

SADDLEHORN SUBDIVISION

In the NE1/4 NW1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian
(A replat of Lot 1, Block 9, Redlands Village Subdivision, Filing No. 4)

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

John W. Castanha and Susan K. Castanha are the owners of a parcel of land being that certain tract of land in the NE1/4 NW1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, State of Colorado, recorded in Book 3575 at Page 24 of the Mesa County real property records, and being more particularly described as follows:

Lot 1 in Block 9 of Redlands Village Subdivision, Filing no. 4, (as recorded in Plat Book 10 at Page 43), in the NE1/4 SE1/4 of Section 7, Township One South, Range One West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado.

Said Owners have by these presents laid out, platted and subdivided the above described real property into Lots as shown hereon, and designated the same as SADDLEHORN SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

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

8th day of May A.D., 2006

John W. Castanha
By John W. Castanha

Susan K. Castanha
By Susan K. Castanha

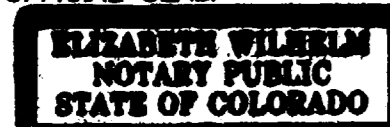
STATE OF COLORADO)

COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 8th day of May A.D., 2006
By John W. Castanha and Susan K. Castanha

My commission expires: May 22, 2009

WITNESS MY HAND AND OFFICIAL SEAL:



Elizabeth Wilhelm
Notary Public

GENERAL NOTES:

- Title information from Mesa County real property records and from Security Title Guaranty Co. File No. S0138761, effective date 5/1/06.
- Basis of bearings derived from "Mesaco LCS" with a bearing of S00°02'19"E 2619.75 feet between Mesa County Survey Markers for the North 1/4 Corner and the Center 1/4 Corner of Section 7, Township 1 South, Range 1 West of the Ute Meridian.
- All houses will be on engineered foundations.

FOR CITY OF GRAND JUNCTION USE

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

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 11:37 o'clock A.M., this 17th day of May A.D., 2006 and is duly recorded as Reception Number 2317493 in Book 4158, Page 650 through 651 inclusive. Drawer No. 55-26

Clerk and Recorder Deputy Fees 420.00 + 1.00

No Covenants, Conditions and Restrictions established.

TITLE CERTIFICATION

We Security Title Guaranty 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 John W. Castanha and Susan K. Castanha 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: May 5, 2006 by: *Marcia A. Sanchez*
for Security Title Guaranty Company

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that he 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 4115, Pages 928-933 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said individuals has caused these presents to be signed this 5th day of May, 2006

by: *Jeffery A. Taets*
Jeffery A. Taets, Sr. V.P. for Timberline Bank,
247B Patterson Rd. Suite 11, Grand Junction Co. 81505

STATE OF COLORADO)

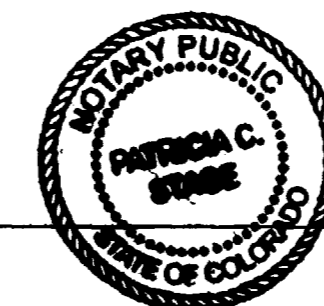
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 5th day of May A.D., 2006
By Jeffery A. Taets, Sr. V.P. for Timberline Bank,
247B Patterson Rd. Suite 11, Grand Junction Co. 81505

My commission expires: August 31, 2009

WITNESS MY HAND AND OFFICIAL SEAL:

Patricia Stage
Notary Public



CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

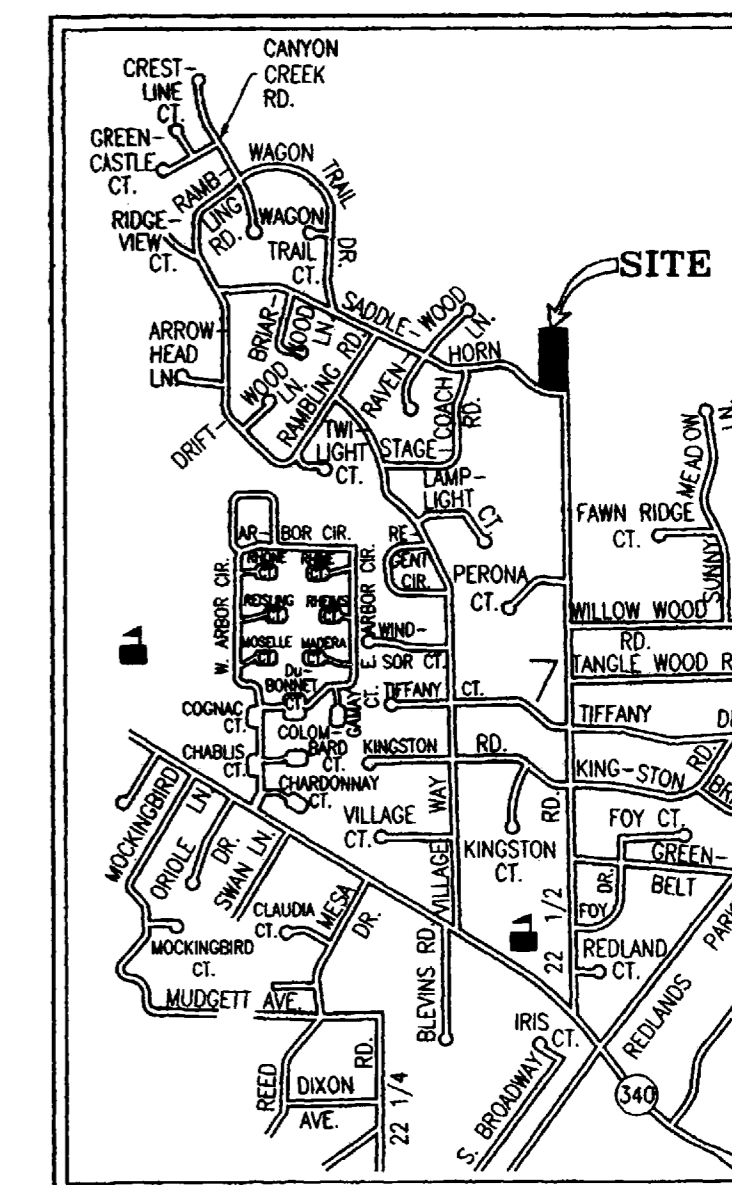
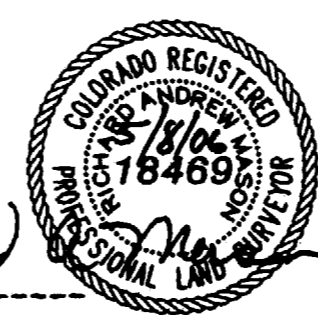
Approved this 15th day of May A.D. 2006

Mayor *John St. Louis* City Manager *[Signature]*

SURVEYOR'S CERTIFICATE

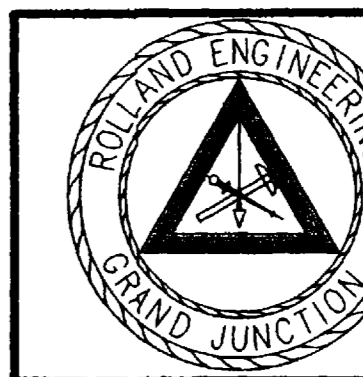
I, Richard A. Mason, do hereby certify that the accompanying plat of SADDLEHORN SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same.

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



VICINITY MAP

ACRE SUMMARY		
DESCRIPTION	ACRES	% TOTAL
LOT 1	1.16	47.9%
LOT 2	1.26	52.1%
TOTAL	2.42	100.00%



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

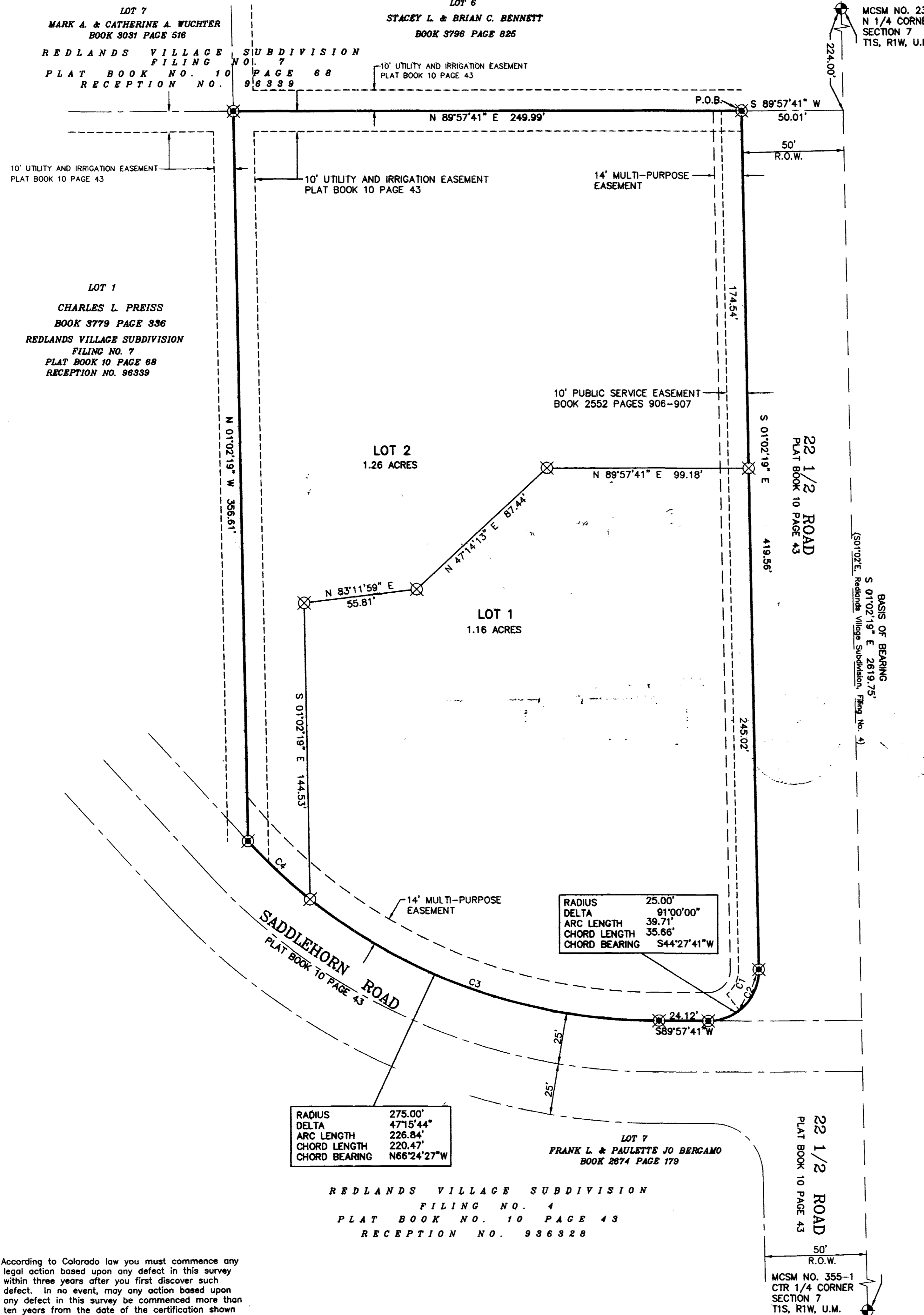
File Name: C:\PROJECTS\3130\3130PLAT.DWG
SADDLEHORN SUBDIVISION

IN THE NE1/4 NW1/4 OF SECTION 7
T1S, R1W OF THE UTE MERIDIAN
IN THE CITY OF GRAND JUNCTION,
MESA COUNTY, COLORADO

Designed	Checked	Proj# 3130	Sheet 1
Drawn	Date 5/05/06	Rv:	of 2

SADDLEHORN SUBDIVISION

In the NE1/4 NW1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian
(A replat of Lot 1, Block 9, Redlands Village Subdivision, Filing No. 4)



LOT 7
MARK A. & CATHERINE A. WUCHTER
BOOK 3031 PAGE 516
REDLANDS VILLAGE
FILING NO. 7
PLAT BOOK NO. 10
RECEPTION NO. 96339

LOT 6
STACEY L. & BRIAN C. BENNETT
BOOK 3796 PAGE 825
10' UTILITY AND IRRIGATION EASEMENT
PLAT BOOK 10 PAGE 43

10' UTILITY AND IRRIGATION EASEMENT
PLAT BOOK 10 PAGE 43

SUBDIVISION
NO. 7
PAGE 68

LOT 1
CHARLES L. PREISS
BOOK 3779 PAGE 336
REDLANDS VILLAGE SUBDIVISION
FILING NO. 7
PLAT BOOK 10 PAGE 68
RECEPTION NO. 96339

LOT 2
1.26 ACRES

LOT 1
1.16 ACRES

10' PUBLIC SERVICE EASEMENT
BOOK 2552 PAGES 906-907

22 1/2 ROAD
PLAT BOOK 10 PAGE 43

SADDLEHORN ROAD
PLAT BOOK 10 PAGE 43

RADIUS 25.00'
DELTA 91°00'00"
ARC LENGTH 39.71'
CHORD LENGTH 35.66'
CHORD BEARING S44°27'41"W

RADIUS 275.00'
DELTA 47°15'44"
ARC LENGTH 226.84'
CHORD LENGTH 220.47'
CHORD BEARING N66°24'27"W

LOT 7
FRANK L. & PAULETTE JO BERCAMO
BOOK 2874 PAGE 179

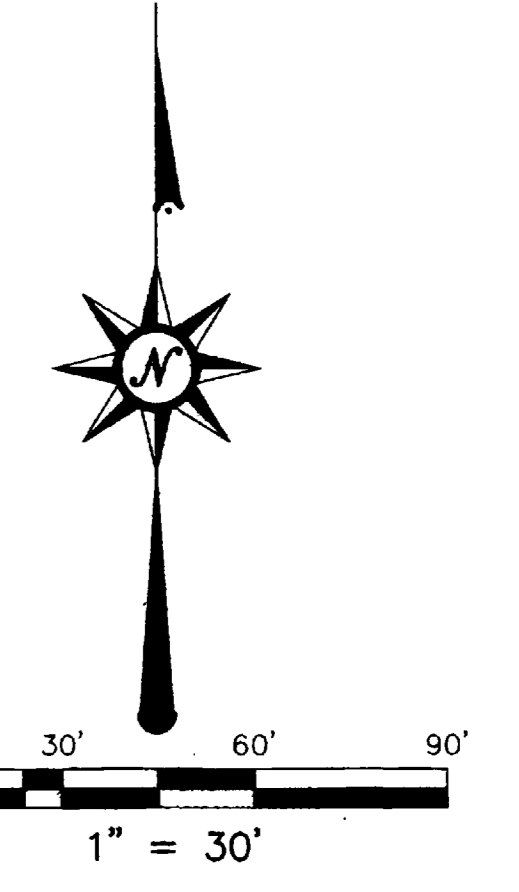
REDLANDS VILLAGE SUBDIVISION
FILING NO. 4
PLAT BOOK NO. 10 PAGE 43
RECEPTION NO. 936328

22 1/2 ROAD
PLAT BOOK 10 PAGE 43

MCSM NO. 355-1
CTR 1/4 CORNER
SECTION 7
T1S, R1W, U.M.

MCSM NO. 232-1
N 1/4 CORNER
SECTION 7
T1S, R1W, U.M.

BASIS OF BEARING
S 01°02'19" E 2619.75'
(S 01°02'19" E Redlands Village Subdivision, Filing No. 4)



LEGEND

- MESA COUNTY SURVEY MARKER
- FOUND 1/2" REBAR (NO CAP)
- FOUND 5/8" REBAR PLS-18469
- SET REBAR & CAP PLS-18469
- MCSM NO. MESA COUNTY SURVEY MARKER NUMBER
- ROW RIGHT-OF-WAY
- CTR CENTER
- T TOWNSHIP
- R RANGE
- PLS PROFESSIONAL LAND SURVEYOR
- MESA CO LCS MESA COUNTY LOCAL COORDINATE SYSTEM

GENERAL NOTES:

1. Title information from Mesa County real property records and from Security Title Guaranty Co. File No. S0138761, effective date 5/1/06.
2. Basis of bearings derived from "Mesaco LCS" with a bearing of S00°02'19"E 2619.75 feet between Mesa County Survey Markers for the North 1/4 Corner and the Center 1/4 Corner of Section 7, Township 1 South, Range 1 West of the Ute Meridian.
3. All houses will be on engineered foundations.
4. An Improvement Survey Plat is filed at Deposit No. 3297-05, dated 9/02/05 of the Mesa County Property Records.

CURVE TABLE (PUBLIC SERVICE EASEMENT)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	15.00'	13.90'	13.41'	S 25°31'03" W	53°06'45"	7.50'
C2	25.00'	23.17'	22.35'	S 25°31'03" W	53°06'45"	12.50'

CURVE TABLE (LOTS)

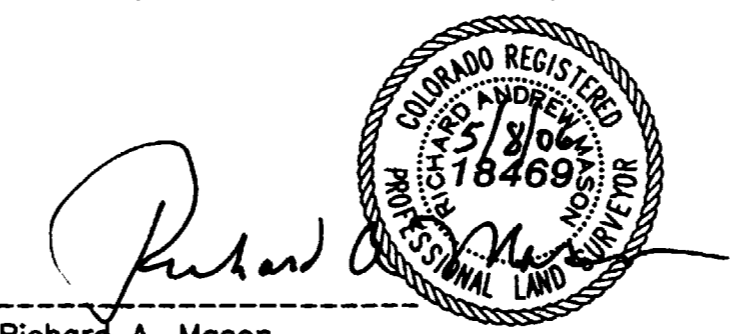
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C3	275.00'	185.15'	181.68'	N 70°45'01" W	38°34'36"	96.24'
C4	275.00'	41.69'	41.65'	N 47°07'09" W	08°41'08"	20.88'

ACRE SUMMARY

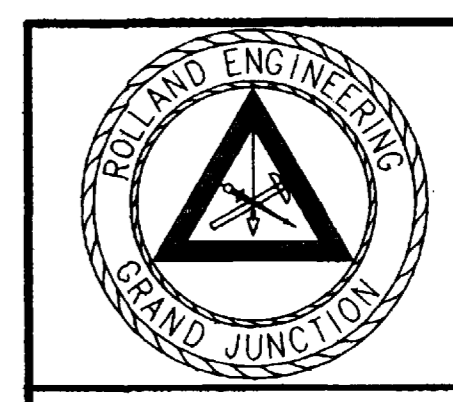
DESCRIPTION	ACRES	% TOTAL
LOT 1	1.16	47.9%
LOT 2	1.26	52.1%
TOTAL	2.42	100.00%

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of SADDLEHORN SUBDIVISION, 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.



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



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
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File Name: C:\PROJECTS\3130\3130PLAT.DWG		SADDLEHORN SUBDIVISION	
IN THE NE1/4 NW1/4 OF SECTION 7 T1S, R1W OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO			
Designed	Checked	Proj# 3130	Sheet 2
Drawn	Date 5/05/06	Rv	Of 2

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.