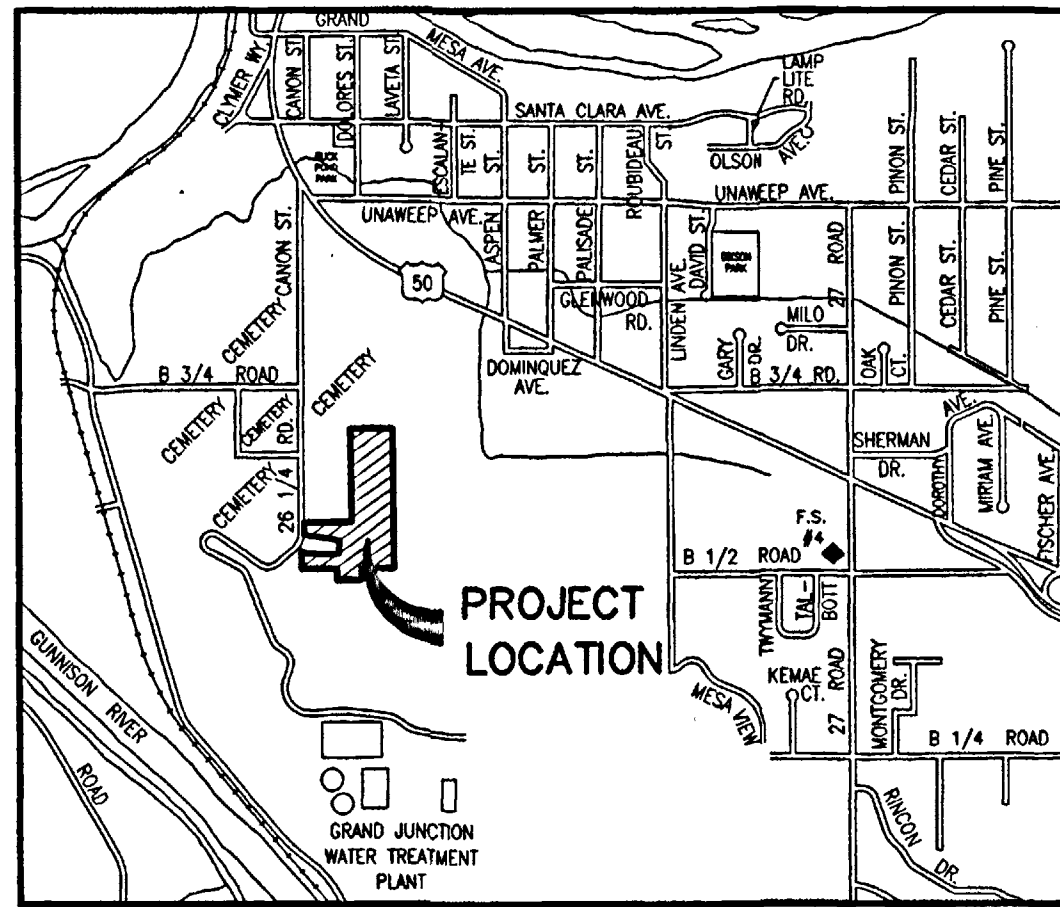


**ANTIETAM SUBDIVISION**  
S 3/4 OF THE W 1/2 OF THE  
SE 1/4 OF THE NW 1/4 SECTION 26,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
UTE MERIDIAN, MESA COUNTY, COLORADO



VICINITY MAP

**AREA SUMMARY**

LOTS	6.955 AC.±	76.4%
TRACT A	0.314 AC.±	3.5%
TRACT B	0.282 AC.±	3.1%
TRACT C	0.040 AC.±	0.4%
TRACT D	0.040 AC.±	0.4%
ROADS	1.473 AC.±	16.2%
<b>TOTAL</b>	<b>9.104 AC.±</b>	<b>100%</b>

**FOR CITY OF GRAND JUNCTION USE**

Book and Page recording information refers to the records of the Mesa County Clerk and Recordors Office.

Declarations	Recorded in Book <u>4035</u> Pages <u>535</u> through <u>552</u>
Dedication Note 5.	Deed of conveyance recorded in Book <u>4035</u> Page <u>553</u>
Dedication Note 6.	Deed of conveyance recorded in Book <u>4035</u> Page <u>555</u>
Dedication Note 7.	Deed of conveyance recorded in Book <u>4035</u> Page <u>555</u>
Dedication Note 8.	Deed of conveyance recorded in Book <u>4035</u> Page <u>555</u>
Dedication Note 10.	Deed of conveyance recorded in Book <u>4035</u> Page <u>557</u>

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Dale G. Cole, being the owner of record of that real property situated in the S 3/4 of the W 1/2 of the SE 1/4 of the NW 1/4 of Section 26, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3181, Page 15 and also that Vic E. Egbert and Tami K. VanCleve, being the owners of record of that real property situated in the SW 1/4 of the SE 1/4 of the NW 1/4 of Section 26, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3368, Page 773 of the records in the office of the Mesa County Clerk and Recorder. Said owners do hereby Plat said real property under the name and style of ANTIETAM SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

A tract of land situated in the S 3/4 of the W 1/2 of the SE 1/4 of the NW 1/4 of Section 26, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more fully described as follow:

Beginning at a C-W 1/16 corner of Section 26, Township 1 South, Range 1 West, Ute Meridian, and considering the west line of the SE 1/4 of the NW 1/4 of said Section 26 to bear N 00°16'26" W, with all other bearings contained herein relative thereto;

1. Thence N 00°16'26" W, 127.70 feet;
2. Thence S 58°16'26" E, 36.00 feet;
3. Thence N 88°31'26" E, 233.92 feet;
4. Thence N 02°33'34" E, 103.50 feet;
5. Thence N 81°16'26" W, 252.56 feet;
6. Thence N 00°16'26" W, 85.37 feet;
7. Thence S 89°52'26" E, 338.01 feet;
8. Thence N 00°15'37" W, 659.67 feet;
9. Thence S 89°52'26" E, 301.57 feet;
10. Thence S 00°13'45" E, 989.61 feet;
11. Thence N 89°51'50" W, 233.97 feet;
12. Thence S 00°15'26" E, 80.00 feet;
13. Thence N 89°51'50" W, 175.00 feet;
14. Thence N 00°15'26" W, 80.00 feet;
15. Thence N 89°51'50" W, 250.00 feet to the point of beginning.

Antietaam Subdivision as described above contains 9.104 acres more or less.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

1. All streets, roads and Right-of-Ways are dedicated to the City of Grand Junction for the use of the public forever.
2. All Multipurpose 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 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.
3. All Utility Easements are dedicated to the City of Grand Junction for the use of City-approved: public utilities as perpetual 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, equivalent other public providers and appurtenant facilities.
4. Trail Easement is dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public and accompanying pets, if any, for use as pedestrians, and/or with their wheelchairs (motorized and nonmotorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does exceed thirty miles per hour), and other nonmotorized forms of transportation for commuting and recreational purposes.
5. All Irrigation Easements to be granted to the Antietaam Homeowners Association, for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
6. Tract A (Open Space) to be granted to the Antietaam Homeowners Association, for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable) for: (a) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas, through natural or man-made facilities above or below ground; (b) usage and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
7. Tract B (Open Space) to be granted to the Antietaam Homeowners Association, for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable) for usage and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
8. Tract C and D to be granted to the Antietaam Homeowners Association, for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable) for: (a) ingress and egress of the appropriate lot owners, their guests, and invitees, and also for the use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services; (b) usage and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
9. Tract A is dedicated to the City of Grand Junction as a perpetual easement 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 area. 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.
10. 20' Sanitary Sewer Easement as shown in Lot 8, Block 1 and Tract B is granted to the parcel presently owned by Cindy L. Rogers, her successors and assigns as perpetual easement for the installation, operation, maintenance and repair of sanitary sewer lines and appurtenant facilities. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that 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 of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of 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 owners hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Dale G. Cole, has caused his name to be hereunto subscribed this 10 day of Oct., A.D., 2005.

Dale G. Cole  
Dale G. Cole, owner

**ACKNOWLEDGMENT OF OWNERSHIP**

State of Colorado }  
County of Mesa } ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 10 day of Oct., A.D., 2005, by Dale G. Cole as owner.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 10/17/06  
Suzie Jo Herrera  
Notary Public

IN WITNESS WHEREOF, said owners, Vic E. Egbert and Tami K. VanCleve, have caused their names to be hereunto subscribed this 10 day of Oct., A.D., 2005.

Vic E. Egbert and Tami K. VanCleve, owners  
By Dale G. Cole, as Attorney-in-Fact pursuant to Power-of-Attorney dated June 03, 2005.

**ACKNOWLEDGMENT OF OWNERSHIP**

State of Colorado }  
County of Mesa } ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 10 day of October, A.D., 2005, by Dale G. Cole, power of attorney, on behalf of owners.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 10/17/06  
Suzie Jo Herrera  
Notary Public

**LIENHOLDER'S RATIFICATION OF PLAT**

The undersigned, hereby certifies that it is a holder of a security interests upon the property hereon described and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that its security interests which are recorded in Book 3181 at Page 17, modification of in Book 3612 at Page 835, modification of in Book 3741 at Page 37, and also in Book 3368 at Page 775, modification of in Book 3787 at Page 562, modification of in Book 3938 at Page 315 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these present to be signed by its President, with the authority of its board of directors, this 12<sup>th</sup> day of October, A.D., 2005.

By: Ron Sawyer  
Ron Sawyer, President  
First National Bank of the Rockies

**ACKNOWLEDGMENT OF LIENHOLDER**

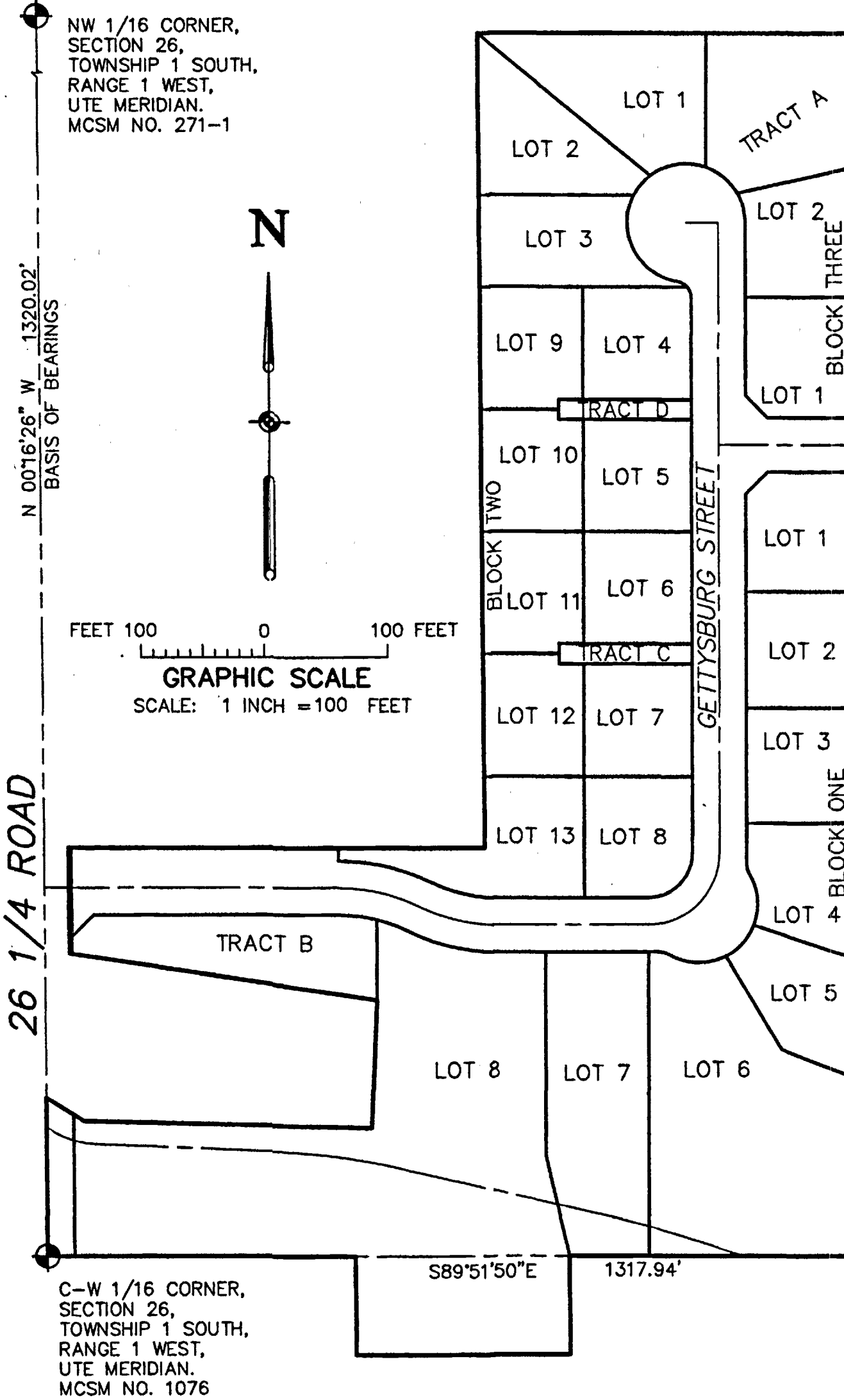
State of Colorado }  
County of Mesa } ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 12<sup>th</sup> day of October, A.D., 2005, by Ron Sawyer as President of First National Bank of the Rockies.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 10-25-06  
Necker Curtis  
Notary Public

\* An additional Deed of Trust was recorded 9/8/05 in Book 3987 at Page 768 at Reception 2274282



**NOTES:**

1. 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
2. BASIS OF BEARINGS: The west line of the SE 1/4 of the NW 1/4 of Section 26, Township 1 South, Range 1 West, Ute Meridian, having a grid bearing of N 00° 16' 26" W and is monumented on the ground as shown on this Plat. The origin for this basis of bearings hereon is based on the grid bearings of the Mesa County SIMSLCS network.
3. Existing property corners which were recovered during this survey which were within 0.25 feet ± of the position of record were accepted as being in the proper location as shown by record.
4. Easement and Title Information provided by First American Heritage Title Company, Commitment No. 915-H0054771-097-NAF, Amendment No. A, dated July 26, 2005.
5. Engineered foundations consistent with the recommendations of the geotechnical report for this subdivision are highly recommended.

**TITLE CERTIFICATION**

We, First American Heritage Title Company, 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 Dale G. Cole and Vic E. Egbert and Tami K. VanCleve, 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.

Executed this 12<sup>th</sup> day of October, A.D., 2005.

Janna Smith  
Title examiner

**CITY APPROVAL**

The Antietaam Subdivision is approved and all dedications accepted this 12<sup>th</sup> day of October, A.D., 2005.

David A. Varley  
City Manager

Tom Hill  
Mayor

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

State of Colorado }  
County of Mesa } ss

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 10:38 A.M., on the 10<sup>th</sup> day of November, A.D. 2005 in Book No. 4035, Page No. 533-534, Reception No. 2285810.  
Drawer No. RR-72, Fees \$20.00 1.00

\_\_\_\_\_  
Mesa County Clerk and Recorder

\_\_\_\_\_  
Deputy

**DECLARATIONS**

The Declaration of Covenants and Restrictions are recorded as shown in the City of Grand Junction Information Box

**SURVEYOR'S CERTIFICATE**

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Antietaam Subdivision shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 10 day of October, A.D., 2005.

Dean E. Ficklin  
P.L.S., 19597

**ANTIETAM SUBDIVISION**

S 3/4 OF THE W 1/2 OF THE  
SE 1/4 OF THE NW 1/4 SECTION 26,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.  
GRAND JUNCTION, COLORADO

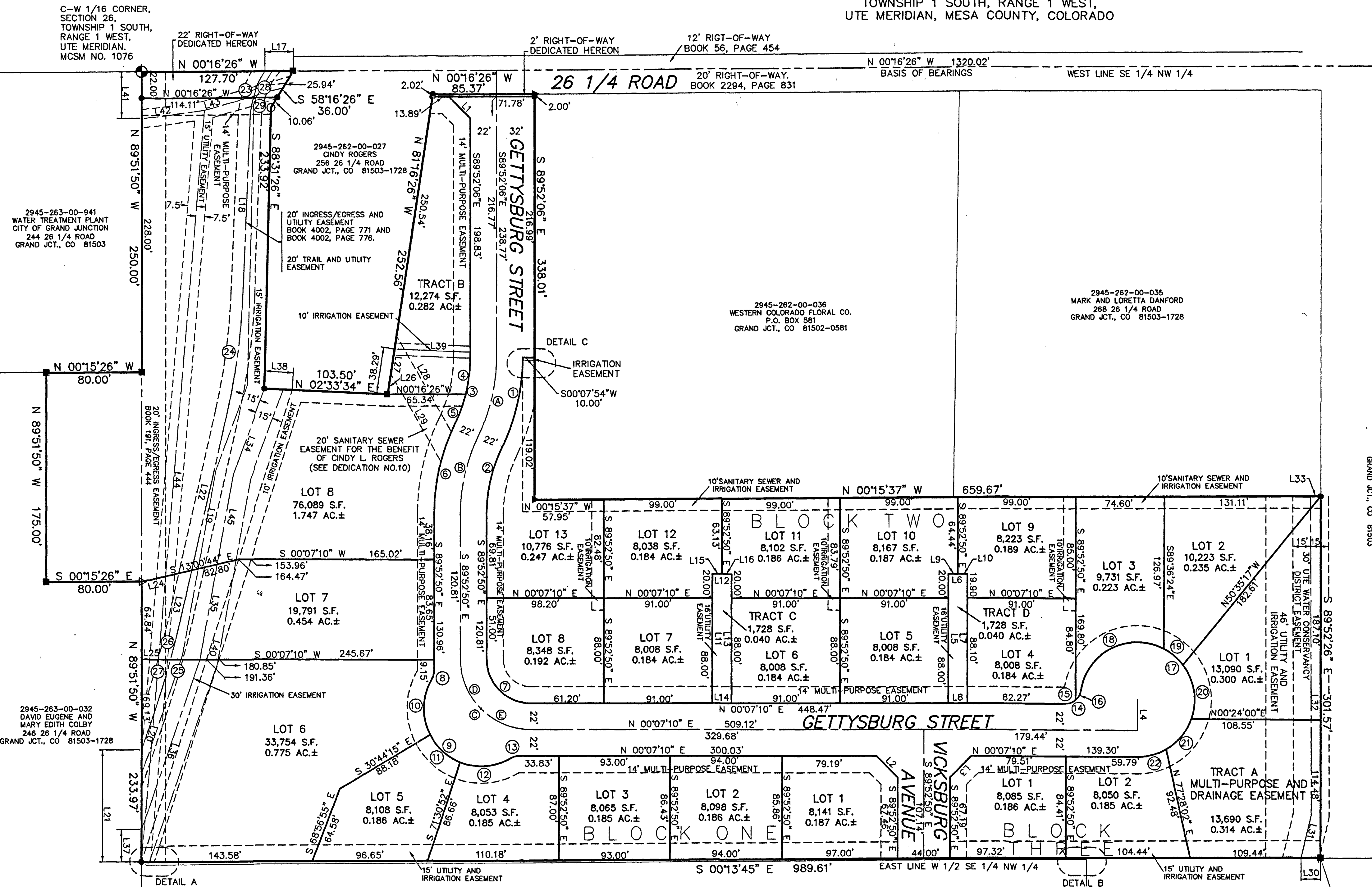
SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 100'	4149.01-02	10-07-05	1 of 2

01309301.TIF



**ANTIETAM SUBDIVISION**  
 S 3/4 OF THE W 1/2 OF THE  
 SE 1/4 OF THE NW 1/4 SECTION 26,  
 TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
 UTE MERIDIAN, MESA COUNTY, COLORADO

NW 1/16 CORNER,  
 SECTION 26,  
 TOWNSHIP 1 SOUTH,  
 RANGE 1 WEST,  
 UTE MERIDIAN,  
 MCSM NO. 271



**CENTERLINE CURVE INFORMATION**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
A	25°57'07"	150.00'	67.94'	34.56'	67.36'	N76°53'33"W
B	25°57'51"	150.00'	67.97'	34.58'	67.39'	S76°53'55"E
C	90°00'00"	59.00'	92.68'	59.00'	83.44'	N45°07'10"E
D	45°00'00"	59.00'	46.34'	24.44'	45.16'	N67°37'10"E
E	45°00'00"	59.00'	46.34'	24.44'	45.16'	N22°37'10"E

**CURVE INFORMATION**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	25°57'07"	172.00'	77.91'	39.63'	77.24'	N76°53'33"W
2	25°57'51"	128.00'	58.00'	29.51'	57.51'	S76°53'55"E
3	25°57'07"	128.00'	57.98'	29.49'	57.48'	N76°53'33"W
4	13°57'34"	128.00'	31.19'	15.67'	31.11'	N82°53'19"W
5	11°59'33"	128.00'	26.79'	13.44'	26.74'	N69°54'46"W
6	25°57'51"	172.00'	77.94'	39.65'	77.28'	S76°53'55"E
7	90°00'00"	37.00'	58.12'	37.00'	52.33'	N45°07'10"E
8	30°52'57"	13.50'	7.28'	3.73'	7.19'	N74°26'22"W
9	151°45'53"	48.00'	127.14'	190.85'	93.10'	N45°07'10"E
10	58°09'21"	48.00'	48.72'	26.69'	46.66'	S88°04'34"E
11	41°22'30"	48.00'	34.66'	18.13'	33.91'	N42°09'30"E
12	52°14'02"	48.00'	43.76'	23.53'	42.26'	N04°38'46"W
13	30°52'57"	13.50'	7.28'	3.73'	7.19'	S15°19'18"E
14	80°38'03"	13.50'	19.00'	11.46'	17.47'	N40°40'35"W
15	40°26'13"	13.50'	9.53'	4.97'	9.33'	N20°34'40"W
16	40°11'50"	13.50'	9.47'	4.94'	9.28'	N60°53'41"W
17	260°38'22"	48.00'	219.08'	55.70'	72.72'	S49°45'35"W
18	108°29'27"	48.00'	90.88'	66.67'	77.90'	S26°44'52"E
19	25°14'52"	48.00'	21.15'	10.75'	20.98'	S40°07'17"W
20	56°58'15"	48.00'	47.73'	26.05'	45.79'	S81°13'51"W
21	40°19'25"	48.00'	33.78'	17.62'	33.09'	N50°07'18"W
22	30°28'22"	48.00'	25.53'	13.07'	25.23'	N14°43'25"W
23	32°17'16"	75.00'	42.26'	21.71'	41.71'	S71°22'33"E
24	10°23'25"	554.00'	100.46'	50.37'	100.33'	N82°19'28"W
25	5°52'49"	833.00'	85.49'	42.78'	85.45'	N74°11'21"W
26	2°35'27"	833.00'	37.67'	18.84'	37.66'	N75°50'02"W
27	31°7'21"	833.00'	47.82'	23.92'	47.82'	N72°53'38"W
28	18°43'53"	75.00'	24.52'	12.37'	24.41'	S64°35'51"E
29	13°33'23"	75.00'	17.75'	8.91'	17.70'	S80°44'29"E

**LINE INFORMATION**

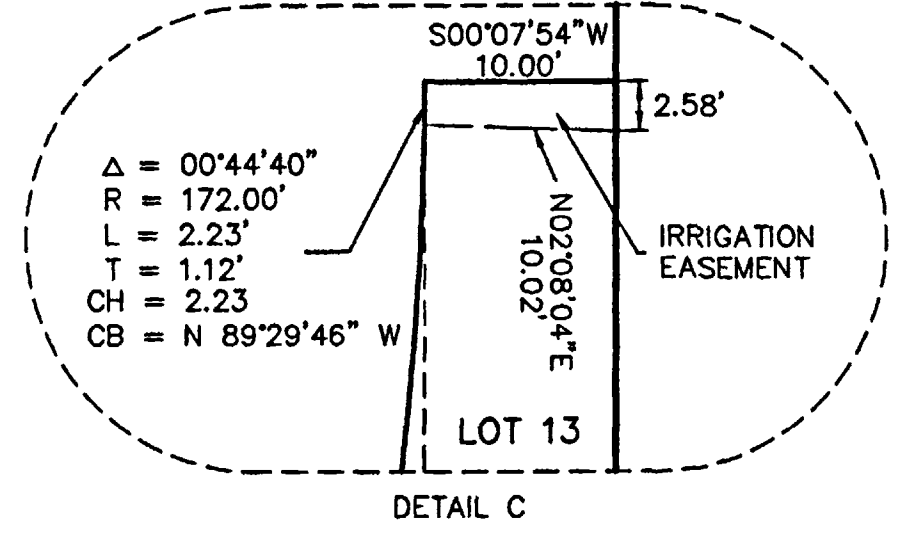
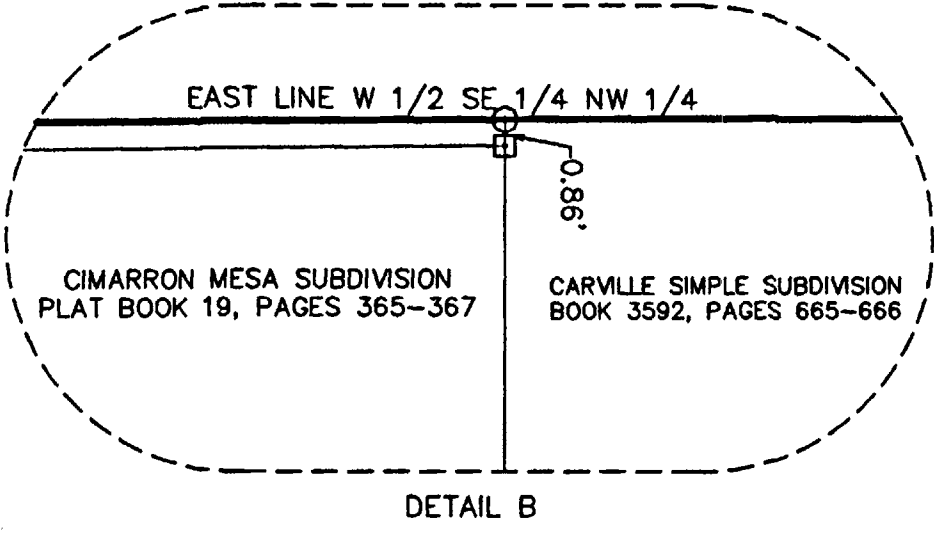
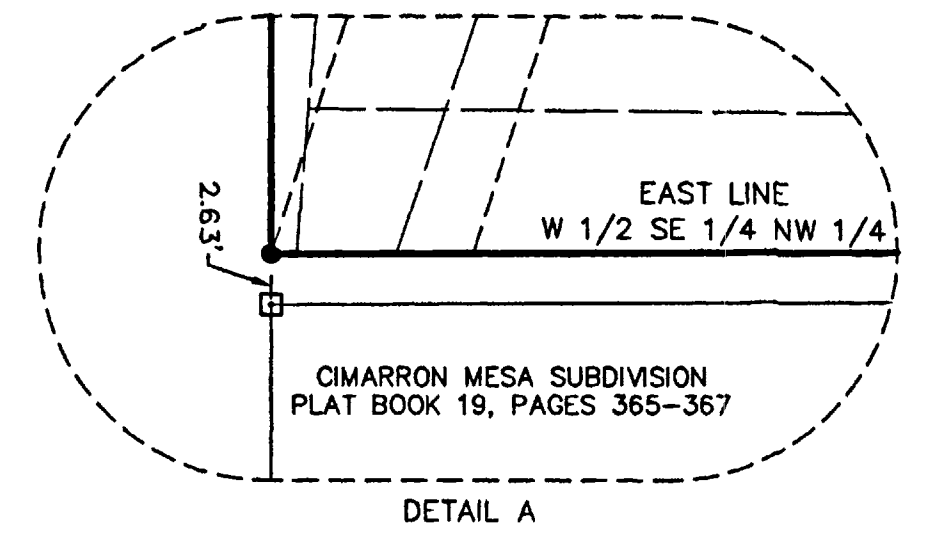
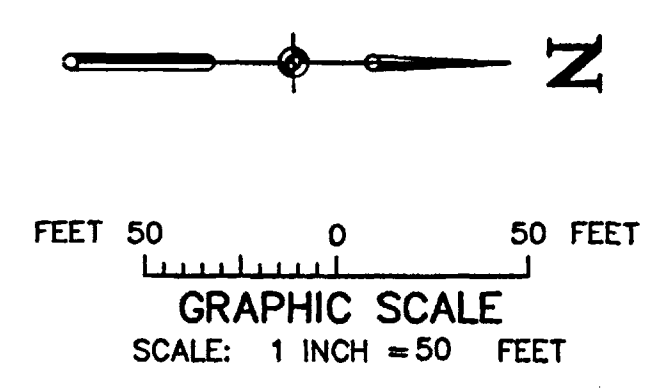
LINE	BEARING	DISTANCE
L1	N44°55'44"E	25.06'
L2	N45°07'10"E	25.18'
L3	N45°52'50"W	25.18'
L4	S89°52'50"E	26.00'
L5	S89°52'50"E	108.00'
L6	N00°07'10"E	16.00'
L7	S89°52'50"E	108.00'
L8	N00°07'10"E	16.00'
L9	N00°07'10"E	8.00'
L10	N00°07'10"E	8.00'
L11	N89°52'50"W	108.00'
L12	N00°07'10"E	16.00'
L13	S89°52'50"E	108.00'
L14	N00°07'10"E	16.00'
L15	N00°07'10"E	8.00'
L16	N00°07'10"E	8.00'
L17	S00°16'26"E	23.79'
L18	S87°31'11"E	145.50'
L19	S77°07'46"E	173.92'
L20	S71°14'57"E	31.76'
L21	S89°51'50"E	93.30'
L22	S77°07'46"E	134.90'
L23	S77°07'46"E	39.02'
L24	N13°00'44"W	42.95'
L25	N00°07'10"E	24.09'

**LINE INFORMATION**

LINE	BEARING	DISTANCE
L26	N81°16'26"W	17.25'
L27	N81°16'26"W	32.05'
L28	N60°07'10"E	91.93'
L29	N60°07'10"E	84.09'
L30	S00°13'12"E	16.35'
L31	N76°20'17"W	36.38'
L32	S89°59'43"W	266.25'
L33	N00°15'37"W	8.45'
L34	S69°27'35"E	76.63'
L35	S79°38'32"E	80.86'
L36	S70°53'00"E	150.06'
L37	S89°51'50"E	27.24'
L38	N02°38'21"E	23.29'
L39	N02°08'04"E	63.43'
L40	S72°03'40"E	414.21'
L41	S89°51'50"E	38.95'
L42	N07°46'00"W	53.01'
L43	N15°30'48"W	69.20'
L44	S85°04'55"E	629.50'
L45	S79°38'32"E	76.03'

**LEGEND**

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED VISTA, 19597.
  - ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED LS 16413.
  - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED LS 11221.
  - FOUND THIS SURVEY, 5/8" REBAR NO CAP. SET 1 1/2" DIAMETER ALUMINUM CAP MARKED VISTA, 19597.
  - △ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED NHPQ, LS (ILLEGIBLE).
  - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED JOHNSON PLS 16835.
  - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED THOMPSON-LANGFORD PLS 18478.
  - ◆ FOUND IN PLACE, MONUMENT AS DESCRIBED.
  - F FRONT SETBACK (IDENTIFIED ON CORNER LOTS)
  - S.F. SQUARE FEET.
  - AC. ACRES.
- BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE.



**ANTIETAM SUBDIVISION**

S 3/4 OF THE W 1/2 OF THE  
 SE 1/4 OF THE NW 1/4 SECTION 26,  
 TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
 UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.  
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'	JOB NO: 4149.01-02	DATE: 10-07-05	SHEET NO: 2 of 2
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