

# CHIPETA GLENN SUBDIVISION PHASE II

## A SUBDIVISION OF THE NW1/4 SE1/4 OF S.29, T.1 S., R.1 E., UTE MERIDIAN

### CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**STATEMENT OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Chipeta Glenn II, LLC, a Colorado Limited Liability Company, is the owner of that real property situated in the NE1/4 SE1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in an instrument recorded in Book 3729 at Page 547 of the Mesa County records, said property being more particularly described as follows:

The East 16 Rods of the N1/2 NW1/4 SE1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian.  
EXCEPT that portion granted to the City of Grand Junction in Warranty Deeds recorded May 6, 2004 in Book 3647 at Page 179, and March 16, 2005 in Book 3855 at Page 831.

That said owner has by these presents laid out, platted, and subdivided the above described real property as shown hereon, and designates the same as CHIPETA GLENN SUBDIVISION PHASE II, a subdivision of the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on this plat as follows:

- \* All streets to the full width of their platted rights-of-way are dedicated to the City of Grand Junction for the use of the public forever.
- \* All multi-purpose easements are dedicated to the City of Grand Junction for the use of City approved utilities and public providers 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, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- \* Public Pedestrian easement is dedicated to the City of Grand Junction as a perpetual easement for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling and other nonmotorized forms of transportation for commuting and recreational purposes with or without pets accompanying them.
- \* Access Prohibited easement over Tract A is dedicated to the City of Grand Junction as a perpetual easement for the purpose of control and jurisdiction over access rights. Vehicular access is denied to the street or public way (B-1/2 Road)
- \* All Irrigation easements are granted by separate instrument to Chipeta Glenn Subdivision Homeowners' Association as perpetual easements for the installation, operation and maintenance of private irrigation facilities.
- \* Tract A is conveyed by separate instrument to the Chipeta Glenn Subdivision Homeowners' Association as common open space, subject to a public multi-purpose easement, to an Access Prohibited easement, to a Public Pedestrian easement as defined and dedicated hereon and subject to terms set forth in said instrument and subject to covenants, conditions and restrictions for Chipeta Glenn Subdivision Phase II.
- \* Tract B is conveyed by separate instrument to the Chipeta Glenn Subdivision Homeowners' Association for shared access to the adjoining lots, subject to additional terms set forth in said instrument, and subject to the covenants, conditions and restrictions for Chipeta Glenn Subdivision Phase II. Tract B is subject in its entirety to a multi-purpose easement and to a Public Pedestrian easement as defined and dedicated hereon.
- \* All drainage easements are granted by separate instrument to Chipeta Glenn Subdivision Homeowners' Association as perpetual easements for the conveyance of stormwater which originates on the property platted.

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 or 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.

Said owner further certifies that all lienholders if any, are represented hereon.

Executed this 6<sup>th</sup> day of SEPTEMBER, 2005.

By: Chipeta Glenn II LLC, a Colorado Limited Liability Company

By: H. Frederick Fodrea, Manager  
H. Frederick Fodrea, Manager

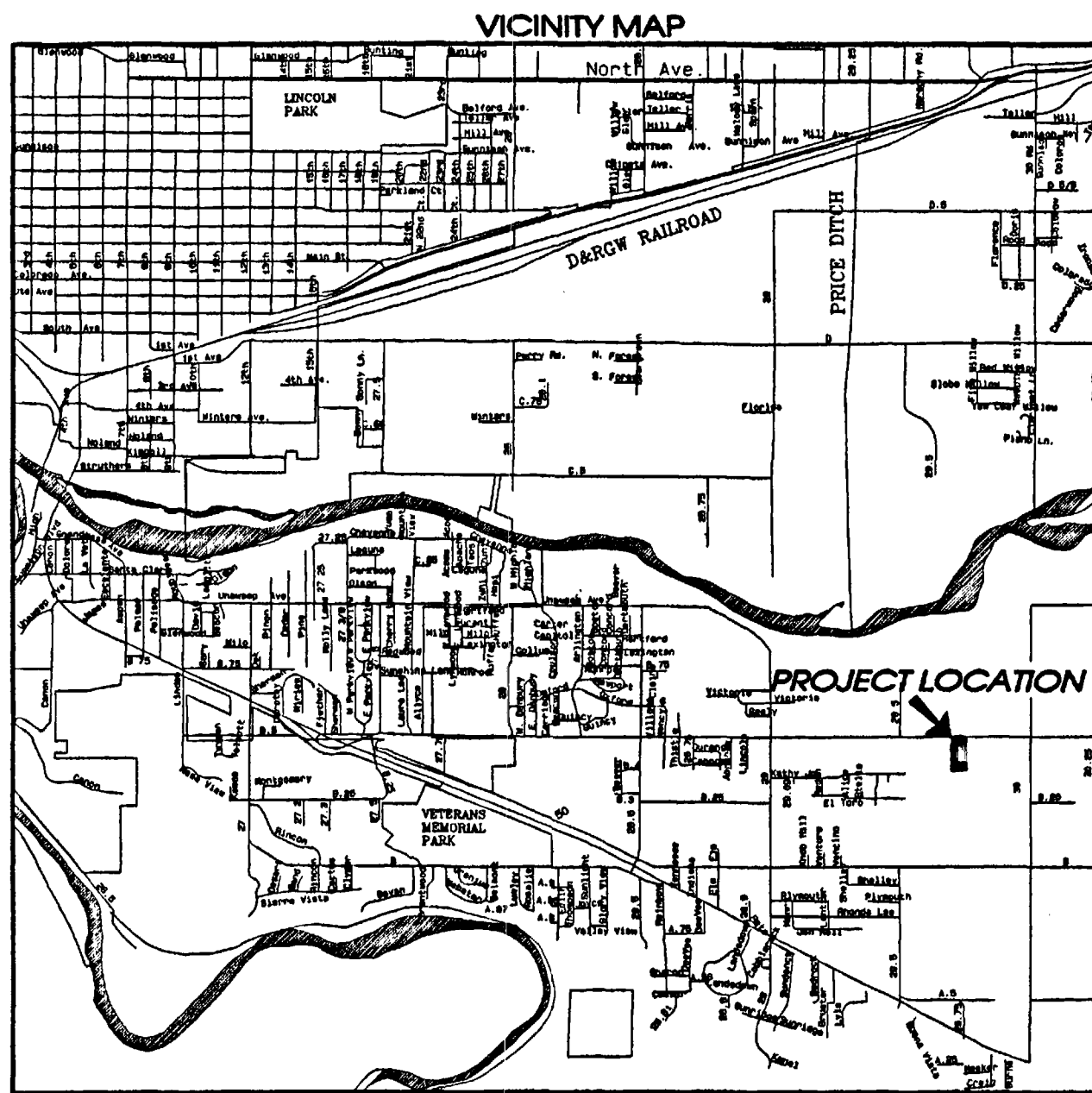
State of Colorado )  
County of Mesa ) ss

The foregoing Statement of Ownership and Dedication was acknowledged before me by

H. Frederick Fodrea of Chipeta Glenn II, LLC as its Manager this 6<sup>th</sup> day of September, 2005, for the aforementioned purposes.

Notary Public

My commission expires 6-28-09



**TITLE CERTIFICATION**

State of Colorado  
County of Mesa

We, Abstract & Title Co. of Mesa County, Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to Chipeta Glenn II 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: 8-30-05 By: Debra J. Blachette, Title Officer  
Name and title  
Abstract & Title Co. of Mesa County, Inc.

**DECLARATION OF COVENANTS**

This property is subject to Covenants, Conditions and Restrictions as set forth in an instrument recorded in Book 4005 at Page 275-277 of the Mesa County records.

**CITY APPROVAL**

This plat of CHIPETA GLENN SUBDIVISION PHASE II, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 2<sup>nd</sup> day of September, 2005.

City Manager: [Signature] Mayor: [Signature]

**SURVEYOR'S STATEMENT**

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of CHIPETA GLENN SUBDIVISION PHASE II, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a true and correct survey of the same. This statement is only applicable to the survey and does not represent a warranty or opinion as to ownership, liens, or title.

[Signature]  
Dennis R. Shellhorn  
Professional Land Surveyor  
STATE OF COLORADO

**CLERK AND RECORDER'S CERTIFICATE**

State of Colorado )  
County of Mesa ) ss

This plat was accepted for filing in the office of the Clerk and Recorder of

Mesa County, Colorado, at 3:39 o'clock P. M., on this 30<sup>th</sup> day of

September, 2005, A.D., and was recorded at Reception

No. 2278320 Drafter No. RB-49, Fees 21.00

Blk: 4005 pg: 273-274

By: \_\_\_\_\_ Clerk and Recorder Deputy

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title policy issued by Transation Title Insurance Company, No. A52-0033084, dated May 26, 2005.

**LAND USE SUMMARY**

LOTS	2.870 ACRES	72.6%
TRACTS	0.173 ACRES	4.4%
STREETS	0.909 ACRES	23.0%
TOTAL	3.952 ACRES	100%

**CONVEYANCE DOCUMENTS: (FOR CITY USE ONLY)**

DRAINAGE EASEMENTS (HOA)	BOOK <u>4005</u> PAGE <u>279</u>
IRRIGATION EASEMENTS (HOA)	BOOK <u>4005</u> PAGE <u>280</u>
TRACT A (HOA)	BOOK <u>4005</u> PAGE <u>278</u>
TRACT B (HOA)	BOOK <u>4005</u> PAGE <u>278</u>

**CHIPETA GLENN SUBDIVISION PHASE II**  
CHIPETA GLENN II, LLC

SECTION: NW1/4 SE1/4 S29 T1S R1E MERIDIAN: UTE

**THOMPSON-LANGFORD CORPORATION**  
520 25 1/2 ROAD - B-210 (970) 243-6067  
Grand Junction CO 81505 tlc@tlcwest.com

Date of Survey: July, 2004 Field Surveyor: SLG Revision Date: Sep 2, 2005  
Drawn: DRS Checked: KST Approved: DRS Job No. 0678-001  
S:\Survey\0678 Chipeta Glenn\PH2 SUB.pro Sheet 1 of 2

