

CAMELOT GARDENS II SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Andrew I. Gonzales II is the owner of that real property located in part of the SE¼ SW¼ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Originally described as follows:

The East half of the West half of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter (E½ W½ NE¼ SE¼ SW¼) of Section 7, Township 1 South, Range 1 East, of the Ute Meridian;

EXCEPT BEGINNING at the Northwest corner of said tract, thence South 272.3 feet; thence East 80 feet; thence North 272.3 feet; thence West 80 feet to the POINT OF BEGINNING, Mesa County, Colorado.

More particularly described as follows (from field observation):

Commencing at the NE corner NE¼ SE¼ SW¼ of Section 7, Township 1 South, Range 1 East, Ute Meridian, whence the NW corner NE¼ SE¼ SW¼ bears N89°56'45"W, a distance of 655.35 feet for a basis of bearings with all bearings contained herein relative thereto; thence N89°56'45"W, 330.17 feet along the North line of the NE¼ SE¼ SW¼; thence S00°03'03"E, 30.00 feet along a line parallel with and 2.50 feet West of the East line of the W½ NE¼ SE¼ SW¼ of said Section 7 to the POINT OF BEGINNING; thence S00°03'03"E, a distance of 420.81 feet; thence N89°56'12"E, a distance of 2.50 feet to a point on the East line of the W½ NE¼ SE¼ SW¼ of said Section 7; thence S00°03'03"E, a distance of 208.31 feet along said East line of the W½ NE¼ SE¼ SW¼ of said Section 7 to the Northeast corner of Eastgate Shopping Center Amended; thence N89°53'41"W, a distance of 164.65 feet along the North line of said Eastgate Shopping Center Amended to the Southeast corner of Camelot Gardens; thence N00°01'05"E, a distance of 386.67 feet along the East line of said Camelot Gardens; thence S89°56'45"E, a distance of 80.00 feet; thence N00°01'19"E, a distance of 242.30 feet; thence S89°56'45"E, a distance of 81.37 feet to the POINT OF BEGINNING.

Containing 1.90 acres as described.

That said owner has caused the real property to be laid out and platted as CAMELOT GARDENS II SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of CAMELOT GARDENS II SUBDIVISION as follows:

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, including the 38' Utility Easement covering Tracts A & B, are dedicated to the City of Grand Junction for the use of City approved public utilities 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, equivalent other public utility providers and appurtenant facilities.

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.

All Drainage Easements are dedicated to the Camelot Gardens II Homeowners Association Inc. as perpetual 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 Camelot Gardens II Homeowners Association Inc. is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

Tracts A & B deeded to the Camelot Gardens II Homeowners Association Inc. by separate document.

Tracts A & B dedicated to the City of Grand Junction for utilities and the access to and maintenance thereof, including access for emergency, postal, and trash vehicles.

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.

Owner hereby declares there are no lienholders of record to the herein described real property.

IN WITNESS WHEREOF, said owner (or representative for), Andrew I. Gonzales II, has caused his name to be hereunto subscribed this 19th day of Oct., A.D. 2006.

by: Andrew I. Gonzales II
for: Andrew I. Gonzales II

NOTARY PUBLIC CERTIFICATION

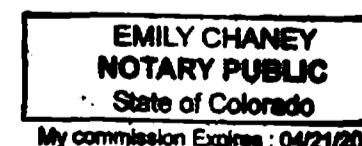
STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Emily Chaney for Andrew I. Gonzales II this 19th day of October, A.D., 2006.

Witness my hand and official seal:

My Commission Expires 4/21/2007

Emily Chaney
Notary Public



SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, do hereby certify that the accompanying plat of CAMELOT GARDENS II SUBDIVISION, 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.

Date certified October 27, 2006

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 ANDREW I. GONZALES II; 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: OCTOBER 20 2006 by: LAWRENCE J. VENT Name And Title
EXAMINER
for: Meridian Land Title Company Name Of Title Company

FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type
4280	969	Agreement with Estate of Joanne Cristiani
4280	973	Agreement with The Wassens Living Trust
4280	978	Agreement with Daniel Dale Bannell
4280	982	Agreement with Villas San Marcos Condominium
4281	3	WD to Habitat for Humanity
4281	5	CCR
4281	22	Drainage + Irrigation Easement QCD
4281	23	QCD for Tracts A+B; Lot 2, Block 1
4281	27	QCD for Utility + Drainage Easement
4281	29	Recording Memo

CITY OF GRAND JUNCTION APPROVAL

This plat of CAMELOT GARDENS II SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 25th day of October, A.D., 2006.

City Manager David Volney

President of City Council [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

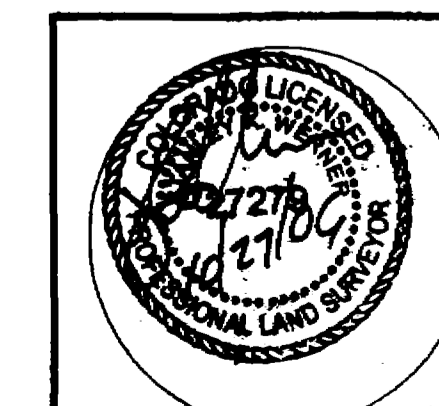
I hereby certify that this instrument was filed in my office at 4:28 o'clock P. M.,

October 27, A.D., 2006 and was duly recorded in Book 4281, Page No. 1

Reception No. 2346055 Drawer No. 55-104 Fees: 20.00 + 1.00

Clerk and Recorder

By: _____
Deputy



STANLEY K. WERNER
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 27279

CAMELOT GARDENS II SUBDIVISION

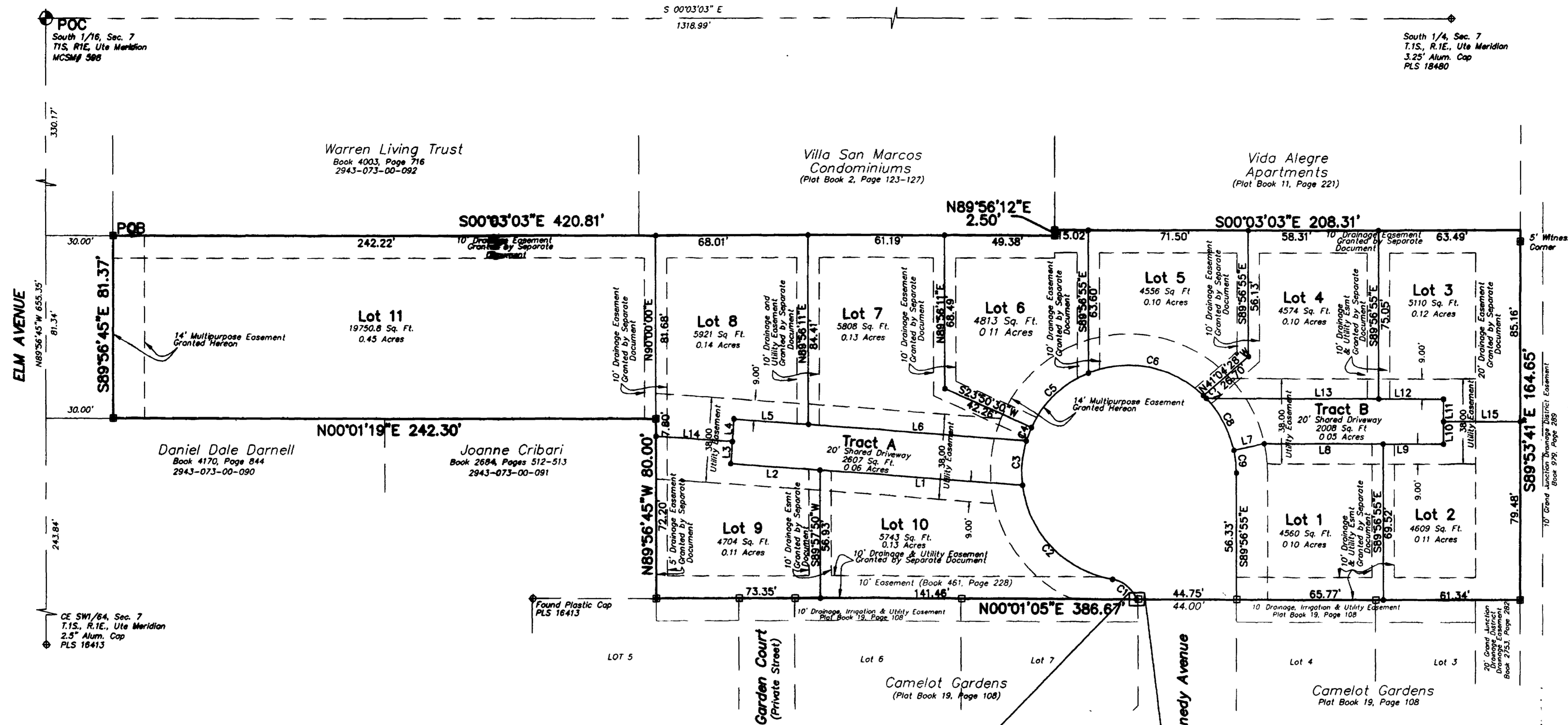
SE1/4 SW1/4, SECTION 7
T1S, R1E, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC

2591 B3/4 Road
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-255-7047

PROJ. NO. 04-90 SURVEYED DRAWN SHEET OF
Rev. DATE: August, 2006 1 2

CAMELOT GARDENS II SUBDIVISION

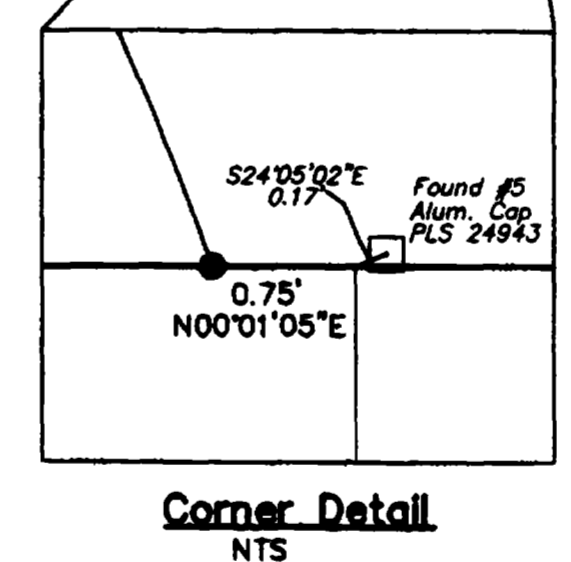


LEGEND

- ◆ MESA COUNTY SURVEY MARKER, AS NOTED
- FOUND REBAR, PLS 24943
- ▣ SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 IN CONCRETE
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
- ◆ FOUND REBAR, AS NOTED
- 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
- § SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- L.L.C. LIMITED LIABILITY COMPANY
- A.D. ANNO DOMINI
- ± MORE OR LESS
- ° DEGREES
- ' MINUTES OR FEET
- " INCHES OR SECONDS
- MCSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT
- ROW RIGHT-OF-WAY
- Easmt EASEMENT
- T_S TOWNSHIP SOUTH
- R_E RANGE EAST

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	13.50	14.58	13.68	S 36°52'30" W	81°52'33"
C2	48.00	82.05	57.82	N 45°00'00" E	74°03'41"
C3	48.00	20.15	20.00	S 84°00'00" E	24°03'08"
C4	48.00	6.43	6.42	S 86°00'00" E	07°40'18"
C5	48.00	36.25	35.39	S 43°00'00" E	43°15'54"
C6	48.00	55.36	52.34	N 11°00'00" E	86°04'39"
C7	48.00	1.77	1.77	N 49°00'00" E	02°06'46"
C8	48.00	26.43	26.10	N 81°00'00" E	31°32'53"
C9	48.00	10.37	10.35	S 83°00'00" W	12°22'50"

LINE	BEARING	DISTANCE
L1	S 04°06'36" W	90.89
L2	S 04°06'36" W	40.00
L3	N 85°53'21" W	10.00
L4	N 85°53'21" W	10.00
L5	N 04°06'36" E	33.42
L6	N 04°06'36" E	97.79
L7	N 12°24'24" W	14.00
L8	N 00°03'05" E	53.21
L9	N 00°03'05" E	27.00
L10	N 89°56'55" W	10.00
L11	N 89°56'55" W	10.00
L12	S 00°03'05" W	29.00
L13	S 00°03'05" W	77.17
L14	N 04°06'36" E	34.15
L15	S 00°03'05" W	34.41

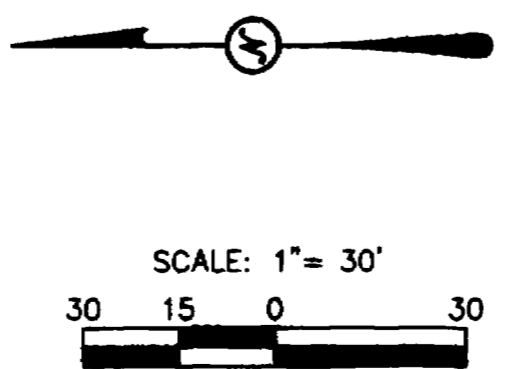


Corner Detail
NTS

NOTES

- Easement and Title Information provided by Meridian Land Title Company, Policy No. 65590.
- The bearings hereon are grid bearings of the Mesa County SIMS LCS determined by GPS observations on a MCSM at the South 1/16 corner of Section 7 and a 3.25" alum. cap PLS 18480 at the South 1/4 corner of Section 7, Township 1 South, Range 1 East, Ute Meridian. The bearing of this line is S00°03'03"E, a distance of 1318.99 feet.
- Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

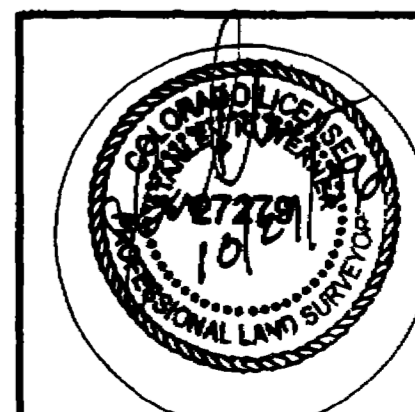
TRACTS	AREA	PERCENT
LOTS	= 1.60 Acres	84%
TRACTS	= 0.11 Acres	6%
ROAD ROW	= 0.19 Acres	10%
TOTAL	= 1.90 Acres	100%



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Date certified October 27, 2006



STANLEY K. WERNER
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CAMELOT GARDENS II SUBDIVISION			
SE 1/4 SW 1/4, SECTION 7			
T1S, R1E, UTE MERIDIAN			
GRAND JUNCTION, MESA COUNTY, COLORADO			
High Desert Surveying, LLC			
2591 B3/4 Road			
Grand Junction, Colorado 81503			
Telephone: 970-254-8649 Fax 970-255-7047			
PROJ. NO. 04-90	SURVEYED	DRAWN	SHEET
Rev. DATE: August, 2006	CW/SKW	SKW/rsk	2 OF 2

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.