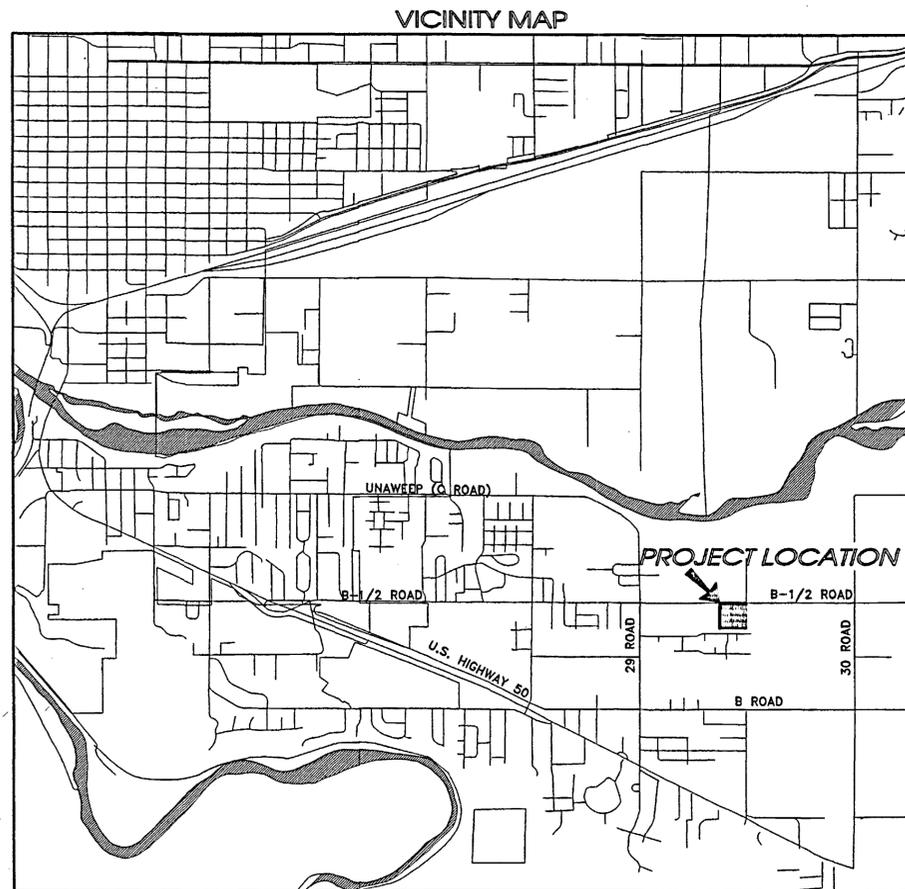


# CHIPETA WEST SUBDIVISION

## A SUBDIVISION OF THE NE1/4 NE1/4 SW1/4 S.29, T.1 S., R.1 E., UTE MERIDIAN CITY OF GRAND JUNCTION, COLORADO



### STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Chipeta West, LLC, a Colorado Limited Liability Company, is the owner of that real property situated in the NE1/4 NE1/4 SW1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in an instrument recorded in Book 3412 at Page 364 of the Mesa County records; said property being more particularly described as follows:

The E1/2 of the NE1/4 NE1/4 SW1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian, Mesa County Colorado;  
EXCEPT for the North 30 feet for County Road

AND:  
The W1/2 of the NE1/4 NE1/4 SW1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian, Mesa County Colorado;  
EXCEPT for the North 30 feet for County Road

That said owner has by these presents surveyed, platted, and subdivided the above described real property as shown hereon, and designates the same as CHIPETA WEST SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado.

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

\* All streets to the full width of their platted rights-of-way are dedicated to the City of Grand Junction for the use of the public forever.

\* 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 thereto 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.

\* All irrigation & drainage easements are granted by separate instrument to the Chipeta West Subdivision Homeowners' Association (HOA).

\* Tracts A, B and C are conveyed by separate instrument to the Chipeta West Subdivision Homeowners' Association (HOA) as common open space for stormwater detention, landscaping and other uses set forth in said conveyance. Tracts B and C are subject to a public multi-purpose easement as defined and dedicated hereon.

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 or 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.

Said owner further certifies that all lienholders if any, are represented hereon.

Executed this 2 day of December, 2005.

By: Chipeta West, LLC, a Colorado Limited Liability Company

By: [Signature]

State of Colorado )  
County of Mesa ) ss

The foregoing Statement of Ownership and Dedication was acknowledged before me by Alan D Whaley of Chipeta West LLC as its Manager this 2nd day of December, 2005 for the aforementioned purposes.

[Signature]  
Notary Public

My commission expires: 10/03/2009

JENNIFER M. PEDERSEN  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 10/03/2009

### LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Merle J. Whaley and Margaret E. Whaley, hereby certify that they are holders of a security interest upon the property hereon described and do 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 3412 at Page 364 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, said individuals have caused these presents to be signed this 2nd day of December, 2005.

By: Merle J. Whaley  
Merle J. Whaley

By: Margaret E. Whaley  
Margaret E. Whaley

State of Colorado )  
County of Mesa ) ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Merle J. Whaley and Margaret E. Whaley this 2nd day of December, 2005

[Signature]  
Notary Public

My commission expires: 10/03/2009

JENNIFER M. PEDERSEN  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 10/03/2009

### DECLARATION OF COVENANTS

This property is subject to Covenants, Conditions and Restrictions as set forth in an instrument recorded in Book 4063 at Pages 182-209 of the Mesa County records.

### TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, First American Heritage Title Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to Chipeta West, 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: 12/2/05 By: Nicole Lewis - Title Officer  
Name and title First American Heritage  
Name of title company Title Company

I, Dennis R. Shelton, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of CHIPETA WEST SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is only applicable to the survey data hereon shown and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

[Signature]  
Dennis R. Shelton  
Professional Land Surveyor  
STATE OF COLORADO

### CITY APPROVAL

This plat of CHIPETA WEST SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 16th day of December, 2005.

[Signature] [Signature]  
City Manager Mayor

### CLERK AND RECORDER'S CERTIFICATE

State of Colorado )  
County of Mesa ) ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:42 o'clock P. M., on this 21st day of

December, 2005, A.D., and was recorded at Reception No. 2293436  
Book 4063 Pages 173-173A Drawer No. RR-85 Fees \$20.00 + 1.00

By: [Signature] [Signature]  
Clerk and Recorder Deputy

NOTE: Full basements are not permitted. Half basements may be permitted upon recommendation of a Colorado Licensed Professional Engineer.

NOTE: Orchard Mesa Irrigation District easement (Mutual Mesa Canal) is subject to restrictions set forth in Grant of Easement recorded in Book 4063 at Page 128, as further referenced hereon.

LAND USE SUMMARY		
LOTS	7,525 ACRES	79.1%
TRACTS	0.440 ACRES	4.6%
STREETS	1,550 ACRES	16.3%
<b>TOTAL</b>	<b>9,515 ACRES</b>	<b>100%</b>

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by First American Title Company, No. 914-H0025446-900-610, dated December 6, 2004.

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

**CHIPETA WEST SUBDIVISION**  
CHIPETA WEST, LLC

SECTION: NE1/4SW1/4 S29 T1S R1E MERIDIAN: UTE

**THOMPSON-LANGFORD CORPORATION**

529 25 1/2 ROAD - B-210 (970) 243-8067  
Grand Junction CO 81505 [tlc@tlwest.com](mailto:tlc@tlwest.com)

Date of Survey: Nov 2, 2004 Field Surveyor: CCR Revision Date: Dec 1, 2005

Drawn: DRS Checked: DRS Approved: DRS Job No. 0592-009

S:\Survey\0592 DCS\009 WhaleySub\009 SUB.pro Sheet 1 of 2

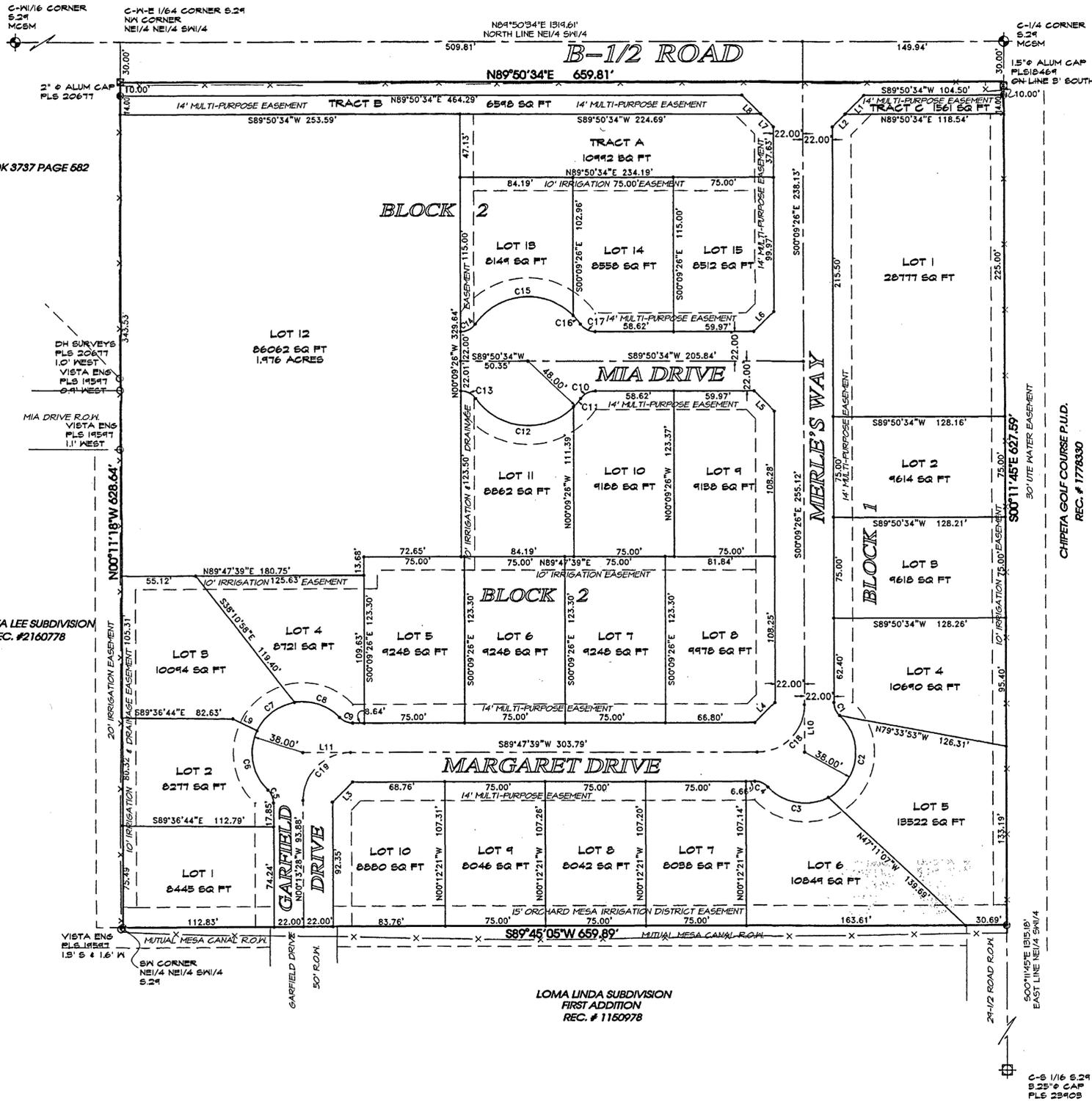
### CONVEYANCE DOCUMENTS: (FOR CITY USE ONLY)

IRRIGATION & DRAINAGE EASEMENTS (HOA) BOOK 4063 PAGE 177

TRACTS A, B & C (HOA): BOOK 4063 PAGE 176

15' IRRIG. EASEMENT (OMID) BOOK 4063 PAGES 178-181

# CHIPETA WEST SUBDIVISION



**CURVE TABLE**

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	10.44'	19.50'	46°25'23"	S23°22'08"E	10.64'
C2	12.24'	30.00'	100°58'41"	S07°53'03"W	61.85'
C3	48.84'	30.00'	78°51'35"	N00°43'16"W	45.66'
C4	10.44'	19.50'	46°24'53"	N66°54'55"W	10.64'
C5	10.44'	19.50'	46°25'23"	N23°26'11"W	10.64'
C6	48.07'	30.00'	72°24'01"	N10°24'23"W	44.83'
C7	36.28'	30.00'	54°42'04"	N53°11'12"E	34.92'
C8	36.83'	30.00'	55°40'40"	S71°37'20"E	35.44'
C9	10.44'	19.50'	46°25'23"	S66°54'34"E	10.64'
C10	12.40'	19.50'	54°44'37"	S62°28'16"W	12.41'
C11	8.31'	40.00'	4°55'04"	S40°03'32"W	8.30'
C12	83.41'	40.00'	49°33'42"	N65°12'03"W	79.30'
C13	13.03'	19.50'	55°18'33"	N63°04'20"W	12.53'
C14	13.03'	19.50'	55°17'51"	N62°44'28"E	12.53'
C15	83.42'	40.00'	49°34'20"	N84°52'53"E	79.31'
C16	8.31'	40.00'	4°55'04"	S40°22'23"E	8.30'
C17	12.40'	19.50'	54°44'37"	S62°47'07"E	12.41'
C18	55.73'	35.50'	64°57'04"	S44°44'07"W	50.18'
C19	55.77'	35.50'	40°01'07"	S44°47'05"W	50.21'

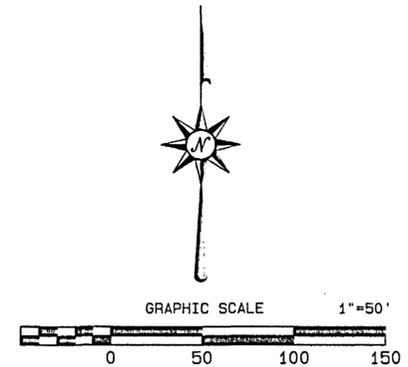
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S44°50'34"W	14.80'
L2	S44°50'34"W	13.44'
L3	S44°47'34"W	21.28'
L4	N44°47'34"E	21.28'
L5	N45°04'26"W	21.26'
L6	N44°50'34"E	21.26'
L7	N45°04'26"W	13.44'
L8	N45°04'26"W	14.80'
L9	S64°04'32"E	20.00'
L10	S00°04'26"E	35.46'
L11	S84°47'34"W	35.51'

LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

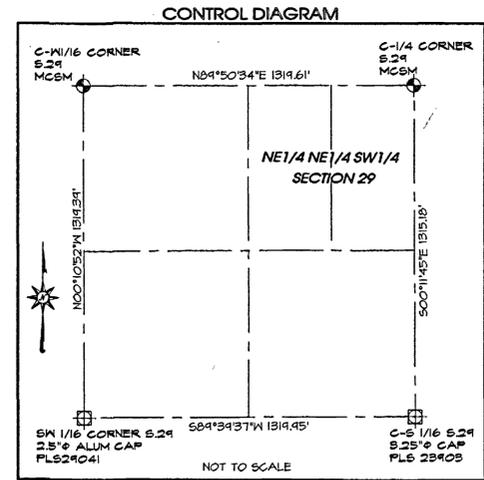
N, NORTH  
E, EAST  
S, SOUTH  
M, WEST

T, TOWNSHIP  
R, RANGE  
S, (XX), SECTION NUMBER  
R.O.W., RIGHT-OF-WAY  
P.L.S., PROFESSIONAL LAND SURVEYOR  
M.C.S.M., MESA COUNTY SURVEY MARKER  
S.Q. FT., SQUARE FEET  
REC #, MESA COUNTY CLERK & RECORDER'S RECEPTION NUMBER  
ALUM., ALUMINUM  
H.O.A., HOMEOWNERS' ASSOCIATION  
O.M.D., ORCHARD MESA IRRIGATION DISTRICT



BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the Mesa County Survey brass cap at the center one-quarter corner of Section 29, and the Mesa County Survey brass cap at the center-west one-sixteenth corner of Section 29. The measured bearing of this line is S84°50'34"W.

- FOUND SURVEY MARKER AS NOTED
- ⊕ SET #5 REBAR/2-1/2"Ø ALUM CAP IN CONCRETE THOMPSON-LANGFORD CORP PLS 18-478



**CHIPETA WEST SUBDIVISION**  
CHIPETA WEST, LLC

SECTION: NE1/4 SW1/4 S29 | TOWNSHIP: 1 South | RANGE: 1 East | MERIDIAN: UTE

**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - B-210 (970) 243-6067  
Grand Junction CO 81505 tlc@tlewest.com

Date of Survey: Nov 2, 2004 | Field Surveyor: CCR | Revision Date: Dec 1, 2005  
Drawn: DRS | Checked: DRS | Approved: DRS | Job No. 0592-009  
S:\Survey\0592 DCS\1009 WhaleySub\009 SUB.pro | Sheet 2 of 2

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