

TREEHAVEN TOWNHOMES

A REPLAT OF PART OF LOTS 1, 2 AND 6 AND ALL OF LOTS 3 AND 4, TREEHAVEN SUBDIVISION, AND A SUBDIVISION OF PART OF THE SE1/4 SW1/4 SECTION 1, T1S, R1W, U.M.

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Treehaven Townhomes, LLC, is the owner of a parcel of land being that certain tract of land in the SE1/4 SW1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 3789 at Page 560 of the Mesa County real property records, and being more particularly described as result of survey as follows:

All that part of the SE1/4 SW1/4 of said Section 1 and all of Lots 3 and 4 Treehaven Subdivision, recorded in Plat Book 10 Page 48, and all that certain part of Lots 1, 2 and 6 of said Treehaven Subdivision described by the following perimeter:

Commencing at a Mesa County Survey Marker for the N.W. Corner of the SE1/4 SW1/4 (SW 1/16 Corner) of said Section 1, from whence a Mesa County Survey Marker for the S.W. Corner of the SE1/4 SW1/4 of said Section 1 bears S00°05'27"W according to the Mesa Co LGS, for a distance of 1319.28 feet; thence S00°05'27"W for a distance of 659.64 feet; thence S89°47'42"E for a distance of 16.49 feet to a 5/8 inch rebar and alloy cap (LS 18469) and the point of beginning; thence S89°47'42"E, on the southerly line of The Cottages of the Commons, as recorded in Plat Book 19 at Page 325 in the Office of the Mesa County Clerk and Recorder, for a distance of 606.30 feet to a 5/8 inch rebar and alloy cap (LS 18469); thence, continuing on the westerly line of The Cottages at the Commons, S00°02'18"W for a distance of 149.98 feet to a 5/8 inch rebar and alloy cap (LS 18469) for the N.E. Corner of Lot 5 of said Treehaven Subdivision; thence N89°47'42"W, on the northerly line of said Lot 5, for a distance of 109.12 feet to a 5/8 inch rebar and alloy cap (LS 18469) for the northwest corner of said Lot 5; thence S00°05'18"W, on the westerly line of said Lot 5, for a distance of 154.90 feet to a 5/8 inch rebar and alloy cap (LS 18469) for the S.W. Corner of said Lot 5; thence N89°47'42"W, on the northerly right-of-way line of Lowell Lane, for a distance of 354.79 feet to a 5/8 inch rebar and alloy cap for the S.E. Corner of that certain parcel described in Book 1862 at Page 730 in said Office of the Mesa County Clerk and Recorder; thence N00°04'56"E, on the easterly line of said parcel, for a distance of 114.90 feet to a 5/8 inch rebar and plastic cap (LS 23877) for the N.E. Corner of said parcel; thence N89°47'42"W, on the northerly line of said parcel, for a distance of 149.00 feet to the easterly right-of-way line of 15th Street; thence, on said easterly right-of-way line, N00°05'18"E for a distance of 125.93 feet; thence, continuing on said right-of-way line, 64.46 feet on the arc of a non-tangent 353.94 foot radius curve to the left (the central angle of which is 10°26'04" and the chord of which bears N05°53'03"E for a distance of 64.37 feet) to the point of beginning.

[containing 3.50 acres +/-]

Said Owner has by these presents laid out, platted and subdivided the above described real property into Lots and Tracts as shown hereon, and designated the same as Treehaven Townhomes, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby offer the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Utility easements, (shown as the total area of Tract C), 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 utility providers and appurtenant facilities.

All Sanitary Sewer 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 sanitary sewer pipelines and appurtenances.

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, traffic control facilities, street lighting, landscaping, trees and grade structures.

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 overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this

28th day of October A.D., 2005.

by Ray Rickard, Manager
for Treehaven Townhomes, LLC

STATE OF COLORADO) ss

COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 28th day of October A.D., 2005.

by Ray Rickard, Manager, for Treehaven Townhomes LLC

My commission expires: 6/13/2009

WITNESS MY HAND AND OFFICIAL SEAL.

Sue Schore
Notary Public My Commission Expires 06/13/2009

DESC:	ACRES	PERCENT
LOTS	1.88	53.7%
TRACT A	0.50	14.3%
TRACT B	0.37	10.6%
TRACT C	0.04	1.1%
DEDICATED R.O.W.	0.71	20.3%
TOTAL	3.50	100.0%

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 ten years from the date of the certification shown any defect in this survey be commenced more than hereon.

FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of other relative to the lands platted hereon are recorded as follows:

Tract A is recorded in Book 4042 at Page 332-334
Tract B is recorded in Book 4042 at Page 332-334
Tract C is recorded in Book 4042 at Page 332-334
Drainage Easement is recorded in Book 4042 at Page 332-334
8' Utility Easement is recorded in Book 4042 at Page 332-334
Private Irrigation Easement A is recorded in Book 4042 at Page 332-334
Private Irrigation Easement B is recorded in Book 4042 at Page 332-334
Private Irrigation Easement C is recorded in Book 4042 at Page 332-334

Covenants, Conditions, and Restrictions recorded in Book 4042 at Pages 319-331

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss

COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 4:38 o'clock P.M., this 21st day of November A.D., 2005, and is duly recorded as Reception Number 2287987 in Book 4042, Pages 317 through 318 inclusive. Drawer No. RR-74

Clerk and Recorder _____ Deputy _____ Fees \$20.00 1.00

TITLE CERTIFICATION

We Security Union Title Insurance 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 Treehaven Townhomes, 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: OCTOBER 28, 2005 by Lawrence D. Vent/Executive/Assistant Land Title, LLC
Agent for Security Union Title Insurance Company

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 15th day of November A.D. 2005.

Mayor Ben Hill City Manager [Signature]

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 agrees that its security interest which is recorded in Book 3789, Page 562 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said individual has caused these presents to be signed this

17th day of November

by William P. Hansen
for R & B Hansen Investments LLC

STATE OF COLORADO) ss

COUNTY OF MESA)

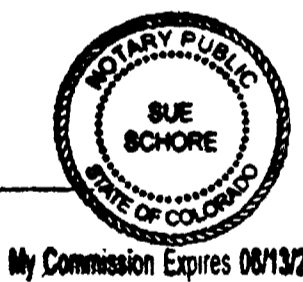
The foregoing instrument was acknowledged before me this 17th day of November A.D., 2005.

By: R & B Hansen Investments LLC.

My commission expires: 6/13/2009

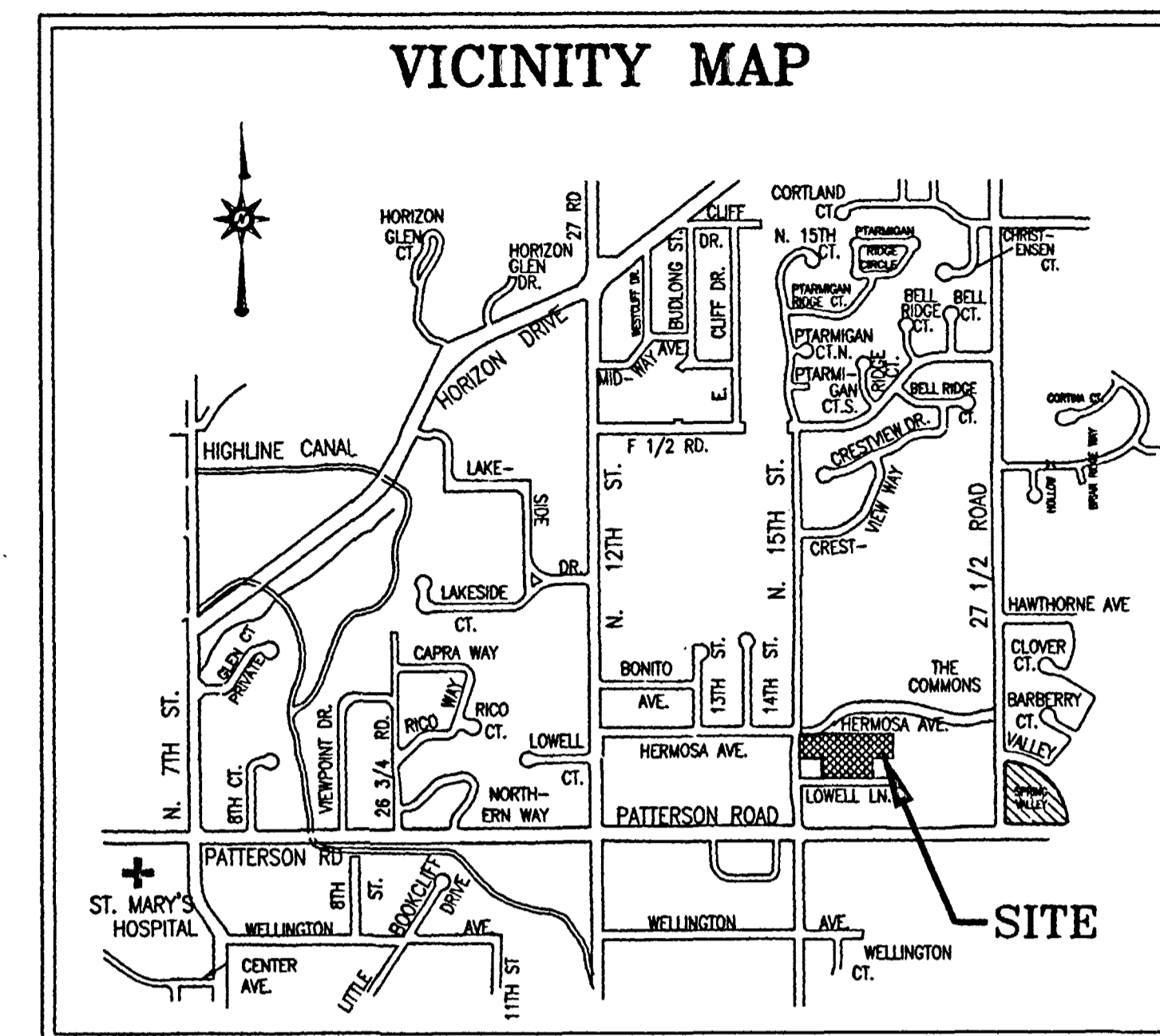
WITNESS MY HAND AND OFFICIAL SEAL.

Sue Schore
Notary Public



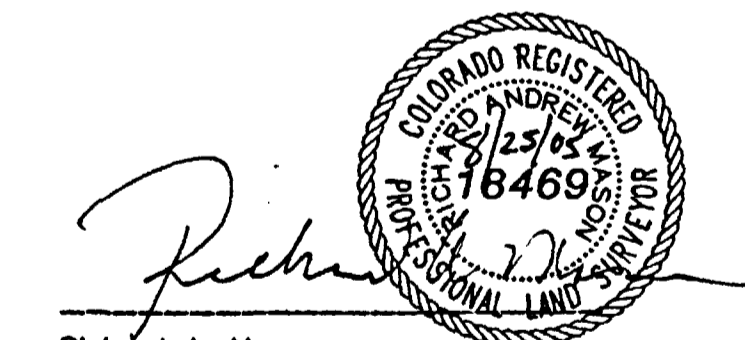
GENERAL NOTES

- Title information from Mesa County real property records and from Security Union Title Insurance Company, File No. 77440, Effective date 8/05/05.
- Basis of bearings is S00°05'27"W 1319.28 feet between Mesa County Survey Markers for the SW1/16 Corner of Section 1 and the S.W. Corner of the SE1/4SW1/4 of Section 1, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado.
- See Improvement Survey Plat deposited with the Mesa County Surveyor, Deposit No. 3095-04.
- That said owner does hereby reserve for the uses specified the following: (recorded by separate instrument).
 - A Drainage Easement shown hereon is granted by separate instrument to the Treehaven Townhomes Homeowners Association for the benefit of the owners, as undivided interests, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair/replacement of drainage facilities for the conveyance of runoff water which originated within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.
 - Tract A and Tract B, shown hereon are granted by separate instrument to the Treehaven Townhomes Homeowners Association for the benefit of the owners, as undivided interests, not subject to partition, for (a) Open Space purposes; (b) the conveyance or storage of irrigation water and storm through natural or man-made facilities above or below ground; (c) the maintenance and repair of irrigation systems, subject to the various easements dedicated and granted on this Final Plat.
 - Tract C, shown hereon is granted by separate instrument to the Treehaven Townhomes Homeowners Association for the benefit of the owners, as undivided interests, not subject to partition, for Open Space purposes. Tract C is subject to an easement dedicated to the City of Grand Junction for City-approved public utilities as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenant facilities including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and communication lines.
 - Irrigation Easement A shown hereon is granted by separate instrument to the Treehaven Townhomes Homeowners Association for the benefit of the owners, as undivided interests, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.
 - Private Irrigation Easements B and C, shown hereon, for the benefit of Tracts recorded in Book 1810, Page 594 and Book 1862, Page 730, are granted by separate instrument.
 - An 8-foot Utility Easement shown hereon is granted by separate instrument to Xcel Energy for the installation, operation maintenance and repair of electric utility lines and their appurtenances.



SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Treehaven Townhomes, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.



Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

August 25, 2005
Date

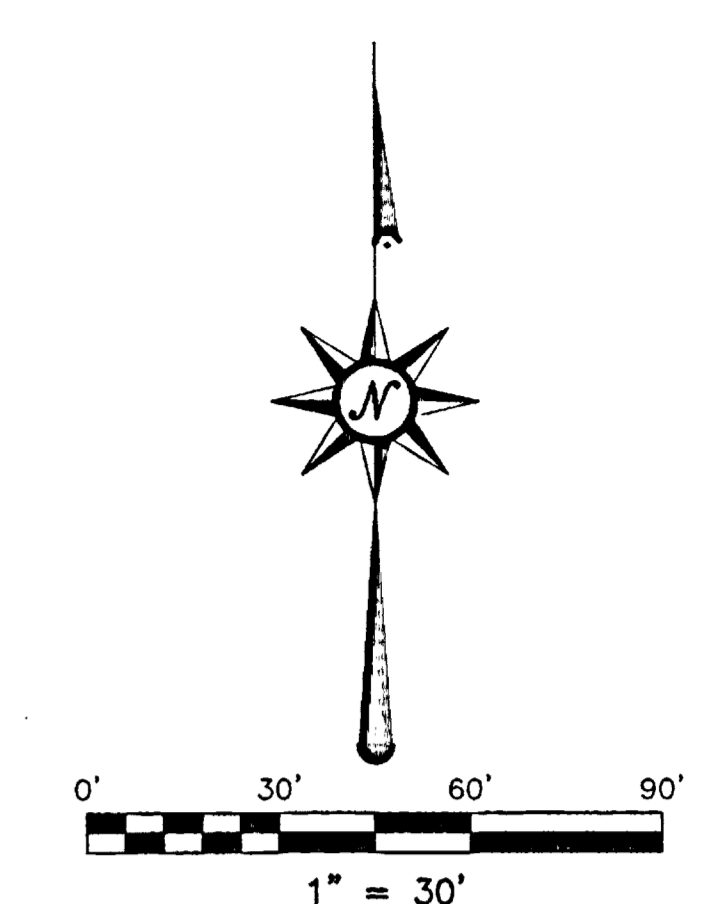
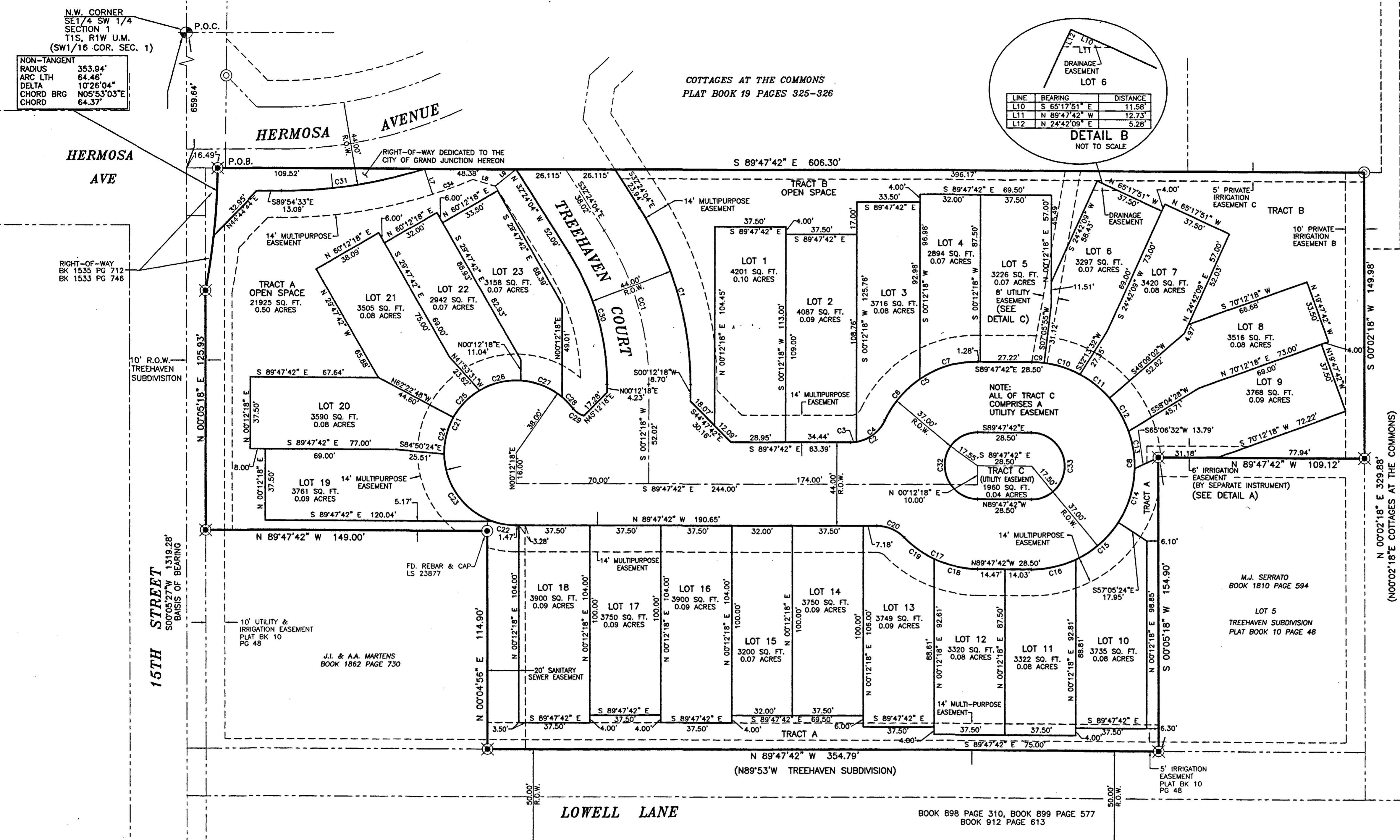
INDEX OF SHEETS

SHEET 1 - OWNERSHIP AND DEDICATION STATEMENT
SHEET 2 - PLAT AND GENERAL NOTES

	File Name: C:\PROJECTS\4035\4035PLAT.DWG			
	TREEHAVEN TOWNHOMES			
IN SE1/4 SW1/4 OF SECTION 1 IN T1S R1W, OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO				
Designed	Checked	RAM	Proj# 4035	Sheet 1
Drawn	Date	8/23/05	Rev.	Of 2
ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300				

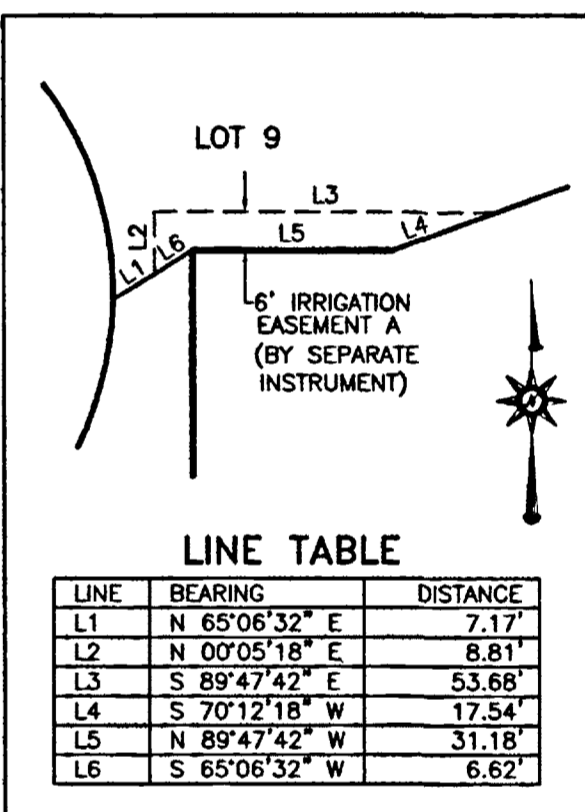
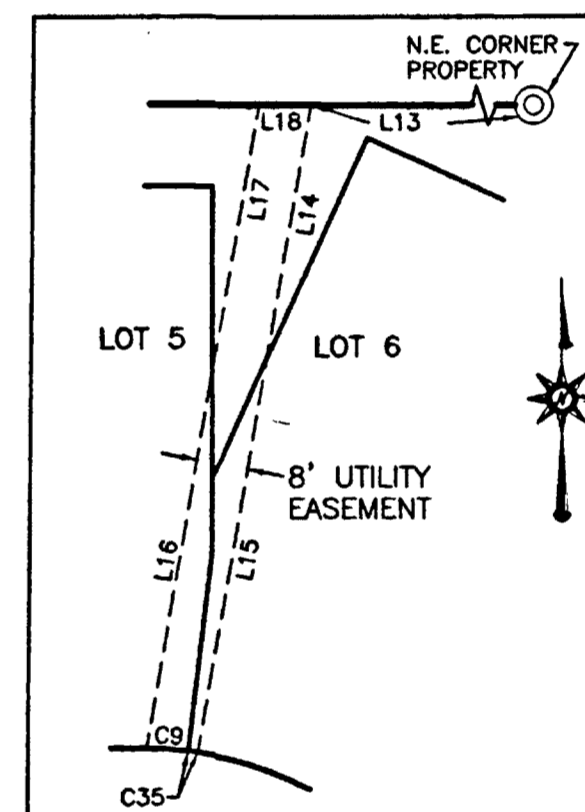
TREEHAVEN TOWNHOMES

A REPLAT OF PART OF LOTS 1, 2 AND 6 AND ALL OF LOTS 3 AND 4, TREEHAVEN SUBDIVISION, AND A SUBDIVISION OF PART OF THE SE1/4 SW1/4 SECTION 1, T1S, R1W, U.M.



LEGEND

- ⊙ MESA COUNTY SURVEY MARKER
- ⊗ FOUND REBAR & CAP LS-18469
- ⊙ FOUND REBAR
- ⊙ FOUND REBAR & CAP LS-20677
- ⊙ FOUND REBAR & CAP AS INDICATED
- W.C. WITNESS CORNER
- MCSM MESA COUNTY SURVEY MARKER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 65°06'32" E	7.17'
L2	N 00°05'18" E	8.81'
L3	S 89°47'42" W	53.68'
L4	S 70°12'18" W	17.54'
L5	N 89°47'42" W	31.18'
L6	S 65°06'32" W	6.62'

LINE TABLE
(8' UTILITY EASEMENT)

LINE	BEARING	DISTANCE
L13	N 89°47'42" W	150.00'
L14	S 10°07'04" W	40.51'
L15	S 10°07'04" W	61.99'
L16	N 10°07'04" E	59.69'
L17	N 10°07'04" E	42.21'
L18	S 89°47'42" E	6.12'

CURVE TABLE
(8' UTILITY EASEMENT)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C35	54.50'	1.49'	1.49'	N 82°07'06" W	01°33'58"	0.74'

DETAIL C
NOT TO SCALE

LINE TABLE
(14' MULTI-PURPOSE EASEMENT)

LINE	BEARING	DISTANCE
L7	S 17°41'00" E	14.00'
L8	S 73°55'43" E	12.40'
L9	N 51°18'12" E	14.08'

CURVE TABLE
(14' MULTI-PURPOSE EASEMENT)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C34	261.00'	22.61'	22.60'	N 69°50'06" E	04°57'48"	11.31'

INDEX OF SHEETS
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SHEET 2 - PLAT AND GENERAL NOTES

AREA SUMMARY

DESC.	ACRES	PERCENT
LOTS	1.88	53.7%
TRACT A	0.50	14.3%
TRACT B	0.37	10.6%
TRACT C	0.04	1.1%
DEDICATED R.O.W.	0.71	20.3%
TOTAL	3.50	100.0%

CURVE DATA
(ROAD RIGHT-OF-WAY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	172.00'	97.88'	96.57'	S 16°05'53" E	32°36'22"	50.31'
C2	20.00'	22.54'	21.36'	N 57°55'26" E	64°33'44"	12.63'
C3	20.00'	3.07'	3.06'	N 85°48'49" E	08°46'59"	1.54'
C4	20.00'	18.47'	18.71'	N 53°31'57" E	55°46'45"	10.58'
C5	54.50'	61.41'	58.21'	N 57°55'26" E	64°33'44"	34.43'
C6	54.50'	28.77'	28.44'	N 40°46'00" E	30°14'52"	14.73'
C7	54.50'	32.64'	32.15'	N 73°02'52" E	34°18'52"	16.83'
C8	54.50'	171.22'	109.00'	S 00°12'18" W	180°00'00"	0.00'
C9	54.50'	6.56'	6.55'	S 86°20'53" E	06°53'37"	3.28'
C10	54.50'	20.00'	19.89'	S 72°23'18" E	21°01'54"	10.11'
C11	54.50'	20.00'	19.89'	S 51°21'45" E	21°01'33"	10.11'
C12	54.50'	20.00'	19.89'	S 30°20'12" E	21°01'33"	10.11'
C13	54.50'	20.00'	19.89'	S 09°18'39" E	21°01'33"	10.11'
C14	54.50'	30.16'	29.78'	S 17°03'22" W	31°42'28"	15.48'
C15	54.50'	30.24'	29.85'	S 48°48'29" W	31°47'31"	15.52'
C16	54.50'	24.26'	24.06'	S 72°27'13" W	25°30'11"	12.33'
C17	54.50'	43.50'	42.36'	N 66°55'40" W	45°44'04"	22.98'
C18	54.50'	23.78'	23.59'	N 77°17'39" W	25°00'06"	12.08'
C19	54.50'	19.72'	19.61'	N 54°25'37" W	20°43'57"	9.97'
C20	20.00'	15.96'	15.54'	N 66°55'40" W	45°44'04"	8.43'
C21	38.00'	154.09'	68.21'	N 26°22'33" E	232°20'30"	77.33'
C22	38.00'	12.60'	12.54'	N 80°17'46" W	18°59'52"	6.36'
C23	38.00'	46.45'	43.62'	N 35°48'26" W	70°02'48"	26.63'
C24	38.00'	20.00'	19.77'	N 14°19'25" E	30°08'54"	10.23'
C25	38.00'	20.00'	19.77'	N 44°28'19" E	30°08'54"	10.23'
C26	38.00'	22.80'	22.46'	N 76°44'05" E	34°22'36"	11.75'
C27	38.00'	23.77'	23.39'	S 68°09'12" E	35°50'50"	12.29'
C28	38.00'	8.47'	8.46'	S 43°50'30" E	12°48'35"	4.25'
C29	10.00'	6.90'	6.78'	S 57°12'38" E	39°30'52"	3.59'
C30	128.00'	72.84'	71.86'	N 16°05'53" W	32°36'22"	37.44'
C31	247.00'	76.62'	76.32'	S 81°12'13" W	17°46'27"	38.62'
C32	17.50'	54.98'	35.00'	N 00°12'18" E	180°00'00"	0.00'
C33	17.50'	54.98'	35.00'	S 00°12'18" W	180°00'00"	0.00'

SURVEYOR'S CERTIFICATE

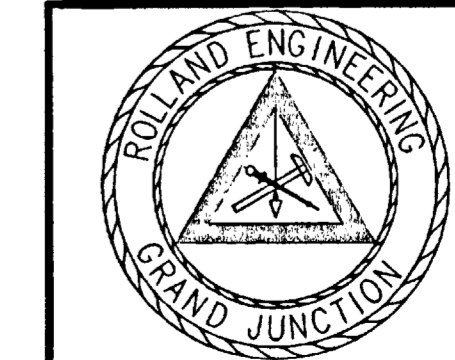
I, Richard A. Mason, do hereby certify that the accompanying plat of Treehaven Townhomes, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
August 25, 2005
Date



GENERAL NOTES

- Title information from Mesa County real property records and from Security Union Title Insurance Company, File No. 77440, Effective date 8/05/05.
- Basis of bearings is S00°05'27" W 1319.28 feet between Mesa County Survey Markers for the SW1/16 Corner of Section 1 and the S.W. Corner of the SE1/4SW1/4 of Section 1, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado.
- See Improvement Survey Plat deposited with the Mesa County Surveyor, Deposit No. 3095-04.



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\PROJECTS\4035\4035PLAT.DWG

TREEHAVEN TOWNHOMES

IN SE1/4 SW1/4 OF SECTION 1
IN T1S R1W, OF THE UTE MERIDIAN
IN THE CITY OF GRAND JUNCTION,
MESA COUNTY, COLORADO

Designed	Checked	RAM	Proj#	4035	Sheet	2
Drawn	Date	8/23/05	By		Of	2