

FOX RUN AT THE ESTATES

A REPLAT OF LOT 1, STECKEL SUBDIVISION AND A METES AND BOUNDS DESCRIPTION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Juliann A. Martin Family Trust and Wrights Mesa Limited Liability Company are the owners of a tract of land situated in the SE 1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, as described in Book 2698 at Page 743 and 744 and at Book 2977 at Page 515 of the records of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Commencing at the E 1/16 corner of said Section 34, being a found Mesa County survey marker, the basis of bearing being N90°00'00"W to the S 1/4 corner of said Section 34, being another found Mesa County survey marker;
 thence N90°00'00"W a distance of 42.30 feet;
 thence N22°55'00"W a distance of 32.59 feet to the southeast corner of The Estates Subdivision as recorded in Plat Book 18 at Pages 349 & 350 and the point of beginning;
 thence along the easterly boundary of said The Estates the following 13 courses:
 1.) N22°55'00"W a distance of 53.42 feet,
 2.) N39°14'00"E a distance of 55.39 feet,
 3.) N77°17'00"E a distance of 37.52 feet,
 4.) N40°36'00"E a distance of 135.84 feet,
 5.) N23°51'00"E a distance of 209.00 feet,
 6.) N01°44'00"E a distance of 133.90 feet,
 7.) N17°04'00"W a distance of 28.76 feet,
 8.) N38°40'00"E a distance of 59.87 feet,
 9.) N52°33'00"E a distance of 56.31 feet,
 10.) N63°00'00"E a distance of 91.41 feet,
 11.) N34°25'00"E a distance of 116.74 feet,
 12.) N00°00'00"W a distance of 127.02 feet,
 13.) N68°11'00"E a distance of 314.54 feet to the northeast corner of Lot 1, Steckel Subdivision;
 thence S00°00'00"W a distance of 500.41 feet to the southeast corner of said Lot 1;
 thence S89°56'57"W a distance of 291.20 feet along the south line of said Lot 1;
 thence S00°00'00"W a distance of 508.03 feet;
 thence N90°00'00"W a distance of 25.00 feet;
 thence S00°00'00"W a distance of 10.00 feet;
 thence N90°00'00"W a distance of 424.70 feet to the point of beginning.
 Said parcel contains 7.38 acres more or less.

Said Owner(s) has/have by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks as shown hereon, and designated the same as FOX RUN AT THE ESTATES, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and rights-of-way shown hereon, to the full width of it's platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

All Multipurpose Easement 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 Irrigation and Sewer Easements shown hereon are hereby granted to an association if formed now or in the future for the benefit of the owners, or if not, to the owners of lots and tracts hereby platted as undivided interest, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

All Equestrian and Pedestrian Easements to an association if formed now or later for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interests (not partitionable), as perpetual easements for the purposes as determined appropriate by said owners.

Ingress/Egress Easements shown hereon are hereby granted to the owners of Lots specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot owner(s), their quest(s), and invitee(s), and also for the use by the public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.

All Easements include the right of ingress and egress on, over, under, through and across by the beneficiaries, their successors, 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 prevent reasonable ingress and egress to and from the easement.

Juliann A. Martin
 Juliann A. Martin Family Trust
 Juliann A. Martin, Trustee

Ted A. Martin
 Wrights Mesa L.L.C.
 Ted A. Martin, Manager
Ted A. Martin
 JULIANN A. MARTIN FAMILY TRUST
 TED A. MARTIN, TRUSTEE

STATE OF COLORADO }
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 4th day of January, A.D., 2006 by Juliann A. Martin, Trustee of Juliann A. Martin Family Trust and Ted A. Martin, Manager, Wrights Mesa L.L.C.

Witness my hand and official seal: *Beth Costello*
 Notary Public

Address 2454 Patterson, Grand Jct CO 81505

My commission expires: 5/1/10



TITLE CERTIFICATION

State of Colorado
 County of Mesa

We, Meridian Land Title, LLC, 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 Juliann A. Martin Family Trust and Wrights Mesa LLC; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: JANUARY 18, 2006

By: *L.D. Vent*
 LAWRENCE D. VENT / EXAMINER
 MERIDIAN LAND TITLE, LLC

CITY APPROVAL

This plat of Fox Run at The Estates, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 18 day of February, 2006.

[Signature]
 City Manager

[Signature]
 City Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } ss

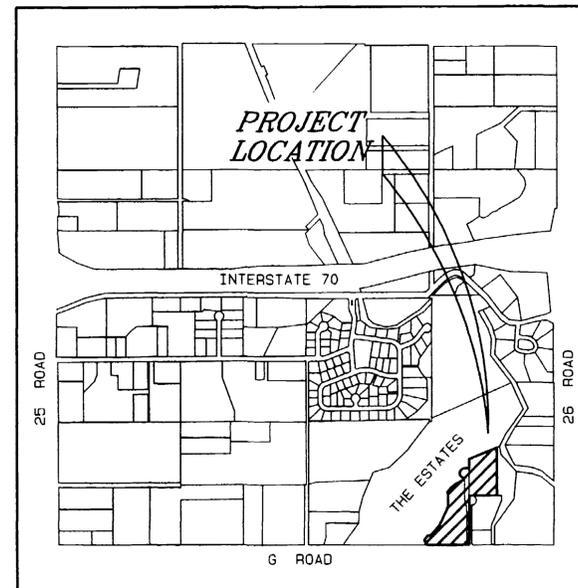
I hereby certify that this instrument was filed in my office at 4:40 o'clock P.M. this 18th day of February A.D., 2006, and is duly recorded in Book No. 4086 Pages 707-709

Fee \$ 30.00 + 1.00 Drawer No. RR-104 Reception No. 2299531

Clerk and Recorder

Deputy

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 the certification / statement shown hereon.



VICINITY MAP
 N.T.S.

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

The Estates Homeowner's Association Covenants, Conditions and Restrictions recorded in Book 4086 at Pages 725-740

Irrigation, Pedestrian / Equestrian and Sewer Easements conveyed to The Estates Homeowner's Association recorded in Book 4086 at Pages 721-722

Elvira Drive was vacated by ordinance as recorded in Book 4086 at Page(s) 704-706

Ingress / Egress document recorded in Book 4086 at Page(s) 723-724

SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify, to the best of my knowledge and belief, that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado. Title search was supplied to Meridian Land Title, LLC under File No. 55845.



FOX RUN AT THE ESTATES

LOCATED IN THE
 SE 1/4, SEC. 34, T1N, R1W, U.M.

D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By M.W.D. Checked By S.L.H. Job No. 579-02-02
 Drawn By THODEL Date JAN. 2006 Sheet 1 OF 2

FOX RUN AT THE ESTATES

A REPLAT OF LOT 1, STECKEL SUBDIVISION AND A METES AND BOUNDS DESCRIPTION

LEGEND

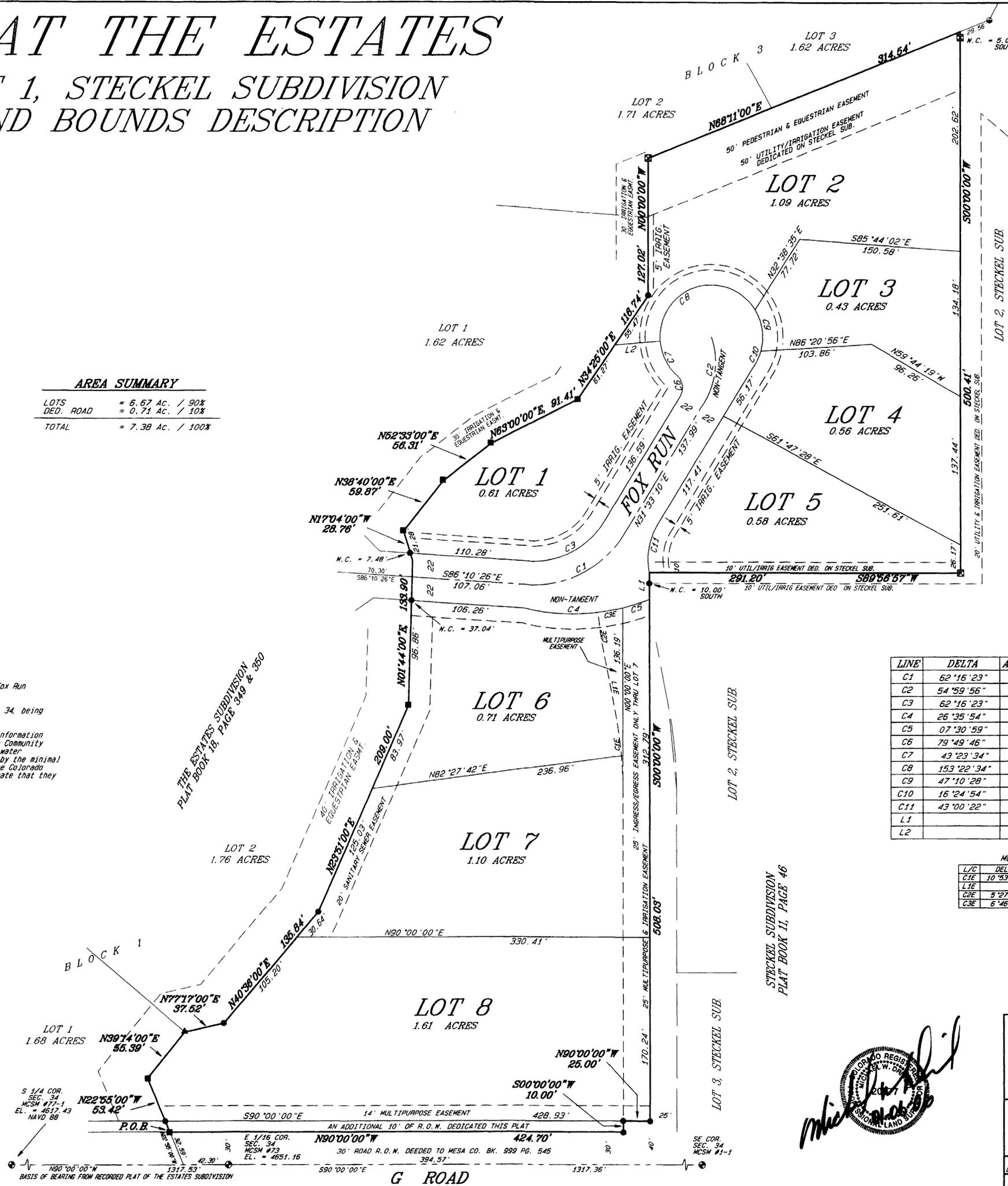
- MESA COUNTY SURVEY MONUMENT
 - ▲ FD. #5 REBAR W/PLASTIC CAP MARKED LS 5837
 - FD. #5 REBAR W/PLASTIC CAP MARKED HAAG LS 27266
 - ☒ FD. #5 REBAR W/1.5" ALUM. CAP STAMPED AES LS 24320
 - FD. #5 REBAR W/1.5" ALUM. CAP STAMPED WELLINGTON LS 17509
 - SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
- W. C. = WITNESS CORNER
 P. O. B. = POINT OF BEGINNING
 UTIL. = UTILITY
 IRRIG. = IRRIGATION
 SEC. = SECTION
 BK. = BOOK
 DED. = DEDICATED
 R. O. W. = RIGHT-OF-WAY
 ALL EXTERIOR BOUNDARY CORNERS SET IN CONCRETE

AREA SUMMARY

LOTS	= 6.67 AC. / 90%
DED. ROAD	= 0.71 AC. / 10%
TOTAL	= 7.38 AC. / 100%

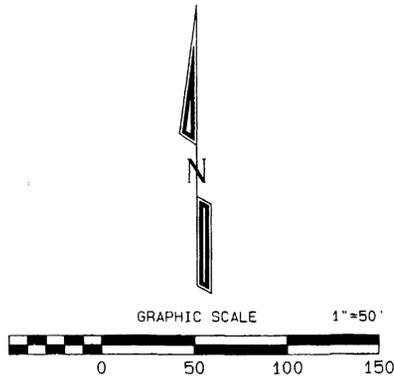
PLAT NOTES

- 1.) There is a 14' multipurpose easement along Fox Run and G Road.
- 2.) The project benchmark is the S 1/4 cor. Sec. 34, being 4617.43 based on NAVD88.
- 3.) Note: Future property owners need to review information in the project file # PFP-2004-163 located at the Community Development Department regarding soil and ground water conditions. The developer of the lot shall abide by the minimal requirements stated in the recommendation from the Colorado Geologic Survey regarding foundations or demonstrate that they have otherwise satisfied the requirements.



LINE	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
C1	62°16'23"	108.69'	100.00'	103.42'	N62°41'22"E
C2	54°59'56"	68.69'	71.56'	66.09'	S08°23'01"W
C3	62°16'23"	84.78'	78.00'	80.66'	N62°41'22"E
C4	26°35'54"	92.85'	200.00'	92.01'	S89°31'48"W
C5	07°30'59"	26.24'	200.00'	26.22'	S72°28'21"W
C6	79°49'46"	21.10'	15.15'	19.44'	S08°21'43"E
C7	43°23'34"	36.35'	48.00'	35.49'	N26°35'12"W
C8	153°22'34"	128.50'	48.00'	93.42'	N71°47'55"E
C9	47°10'28"	39.52'	48.00'	38.42'	S07°55'35"E
C10	16°24'54"	13.75'	48.00'	13.71'	N23°52'06"E
C11	43°00'22"	47.12'	62.77'	46.02'	N10°03'08"E
L1				25.00'	N00°00'00"E
L2				42.68'	N85°06'37"E

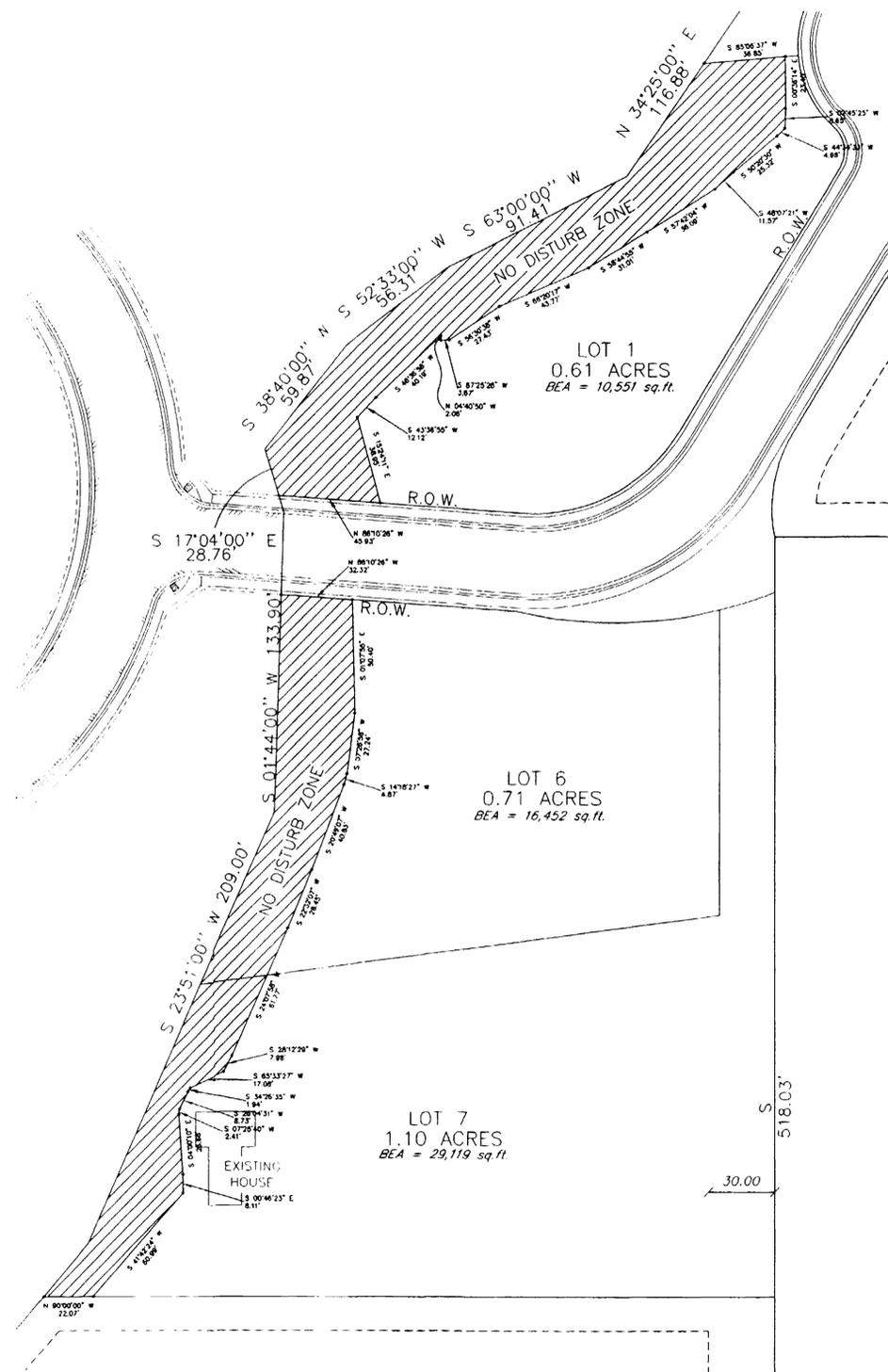
L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
C1E	10°53'05"	65.04'	342.35'	64.94'	N05°26'33"W
L1E		62.38'			N10°53'07"W
C2E	5°27'06"	37.33'	392.35'	37.32'	N08°09'34"W
C3E	6°46'17"	23.64'	200.00'	23.62'	S79°36'59"W



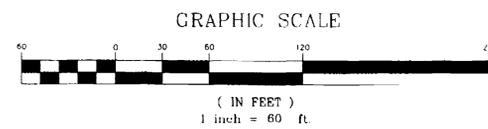
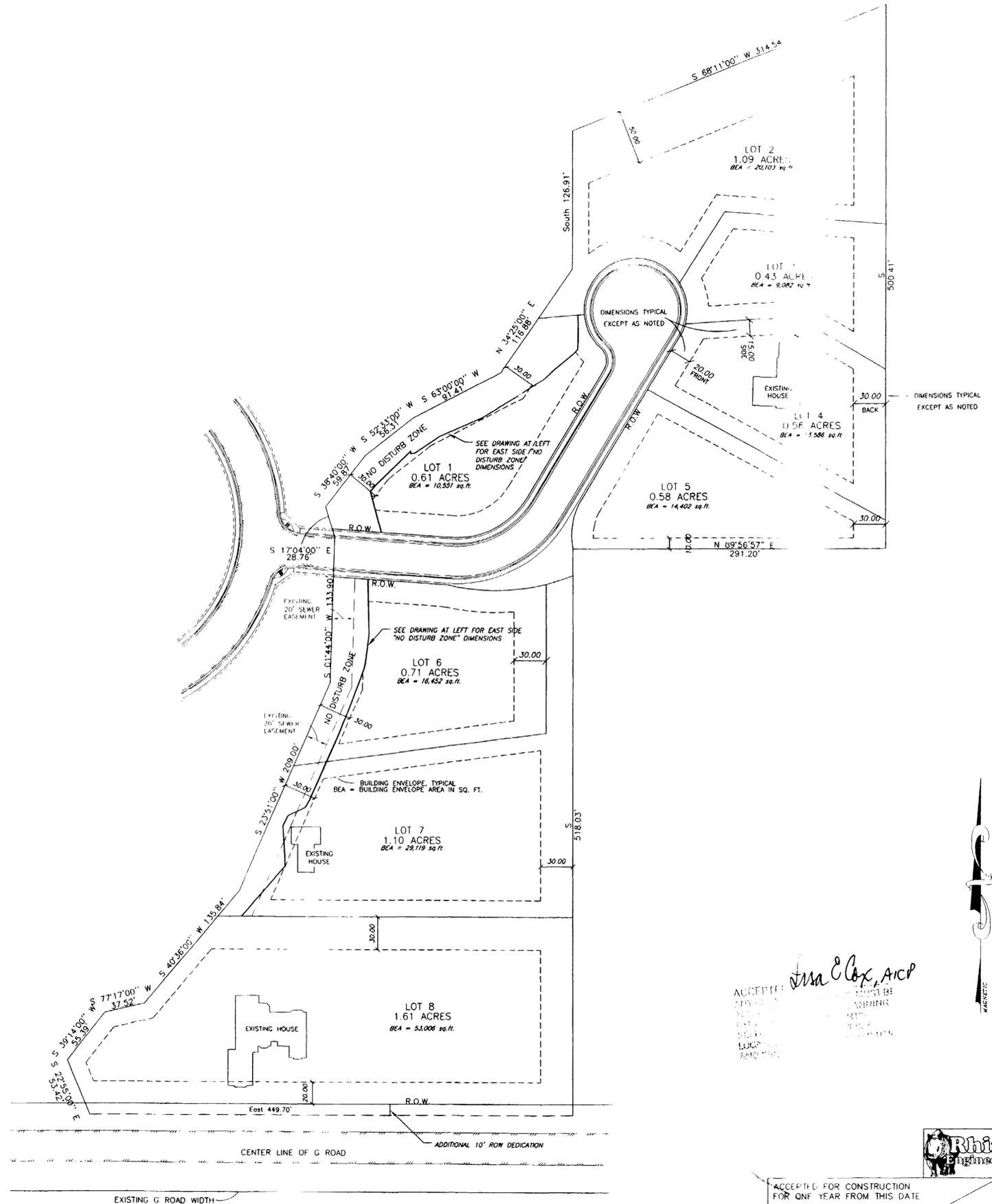
FOX RUN AT THE ESTATES
 LOCATED IN THE
 SE 1/4, SEC. 34, T1N, R1W, U.M.

D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By M. W. D. Checked By S. L. H. Job No. 579-02-02
 Drawn By TMODEL Date JAN. 2006 Sheet 2 OF 2



"NO DISTURB ZONE" DETAIL



ACCEPTED FOR CONSTRUCTION
 FOR ONE YEAR FROM THIS DATE
 GRAND JUNCTION ENGINEERING
 ACCEPTED AS CONSTRUCTED

Jana Cox, AICP

ACCEPTED FOR CONSTRUCTION
 FOR ONE YEAR FROM THIS DATE
 GRAND JUNCTION ENGINEERING
 ACCEPTED AS CONSTRUCTED

REVISION	DATE	DESCRIPTION	BY	CK

BUILDING ENVELOPE PLAN
 & NO DISTURB ZONE
 FOX RUN AT THE ESTATES
 GRAND JUNCTION, COLORADO

RHINO ENGINEERING, INC.
 1229 N. 29th ST., SUITE 201
 GRAND JUNCTION, CO 81501
 970.241.6027 fax 970.256.7992

Jana Cox, AICP

ACCEPTED FOR CONSTRUCTION
 FOR ONE YEAR FROM THIS DATE
 GRAND JUNCTION ENGINEERING
 ACCEPTED AS CONSTRUCTED

REVIEWED
 JEK
 DESIGNED
 SBB
 DATE
 12/28/05
 SCALE
 1" = 60'
 PROJECT NO
 25131.02
 SHEET NO
 1

10311503.tif