

# SIENA VIEW SUBDIVISION, FILING NO. ONE

## PART OF THE NE1/4 SW1/4 SECTION 17, T1S, R1E, UTE MERIDIAN, MESA COUNTY, COLORADO

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Siena View, LLC is the owner of that real property located in part of the NE1/4 SW1/4 of Section 17, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Warranty Deed Book 3600, Page 122.)

BEGINNING at a point on the North line of the SW1/4 of Section 17, Township 1 South, Range 1 East of the Ute Meridian from whence the Northeast corner of said SW1/4 bears North 89°59'48" East, 207.5 feet with all bearings contained herein relative thereto; thence South 00°01'02" West, 1030.56 feet to the North line of the right of way of the Grand Valley Canal; thence North 60°15'24" West, along said right of way 239.03 feet; thence North 00°01'02" West, 911.97 feet; thence North 89°59'48" East, 207.5 feet to the POINT OF BEGINNING.

EXCEPTING the North 30 feet for Road,

Said parcel containing 4.627 Acres, as surveyed.

Mesa County, Colorado

That said owners have 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 SIENA VIEW SUBDIVISION, FILING NO. ONE a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All streets, roads and Rights-of-Way to the City of Grand Junction, in fee, for the use of the public forever;

All Multipurpose Easements are granted 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, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Irrigation Easements to the Siena View Homeowners Association, 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.

All Drainage Easements hereby granted to the Siena View Homeowners Association Inc., as perpetual easements for the inspection, installation, operation, maintenance and repair of the detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable access to the drainage and detention areas. The Homeowners Association is not relieved of its responsibility to inspect, install, operate, maintain and repair the detention and drainage facilities;

Tract A is granted to the Siena View Homeowners Association, hereby platted as perpetual easements for: (a) conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; (c) the maintenance and repair of private irrigation systems and conveyance of stormwater; (d) recreational and aesthetic purposes as determined appropriate by said owners.

Tract B as a Pedestrian Easement granted to the City of Grand Junction as perpetual easements for ingress and egress and use by the public for the purposes of walking, running, bicycling, and other non-motorized forms of transportation for commuting and recreational purposes.

Tract C to be quit claimed to the City of Grand Junction.

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 & 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.

IN WITNESS WHEREOF, said owners, Siena View, LLC, has caused their names to be hereunto subscribed this 21<sup>st</sup> day of September, A.D. 2006

by: Gerry Dalton, Member

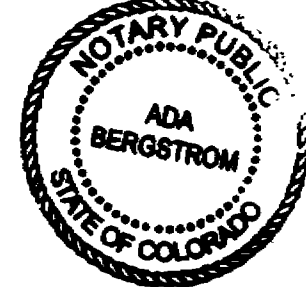
by: Eric Daughtery, Member

### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Gerry Dalton, Member this 21<sup>st</sup> day of Sept, A.D., 2006  
Witness my hand and official seal:

My Commission Expires 5/17/2010

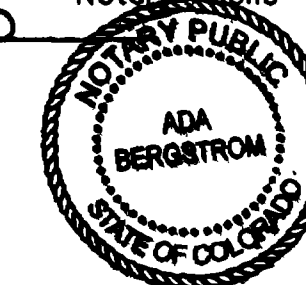


### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Eric Daughtery, Member this 21<sup>st</sup> day of Sept, A.D., 2006  
Witness my hand and official seal:

My Commission Expires 5/17/2010



### LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described 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, as shown in document recorded at Book 3163, Page 206, 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 21<sup>st</sup> day of September 2006.

By: Craig N. Springer (title) President

For: Home Loan Industrial Bank

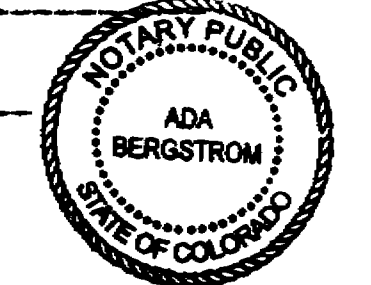
### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Craig N. Springer (title) President for Home Loan Industrial Bank this 21<sup>st</sup> day of Sept A.D., 2006

Witness my hand and official seal:

Ada Bergstrom  
Notary Public



My Commission Expires 5/17/2010

### TITLE CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

We, Meridian Land Title 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 Siena View, LLC; 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: SEPTEMBER 31, 2006 by LAWRENCE D. VENT/EXAMINER Name And Title

for: Meridian Land Title Company (Name Of Title Company)

### CITY OF GRAND JUNCTION APPROVAL

This plat of SIENA VIEW SUBDIVISION, FILING NO. ONE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 25 day of September, A.D., 2006

City Manager David Vaulby

Mayor [Signature]

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 3:30 o'clock

P. M., October 26, A.D., 2006 and was duly recorded in Plat Book 4279

Page No. 777-778 Reception No. 2345834 Drawer No. 55-103 Fees: 20.00 + 1.00

Clerk and Recorder

By: \_\_\_\_\_  
Deputy

### FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type
4279	782	All Irrigation Easements to the Siena View Homeowners Association
4279	783	All Drainage Easements to the Siena View Homeowners Association
4279	779	Tract A to the Siena View Homeowners Association
4279	780	Tract B to the Siena View Homeowners Association
4279	781	Tract C to the City of Grand Junction
4279	784	Temporary Egress/Easement, Utility and Drainage Easement
4279	785	Recording Memorandum

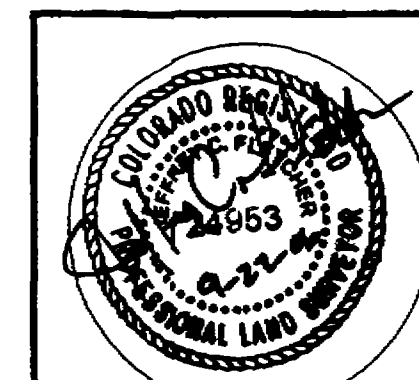
### General Notes:

The Declaration of Covenants, Conditions and Restrictions for SIENA VIEW SUBDIVISION, FILING NO. ONE are recorded at Book 4279, Page 786, Mesa County Records.

### SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of SIENA VIEW SUBDIVISION, FILING NO. ONE, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Certified this 22<sup>nd</sup> day of SEPTEMBER, 2006



JEFFREY C. FLETCHER, PLS  
COLORADO PROFESSIONAL LAND SURVEYOR  
P.L.S. No. 24953

Community Development File No. PFP-2005-286

**SIENA VIEW SUBDIVISION  
FILING NO. ONE**  
PART OF THE NE1/4 SW1/4 SECTION 17,  
T1S, R1E, UTE MERIDIAN,  
MESA COUNTY, COLORADO

**HIGH DESERT SURVEYING, LLC**  
2591 B3/4 Road, Grand Junction, Colorado  
Tel: 970-254-8649, Fax: 970-255-7047

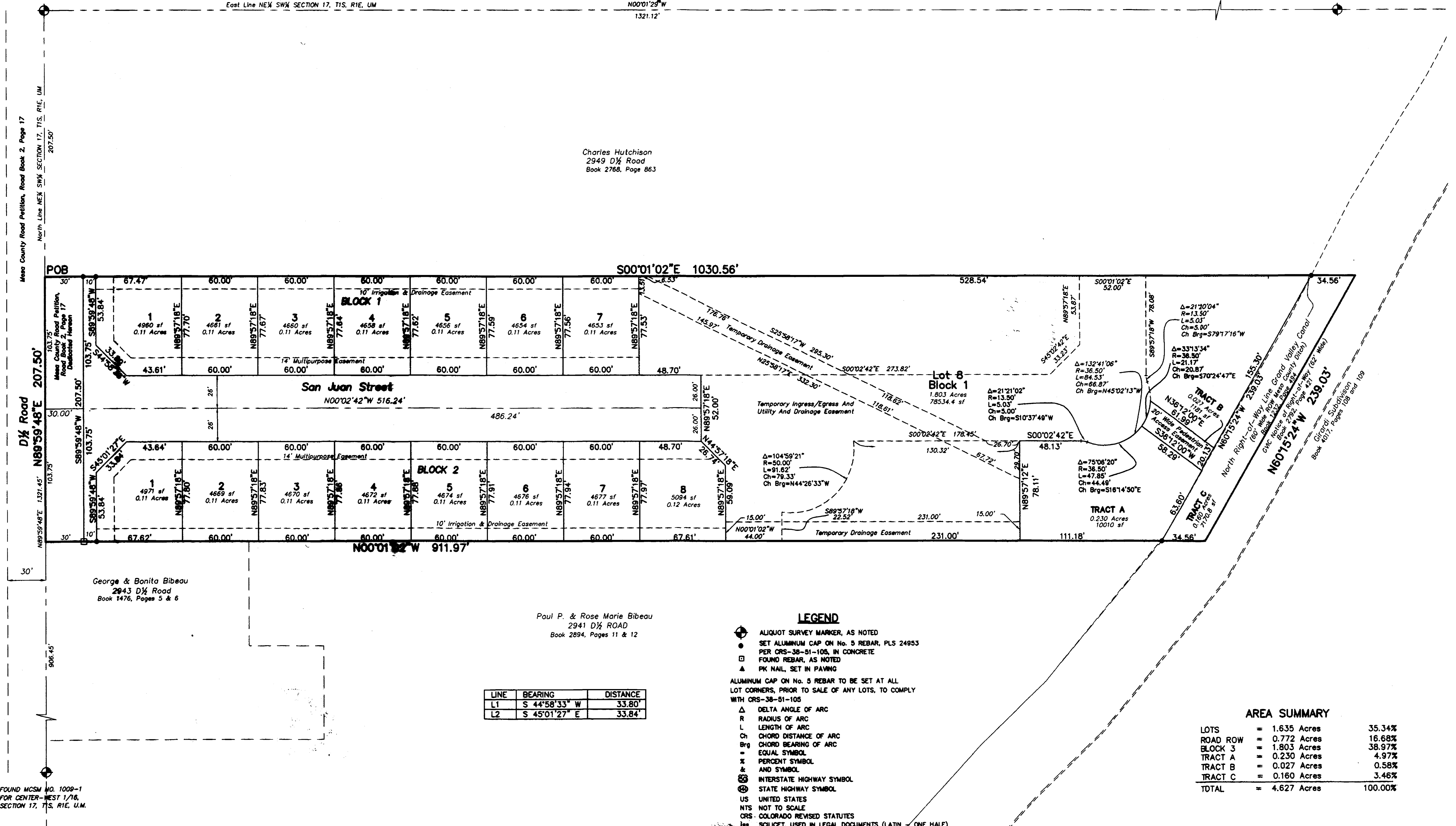
PROJECT NO. 04-10 SUR. BY: DRAWN: CHECKED: SHEET: OF  
DATE: Feb. 17, 2006 BE/F CW JF 1 2

# SIENA VIEW SUBDIVISION, FILING NO. ONE

## PART OF THE NE1/4 SW1/4 SECTION 17, T1S, R1E, UTE MERIDIAN, MESA COUNTY, COLORADO

FOUND MCSM NO. 807  
FOR CENTER 1/4  
SECTION 17, T1S, R1E, U.M.

FOUND MCSM NO. 1671  
FOR C-51/16  
SECTION 17, T1S, R1E, U.M.



Charles Hutchison  
2949 D 1/2 Road  
Book 2768, Page 863

George & Bonita Bibeau  
2943 D 1/2 Road  
Book 1476, Pages 5 & 6

Paul P. & Rose Marie Bibeau  
2941 D 1/2 ROAD  
Book 2894, Pages 11 & 12

LINE	BEARING	DISTANCE
L1	S 44°58'33" W	33.80'
L2	S 45°01'27" E	33.84'

### LEGEND

- ALLOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON NO. 5 REBAR, PLS 24953 PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED
- PK NAIL, SET IN PAVING
- ALUMINUM CAP ON NO. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- Δ DELTA ANGLE OF ARC
- R RADIUS OF ARC
- L LENGTH OF ARC
- Ch CHORD DISTANCE OF ARC
- Brg CHORD BEARING OF ARC
- = EQUAL SYMBOL
- % PERCENT SYMBOL
- & AND SYMBOL
- Ⓜ INTERSTATE HIGHWAY SYMBOL
- Ⓢ STATE HIGHWAY SYMBOL
- US UNITED STATES
- NTS NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- PLS SOLICIT, USED IN LEGAL DOCUMENTS (LATIN ONE HALF)
- PLS PROFESSIONAL LAND SURVEYOR NUMBER
- LLC LIMITED LIABILITY COMPANY
- A.D. ANNO DOMINI
- + MORE OR LESS
- ° DEGREES (ANGULAR)
- ' MINUTES (ANGULAR) OR FEET (LINEAR)
- " SECONDS (ANGULAR) OR INCHES (LINEAR)
- MCSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT
- ROW RIGHT-OF-WAY
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- CL CENTERLINE
- SQ. FT. SQUARE FEET
- NO. NUMBER
- UM UTE MERIDIAN
- GPS GLOBAL POSITIONING SYSTEM
- LCS LOCAL COORDINATE SYSTEM
- MCSM MESA COUNTY SURVEY MARKER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- T TOWNSHIP
- R RANGE

### AREA SUMMARY

LOTS	= 1.635 Acres	35.34%
ROAD ROW	= 0.772 Acres	16.68%
BLOCK 3	= 1.803 Acres	38.97%
TRACT A	= 0.230 Acres	4.97%
TRACT B	= 0.027 Acres	0.58%
TRACT C	= 0.160 Acres	3.46%
TOTAL	= 4.627 Acres	100.00%

### NOTES

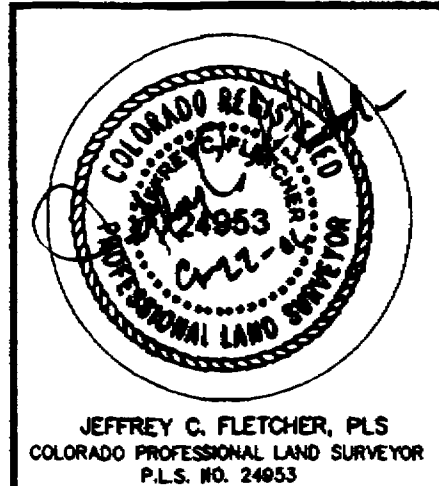
- Easement and Title Information provided by Meridian Land Title Company, Policy No. 78163, dated October 4, 2005.
- Basis of bearings is from GPS observations using the Mesa County SMS LCS. The North line of the NE 1/4 SW 1/4 of Section 17, T 1 S, R 1 E, Ute Meridian bears N89°59'48"E a distance of 1321.45 feet. Both monuments are MCSMs.
- Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

SCALE: 1" = 40'



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 CERTIFICATION SHOWN HEREON.

Community Development File No. PFP-2005-286



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T1S, R1E, UTE MERIDIAN,  
MESA COUNTY, COLORADO

**HIGH DESERT SURVEYING, LLC**

2591 B3/4 Road, Grand Junction, Colorado  
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PROJ. NO. 04-10 SUR. BY: DRAWN: CHECKED: SHEET OF  
DATE: Nov. 17, 2005 BE/CF CW JF 2 2

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