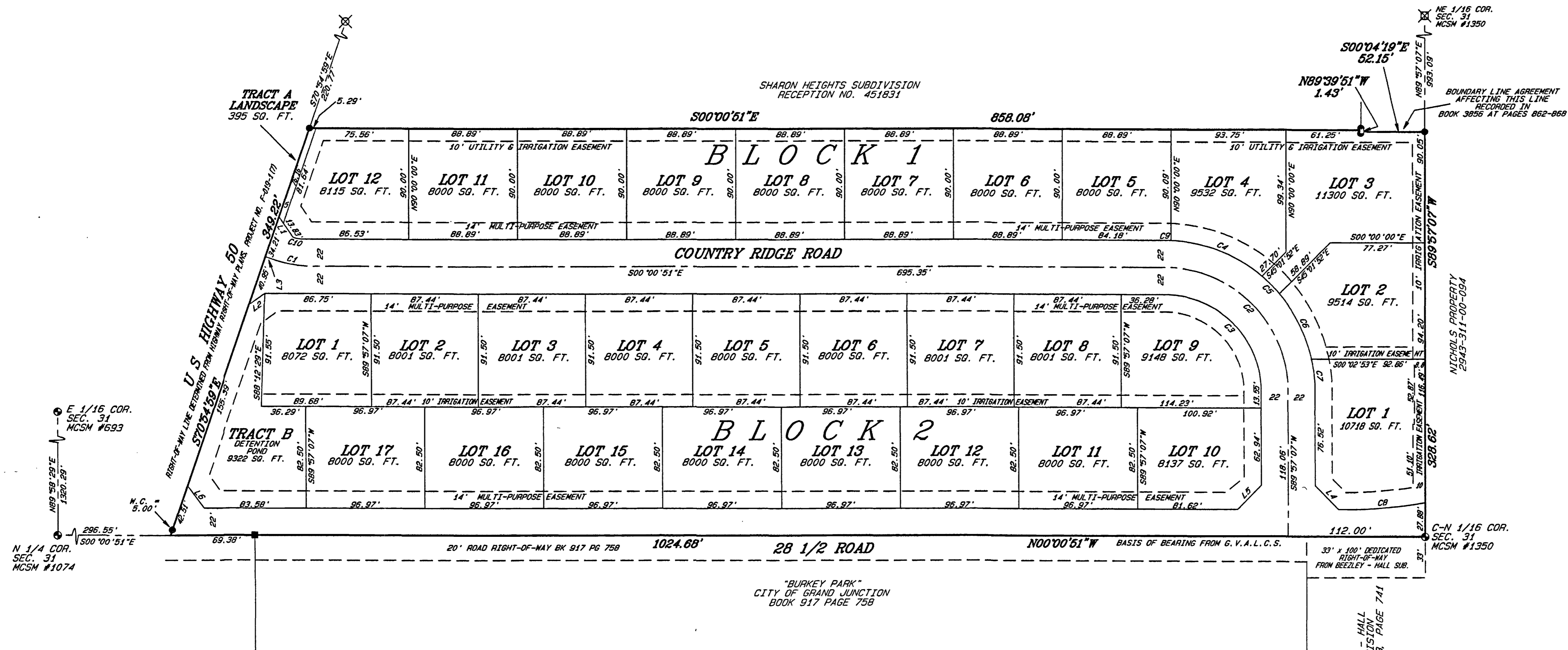
D H SURVEYS INC.

118 OURAY AVE. - GRAND JUNCTION, CO.

(970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	198-03-47
Drawn By	TWODEL	Date	JULY 2005	Sheet	1 OF 2

COUNTRY RIDGE ESTATES



SHARON HEIGHTS SUBDIVISION
RECEPTION NO. 451831

NE 1/16 COR.
SEC. 31
MCSM #1350

BOUNDARY LINE AGREEMENT
AFFECTING THIS LINE
RECORDED IN
BOOK 3856 AT PAGES 862-868

NICHOLS PROPERTY
2943-311-00-094

BEEZLEY - HALL
SUBDIVISION
PLAT BOOK 13, PAGE 741

"BURKEY PARK"
CITY OF GRAND JUNCTION
BOOK 917 PAGE 758

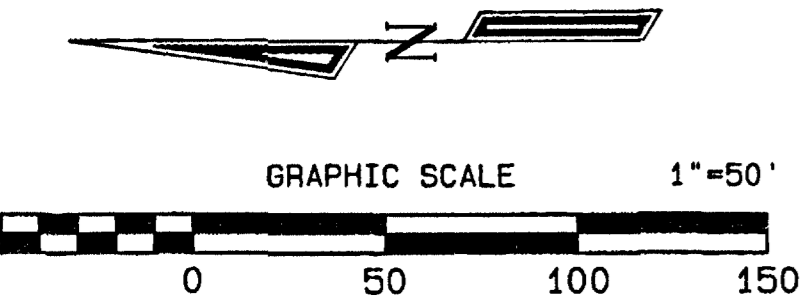
LEGEND & ABBREVIATIONS

- FD MESA COUNTY SURVEY MARKER
- ⊗ FD 1.5" GALVANIZED PIPE W/3" BRASS CAP STAMPED LS 5304
- ⊗ FD 3.25" BRASS CAP C.D.O.T. RIGHT OF WAY MONUMENT
- FD. #5 REBAR W/2.5" ALUM. CAP STAMPED THOMPSON/LANGFORD PLS 18478
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- W.C. = WITNESS CORNER
- N.T.S. = NOT TO SCALE
- SQ. FT. = SQUARE FEET
- DED. = DEDICATED

AREA SUMMARY

DED. ROADS = 1.54 AC. / 21%
LOTS / TRACT = 5.79 AC. / 79%
TOTAL = 7.33 AC. / 100%

LINE	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
L1		20.08'			N55°58'06"E
L2		15.61'			S35°10'59"E
L3		6.95'			S18°58'17"N
C1	18°59'08"	33.14'	100.00'	32.98'	S09°28'43"N
C2	89°57'58"	157.02'	100.00'	141.38'	N44°58'08"E
C3	89°57'58"	122.48'	78.00'	110.28'	N44°58'08"E
C4	38°04'06"	81.06'	122.00'	79.58'	S21°13'59"N
C5	9°24'12"	20.02'	122.00'	20.00'	N44°58'08"E
C6	27°51'30"	59.32'	122.00'	58.74'	S63°35'59"N
C7	12°25'23"	26.45'	122.00'	26.40'	S83°44'25"N
L4		27.43'			N45°22'48"E
L5		27.47'			N45°24'42"N
C8	10°46'39"	71.09'	378.00'	70.99'	S04°44'43"E
C9	02°12'47"	4.71'	122.00'	4.71'	S91°05'33"W
L6		22.62'			N53°25'35"E
C10	19°51'41"	6.15'	23.50'	6.11'	S09°55'00"W



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.

Michele
PROFESSIONAL LAND SURVEYOR
NO. 10000
7-20-05

COUNTRY RIDGE ESTATES
LOCATED IN THE
NW 1/4 NE 1/4, SEC. 31, T15, R10, U.S.
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.	198-03-47
Drawn By	TWODEL	Date	JULY 2005	Sheet	2 OF 2