

COLUMBINE PARK SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Columbine Park, LLC is the owner of that real property located in part of the NW 1/4 SW 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described by the following metes and bounds description based upon a survey that accurately describes the following parcel of land.

The S1/10 of the NE1/4 of the NW1/4 of the SW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian; AND the N2/10 of the SE1/4 of the NW1/4 of the SW1/4 of said Section 7; EXCEPT a tract of land in the N2/10 of the SE1/4 of the NW1/4 of the SW1/4 in said Section 7 described as follows: Beginning at a point 528 feet North of the Southeast Corner of the SE1/4 of the NW1/4 of the SW1/4 of said Section 7; thence North 123.8 feet; thence West 253 feet; thence South 123.8 feet; thence East 253 feet to the Point of Beginning; AND EXCEPT that parcel of land conveyed to the City of Grand Junction in instrument recorded March 27, 1995 in Book 2135 at Page 244; *AND ALSO EXCEPT that part conveyed by Boundary Agreement recorded July 22, 2004, in Book 3701 at Page 631.

AND TOGETHER WITH the South 1/10 of the North 9/10 of the NE 1/4 of the NW 1/4 of the SW 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian; EXCEPTING THEREFROM that portion thereof conveyed to the City of Grand Junction by instrument recorded March 14, 1995 in Book 2133 at Page 4.

Commencing at the SE Corner of the NW 1/4 SW 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian whence the NE corner of said NW 1/4 SW 1/4 bears N 00°11'52" E a distance of 1318.58 feet for a basis of bearings with all bearings contained herein relative thereto; thence N 00°11'52" E a distance of 527.43; thence N 89°53'41" W a distance of 26.00 feet to a point on the West right-of-way line of 28 3/4 Road and the Point of Beginning; thence N 89°53'41" W a distance of 227.00 feet; thence S 00°11'52" W a distance of 131.89 feet; thence N 88°20'36" W a distance of 62.02 feet; thence N 84°00'47" W a distance of 19.73 feet; thence S 89°22'19" W a distance of 49.37 feet; thence N 89°12'58" W a distance of 69.00 feet; thence N 88°54'39" W a distance of 69.01 feet; thence N 89°15'02" W a distance of 69.00 feet; thence S 88°39'47" W a distance of 70.05 feet; thence N 00°10'35" E a distance of 128.28 feet; thence N 00°05'41" E a distance of 131.95 feet; thence S 89°50'40" E a distance of 635.29 feet to the West right-of-way line of 28 3/4 Road; thence along said right-of-way S 00°11'52" W a distance of 131.86 feet to the Point of Beginning. Containing 3.127 acres as described.

That said owners have caused the real property to be laid out and platted as Columbine Park Subdivision, 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 as the accompanying plat of Columbine Park Subdivision as follows:

- All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;
- Tracts A, B and C to the Columbine Park Patio Homes Homeowners Association, Inc., a Colorado Colorado non-profit corporation, for the purposes of the Association, including but not limited to landscaping and signs.
- All Multi-Purpose Easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;
- All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines.
- All Irrigation Easements as set forth on this plat to the Columbine Park Patio Homes Homeowners Association, Inc. as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;
- All Drainage Easements hereby platted to the Columbine Park Patio Homes Homeowners Association, Inc. as perpetual easements 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;
- 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. 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.
- There are no lienholders of record.

IN WITNESS WHEREOF, said owners, Columbine Park, LLC, a Colorado Limited Liability Company, has caused their names to be hereunto subscribed this 15th day of August, A.D., 2005.

Columbine Park, LLC
by: Janey Perry
Manager

SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of Columbine Park Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified July 11, 2005

Boundary Agreement recorded 7/22/04 changed north boundary of parcel platted as: East Texas Sub. Amendment

FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type
<u>3976</u>	<u>967</u>	<u>Warranty Deed</u>
<u>3976</u>	<u>970</u>	<u>Warranty Deed</u>
<u>3976</u>	<u>971</u>	<u>Quit Claim Deed</u>
<u>3976</u>	<u>984</u>	<u>Recording Memorandum</u>

NOTARY PUBLIC CERTIFICATION

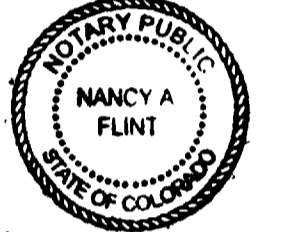
STATE OF COLORADO ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Janey Perry as Manager of Columbine Park, LLC this 15th day of August, A.D., 2005.

Witness my hand and official seal:

Nancy A. Flint
Notary Public

My Commission Expires 11/30/07



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 11:55 o'clock A.M., August 26

A.D., 2005, and was duly recorded in Book No. 3976 Pages

No 268-969, Reception No. 2271966, Drawer No. RR-24

20.00 + 1.00

Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of Columbine Park Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 22nd day of August, A.D., 2005.

Bill Brown
City Manager

Bob Hill
President of City Council

The Declaration of Covenants and Restrictions are recorded at Book 3976, Pages 972-983, Mesa County Records.

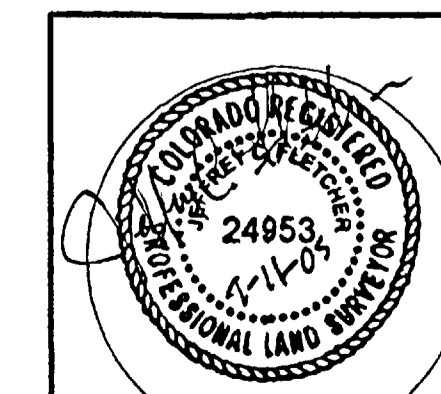
TITLE CERTIFICATION

We, First American Heritage Title Company, a title insurance company, duly licensed in the State of Colorado, hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested, or upon close of escrow at time of plat recording will be vested, in Columbine Park, LLC, a Colorado Limited Liability Company; 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 except easements, reservations and rights of way shown hereon.

Date: 8-9-2005

By: First American Heritage Title Company

Title: Annette Miller, VP



JEFFREY C. FLETCHER, PLS
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. No. 24953

COLUMBINE PARK SUBDIVISION
NW 1/4 SW 1/4 SECTION 7
T1S, R1E, UTE MERIDIAN
MESA COUNTY, COLORADO

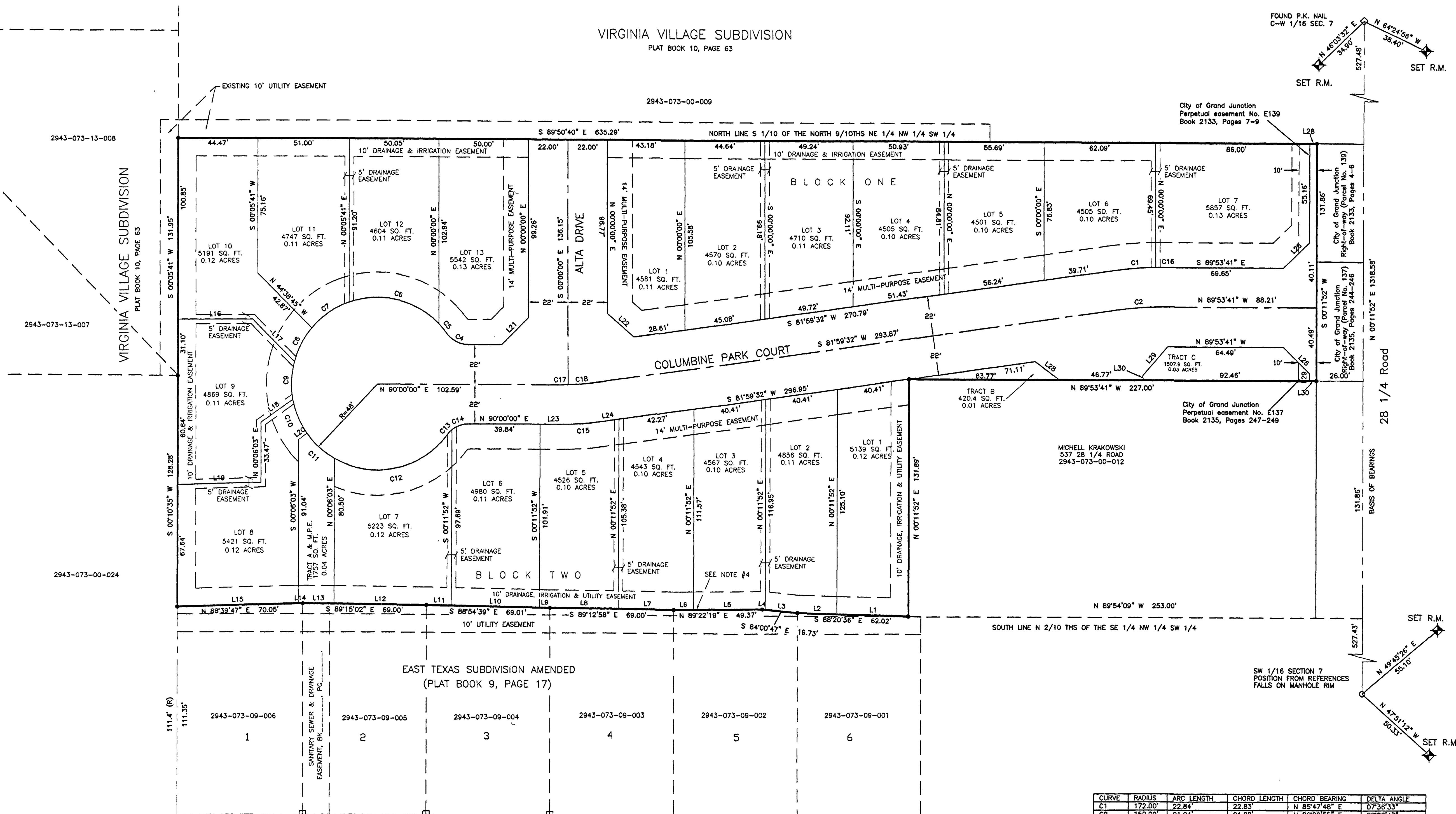
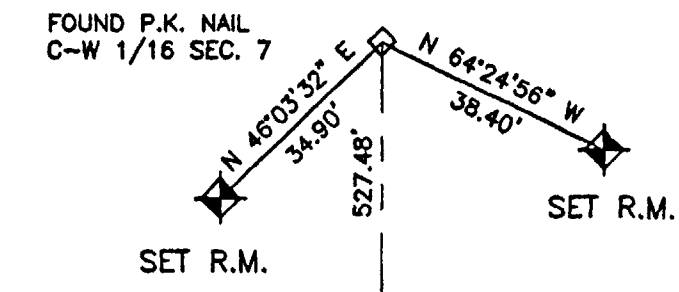
HIGH DESERT SURVEYING, LLC

2591 B 3/4 Road		GRAND JUNCTION, COLORADO 81503 (970) 254-8649	
PROJECT NO. 04-98	SUR. BY: DRAWN	CHECKED	SHEET OF
DATE: Jan. 3, 2005	JF/BE	CW	JF 1 2
REVISION DATE: June 17, 2005			

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 CERTIFICATION SHOWN HEREON.

COLUMBINE PARK SUBDIVISION

VIRGINIA VILLAGE SUBDIVISION
PLAT BOOK 10, PAGE 63



LINE	BEARING	DISTANCE
L1	N 88°20'36\"	40.01'
L2	S 88°20'36\"	22.01'
L3	S 84°00'47\"	18.09'
L4	N 84°00'47\"	1.64'
L5	N 89°22'19\"	38.37'
L6	N 89°22'19\"	11.00'
L7	N 89°12'58\"	30.85'
L8	S 89°12'58\"	38.15'
L9	N 88°54'39\"	5.82'
L10	S 88°54'39\"	49.20'
L11	S 88°54'39\"	13.99'
L12	S 89°15'00\"	51.52'
L13	S 89°15'00\"	17.48'
L14	S 88°39'47\"	2.52'
L15	N 88°39'47\"	67.53'
L16	S 89°54'19\"	41.73'
L17	N 44°38'45\"	32.98'
L18	N 54°22'33\"	21.86'
L19	N 88°39'47\"	46.45'
L20	S 54°22'33\"	5.76'
L21	N 48°00'00\"	21.21'
L22	S 48°00'14\"	19.68'
L23	N 90°00'00\"	14.83'
L24	N 81°59'32\"	11.43'
L25	S 45°55'12\"	20.39'
L26	N 44°40'52\"	20.39'
L27	S 89°53'41\"	5.30'
L28	S 53°00'28\"	16.72'
L29	S 41°02'55\"	21.29'
L30	S 08°00'28\"	2.44'
L28	N 89°50'40\"	4.00'
L29	S 00°11'52\"	4.02'
L30	N 89°53'41\"	4.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	172.00'	22.84'	22.83'	N 85°37'48\"	07°35'33\"
C2	150.00'	21.24'	21.22'	N 86°02'53\"	08°08'47\"
C3	128.00'	18.12'	18.11'	N 86°02'55\"	08°08'47\"
C4	15.00'	14.15'	13.63'	N 62°58'58\"	54°02'03\"
C5	48.00'	6.89'	6.88'	S 40°04'38\"	08°13'23\"
C6	48.00'	54.46'	51.59'	S 76°41'42\"	65°00'44\"
C7	48.00'	25.59'	25.29'	N 55°31'31\"	30°32'49\"
C8	48.00'	21.17'	21.00'	N 27°37'03\"	25°18'08\"
C9	48.00'	21.10'	20.93'	N 02°23'26\"	25°11'06\"
C10	48.00'	20.69'	20.53'	N 22°33'06\"	24°41'57\"
C11	48.00'	20.95'	20.78'	N 47°24'15\"	25°00'22\"
C12	48.00'	70.48'	64.32'	S 78°01'45\"	84°07'57\"
C13	15.00'	4.04'	4.03'	N 43°41'00\"	15°28'06\"
C14	15.00'	10.11'	9.92'	N 70°42'02\"	38°35'57\"
C15	128.00'	17.89'	17.88'	S 85°59'46\"	08°00'28\"
C16	172.00'	1.51'	1.51'	N 89°51'12\"	00°30'14\"
C17	150.00'	3.83'	3.83'	N 89°16'03\"	01°27'53\"
C18	150.00'	17.13'	17.12'	N 85°15'49\"	06°32'35\"

AREA SUMMARY

LOTS	= 2.22 Acres	71%
TRACTS	= 0.10 Acres	3%
ROAD ROW	= 0.81 Acres	26%
TOTAL	= 3.13 Acres	100%

- LEGEND**
- ⊕ MESA COUNTY OR BLM SURVEY MARKER
 - ◆ SET 2" ALUM. CAP/30" #6 REBAR
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 IN CONCRETE
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL LOT CORNERS
- R = RADIUS
SQ. FT. = SQUARE FEET
R-O-W = RIGHT-OF-WAY
ALUM. = ALUMINUM
R.M. = REFERENCE MARKER
M.P.E. = MULTI-PURPOSE EASEMENT

- NOTES**
- Easement and Title Information provided by Abstract and Title Co. of Mesa County, Policy No. 1900937, and First American Heritage Title Co., Policy No. 155653.
 - Bearings are based upon GPS observations using the Mesa County SIMS LCS. The line between the CW 1/16 and SW 1/16 of Section 7 bears S 00°11'52" W a distance of 1318.58 feet. Both monuments on this line are as described on the face of this plat.
 - Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".
 - Boundary line per Boundary Agreement as recorded in the official records of the Mesa County Clerks Office in Book 3701, at Pages 631-645.
 - 5 foot drainage easements are centered on the adjacent lot lines.
 - An engineered foundation shall be required for each lot within this subdivision, prepared by a Registered Engineer.

COLUMBINE PARK SUBDIVISION
NW 1/4 SW 1/4 SECTION 7
T1S, R1E, UTE MERIDIAN
MESA COUNTY, COLORADO

2591 B 3/4 Road
GRAND JUNCTION, COLORADO 81503 (970) 254-8649

PROJECT NO. 04-98 SUR. BY: DRAWN CHECKED SHEET OF
DATE: Jan. 3, 2005 JF/BE CW JF 2 2

REVISION DATE: June 17, 2005

24953
1-11-05
PROFESSIONAL LAND SURVEYOR

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