

# CLOVERGLEN SUBDIVISION

IN THE NW1/4 OF SECTION 5, T1S, R1E OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

## DEDICATION AND OWNERSHIP STATEMENT

### KNOW ALL MEN BY THESE PRESENTS:

Sedona Capital LLC, a Colorado Limited Liability Company, is the owner of a parcel of land being that certain tract of land in the NW1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, Grand Junction, Colorado recorded in Book 4083 at Page 220 of the Mesa County real property records, and being more particularly described as follows:

Commencing at a Mesa County Survey Marker for the Center 1/4 (C1/4) Corner of said Section 5, whence a Mesa County Survey Marker for the Center West 1/16 (C-W1/16) Corner of said Section 5 bears N89°59'57"W for a distance of 1319.04 feet; thence N89°59'57"W for a distance of 595.56 feet; thence N01°11'00"E for a distance of 30.00 feet to a point on the northerly right-of-way line of F 1/2 Road and the point of beginning; thence N01°11'00"E, on the east line of the Replat of Willow Glen Subdivision, Plat Book 13 at Page 518, for a distance of 740.00 feet to the northeast corner of said Replat of Willow Glen; thence northeasterly on a line described in a Boundary Line Agreement recorded in Book 37/9 at Pages 192-197 as recorded in the Office of the Mesa County Clerk and Recorder, the following 6 courses and distances:

- N77°32'17"E for a distance of 121.71 feet to a 5/8-inch rebar and alloy cap (LS 18469);
- N51°30'15"E for a distance of 130.43 feet to a 5/8-inch rebar and alloy cap (LS 18469);
- N49°58'49"E for a distance of 63.05 feet to a 5/8-inch rebar and alloy cap (LS 18469);
- N57°53'51"E for a distance of 32.00 feet to a 5/8-inch rebar and alloy cap (LS 18469);
- N75°25'46"E for a distance of 64.00 feet to a 5/8-inch rebar and plastic cap (LS 19603);
- S87°00'34"E for a distance of 48.67 feet to a 5/8-inch rebar and plastic cap (LS 11271), to a point on the centerline of Marchun Drain; thence along said centerline the following 9 courses and distances:

1. S16°52'57"W a distance of 63.36 feet;

2. S00°08'41"W a distance of 136.62 feet;

3. S01°01'25"E a distance of 138.70 feet;

4. S01°01'46"W a distance of 145.15 feet;

5. S13°16'32"W a distance of 34.78 feet;

6. S25°11'03"W a distance of 113.70 feet;

7. S26°58'29"W a distance of 68.38 feet;

8. S03°26'08"W a distance of 80.83 feet;

9. S00°56'52"W a distance of 139.02 feet to a point on said northerly right-of-way line of F 1/2 Road; thence leaving said centerline Marchun Drain, N89°59'57"W, along said northerly right-of-way line of F 1/2 Road, for a distance of 309.00 feet to the beginning.

[containing 6.90 acres]

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 CLOVERGLEN 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 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 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.

Tract B is dedicated to the City of Grand Junction as a perpetual easement for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All 10' Irrigation Easements to be granted to the Cloverglenn Homeowners association for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

A 6' Irrigation Easement located on Lot 1 Block 2 to be granted to the Cloverglenn Homeowners association for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

A 10' Irrigation and Drainage Easement located on Lot 7 Block 1 to be granted to the Cloverglenn Homeowners association for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of drainage facilities and irrigation systems and to supply and drain irrigation water.

A 15' Irrigation Easement to be granted to Palisade Irrigation District as a perpetual easement for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

Tract A to be granted to the Cloverglenn Homeowners Association for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), for Landscape Purposes. All of Tract A is burdened by a Multipurpose Easement.

Tract B to be granted to the Cloverglenn Homeowners Association for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), for storm water detention and irrigation improvements. All of Tract B is subject to a drainage easement for the City of Grand Junction. A portion of the tract is burdened by a 14' multi purpose easement.

Tract C to be granted to the Cloverglenn Homeowners Association for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), for irrigation purposes.

All Tracts/ 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 owner has caused its name to be hereunto subscribed this

\_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

\_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

By Carl Boydston, Manager  
for Sedona Capital LLC, a Colorado Limited Liability Company

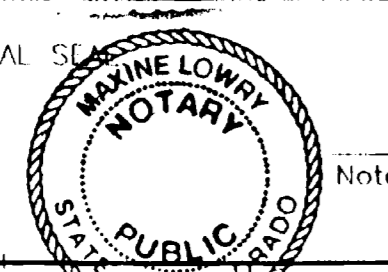
STATE OF COLORADO )  
 ) ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

By Carl Boydston, Manager for Sedona Capital LLC, a Colorado Limited Liability Company

My commission expires \_\_\_\_\_

WITNESSED BY MY HAND AND OFFICIAL SEAL OF THE STATE OF COLORADO



Notary Public  
*Maxine Lowmy*

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 ) ss  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ A.M., this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_, and is duly recorded as Reception Number \_\_\_\_\_ in Book \_\_\_\_\_, Page \_\_\_\_\_ through \_\_\_\_\_ inclusive. Drawer No. \_\_\_\_\_

Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_ Fees \_\_\_\_\_

## TITLE CERTIFICATION

We Abstract and Title Co. of Mesa County, Inc., 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 Sedona Capital LLC, a Colorado Limited Liability Company; 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 July 25, 2006 by: Debra J. Blanchette  
for Abstract and Title Co. of Mesa County, Inc.

## CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 3 day of AUGUST A.D. 2006

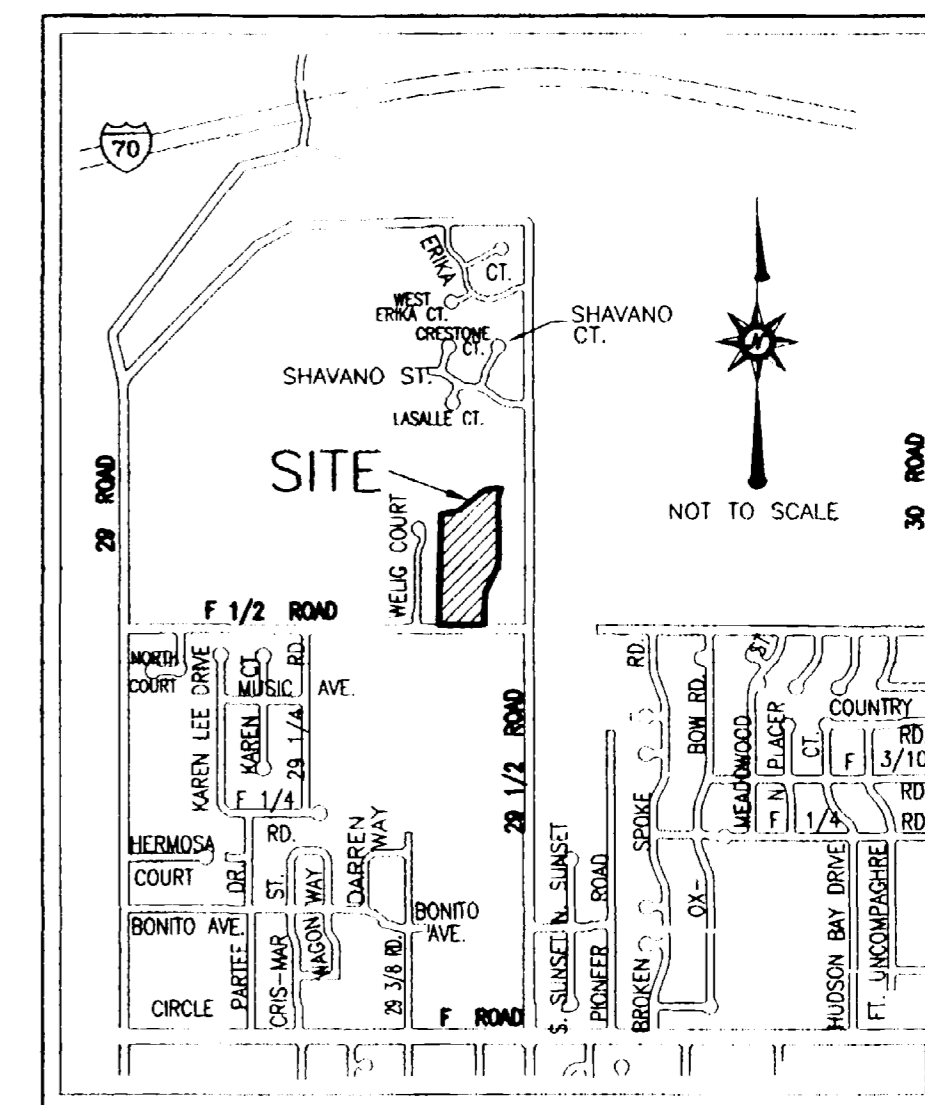
Mayor \_\_\_\_\_ City Manager David Varley

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:	
Covenants, Conditions, and Restrictions recorded in Book 4220 at Pages 374-871	
Tract A recorded in Book 4220 at Page 375	
Tract B recorded in Book 4220 at Page 376	
Tract C recorded in Book 4220 at Page 377	
5' Irrigation Easement recorded in Book 4220 at Page 378	
10' Irrigation Easement recorded in Book 4220 at Page 379	
6' Irrigation Easement (Lot 1 Block 2) recorded in Book 4220 at Page 372	
10' Irrigation and Drainage Easement (Lot 7 Block 1) recorded in Book 4220 at Page 372	
15' Palisade Irrigation District Easement recorded in Book 4220 at Page 374-376	

## GENERAL NOTES:

- Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County, Inc., Policy No. A52-0013841, effective date 7/25/06.
- Basis of bearings derived from "Mesaco 1CS" with a bearing of N89°59'57"W 1319.04' between Mesa County Survey Markers for the C1/4 Corner and the C-W1/16 Corner of Section 5, Township One South, Range One East of the Ute Meridian, Mesa County, Colorado.
- A Survey Improvement Plat is recorded at Reception Number 329305 of the Mesa County Property Records.

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.

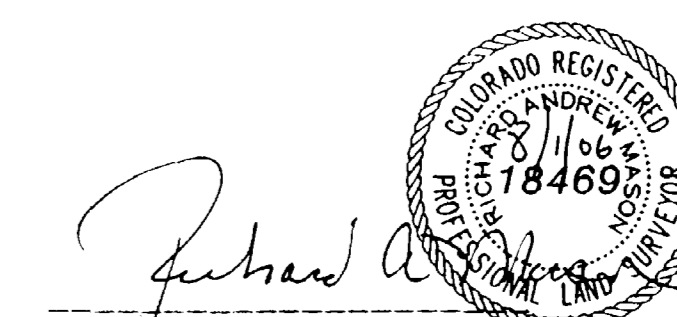


VICINITY MAP

AREA SUMMARY		
DESCRIPTION	AREA	PERCENT
LOTS (29 TOTAL)	5.09 AC	73.8%
TRACT A	0.03 AC	0.4%
TRACT B	0.19 AC	2.8%
TRACT C	0.20 AC	2.9%
DEDICATED ROW	1.39 AC	20.1%
TOTAL	6.90 AC	100%

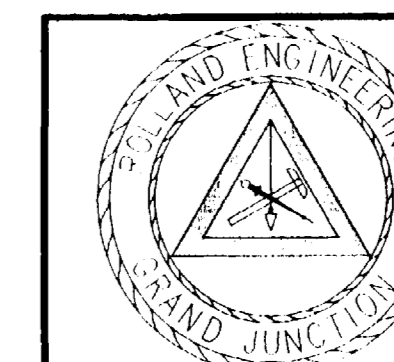
## SURVEYOR'S CERTIFICATE

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



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

August 4, 2006  
Date



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

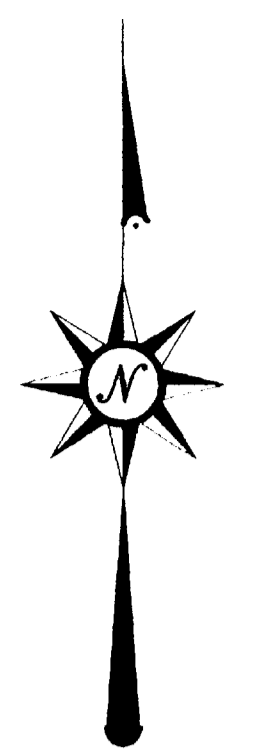
File Name: C:\PROJECTS\6010\6010PLAT.DWG

CLOVERGLEN SUBDIVISION  
FINAL PLAT  
IN THE NW1/4 OF SECTION 5  
T1S, R1E OF THE UTE MERIDIAN  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

Designed	Checked	RAM	Proj#	6010	Sheet	1
Drawn	Date	7/31/06	Rv		of	2

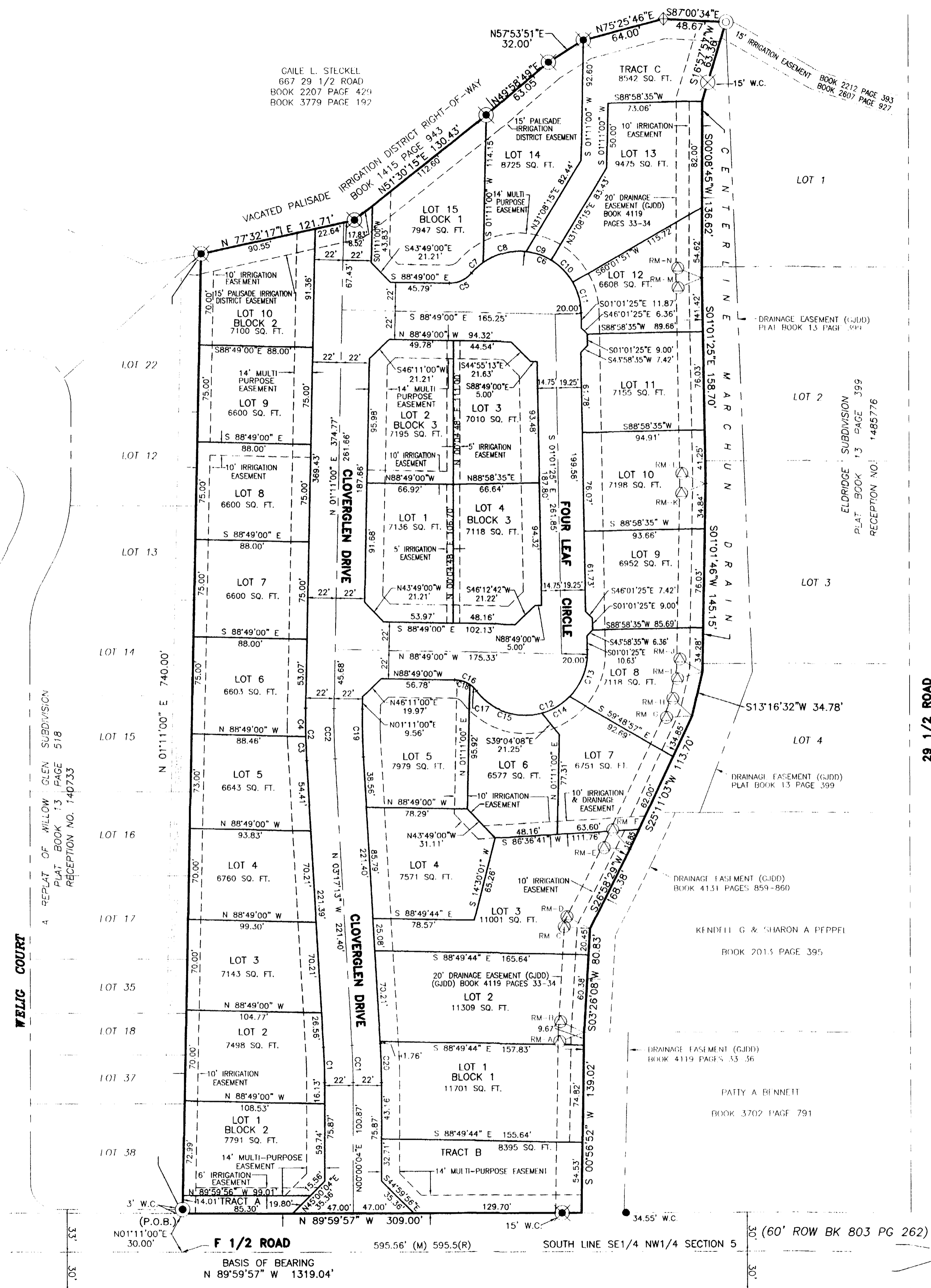
# CLOVERGLEN SUBDIVISION

IN THE NW1/4 OF SECTION 5, T1S, R1E OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



GAILE L. STECKLL  
667 29 1/2 ROAD  
BOOK 2207 PAGE 429  
BOOK 3779 PAGE 192

MCSM #1569  
C-N1/16 CORNER  
SECTION 5  
T1S, R1E U.M.



**CURVE TABLE FOR ROAD RIGHT-OF-WAY**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	478.00'	27.43'	27.43'	N 01°38'34\"	03°17'16\"	13.72'
C2	522.00'	40.73'	40.73'	N 01°03'06\"	04°28'13\"	20.37'
C3	522.00'	18.79'	18.79'	N 02°15'20\"	02°03'45\"	9.40'
C4	522.00'	21.84'	21.83'	N 00°01'14\"	02°24'28\"	10.97'
C5	22.00'	19.60'	18.96'	N 63°39'20\"	51°03'19\"	10.51'
C6	48.00'	116.75'	90.03'	S 70°11'32\"	139°21'34\"	129.62'
C7	48.00'	12.17'	12.14'	N 47°23'39\"	14°31'57\"	6.12'
C8	48.00'	35.06'	34.29'	N 75°35'13\"	41°51'09\"	18.35'
C9	48.00'	20.63'	20.47'	S 71°10'29\"	24°37'29\"	10.48'
C10	48.00'	24.21'	23.95'	S 44°24'57\"	28°53'36\"	12.37'
C11	48.00'	24.68'	24.41'	S 15°14'27\"	29°27'23\"	12.62'
C12	48.00'	121.87'	91.67'	S 69°30'14\"	145°28'08\"	154.44'
C13	48.00'	38.94'	38.80'	S 20°36'26\"	47°40'32\"	21.21'
C14	48.00'	25.29'	25.00'	S 59°32'23\"	30°11'22\"	12.95'
C15	48.00'	56.64'	53.41'	N 71°33'49\"	67°36'14\"	32.14'
C16	22.00'	19.60'	18.96'	N 63°17'21\"	51°03'19\"	10.51'
C17	22.00'	7.09'	7.06'	N 46°59'50\"	18°28'16\"	3.58'
C18	22.00'	12.51'	12.34'	N 72°31'29\"	32°35'03\"	6.43'
C19	478.00'	37.29'	37.28'	S 01°03'06\"	04°28'13\"	18.66'
C20	522.00'	29.95'	29.95'	S 01°38'34\"	03°17'16\"	14.98'

**CURVE TABLE FOR CENTERLINE OF ROAD**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CC1	500.00'	28.69'	28.69'	N 01°38'34\"	03°17'16\"	14.35'
CC2	500.00'	39.01'	39.00'	N 01°03'06\"	04°28'13\"	19.51'

**GENERAL NOTES:**

- Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County, Inc., Policy No. A52-0013841, effective date 7/25/06.
- Basis of bearings derived from "Mesaco LCS" with a bearing of N89°59'57\"
- A Survey Improvement Plat is recorded at Reception Number 329305 of the Mesa County Property Records.

**AREA SUMMARY**

DESCRIPTION	ACRES	SQ. FT.	% TOTAL
LOTS (29 TOTAL)	5.09	221864	73.8%
TRACT A	0.03	1290	0.4%
TRACT B	0.19	8395	2.8%
TRACT C	0.20	8542	2.9%
DEDICATED ROW	1.39	60625	20.1%
<b>TOTAL</b>	<b>6.90</b>	<b>300716</b>	<b>100%</b>

**REFERENCE MARKERS**

RM	BEARING	DISTANCE
A	N69°41'30\"	20.00'
B	S65°18'30\"	20.00'
C	S86°33'52\"	20.00'
D	S63°01'31\"	20.00'
E	S86°25'14\"	20.00'
F	S41°25'14\"	20.00'
G	N86°43'47\"	20.00'
H	S48°16'13\"	20.00'
I	N74°39'09\"	20.00'
J	S60°20'51\"	20.00'
K	N67°30'11\"	20.00'
L	S67°29'49\"	20.00'
M	N67°03'40\"	20.00'
N	S67°56'20\"	20.00'

**SURVEYOR'S STATEMENT**

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



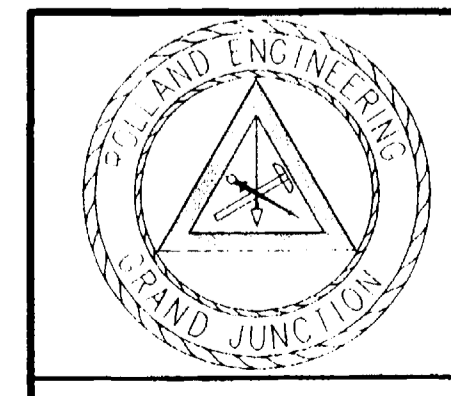
Richard A. Mason  
Registered Professional Land Surveyor  
P.L.S. No. 18469  
*August 1, 2006*  
Date

MCSM #1057  
C-W1/16 CORNER  
SECTION 5  
T1S, R1E U.M.

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.

SUMMIT VIEW ESTATES BOOK 3785 PAGES 302-303

(P.O.C.)  
MCSM #58  
C1/4 CORNER  
SECTION 5  
T1S, R1E U.M.



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

File Name: C:\PROJECTS\6010\6010PLAT.DWG				
<b>CLOVERGLEN SUBDIVISION FINAL PLAT</b>				
IN THE NW1/4 OF SECTION 5 T1S, R1E OF THE UTE MERIDIAN CITY OF GRAND JUNCTION MESA COUNTY, COLORADO				
Designed	Checked	RAM	Proj#	Sheet
Drawn	Date	7/31/06	6010	2