

SUMMIT VIEW MEADOWS FILING 2

FP-2005-083
 RMF-8
 "C"
 TCP: \$1539
 SIF: \$460

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Zeck Homes, Inc., is the owner of that real property situated in the SE 1/4 NW 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

The E 1/2 W 1/2 E 1/2 SE 1/4 NW 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado. Said parcel contains 4.96 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 SUMMIT VIEW MEADOWS FILING 2, 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, are hereby dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose 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.

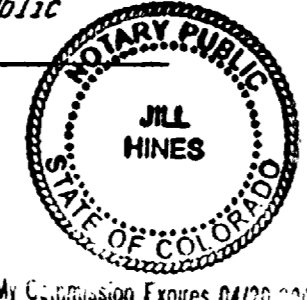
All Irrigation and Drainage Easements shown hereon are hereby granted to an association if formed now or in the future for the benefit of the owners, or if not, to the owners of lots and tracts hereby platted as undivided interest, not subject to partition, as perpetual easements for the installation,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

Tracts A, B and C shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, of if not, to the owners of the lots hereby platted as undivided interest, not subject to partition, for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the common areas for landscape, subject to the various easements dedicated and granted on this Final Plat.

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 prevent reasonable ingress and egress to and from the easement.


 Zeck Homes, Inc.
 Mance L. Zeck, President

STATE OF COLORADO }
 COUNTY OF MESA } ss
 The foregoing instrument was acknowledged before me this 27th day of March
 A.D., 2006 by Zeck Homes, Inc., Mance L. Zeck, President
 Witness my hand and official seal: Jill Hines
 Notary Public
 Address 200 Grand Ave 65 8101
 My commission expires: 4-20-06

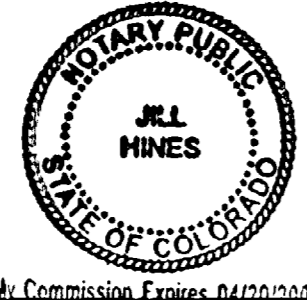


LIENHOLDERS RATIFICATION OF PLAT

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 4185 at Page 731-735 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: Michael Mast, v.p. FOR: Bank of Colorado

STATE OF COLORADO }
 COUNTY OF MESA } ss
 The foregoing instrument was acknowledged before me this 27th day of March
 A.D., 2006 by Michael Mast VP for Bank of Colorado
 Witness my hand and official seal: Jill Hines
 Notary Public
 Address 200 Grand Ave 65 8101
 My commission expires: 4-20-06



CITY APPROVAL

This plat of SUMMIT VIEW MEADOWS FILING 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 31st day of March 2006.

 City Manager
 City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 12:41 o'clock P.M., this 31 day of June A.D. 2006, and is duly recorded in Book No. 4185, at page 731-735.
 Reception No. 2323735 Fee \$ 21.00 Drawer No. SS-35

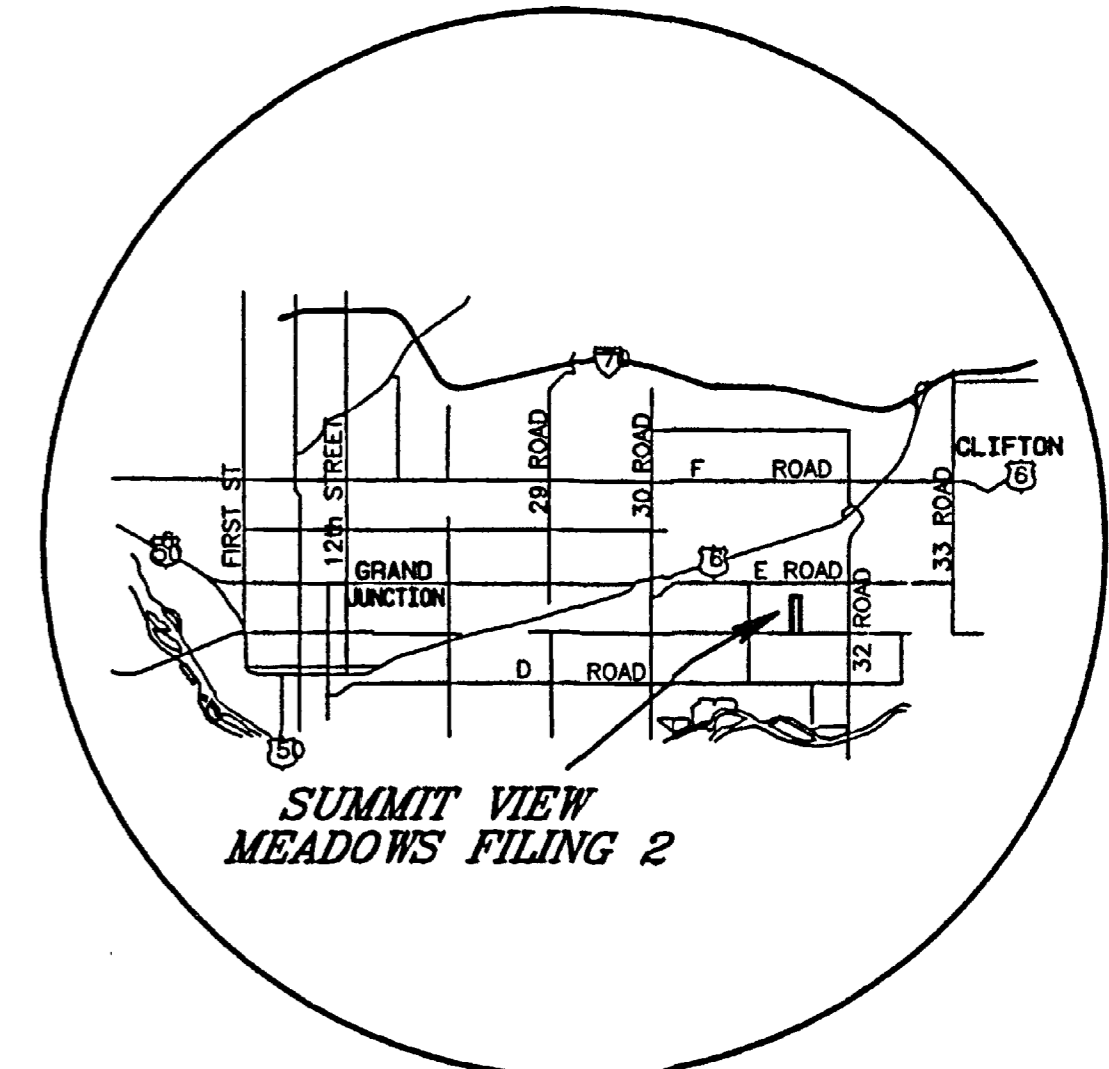
 Deputy Clerk and Recorder

TITLE CERTIFICATION

State of Colorado
 County of Mesa
 We, Meridian Land Title, 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 Zeck Homes, Inc.; 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: MARCH 19, 2006
 By: LAWRENCE D. VENT/EXAMINER

To be completed by the City of Grand Junction personnel.
 The accuracy of this information is the responsibility of the City of Grand Junction.
 Declaration for Covenants, Conditions and Restrictions for Summit View Meadows Filing 2 Homeowner's Association, Inc.
 in Book 4185 at Pages 736-759
 Tracts A, B and C conveyed to Summit View Meadows Filing 2 Homeowner's Association, Inc.
 in Book 4183 at Pages 951
 Irrigation and Drainage Easements conveyed to Summit View Meadows Filing 2 Homeowner's Association, Inc.
 in Book 4185 at Pages 760-762
 Temporary Emergency Turnaround Easements recorded in Book 3801 at Page 869 have been released by the City of Grand Junction Book 4185 Pg. 763



SUMMIT VIEW MEADOWS FILING 2

VICINITY MAP - N.T.S.

PLAT NOTES

All lot frontage is subject to a 14' Multipurpose Easement dedicated to the City of Grand Junction, as shown on this recorded subdivision.
 All homes will require the foundations be designed by a Colorado Licensed Professional Engineer.
 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.

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 in file No. 71105.

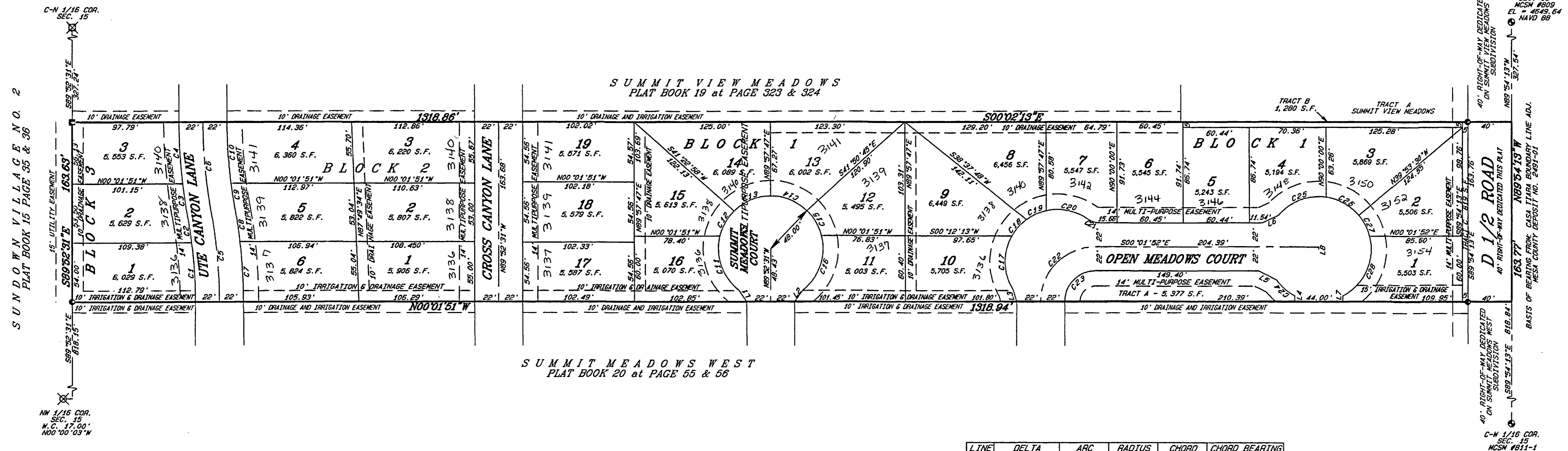


SUMMIT VIEW MEADOWS FILING 2
 LOCATED IN THE
 SE 1/4 NW 1/4, SEC. 15, T1S, R1E, U.M.
D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Scan: CAD File to County
 SubDB: SubDWG:
 GJBase: St Index:
 GBA: Cdot AHUT:

Designed By M.W.D. Checked By S.L.H. Job No. 280-04-20
 Drawn By TMODEL Date MARCH 2006 Sheet 1 OF 2

SUMMIT VIEW MEADOWS FILING 2



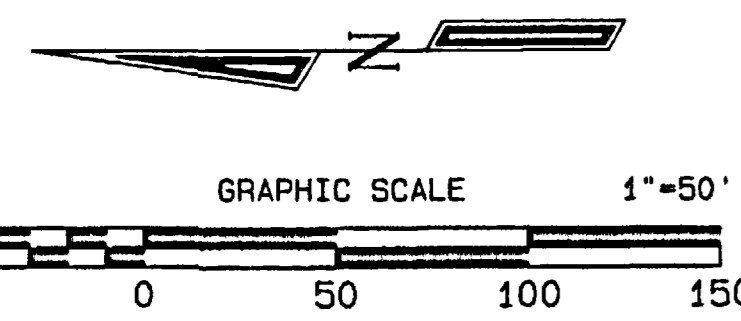
LEGEND & ABBREVIATIONS

- MESA COUNTY SURVEY MARKER
 - ⊗ 3.25" ALUMINUM MONUMENT
STAMPED U.S.B.L.M.
 - ⊗ FD. 3.25" ALUMINUM MONUMENT
STAMPED D H SURVEYS LS 20677
 - FD. #5 REBAR W/2" ALUM. CAP
STAMPED TLC LS 18480
 - FOUND/SET #5 REBAR W/ 2" ALUMINUM
CAP STAMPED D H SURVEYS LS 20677
- S.F. = SQUARE FEET

LINE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	07°14'54"	54.13'	427.89'	54.09'	S86°30'26"W
C2	03°14'06"	24.16'	427.89'	24.16'	S81°15'56"W
C3	03°18'14"	29.96'	471.89'	29.95'	S81°28'00"W
C4	06°49'56"	56.27'	471.89'	56.24'	S86°42'05"W
C5	10°28'31"	82.25'	449.89'	82.14'	S84°53'09"W
C6	10°28'31"	82.27'	449.89'	82.15'	S84°53'11"W
C7	06°41'30"	55.11'	471.89'	55.08'	S86°41'13"W
C8	03°46'35"	31.10'	471.89'	31.10'	S81°32'11"W
C9	03°00'50"	22.51'	427.89'	22.50'	S81°09'18"W
C10	07°28'17"	55.80'	427.89'	55.76'	S86°23'51"W
L1		13.18'			N54°40'48"E
C11	65°38'40"	54.99'	48.00'	52.04'	N71°05'29"E
C12	31°56'53"	26.76'	48.00'	26.42'	S60°06'44"E
C13	44°07'05"	36.96'	48.00'	36.05'	S22°04'45"E
C14	43°44'41"	36.65'	48.00'	35.76'	S21°51'08"W
C15	31°48'25"	26.65'	48.00'	26.31'	S59°37'41"W
C16	66°26'54"	55.67'	48.00'	52.60'	N71°14'39"W
L2		13.09'			N54°07'37"W
L3		11.09'			N73°52'29"E
C17	61°52'28"	51.84'	48.00'	49.35'	N68°42'42"E
C18	24°02'58"	20.15'	48.00'	20.00'	S48°19'35"E
C19	24°02'58"	20.15'	48.00'	20.00'	S24°16'38"E
C20	47°07'32"	39.48'	48.00'	38.38'	S11°18'37"W
C21	34°54'16"	12.18'	20.00'	12.00'	N17°25'16"E
C22	89°59'59"	78.54'	50.00'	70.71'	S45°01'49"E
C23	89°59'59"	43.98'	28.00'	39.60'	N45°01'46"W
L4		5.34'			N89°58'08"E
C24	26°41'19"	22.36'	48.00'	22.16'	N40°35'34"E
L5		18.15'			N26°57'11"E
L6		16.80'			S24°52'16"E
C25	58°03'00"	48.63'	48.00'	46.58'	S20°41'09"E
C26	41°29'47"	34.76'	48.00'	34.01'	S29°05'14"W
C27	25°39'21"	21.49'	48.00'	21.31'	S62°39'48"W
C28	77°11'52"	64.67'	48.00'	59.89'	N65°54'35"W
L7		5.34'			S89°58'08"W
L8		2.00'			S89°58'08"W

AREA SUMMARY

DED. ROADS	= 1.12 AC. / 23%
TRACTS	= 0.17 AC. / 03%
LOTS	= 3.67 AC. / 74%
TOTAL	= 4.96 AC. / 100%



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