

Forrest Run Subdivision

A Replat of Lot 1, Holton's Haciendas In the SW 1/4 Section 5,
Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado

OWNERS' STATEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned James L. Holton, Jr. and Rosalee Holton, are the owner of that real property situate in the NE 1/4 SW 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as evidenced by the plat of Holton's Haciendas, Plat Book 13, Page 485 being more particularly described as follows:

Lot 1, Holton's Haciendas, a subdivision of Grand Junction, Colorado as recorded in the records of Mesa County, Colorado at Plat Book 13, Page 485.

That said owners have laid out, platted and subdivided the above described real property into lots and tracts as shown hereon, and designate the same as FORREST RUN SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby make 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.

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 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.

All 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.

The City of Grand Junction is hereby dedicated the 20' Access Easement across Lot 12 and an access easement across all of Tract A for ingress/egress purposes to and through Tract A and to the adjoining 25' Easement, Operation and Maintenance Road.

All of Tract A and all other Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

The 10-foot Apparent Irrigation Easement shown hereon shall be granted to the Palisade Irrigation District for the operation and maintenance of an existing irrigation line located therein. Said grant to be by separate instrument.

Tract A together with the 20' Access Easement across Lot 12 as shown hereon shall be granted to the Forrest Run Subdivision Homeowners Association as an outlet for drainage facilities together with access thereto. Said grant to be by separate instrument.

All Irrigation Easements shown hereon, except that 10' Apparent Irrigation Easement within Lot 21 being granted to the Palisade Irrigation District, shall be granted to the Forrest Run Subdivision Homeowners Association as non-exclusive, perpetual easements for the installation, operation, maintenance and repair of private irrigation facilities. Said grant to be by separate instrument.

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 over burden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

That there are no lienholders on the described property.

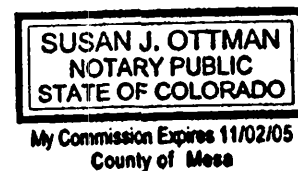
IN WITNESS WHEREOF, said owners, James L. Holton, Jr. and Rosalee Holton, have caused their name to be hereunto subscribed this 10th day of October, A. D. 2005

James L. Holton, Jr. Rosalee Holton
James L. Holton, Jr. Rosalee Holton

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me by James L. Holton, Jr. and Rosalee Holton this

10th day of October A.D. 2005.



Witness my hand and official seal Susan J. Ottman
Notary Public

My commission expires 11/2/05

Title Certification:

STATE OF COLORADO }
COUNTY OF MESA } SS

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 in James L. Holton, Jr. and Rosalee Holton, as Joint Tenants; that the current taxes have been paid that all mortgages not satisfied or released or 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: October 10, 2005 By: Susan J. Ottman Title: Licensed Title Officer

City of Grand Junction Approval:

This plat of the Forrest Run Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 19th day of October, A. D. 2005.

[Signature] [Signature]
City Manager Mayor

Associated Recorded Documents:

The below listed recording information for Associated Record Documents was not prepared under the professional land surveyor's responsible charge, Board Rule 6.2.1, State of Colorado

The recording information is to be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

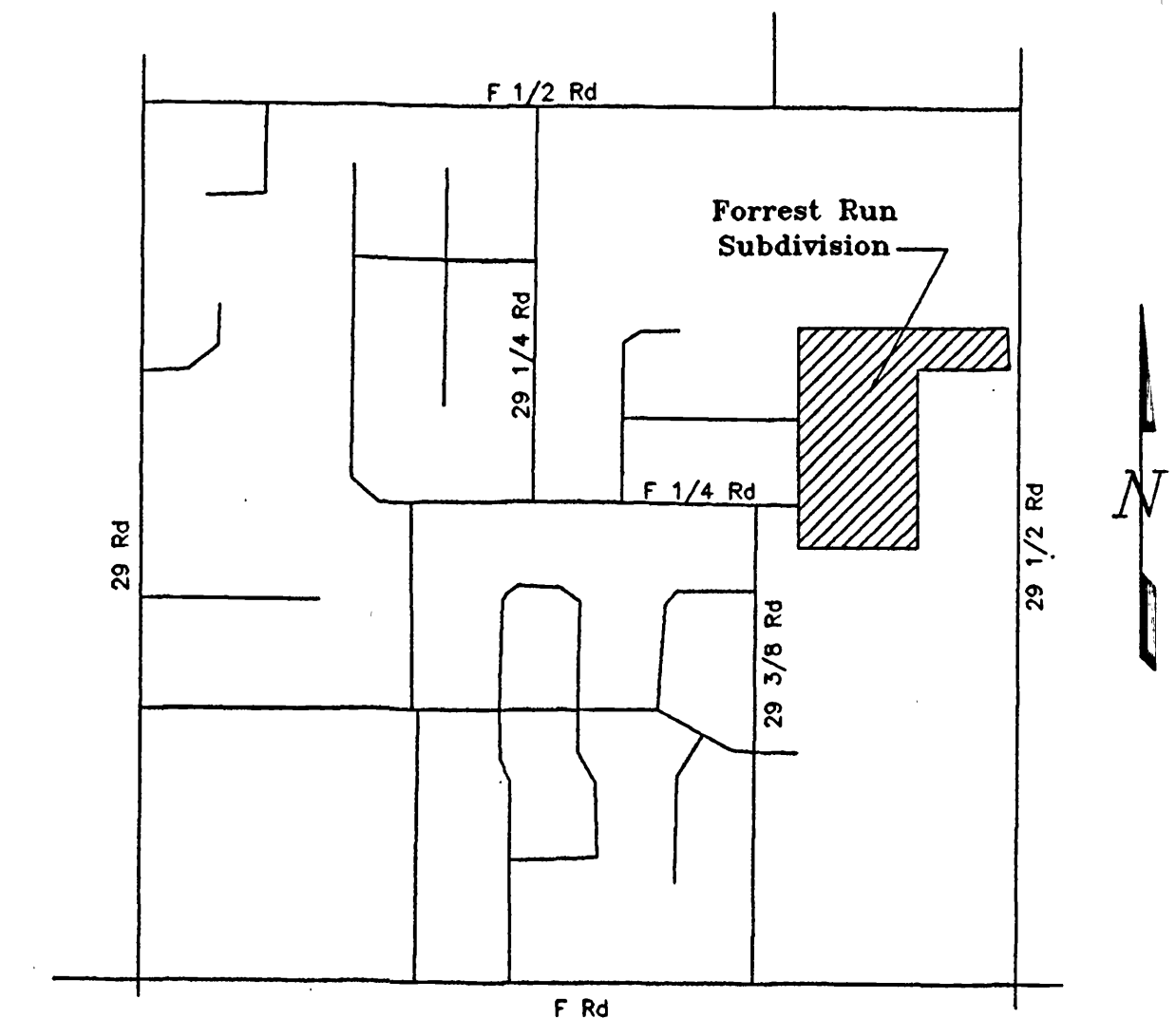
Grant of Tract A together with the 20' Access Easement across Lot 12 to the Forrest Run Subdivision Homeowners Association - Book 4022, Page 723.

Grant of Irrigation Easements to the Forrest Run Subdivision Homeowners Association - Book 4022, Page 724

Grant of 10' Irrigation Easement to Palisade Irrigation District - Book 4022, Page 725

The area that was designated as 25' Operation and Maintenance Road that was west of the north-south 35' Drainage Easement on the Holtons' Haciendas Plat in Plat Book 13, Page 485 has been vacated by City Ordinance recorded in Book 4022, Pages 726-732.

The lands within Forrest Run Subdivision are subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Forrest Run Subdivision Homeowners Association recorded in Book 4022, Pages 726-732 in the Office of the Clerk and Recorder, Mesa County, Colorado.



Vicinity Map
Not To Scale

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 4:30 o'clock P.M. this 25th day of October A.D., 2005.

and is duly recorded in Book No. 4022, Pages 721-722.

Reception No. 2282502, Drawer No. RR-59

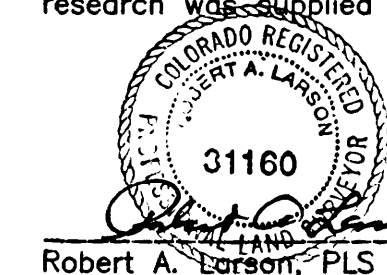
Clerk and Recorder Deputy Fees \$20.00 + 1.00

NOTICE:

According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

SURVEYOR'S STATEMENT:

I, Robert A. Larson, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of Forrest Run Subdivision was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information; and that title research was supplied by Meridian Land Title in File No. 77678.



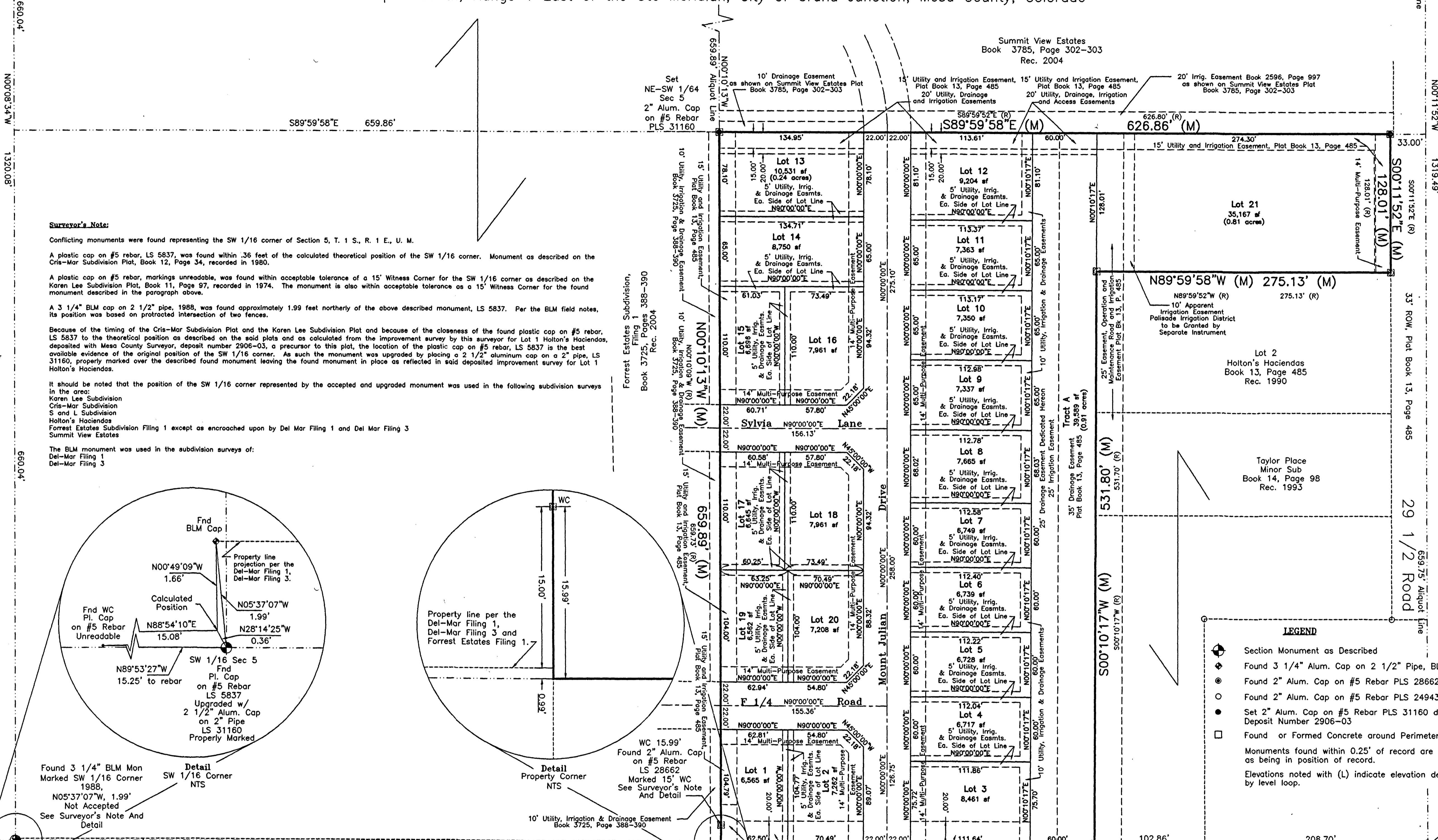
Robert A. Larson, PLS 31160

9-22-05
Date

Merritt LS, L.L.C.	
743 Horizon Ct., Suite 100B, Grand Junction, CO 81506 PHONE (970) 255-7386 FAX (970) 256-7386	
Forrest Run Subdivision	
A Replat of Lot 1, Holton's Haciendas in the SW 1/4 Section 5, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, Mesa County, Colorado	
DATE: September 14, 2005	SCALE 1" = 50'
DRAWN: TWS	CHK: RAL
PROJECT NO: 0323FR Plot	SHEET 1 OF 2

Forrest Run Subdivision

A Replat of Lot 1, Holton's Haciendas In the SW 1/4 Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado



- Abbreviations Used:**
- Alum. Cap Aluminum Cap
 - Bk Book
 - BLM Bureau of Land Management
 - BM Bench Mark
 - C 1/4 Center 1/4 Corner
 - CHK Checked
 - C-S 1/16 Center-South 1/16 Corner
 - C-W 1/16 Center-West 1/16 Corner
 - Each Each
 - Easmt Easement
 - elev Elevation
 - Fnd Found
 - Irreg Irregular
 - LS Land Surveyor
 - (M) Measured
 - MCSM Mesa County Survey Monument
 - NE-SW 1/64 Northeast-Southwest 1/64 Corner
 - NTS Not to scale
 - Page Page
 - PL Cap Plastic Cap
 - PLS Professional Land Surveyor
 - (R) Record
 - R. 1 E. Range 1 East
 - Rd Road
 - Rec. Recorded
 - ROW Right-of-way
 - S Line South Line
 - Sec. Section
 - sq feet square feet
 - Sub Subdivision
 - SW Southwest
 - SW 1/16 Southwest 1/16 Corner
 - T. 1 S. Township 1 South
 - U. M. Ute Meridian
 - W 1/16 West 1/16 Corner
 - w/ With
 - WC Witness Corner

Surveyor's Note:

Conflicting monuments were found representing the SW 1/16 corner of Section 5, T. 1 S., R. 1 E., U. M.

A plastic cap on #5 rebar, LS 5837, was found within .36 feet of the calculated theoretical position of the SW 1/16 corner. Monument as described on the Cris-Mar Subdivision Plat, Book 12, Page 34, recorded in 1980.

A plastic cap on #5 rebar, markings unreadable, was found within acceptable tolerance of a 15' Witness Corner for the SW 1/16 corner as described on the Karen Lee Subdivision Plat, Book 11, Page 97, recorded in 1974. The monument is also within acceptable tolerance as a 15' Witness Corner for the found monument described in the paragraph above.

A 3 1/4" BLM cap on 2 1/2" pipe, 1988, was found approximately 1.99 feet northerly of the above described monument, LS 5837. Per the BLM field notes, its position was based on protracted intersection of two fences.

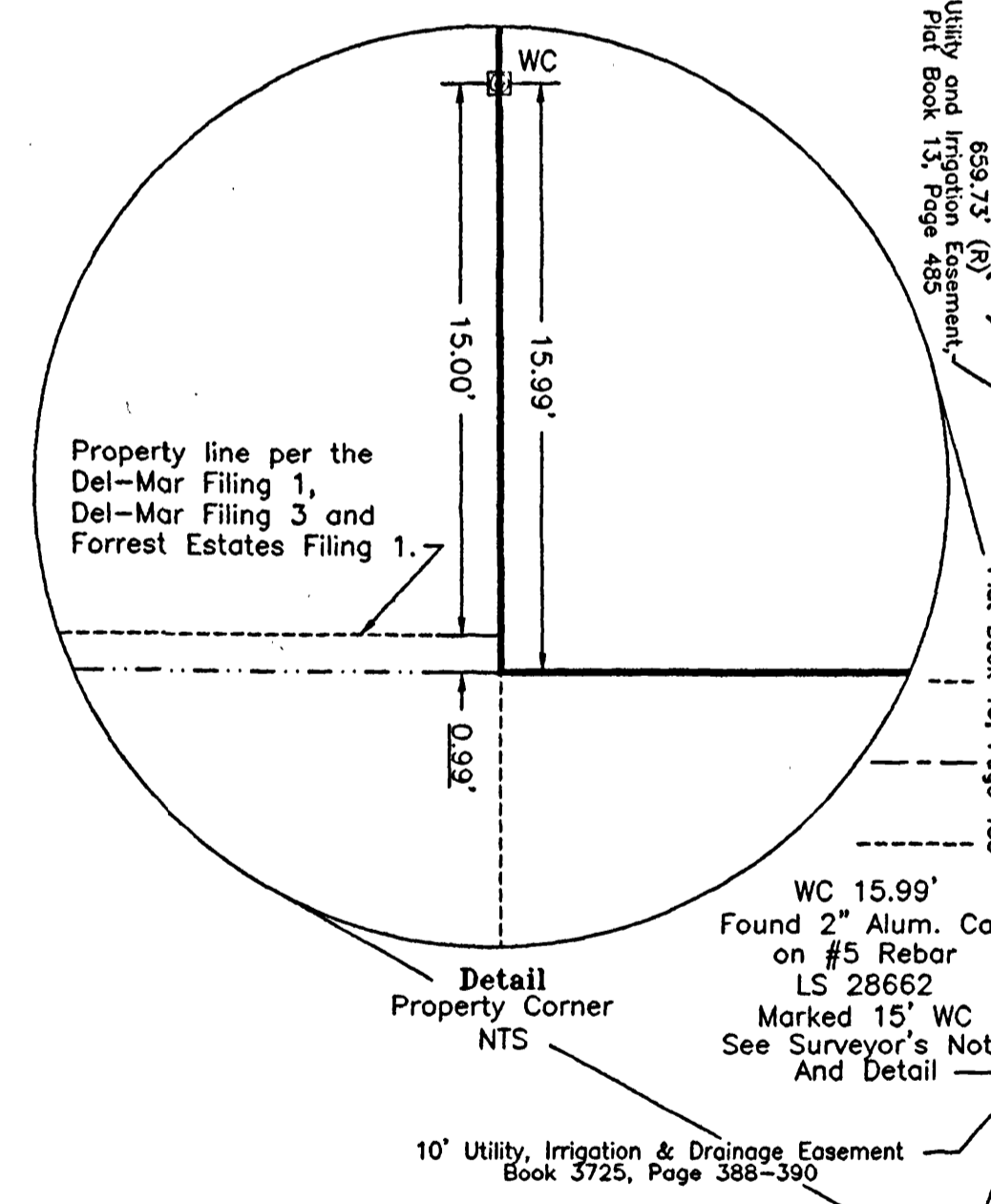
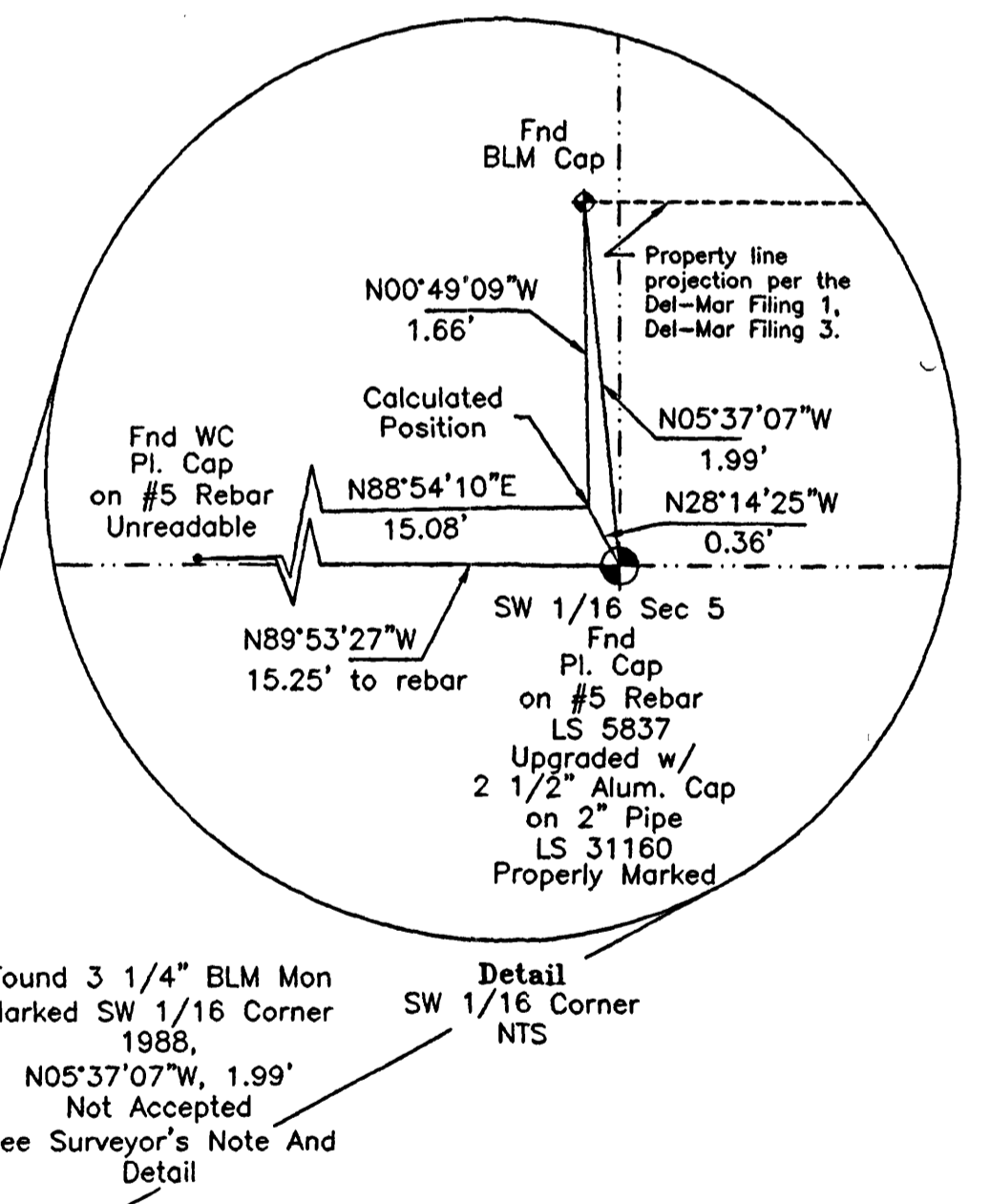
Because of the timing of the Cris-Mar Subdivision Plat and the Karen Lee Subdivision Plat and because of the closeness of the found plastic cap on #5 rebar, LS 5837 to the theoretical position as described on the said plats and as calculated from the improvement survey by this surveyor for Lot 1 Holton's Haciendas, deposited with Mesa County Surveyor, deposit number 2906-03, a precursor to this plat, the location of the plastic cap on #5 rebar, LS 5837 is the best available evidence of the original position of the SW 1/16 corner. As such the monument was upgraded by placing a 2 1/2" aluminum cap on a 2" pipe, LS 31160, properly marked over the described found monument leaving the found monument in place as reflected in said deposited improvement survey for Lot 1 Holton's Haciendas.

It should be noted that the position of the SW 1/16 corner represented by the accepted and upgraded monument was used in the following subdivision surveys in the area:

- Karen Lee Subdivision
- Cris-Mar Subdivision
- S and L Subdivision
- Holton's Haciendas
- Forrest Estates Subdivision Filing 1 except as encroached upon by Del Mar Filing 1 and Del Mar Filing 3
- Summit View Estates

The BLM monument was used in the subdivision surveys of:

- Del-Mar Filing 1
- Del-Mar Filing 3



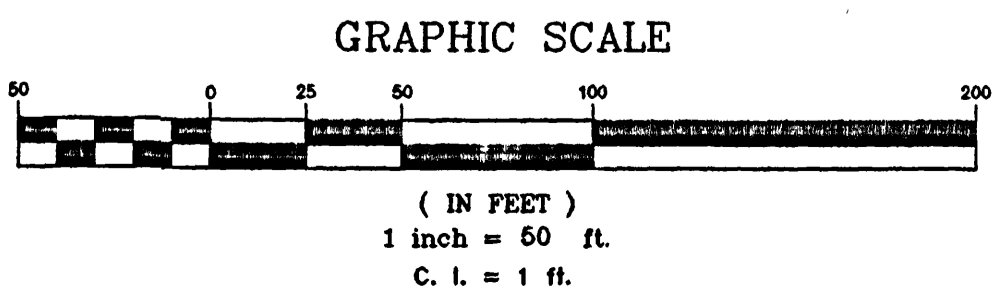
- LEGEND**
- Section Monument as Described
 - Found 3 1/4" Alum. Cap on 2 1/2" Pipe, BLM 1988
 - Found 2" Alum. Cap on #5 Rebar PLS 28662
 - Found 2" Alum. Cap on #5 Rebar PLS 24943
 - Set 2" Alum. Cap on #5 Rebar PLS 31160 during Improvement Survey Deposit Number 2906-03
 - Found or Formed Concrete around Perimeter Monuments
- Monuments found within 0.25' of record are accepted as being in position of record.
- Elevations noted with (L) indicate elevation determined by level loop.

NOTICE:

According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

BASIS OF BEARING:

The bearing between the found 2" Alum. Cap on #5 rebar, LS 28662 marked WC 15' located on the east aliquot line of the W 1/2 NE 1/4 SW 1/4 Sec 5, T. 1 S., R. 1 E., U. M. near the SW corner of this surveyed property and the 2" Alum. Cap on #5 rebar, LS 28662 at the intersection of the 30' ROW line for F 1/2 Road and the east aliquot line of the W 1/2 NE 1/4 SW 1/4 of said Sec 5 is assumed to be N00°10'13"W to correspond to the bearing of the aliquot line as shown on the plat of the Forrest Estates Subdivision Filing 1, Book 3725, Pages 388-390.



Area Summary

Category	Acres	Percent
Lots	4.26	69.6%
Tracts	0.91	14.9%
ROW	0.95	15.5%
Total	6.12	100.0%

SURVEYOR'S STATEMENT:

I, Robert A. Larson, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of Forrest Run Subdivision was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information; and that title research was applied by Meridian Land Title in File No. 77678.

Robert A. Larson, PLS 31160

Date: 9-22-05

Merritt LS, L.L.C.

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DRAWN: TWS	CHK: RAL
PROJECT NO: 0323FR Plat	SHEET: 2 OF 2