

Forrest Estates Subdivision Filing 2

A Replat of Lot 45 & Tract A of Forrest Estates Subdivision Filing One
 In the W 1/2 NE 1/4 SW 1/4 Section 5
 Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado

OWNER'S STATEMENT AND DEDICATION:

Known By All These Presents:

That the undersigned, Cal-Mac Properties, LLC is the owner of that real property in the W 1/2 NE 1/4 SW 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado as evidenced by deeds filed in the Clerk and Recorders Office of Mesa County, Colorado at Book 3975, Page 274, Reception Number 221507, on August 24, 2005 and Book 4040, Pages 913-914, Reception Number 2287478, on November 18, 2005 being more particularly described as follows:

Lot 45 and Tract A of the Forrest Estates Subdivision Filing One as filed in the Clerk and Recorder's records of Mesa County, Colorado at Book 3725, Pages 388-390, Reception Number 2210308 on August 26, 2004 containing 10.04 acres by these measures.

Said owners have laid out, platted and subdivided the same into lots and blocks as shown hereon and designate the same as the Forrest Estates Subdivision Filing 2 in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby make 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 Utility Easements are dedicated to the City of Grand Junction for the use of City-approved public utilities 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 sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

All Drainage Easements are dedicated to the City of Grand Junction as perpetual, non-exclusive easements 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 Multi-purpose Easements are 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 sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Irrigation Easements as shown hereon are granted to the Forrest Estates Subdivision Homeowners Association by separate instrument as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of private irrigation systems.

All Landscape Easements as shown hereon are granted to the Forrest Estates Subdivision Homeowners Association by separate instrument as perpetual, non-exclusive easements for the installation and care of private landscaping plants and materials.

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 said easement 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.

The property described is subject to the declaration of covenants, conditions and restrictions for the Forrest Estates Subdivision Filing One as recorded in Book 3725, Pages 403-418; as assigned per Book 3727, Page 898; and as amended per Book 3758, Page 844; Book 4200, Pages 544-545 (as re-recorded in Book 4213, Pages 275-277); and Book 4200, Pages 546-547 all of the Clerk and Recorder's records of Mesa County, Colorado.

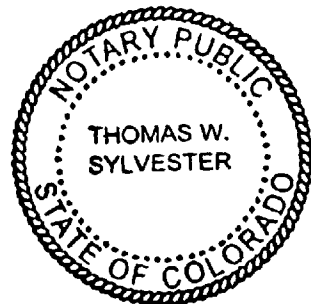
All lienholders on the described property are shown hereon.

Maxwell Sneddon
 Maxwell Sneddon, Manager
 Cal-Mac Properties, LLC

STATE OF COLORADO }
 COUNTY OF MESA } SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me by Maxwell Sneddon this 17th day of August, A.D. 2006.

Witness my hand and official seal *Thomas W. Sylvester*
 Notary Public
 My commission expires 7/03/08



ASSOCIATED RECORDED DOCUMENTS:

The below listed recording information for Associated Record Documents was not prepared under the professional land surveyor's responsible charge, Board Rule 6.2.1, State of Colorado

The recording information is to be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

The lands within Forrest Estates Subdivision Filing 2 are subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Forrest Estates Subdivision Homeowners' Association recorded in Book 4232, Pages 185-187.

Grant of all Irrigation Easements to the Forrest Estates Subdivision Homeowners' Association - Book 4232, Page 188-189

Grant of all Landscape Easements to the Forrest Estates Subdivision Homeowners' Association - Book 4232, Page 190-191.

Extinguishment of Temporary Turn-around easement in Whitney Lane that was recorded in Book 3725, Page 303; extinguishing instrument - Book 4232, Page 177.

LIENHOLDER'S 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 4077, Page 68 of the public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

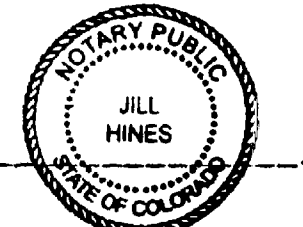
In witness whereof, the said corporation has caused these presents to be signed by its Senior Vice President (Title), with the authority of its board of directors, this 17th day of August, 2006.

By: *Stephen C. Lowe* For: Bank of Colorado

STATE OF COLORADO }
 COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me by Stephen C. Lowe this 17th day of August, A.D. 2006

Witness my hand and official seal *Jill Hines*
 Notary Public
 My commission expires 04/20/2010



TITLE CERTIFICATION:

STATE OF COLORADO }
 COUNTY OF MESA } SS

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 in Cal-Mac Properties, 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 rights-of-way of record are shown hereon.

Date: AUGUST 17, 2006 By: *Lawrence B. Vent* Title: MERIDIAN LAND TITLE EXAMINER

CITY OF GRAND JUNCTION APPROVAL:

This plat of Forrest Estates Subdivision Filing 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 18th day of August, A. D. 2006

David Vaulry City Manager
John A. Bond Mayor

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }
 COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 4:24 o'clock P.M. this 22nd day of August, A.D., 2006, and is duly recorded in Book No. 4232, Pages 178-179, Reception No. 2334181, Drawer No. 55-69

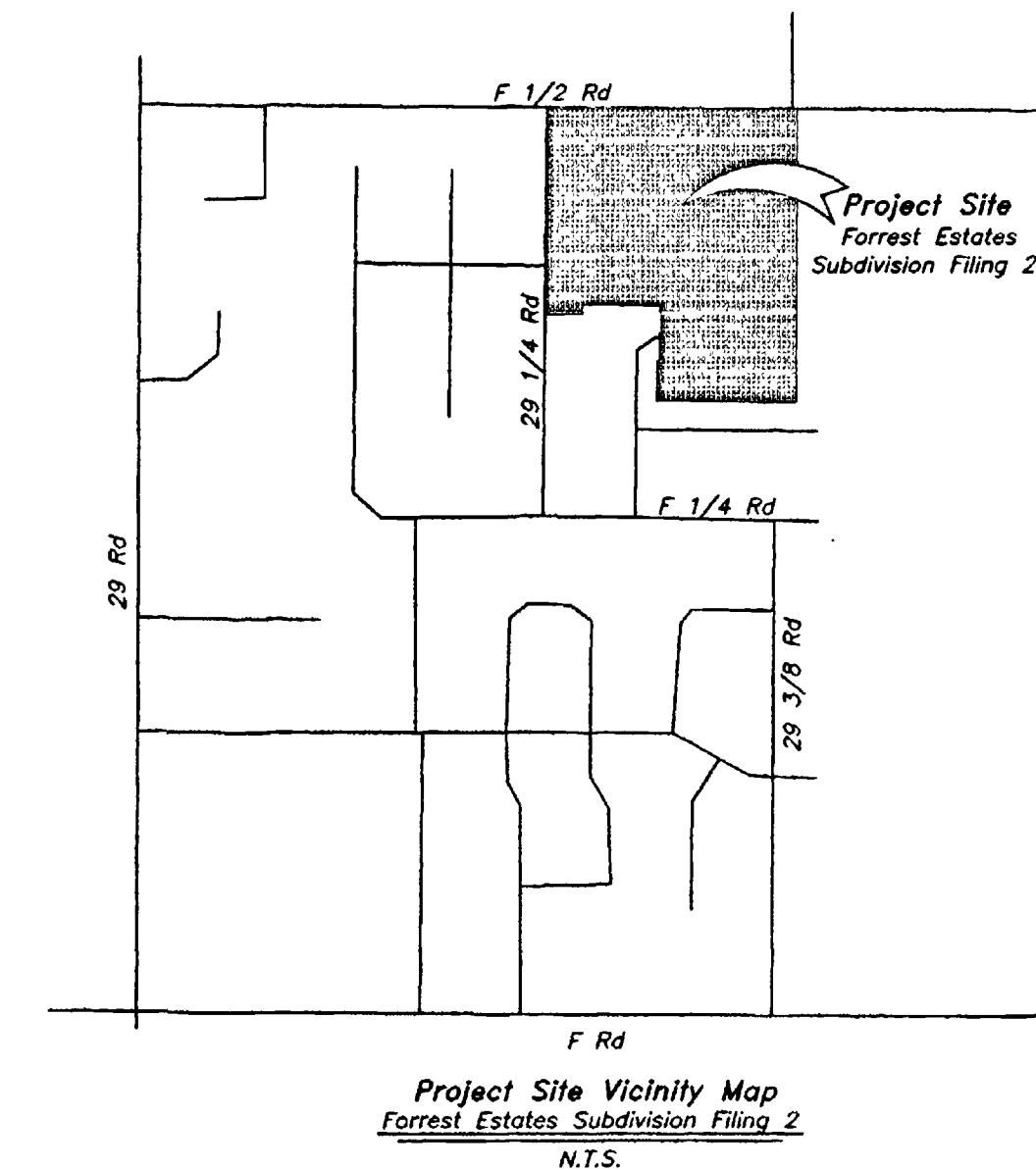
Clerk and Recorder _____ Deputy _____ Fees 20.00 + 1.00

ABBREVIATIONS USED

Alum. Cap	Aluminum Cap
BRNG	Bearing
CHORD L	Chord Length
C 1/4	Center 1/4 Corner
CHK	Checked
C-S 1/16	Center-South 1/16 Corner
C-W 1/16	Center-West 1/16 Corner
Fnd	Found
HOA	Home Owners Association
Irr	Irrigation
MCSM	Mesa County Survey Monument
PID	Palisade Irrigation District
PLS	Professional Land Surveyor
Sec.	Section
sq. sf.	square feet
typ	Typical
w/	With

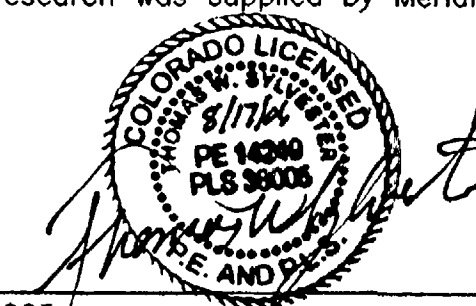
LINE LEGEND:

---	Aliquot Line
---	Block Line
---	Centerline
---	Easement Line
---	Lot Line
---	Subdivision Line



SURVEYOR'S STATEMENT:

I, Thomas W. Sylvester, a Licensed Professional Engineer and Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of the Forrest Estates Subdivision Filing 2 was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information; and that title research was supplied by Meridian Land Title in File No. 80358 Amended 1.



Thomas W. Sylvester, PE 14249 & PLS 38005

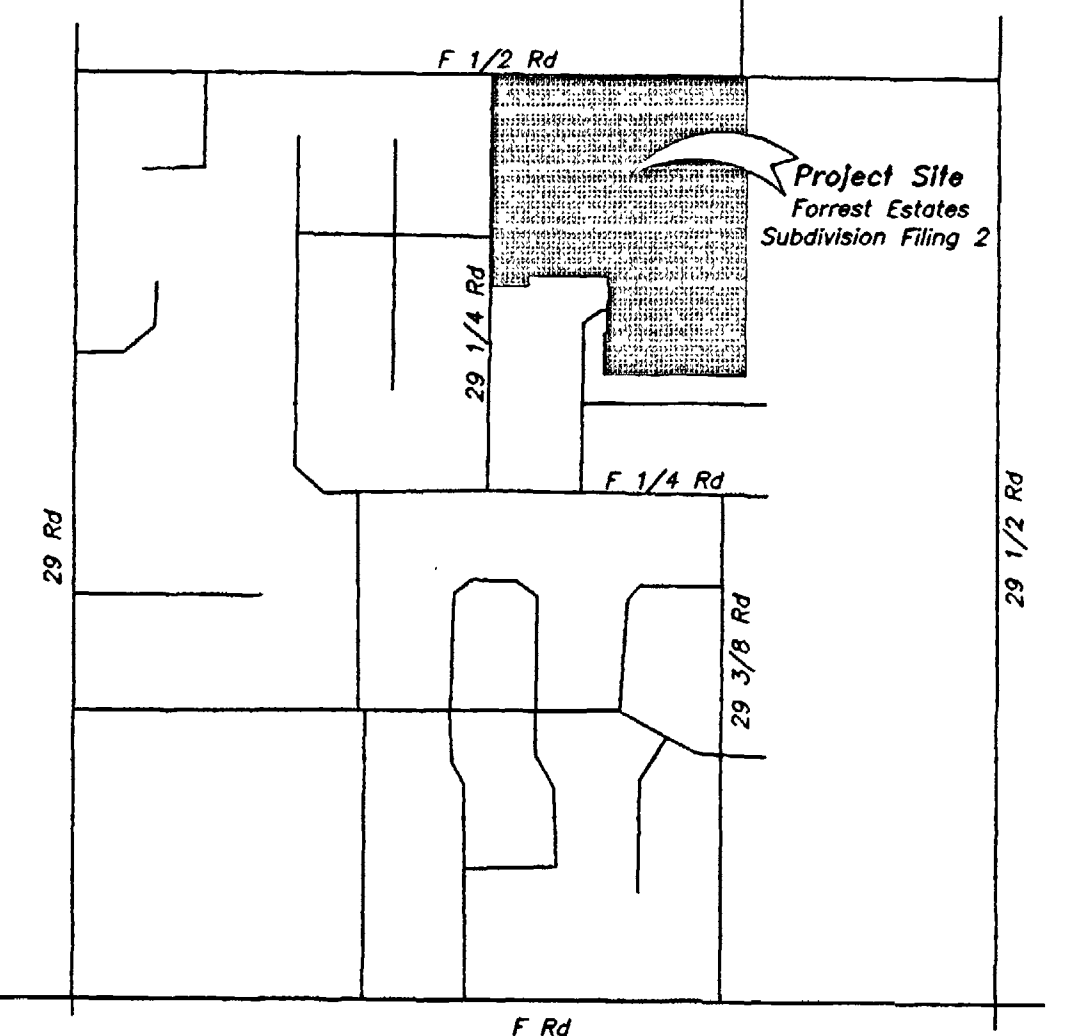
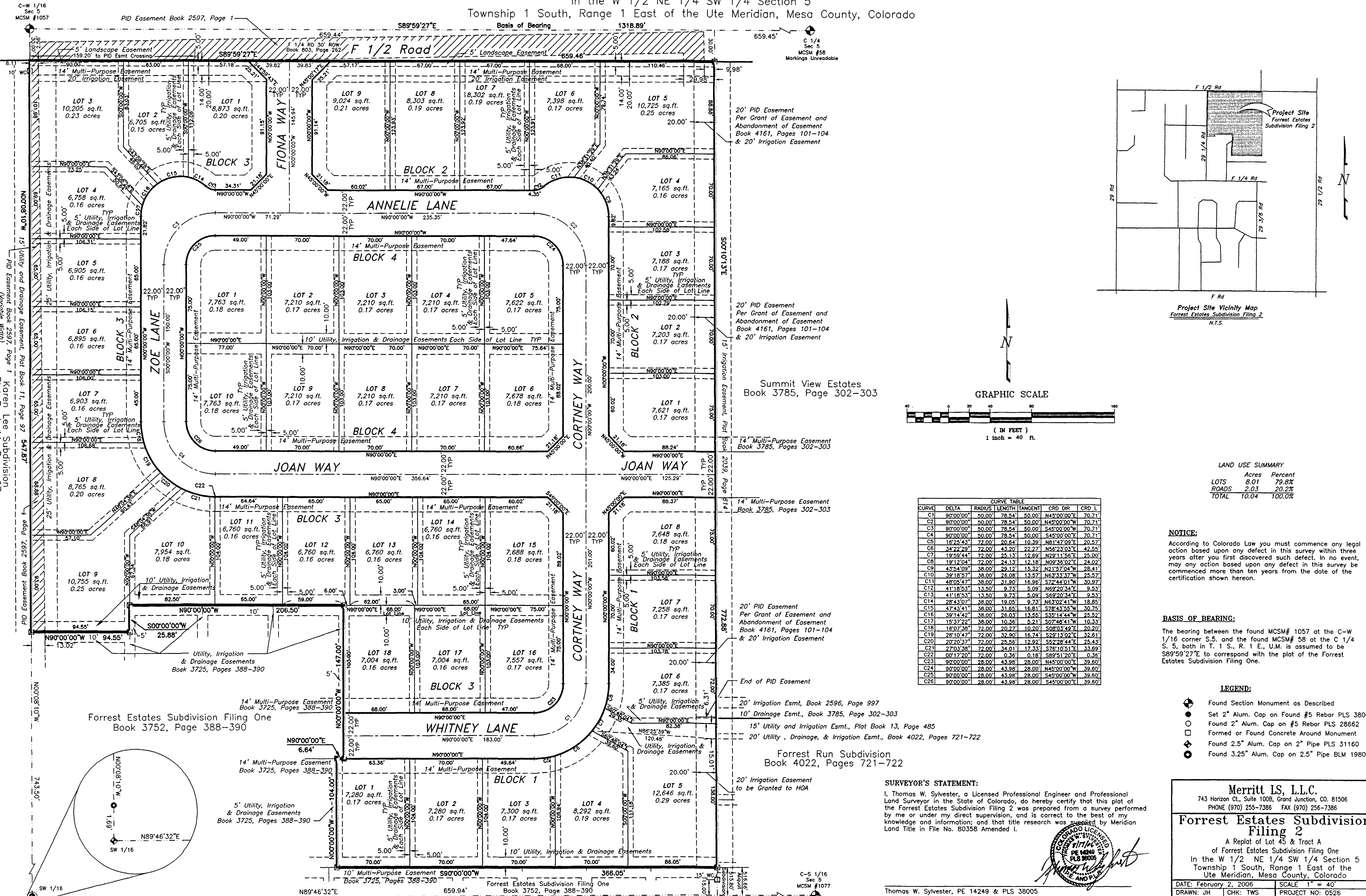
Merritt LS, L.L.C.	
743 Horizon Ct., Suite 100B, Grand Junction, CO. 81506 PHONE (970) 255-7386 FAX (970) 256-7386	
Forrest Estates Subdivision Filing 2	
A Replat of Lot 45 & Tract A of Forrest Estates Subdivision Filing One In the W 1/2 NE 1/4 SW 1/4 Section 5 Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado	
DATE: August 16, 2006	SCALE: 1" = 40'
DRAWN: JH	CHK: TWS
PROJECT NO: 0526	SHEET 1 OF 2

Forrest Estates Subdivision Filing 2

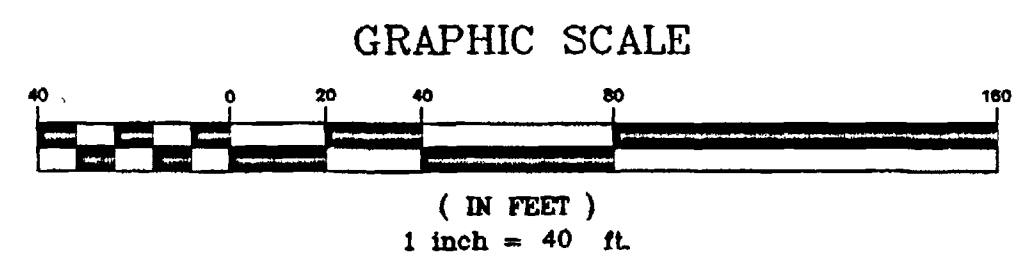
A Replat of Lot 45 & Tract A of Forrest Estates Subdivision Filing One

In the W 1/2 NE 1/4 SW 1/4 Section 5

Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado



Project Site Vicinity Map
Forrest Estates Subdivision Filing 2
N.T.S.



LAND USE SUMMARY

	Acres	Percent
LOTS	8.01	79.8%
ROADS	2.03	20.2%
TOTAL	10.04	100.0%

CURVE TABLE

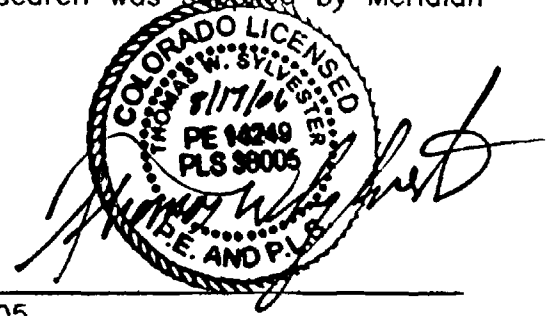
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CRD DIR	CRD L
C1	90°00'00"	50.00'	78.54'	50.00'	N45°00'00"E	70.71'
C2	90°00'00"	50.00'	78.54'	50.00'	N45°00'00"W	70.71'
C3	90°00'00"	50.00'	78.54'	50.00'	S45°00'00"W	70.71'
C4	90°00'00"	50.00'	78.54'	50.00'	S45°00'00"E	70.71'
C5	162°54'31"	72.00'	20.64'	10.39'	N81°47'00"E	20.57'
C6	342°22'28"	72.00'	43.20'	22.27'	N56°23'03"E	42.55'
C7	19°59'44"	72.00'	25.13'	12.69'	N29°11'56"E	25.00'
C8	19°12'04"	72.00'	24.13'	12.18'	N29°36'02"E	24.02'
C9	43°54'09"	38.00'	29.12'	15.32'	N21°57'04"W	28.41'
C10	38°18'57"	38.00'	26.08'	13.57'	N63°33'37"W	25.57'
C11	48°05'47"	38.00'	31.90'	16.96'	S72°44'01"W	30.97'
C12	41°18'53"	13.50'	9.73'	5.09'	N69°20'34"E	9.53'
C13	41°18'53"	13.50'	9.73'	5.09'	S69°20'34"E	9.53'
C14	28°43'07"	38.00'	19.05'	9.73'	N63°02'41"W	18.85'
C15	47°43'41"	38.00'	31.65'	16.81'	S78°43'55"W	30.75'
C16	39°14'42"	38.00'	26.03'	13.55'	S35°14'44"W	25.52'
C17	15°37'22"	38.00'	10.36'	5.21'	S27°48'41"W	10.33'
C18	16°07'38"	72.00'	20.27'	10.20'	S28°03'49"E	20.20'
C19	26°10'47"	72.00'	32.90'	16.74'	S29°13'02"E	32.61'
C20	20°20'37"	72.00'	25.56'	12.92'	S52°28'44"E	25.43'
C21	27°03'38"	72.00'	34.01'	17.33'	S76°10'51"E	33.69'
C22	00°17'20"	72.00'	0.36'	0.18'	S89°51'20"E	0.36'
C23	90°00'00"	28.00'	43.98'	28.00'	N45°00'00"E	39.60'
C24	90°00'00"	28.00'	43.98'	28.00'	N45°00'00"W	39.60'
C25	90°00'00"	28.00'	43.98'	28.00'	S45°00'00"W	39.60'
C26	90°00'00"	28.00'	43.98'	28.00'	S45°00'00"E	39.60'

NOTICE:
According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

BASIS OF BEARING:
The bearing between the found MCSM# 1057 at the C-W 1/16 corner S.5. and the found MCSM# 58 at the C 1/4 S. 5, both in T. 1 S., R. 1 E., U.M. is assumed to be S89°59'27"E to correspond with the plot of the Forrest Estates Subdivision Filing One.

- LEGEND:**
- Found Section Monument as Described
 - Set 2" Alum. Cap on Found #5 Rebar PLS 38005
 - Found 2" Alum. Cap on #5 Rebar PLS 28662
 - Formed or Found Concrete Around Monument
 - ◆ Found 2.5" Alum. Cap on 2" Pipe PLS 31160
 - Found 3.25" Alum. Cap on 2.5" Pipe BLM 1980

SURVEYOR'S STATEMENT:
I, Thomas W. Sylvester, a Licensed Professional Engineer and Professional Land Surveyor in the State of Colorado, do hereby certify that this plot of the Forrest Estates Subdivision Filing 2 was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information; and that title research was supplied by Meridian Land Title in File No. 80358 Amended I.



Merritt LS, L.L.C.
743 Horizon Ct., Suite 100B, Grand Junction, CO. 81506
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Forrest Estates Subdivision Filing 2
A Replat of Lot 45 & Tract A of Forrest Estates Subdivision Filing One
In the W 1/2 NE 1/4 SW 1/4 Section 5
Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado

DATE: February 2, 2006	SCALE: 1" = 40'
DRAWN: JH	CHK: TWS
PROJECT NO: 0526	SHEET 2 OF 2

Thomas W. Sylvester, PE 14249 & PLS 38005