

# COUNTRYPLACE ESTATES

A REPLAT OF LOT 2 CORBETT LADUKE SUBDIVISION & A PARCEL IN THE SW1/4 SE1/4 OF S.17, T.1 S., R.1 E., UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

## STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, TML Enterprises, Inc., a Colorado Corporation, is the owner of that real property situated in the SE1/4 SW1/4 and the SW1/4 SE1/4 of Section 17, 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 3006 at Page 327 and Book 3072 at Page 403 of the Mesa County records; said property being more particularly described as follows:

Lot 2 of Corbett Laduke Subdivision recorded at Reception No. 2271505; AND the SW1/4 SE1/4 of Section 17 EXCEPT commencing at the South quarter corner of said Section 17; Thence South 40°00'00" East along the South line of the SE1/4 of said Section 17 a distance of 176.34 feet to the True Point of Beginning; Thence North 00°01'42" West 200.00 feet; Thence South 40°00'00" East 153.00 feet; Thence South 00°01'42" East 200.00 feet; Thence North 40°00'00" West 153.00 feet to the True Point of Beginning; AND EXCEPT the South 50 feet for right of way purposes conveyed to County of Mesa by instrument recorded November 14, 1974 in Book 1021 at Page 41.

(NOTE: Bearings on drawing represent the above title description rotated 00°01'07" counter-clockwise. Angles between lines have been preserved)

That said owners have by these presents laid out, platted, and subdivided the above described real property as shown hereon, and designates the same as COUNTRYPLACE ESTATES, 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 the accompanying 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 multi-purpose 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 utility easements are dedicated to the City of Grand Junction for the use of City approved utilities 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, equivalent other public providers and appurtenant facilities.

\* All Public Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling and other nonmotorized forms of transportation for commuting and recreational purposes with or without pets accompanying them.

\* All irrigation easements to be granted to the Countryplace Estates 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 to supply and drain irrigation water.

\* All drainage easements to be granted to the Countryplace Estates 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 systems for the conveyance of stormwater which originates on the property platted.

\* Tracts A-E to be granted by separate instrument to the Countryplace Estates Homeowners' Association as common open space, subject to terms and conditions set forth in said grant.

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 12<sup>th</sup> day of April, 2006.

By: TML Enterprises, Inc., a Colorado corporation

By: Thomas M. Laduke, Pres.

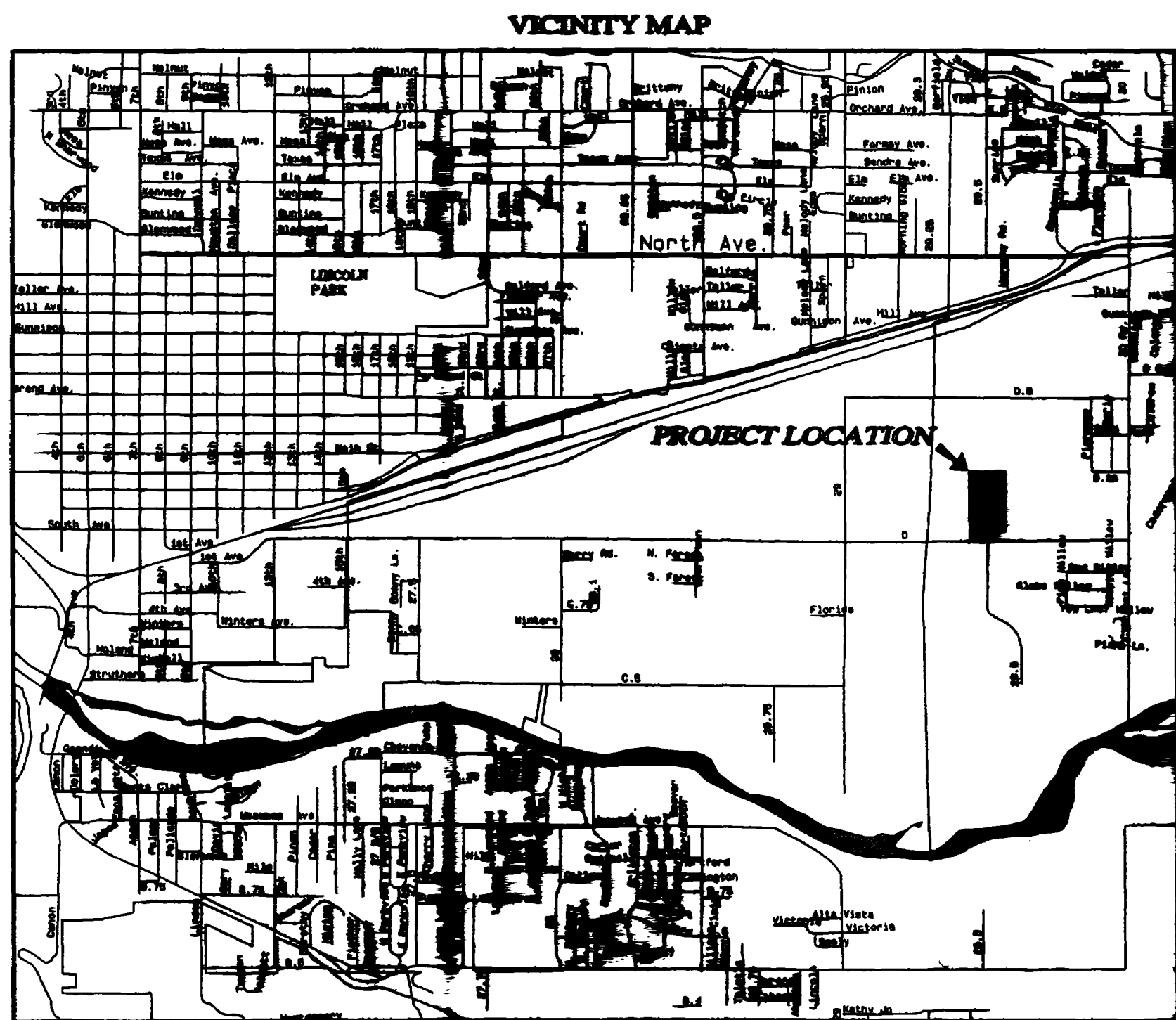
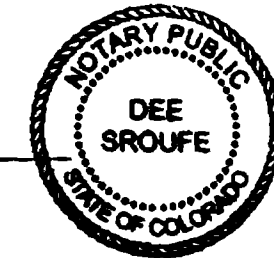
State of Colorado )  
County of Mesa )

The foregoing Statement of Ownership and Dedication was acknowledged before me by Thomas M. Laduke of TML Enterprises, Inc. as its President this 12<sup>th</sup> day of April, 2006

for the aforementioned purposes.

Dee Sroufe  
Notary Public

My commission expires: 09/06/2009



## CITY APPROVAL

This plat of COUNTRYPLACE ESTATES, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 27<sup>th</sup> day of April, 2006.

[Signature] City Manager  
Greg A. Palmer Mayor  
Mayor Pro Tem

## 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 TML Enterprises, Inc.; 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: 4-14-06 By: Janice Smith, Title Dept. manager  
Name and title  
First American Heritage Title Company

## CLERK AND RECORDER'S CERTIFICATE

State of Colorado )

County of Mesa )

This plat was filed for the record in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:11 o'clock P. M., on this 19<sup>th</sup> day of

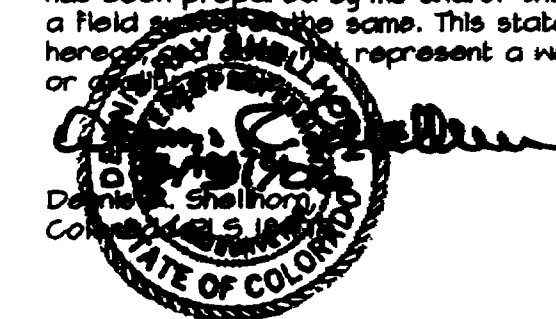
October, 2006, A.D., and was recorded at Reception

No. 2344486, Book 4274 Page 936 Drawer No. 55-101

Fees 30.00 + 1.00

By: \_\_\_\_\_ Clerk and Recorder  
Deputy

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of COUNTRYPLACE ESTATES, 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 and does not represent a warranty or opinion as to ownership, lienholders, or



This survey does not constitute a title search by the 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 title commitments prepared by First American Heritage Title Company, No. 00156099 and No. 00156712, both dated December 15, 2004.

LAND USE SUMMARY		
LOTS	11.884 ACRES	67.5%
TRACTS	1.032 ACRES	6.0%
STREETS	4.821 ACRES	28.5%
TOTAL	17.087 ACRES	100%

## CONVEYANCE DOCUMENTS (CITY USE ONLY)

TRACT A (HOA)	BOOK <u>4274</u> PAGE <u>957</u>
TRACTS B, C, D & E (HOA)	BOOK <u>4274</u> PAGE <u>957</u>
IRRIGATION EASEMENTS (HOA)	BOOK <u>4274</u> PAGE <u>957</u>
DRAINAGE EASEMENTS (HOA)	BOOK <u>4274</u> PAGE <u>957</u>
TEMP T/A EASEMENT (CITY)	BOOK <u>4274</u> PAGE <u>947</u>
IRRIGATION EASEMENTS (LURVEY)	BOOK <u>4274</u> PAGE <u>942</u>

## COUNTRYPLACE ESTATES

TML ENTERPRISES, INC.

SECTION: SW1/4 & SE1/4 S.17	TOWNSHIP: 1 South	RANGE: 1 East	MERIDIAN: UTE
<b>THOMPSON-LANGFORD CORPORATION</b>			
520 25 1/2 ROAD - B-210 (970) 243-6067			
Grand Junction CO 81505 <a href="mailto:tlc@tlcwest.com">tlc@tlcwest.com</a>			
Date of Survey:	Field Surveyor: CCR	Revision Date: Mar 31, 2005	
Drawn: DRS	Checked: KST	Approved: DRS	Job No. 0733-001
S:\Survey\0733 Flint Ridge 3\plat-rev.pro			Sheet 1 of 3

# COUNTRYPLACE ESTATES

## LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Colorado Capital Bank, 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 4044 at Page 556 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 Vice President, with the authority of its Board of Directors, this 4th day of April, 2006.

By: Diana L. Smith Par. Colorado Capital Bank  
(Title) Vice President

State of Colorado )  
County of Arapahoe )ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Diana L. Smith of Colorado Capital Bank, as its Vice President this 4th day of April, 2006.

Jessica Phillips  
Notary Public  
My commission expires: 1/3/2009



## LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Ute Mortgage Company, 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 3606 at Page 368 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 President, with the authority of its Board of Directors, this 4th day of April, 2006.

By: Michael Logsdon Ute Mortgage Company  
(Title) President

State of Colorado )  
County of Arapahoe )ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Michael Logsdon of Ute Mortgage Company, as its President this 4th day of April, 2006.

Jessica Phillips  
Notary Public  
My commission expires: 1/3/2009



## LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, John W. Schumacher, Jr. and Marianne Schumacher, aka Marianne Schumacher, hereby certify that they are the 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 their security interest which is recorded in Book 3673 at Page 545 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the undersigned has caused these presents to be signed this 12 day of April, 2006.

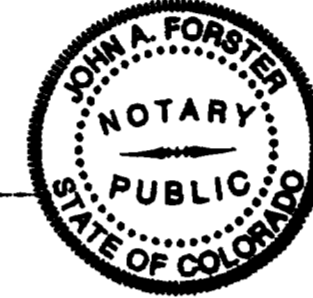
By: John W. Schumacher Jr.  
John W. Schumacher, Jr.

By: Marianne Schumacher  
Marianne Schumacher aka. Marianne Schumacher

State of Colorado )  
County of Pitkin )ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by John W. Schumacher, Jr. and Marianne Schumacher this 12 day of April, 2006 for the aforementioned purposes.

John A. Forster  
Notary Public  
My commission expires: 2/25/2007



## LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, John W. and Laura G. Schumacher, hereby certify that they are the 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 their security interest which is recorded in Book 3672 at Page 420 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the undersigned has caused these presents to be signed this 5th day of April, 2006.

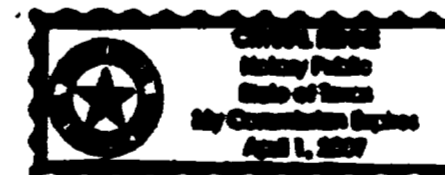
By: John W. Schumacher  
John W. Schumacher

By: Laura G. Schumacher  
Laura G. Schumacher

State of Texas )  
County of Harris )ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by John W. Schumacher and Laura G. Schumacher this 5th day of April, 2006 for the aforementioned purposes.

Crystal Kenne  
Notary Public  
My commission expires: April 1, 2007



## LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, John W. and Marianne Schumacher, hereby certify that they are the 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 their security interest which is recorded in Book 3672 at Page 420 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the undersigned has caused these presents to be signed this 12 day of April, 2006.

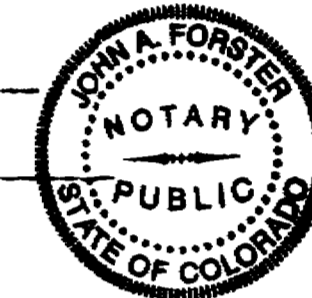
By: John W. Schumacher  
John W. Schumacher

By: Marianne Schumacher  
Marianne Schumacher

State of Colorado )  
County of Pitkin )ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by John W. Schumacher and Marianne Schumacher this 12 day of April, 2006 for the aforementioned purposes.

John A. Forster  
Notary Public  
My commission expires: 2/25/2007



COUNTRYPLACE ESTATES  
TML ENTERPRISES, INC.

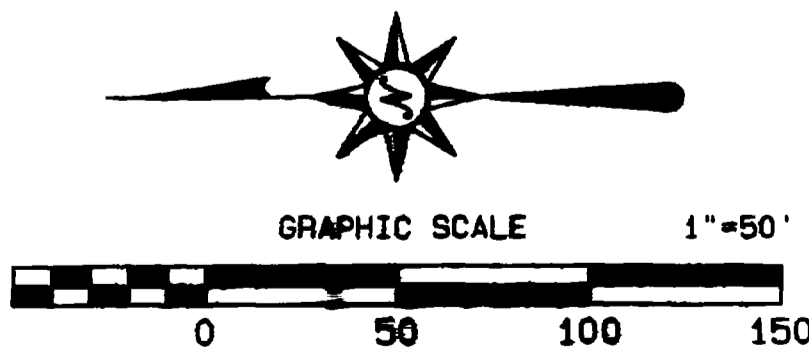
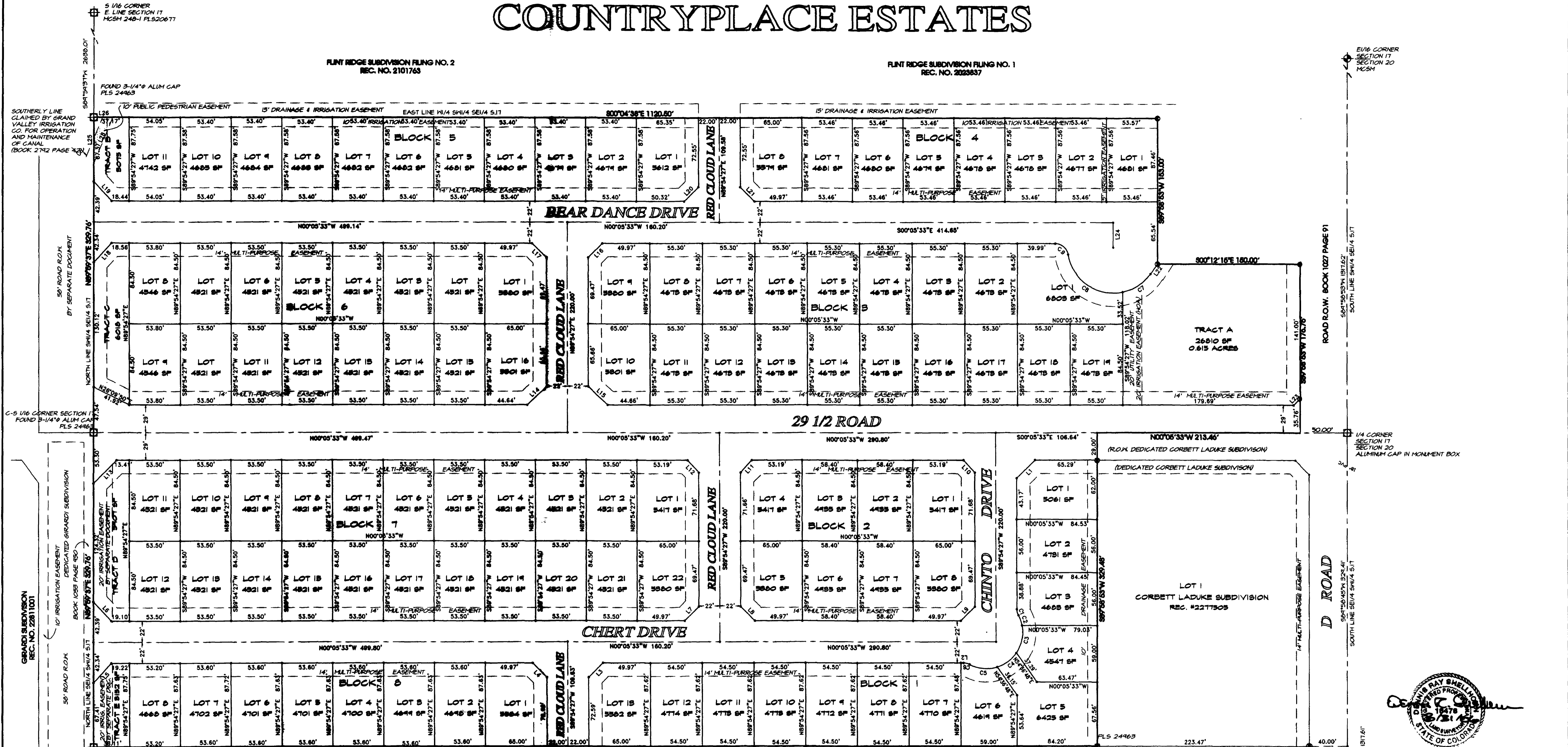
SECTION: SW1/4 & SE1/4 S.17	TWNHP: 1 South	RNGE: 1 East	MERIDIAN: UTE
<b>THOMPSON-LANGFORD CORPORATION</b>			
529 25 1/2 ROAD - B-210 (970) 243-0067			
Grand Junction CO 81505 <a href="mailto:tlc@tlwest.com">tlc@tlwest.com</a>			
Date of Survey:	Field Surveyor: CCR	Revision Date: Apr 3, 2006	
Drawn: DRB	Checked: KST	Approved: DRB	Job No. 0733-001
S:\Survey\0733 Flint Ridge 3\plat-rev.pro			Sheet 2 of 3



# COUNTRYPLACE ESTATES

FLINT RIDGE SUBDIVISION FILING NO. 2  
REC. NO. 2101763

FLINT RIDGE SUBDIVISION FILING NO. 1  
REC. NO. 2022687



BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County Survey marker at the south one-quarter corner of Section 17, and the Mesa County Survey aluminum cap at the center-south one-eighth corner of Section 1. The measured bearing of this line is N00°05'33"W.

LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST
- SF: SQUARE FEET
- MCSM: MESA COUNTY SURVEY MARKER
- DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
- R: RADIUS
- FLM: RIGHT-OF-WAY
- PLS: PROFESSIONAL LAND SURVEYOR
- SET 15 REBAR/2" ALUM CAP IN CONCRETE THOMPSON-LANFORD CORP PLS 18478

LINE/CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	6.50'	S75°56'27"W	13.75'	27°24'28"	6.52'
C2	11.44'	S10°38'00"W	30.00'	17°19'05"	11.44'
L1	26.47'	N44°22'02"W			
C3	24.47'	N16°06'44"W	30.00'	45°11'27"	24.20'
C4	25.40'	N6°18'58"W	30.00'	36°24'54"	25.00'
C5	24.81'	N05°22'10"E	30.00'	44°56'32"	24.05'
C6	6.50'	N8°52'26"E	10.10'	20°39'12"	6.52'
L2	2.26'	N00°05'33"W			
L3	2.26'	N48°05'39"W			
L4	2.26'	N44°54'27"E			
L5	2.26'	N47°10'42"W			
L6	2.26'	S48°05'39"E			
L7	2.26'	S44°54'27"E			
L8	2.26'	S48°05'39"E			
L9	11.44'	N47°16'14"E			
L10	11.44'	N47°24'15"W			
L11	11.44'	N47°16'14"E			
L12	34.39'	N45°02'51"W			
L13	21.74'	S42°51'41"E			
L14	21.72'	S42°42'41"W			
L15	21.72'	N45°05'39"W			
L16	21.72'	N47°10'42"W			
L17	21.72'	S47°10'42"W			
L18	21.72'	S44°54'27"E			
L19	21.72'	S48°05'39"E			
L20	21.72'	S44°54'27"E			
L21	12.50'	N54°24'11"W			
C7	55.65'	N83°12'53"W	40.00'	42°39'26"	34.04'
C8	71.87'	N84°32'48"E	40.00'	42°51'07"	64.61'
C9	M.I.I.	N40°21'52"E	13.50'	81°06'50"	11.56'
L22	4.56'	S45°09'24"E			
L23	26.00'	S89°54'27"W			
L24	40.32'	N84°54'37"E			
L25	20.01'	S00°04'38"E			
L26	52.38'	S67°31'05"E			



**COUNTRYPLACE ESTATES**  
TML ENTERPRISES, INC.

SECTION: SW1/4 & SE1/4 S.17 T17N R1E E4 MERIDIAN: UTE

**THOMPSON-LANFORD CORPORATION**  
520 25 1/2 ROAD - B-210 (970) 243-0057  
Grand Junction CO 81505 tlc@tlwest.com

Date of Survey: \_\_\_\_\_ Field Surveyor: CCR Revision Date: Mar 31, 2006  
Drawn: DRS Checked: KST Approved: DRS Job No. 0733-001  
S:\Survey\0733 Flint Ridge 3\plot-rev.pro Sheet 3 of 3

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 herein.