

BELHAVEN SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Sonshine II Construction & Development LLC is the owner of that real property situated in the NE 1/4 NE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:

All that part of the E 1/2 W 1/2 NE 1/4 NE 1/4 of said Section 7, EXCEPT the north 50.00 feet as conveyed to Mesa County as recorded in Book 1370 at Page 210. Said parcel contains 9.62 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as BELHAVEN SUBDIVISION, 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, being named as shown, to the full width of their platted rights-of-way, 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 Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress use by the public forever for constructing, installing, maintaining and repairing a trail and for the 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.

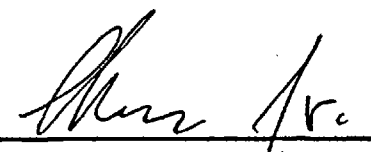
All Irrigation and Drainage Easements shown hereon are hereby granted to the Belhaven Townhome Owners Association, Inc. as undivided interest, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and drainage facilities.

Tracts A, B, C, D, E and F, shown hereon is hereby granted to the Belhaven Townhome Owners Association, Inc. as undivided interest, not subject to partition, for open space purposes. Tracts A, B, C, D & E are subject to a multipurpose easement as dedicated above.

All Common Driveway Easements to be granted to the Belhaven Townhome Owners Association, Inc.

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.

Sonshine II Construction and Development, LLC
a Colorado Limited Liability Company
By: Sundance Property Leasing, Inc., Manager


Lloyd J. Davis Jr., President

STATE OF COLORADO)
County of Mesa) ss

The foregoing instrument was acknowledged before me this 30th day of November A.D., 2005, by Sonshine II Construction & Development, LLC a Colorado Limited Liability Company, by Sundance Property Leasing, Inc., Manager, by Lloyd J. Davis, Jr., President.

Witness my hand and official seal: Maria Rhodes
Notary Public

Address 282 1/2 Village Park Dr.

My commission expires: 6/16/07

MARIA RHODES
NOTARY PUBLIC
STATE OF COLORADO

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 agree that its security interest which is recorded in Book 3562 at Page 571 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: Diana L. Smith FOR: First United Bank

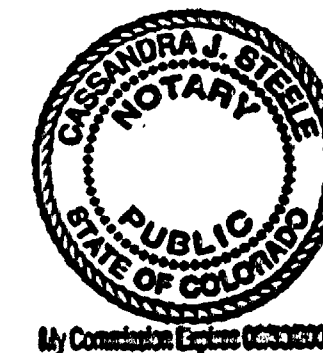
STATE OF COLORADO)
County of Mesa) ss

The foregoing instrument was acknowledged before me this 2nd day of December A.D., 2005, by

Witness my hand and official seal: Cassandra T. Steell
Notary Public

Address 8095 E. Bellevue Ave. Englewood CO 80111

My commission expires: 3-30-2008



TITLE CERTIFICATION

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 Sonshine II Construction & Development 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: NOVEMBER 30, 2005

BY: LAWRENCE J. IVENT/EXAMINER
MERIDIAN LAND TITLE, LLC

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:18 o'clock P.M.

this 7th day of March A.D. 2006, and is duly recorded in Book No. 4108 at pages 79-80

Reception No. 2305394, Fee \$ 22.00 + 1.00 Drawer No. RR-119


Deputy

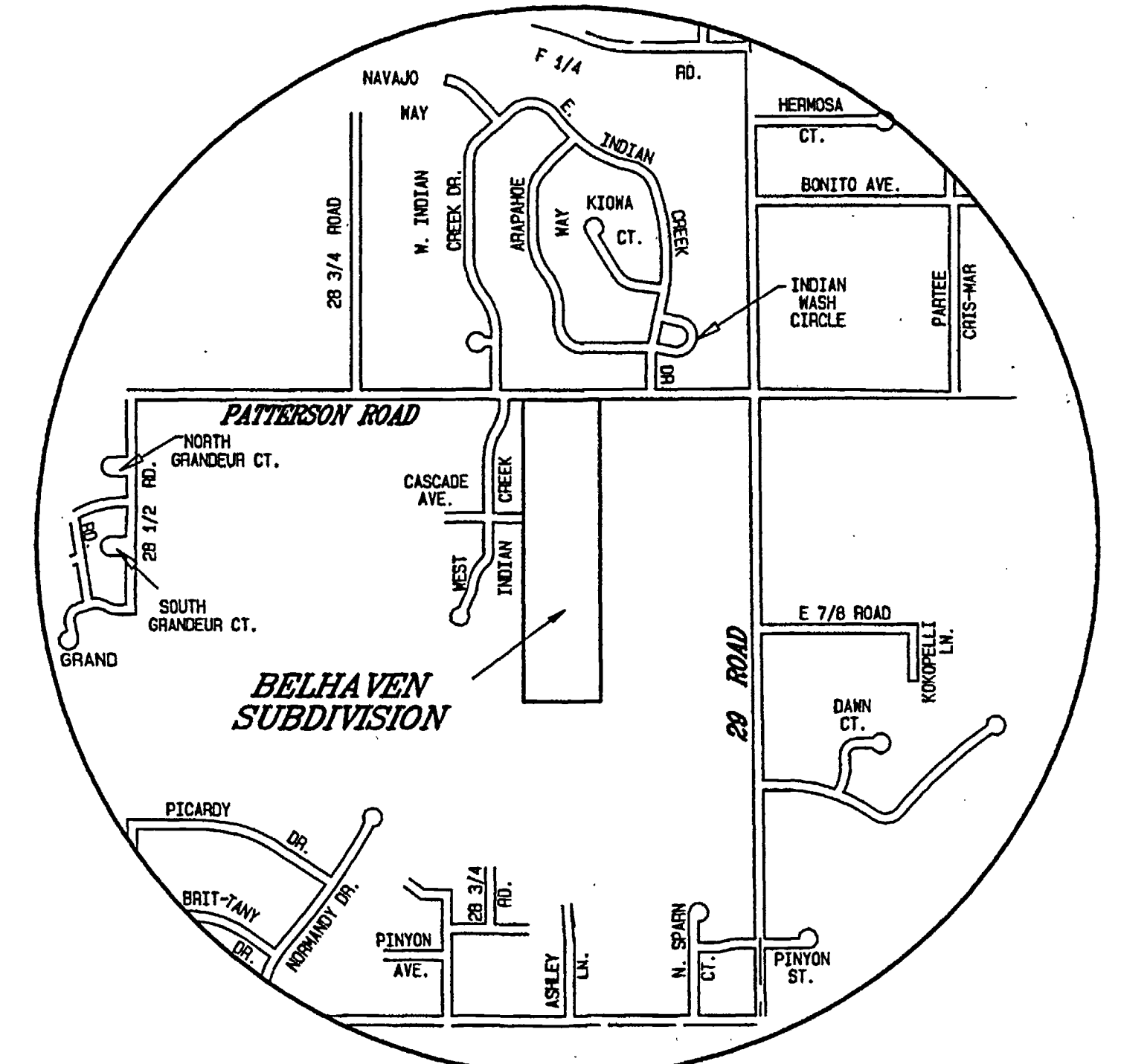
Clerk and Recorder

CITY APPROVAL

This plat of BELHAVEN SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 6th day of December 2005.


City Manager


City Mayor
Mayor Pro Tem



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.

Tract A, B, C, D, E and F conveyed to Belhaven Townhome Owners Association, Inc.

in Book 4108 at Pages 81

Irrigation & Drainage Easements conveyed to Belhaven Townhome Owners Association, Inc.

in Book 4108 at Pages 81

Common Driveway Easements conveyed to Belhaven Townhome Owners Association, Inc.

in Book 4108 at Pages 81

PLAT NOTE

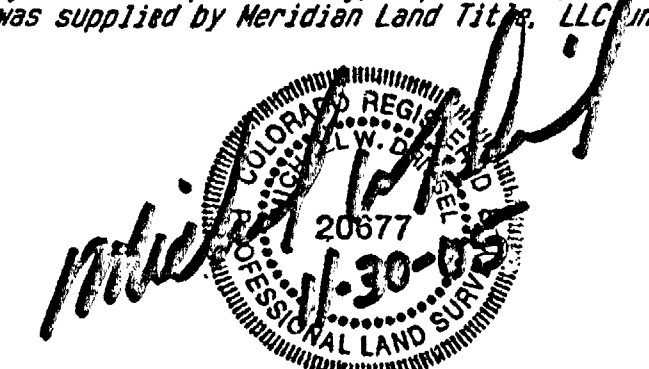
It is a requirement (by the developer and the City of Grand Junction) that the builder and homeowner of Lot 17, Block 3 (adjacent to Indian Wash) read and follow the recommendations provided in the "Final Report, Geotechnical Exploration, 2809 F Road" prepared by Western Colorado Testing of Grand Junction, dated February 2, 2005. No underground irrigation system shall be permitted on this lot.

NOTE FOR ALL PUBLIC REVIEWERS OF THIS PLAT:

Indian Wash is a large, open-channel drainage and one of the principle "Major Watershed Basins" of the Grand Valley. It is prone to occasional flooding. Floodplain boundaries can be found on the F.E.M.A. mapping available at the City of Grand Junction Community Development office.

SURVEYOR'S STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Meridian Land Title, LLC under File No. 72274.



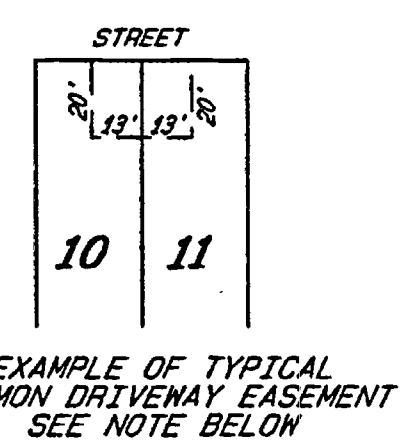
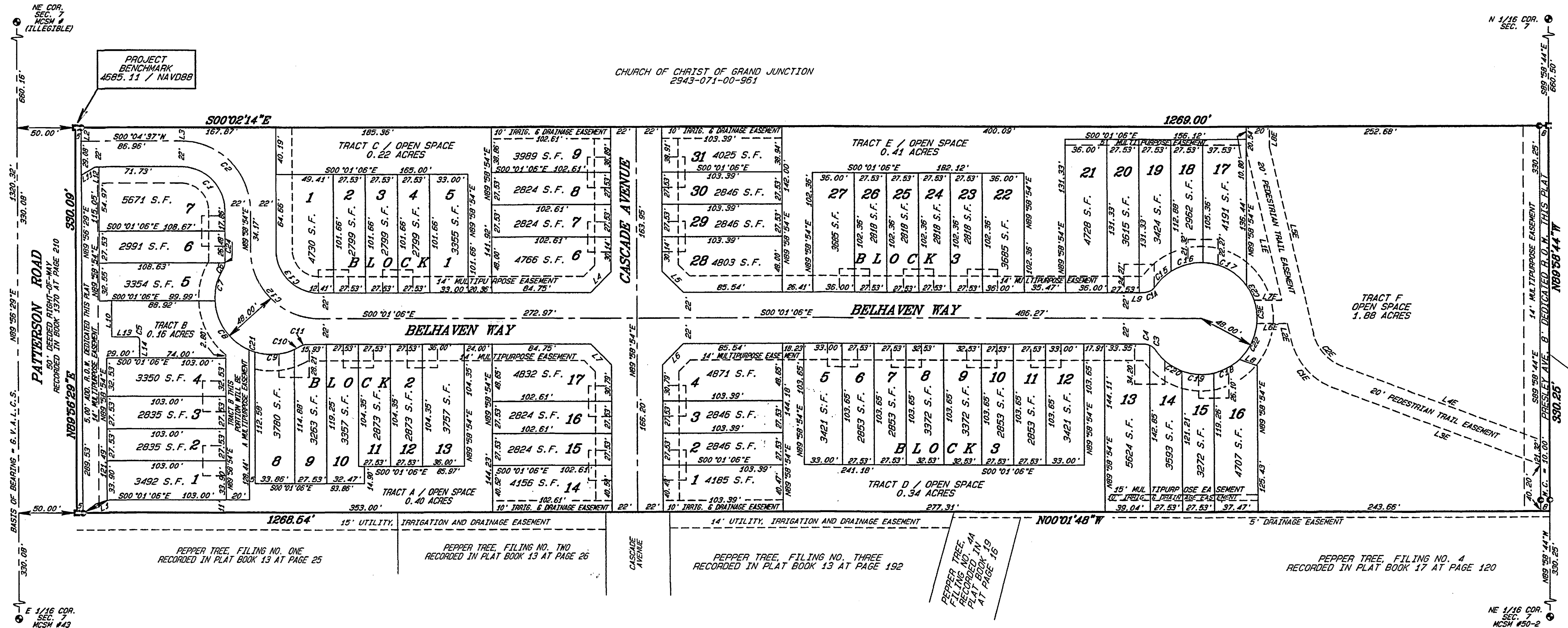
BELHAVEN SUBDIVISION

LOCATED IN THE
NE 1/4 NE 1/4, SEC. 7, T1S, R1E, 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.	198-04-53
Drawn By	TMODEL	Date	NOV. 2005	Sheet	1 OF 2

BELHAVEN SUBDIVISION



AREA SUMMARY

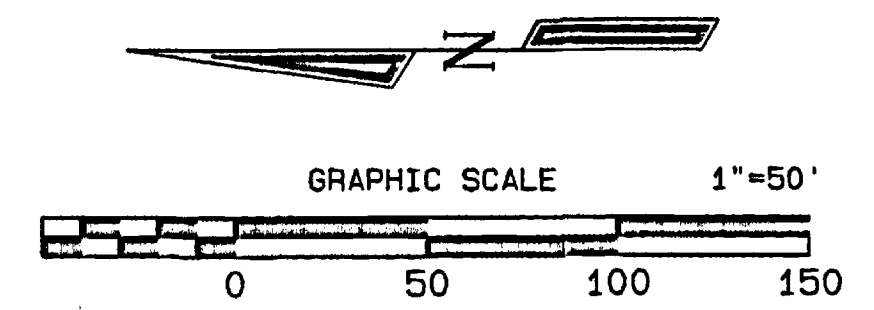
LOTS = 4.44 AC. / 46%
 TRACTS = 3.58 AC. / 37%
 ROADS = 1.60 AC. / 17%
TOTAL = 9.62 AC. / 100%

- LEGEND & ABBREVIATIONS**
- FOUND MESA COUNTY SURVEY MARKER
 - FOUND #5 REBAR W/1.5" ALUMINUM CAP STAMPED MOORE LS 12085
 - SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- EXTERIOR MONUMENTATION SET IN CONCRETE
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
 W.C. = WITNESS CORNER
 MCSM = MESA COUNTY SURVEY MARKER
 SEC. = SECTION
 (TYP) = TYPICAL
 ADD. = ADDITIONAL
 IRRIG. = IRRIGATION
 R.O.W. = RIGHT OF WAY

L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
L1		23.74'			S27°38'46"E
L2		11.48'			N89°56'29"E
L3		11.65'			S89°55'23"E
C1	89°54'16"	58.06'	37.00'	52.28'	N45°01'46"E
C2	89°54'16"	92.58'	59.00'	83.37'	N45°01'46"E
C3	29°48'01"	7.02'	13.50'	6.94'	N39°49'30"E
C4	24°56'36"	5.88'	13.50'	5.83'	N42°27'12"E
C5	90°00'00"	4.71'	3.00'	4.24'	N45°00'00"E
C6	26°24'42"	6.22'	13.50'	6.17'	N72°20'31"N
C7	33°18'33"	27.90'	48.00'	27.51'	S75°47'26"E
C8	64°24'04"	53.95'	48.00'	51.16'	S55°21'16"N
C9	41°24'00"	34.68'	48.00'	33.93'	N03°54'02"N
C10	6°18'01"	5.28'	48.00'	5.28'	N27°45'02"N
C11	30°52'57"	7.28'	13.50'	7.19'	S15°27'35"E
C12	90°00'00"	92.68'	59.00'	83.44'	S44°58'54"N
C13	90°00'00"	58.12'	37.00'	52.33'	S44°58'54"N
L4		25.25'			N45°01'06"N
L5		25.25'			N44°58'54"E
L6		25.25'			S45°01'06"E
L7		25.25'			S44°58'54"N
C14	54°44'37"	12.90'	13.50'	12.41'	N27°23'25"N
C15	22°10'15"	18.57'	48.00'	18.46'	S43°40'36"E
C16	34°35'01"	28.97'	48.00'	28.53'	S15°17'57"E
C17	52°45'48"	44.20'	48.00'	42.66'	S28°22'27"N
C18	30°11'13"	25.29'	48.00'	25.00'	N27°46'44"N
C19	33°24'36"	27.99'	48.00'	27.59'	N04°01'09"E
C20	34°00'04"	28.48'	48.00'	28.07'	N37°43'29"E
L8		16.30'			S19°35'05"N
L9		3.15'			S00°01'06"E
L10		31.02'			N90°00'00"N
L11		13.77'			S30°53'05"E
L12		3.36'			S00°04'37"N
L13		21.00'			S00°00'00"E
L14		15.02'			N90°00'00"N
C21	06°21'16"	5.32'	48.00'	5.32'	S19°58'36"N
C22	41°44'26"	34.97'	48.00'	34.20'	S63°44'36"E
C23	16°24'44"	13.75'	48.00'	13.70'	N62°57'43"E
C24	04°28'14"	1.05'	13.50'	1.05'	N87°46'59"N

20' PEDESTRIAN TRAIL EASEMENT

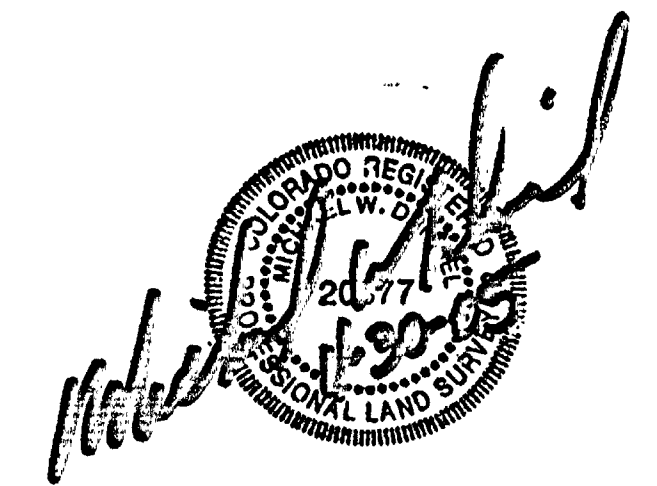
L/C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
L1E		131.57'			S76°48'56"W
L2E		13.38'			S76°48'56"W
C1E	56°29'38"	59.16'	60.00'	56.79'	N48°34'07"E
L3E		189.00'			N20°19'18"N
L4E		181.60'			N20°19'18"E
C2E	56°29'38"	39.44'	40.00'	37.86'	S48°34'07"W
L5E		163.18'			N76°48'56"E
L6E		26.07'			S00°00'00"N
L7E		23.74'			S00°00'00"N
C3E	24°13'06"	20.29'	48.00'	20.14'	S83°16'39"W
L8E		18.23'			S89°58'54"W



The common driveway easements shown on this plat are for common driveways and are all typical in dimension, being 20 feet deep and 13 feet wide on both sides of the lots, any non-typical dimensions have been shown on the lot.

NOTE: Floodplain information for this parcel can be found on FEMA FIRM Map, Community Panel No. 080117 004 E, revised July 15, 1992

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 this certification/statement shown hereon.



BELHAVEN SUBDIVISION
 LOCATED IN THE
 NE 1/4 NE 1/4, SEC. 7, T1S, R1E, 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. 198-04-53
 Drawn By TMODEL Date NOV. 2005 Sheet 2 OF 2