

# MESA ESTATES

SITUATED IN THE SE1/4 SW1/4 SECTION 30, T.1 S., R.1 E. OF THE UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

## STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Davidson Homes at Mesa Estates, Inc, a Colorado Corporation, is the owner of that real property situated in the SE1/4 SW1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, the ownership of which is demonstrated in an instrument recorded in Book 3813 at Page 200 of the Mesa County records; said property being more particularly described as follows:

Beginning at the NE corner of said SE1/4 SW1/4, Section 30;  
Thence South 1232.3 feet to the right-of-way line of the highway;  
Thence Northwesterly along said highway right-of-way line 1343 feet  
more or less to a point 55 feet East of the West line of said SE1/4 SW1/4;  
Thence North 683 feet to the North line of said SE1/4 SW1/4;  
Thence East 1265 feet to the point of beginning.  
EXCEPT Road right-of-way recorded in the Office of the County Recorder of Mesa County, Colorado, in Book 144, Page 425.

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced hereon. The bearings of the boundary lines on the drawing represent the title description related to grid north of the Mesa County Local Coordinate System (MCLCS). The angular integrity of the lines and distances have been preserved except where they yield to record monuments and/or senior or controlling lines.

That said owners have by these presents laid out, platted, and subdivided that above described real property as shown hereon, and designates the same as MESA 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 shown hereon, 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, 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, public 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, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

\* Drainage easements, including a drainage easement across all of Tract C, are dedicated to the City of Grand Junction 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 Mesa Estates Homeowners' Association is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

\* All irrigation easements to be granted by separate instrument to the Mesa 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 and to supply and drain irrigation water.

\* Tracts A and B to be conveyed by separate instrument to the Orchard Mesa Irrigation District.

\* Tract C to be conveyed by separate instrument to the Mesa Estates Homeowners' Association as open space for the detention of stormwater which originates on the property hereby platted, and for the storage of irrigation water and facilities appurtenant to the delivery of irrigation water.

\* Tract D to be conveyed by separate instrument to the Mesa Estates Homeowners' Association as common open space for recreation, subject to additional terms set forth in said instrument, and subject to the covenants, conditions and restrictions for Mesa Estates.

\* Tracts E and F to be conveyed by separate instrument to Mesa Estates Homeowners' Association for ingress and egress to the adjoining lots, subject in their entirety to a public utility easement and subject to additional terms set forth in said instrument, and subject to the covenants, conditions and restrictions for Mesa Estates.

\* Tracts G, H, I and J to be conveyed by separate instrument to the Mesa Estates Homeowners' Association as common open space for landscaping and other uses deemed appropriate to the Association, subject to a public multipurpose easement.

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 are represented hereon.

Executed this 15<sup>th</sup> day of Dec., 2006.

Davidson Homes at Mesa Estates, Inc., a Colorado corporation

By: Davidson

State of Colorado )  
County of Mesa )ss

The foregoing Statement of Ownership and Dedication was acknowledged before me by Davidson of Davidson Homes at Mesa Estates, Inc., this 15<sup>th</sup> day of December, 2006, for the aforementioned purposes.

Notary Public Jeanette Blankenship  
My commission expires: 10/21/07

JEANETTE BLANKENSHIP  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 10/21/2007

## LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Alpine 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 4194 at Page 575 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 with the authority of its Board of Directors, this 15<sup>th</sup> day of December, 2006.

By: Aaron Miller For: Alpine Bank

State of Colorado )  
County of Mesa )ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Aaron Miller of Alpine Bank, as its Senior Vice President this 15<sup>th</sup> day of December, 2006.

Notary Public Jeanette Blankenship

My commission expires: 10/21/07

JEANETTE BLANKENSHIP  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 10/21/2007

## DECLARATION OF COVENANTS

This property is subject to Covenants, Conditions and Restrictions as set forth in an instrument recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_ of the Mesa County records.

## TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, Meridian Land Title, LLC, 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 Davidson Homes at Mesa Estates, 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: DECEMBER 15, 2006 By: LDA  
Name and title: LAWRENCE D. VENT  
Meridian Land Title, LLC EXAMINER

## CITY APPROVAL

This plat of MESA ESTATES, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved this 15<sup>th</sup> day of DECEMBER, 2006.

By: Dennis Voulgy  
City Manager

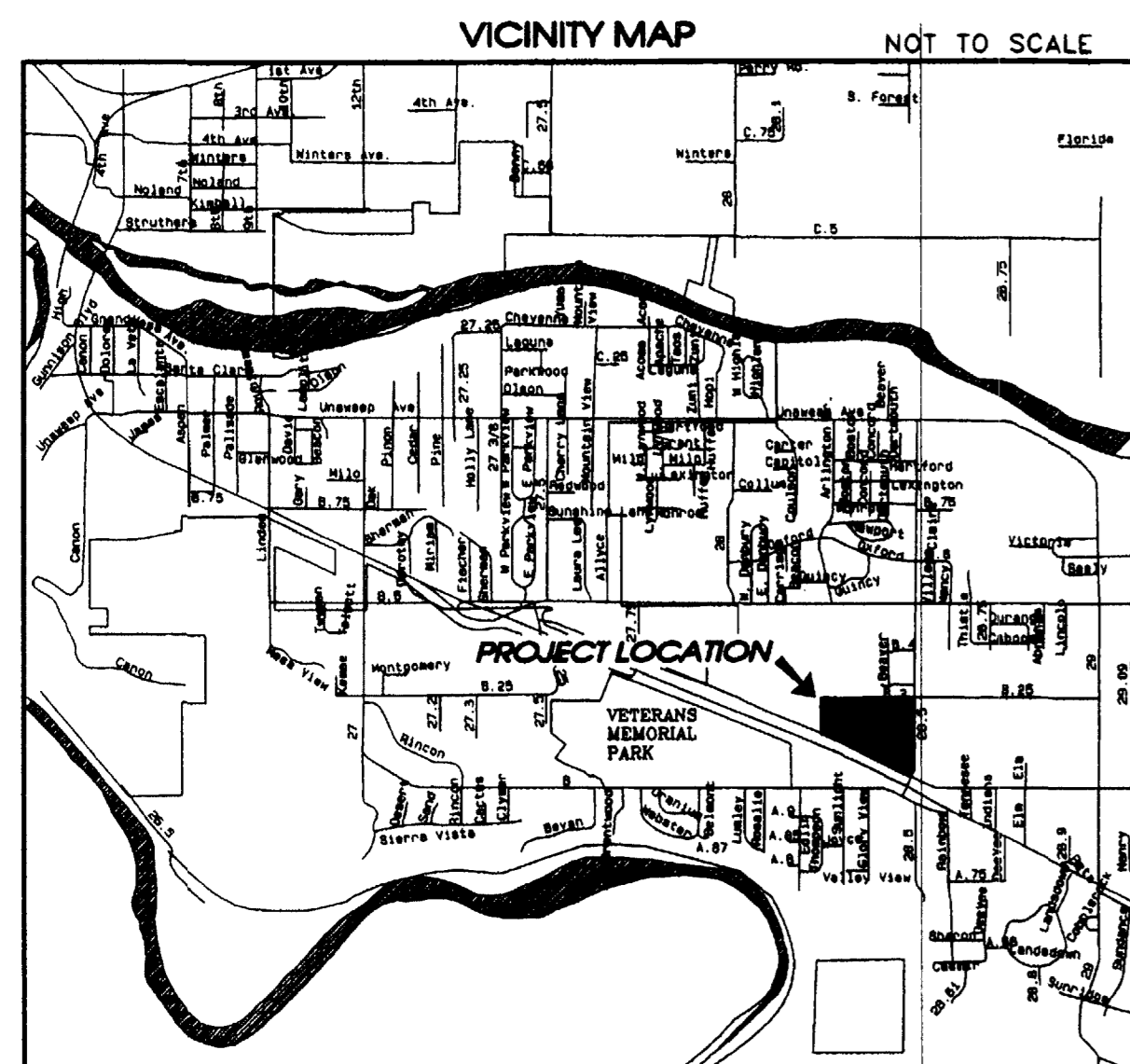
## CLERK AND RECORDER'S CERTIFICATE

State of Colorado )  
County of Mesa )ss

This plat was filed for the record in the office of the Clerk and Recorder of Mesa County, Colorado, at 9:11 o'clock P. M., on this 15<sup>th</sup> day of December, 2006, A.D., and was recorded at Reception

No. 23654311 Drawer No. \_\_\_\_\_ Fees \_\_\_\_\_

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



## LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

N: NORTH  
E: EAST  
S: SOUTH  
W: WEST  
A: ARC LENGTH OF CURVE  
R: RADIUS OF CURVE  
DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE  
Lc: LENGTH OF LONG CHORD OF CURVE  
T: TOWNSHIP  
R: RANGE  
R.O.W.: RIGHT-OF-WAY  
PLS: PROFESSIONAL LAND SURVEYOR  
ft<sup>2</sup>: SQUARE FEET  
REC. #: MESA COUNTY CLERK'S RECEPTION NUMBER  
M.P.E.: MULTIPURPOSE EASEMENT

## LAND USE SUMMARY

LOTS	15,308 ACRES	65.2%
STREETS	4,411 ACRES	18.9%
TRACTS	3,767 ACRES	16.0%
<b>TOTAL</b>	<b>23,486 ACRES</b>	<b>100%</b>

This survey does not constitute a title search by this 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 a title commitment prepared by Meridian Land Title, LLC, No. GJR6500150-3, dated August 24, 2006.

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of MESA ESTATES, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and under my direct supervision and represents a field survey of the same. This certification is only applicable to the survey data hereon, and does not represent my opinion as to ownership, lienholders, or quality of title.



## CONVEYANCE DOCUMENTS: (FOR CITY USE ONLY)

IRRIGATION EASEMENTS	BOOK _____ PAGE _____
TRACTS A & B:	BOOK <u>4301</u> PAGE <u>16</u>
TRACT C:	BOOK <u>4301</u> PAGE <u>16</u>
TRACT D:	BOOK <u>4301</u> PAGE <u>16</u>
TRACT E & F:	BOOK <u>4301</u> PAGE <u>16</u>
TRACTS G, H, I, J:	BOOK <u>4301</u> PAGE <u>16</u>

## MESA ESTATES

DAVIDSON HOMES AT MESA ESTATES INC.

SECTION: SE1/4 SW1/4 S.30 T1S R1E MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - B-210 (970) 243-0067

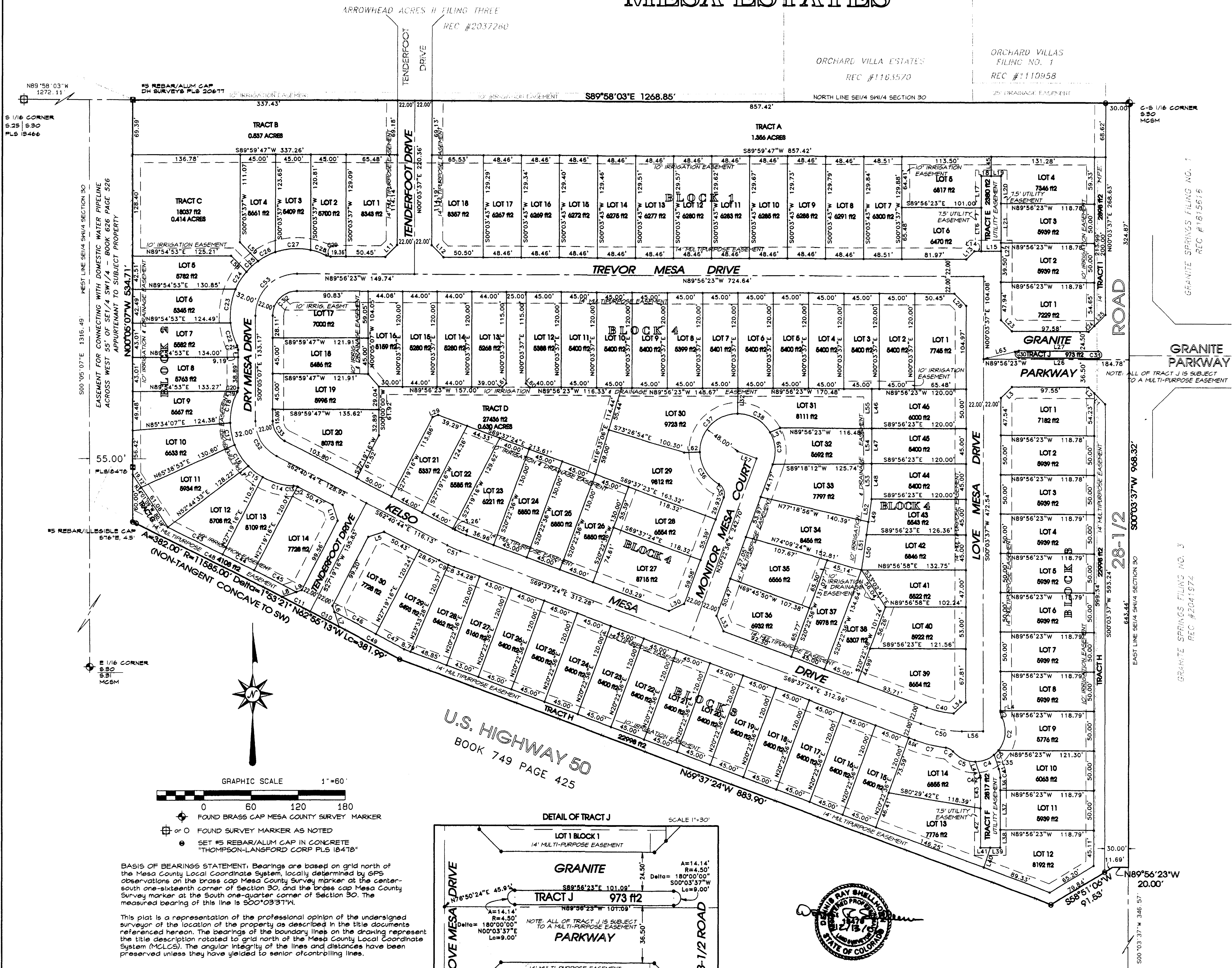
Grand Junction CO 81505 tie@tlwest.com

Date of Survey: \_\_\_\_\_ Field Surveyor: \_\_\_\_\_ Revision Date: Dec 13, 2006

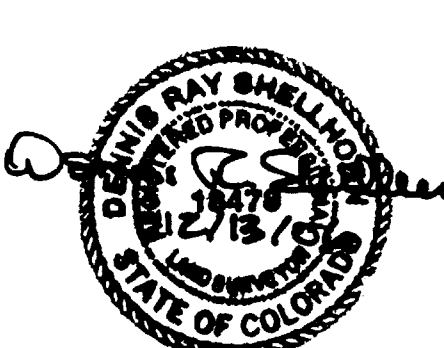
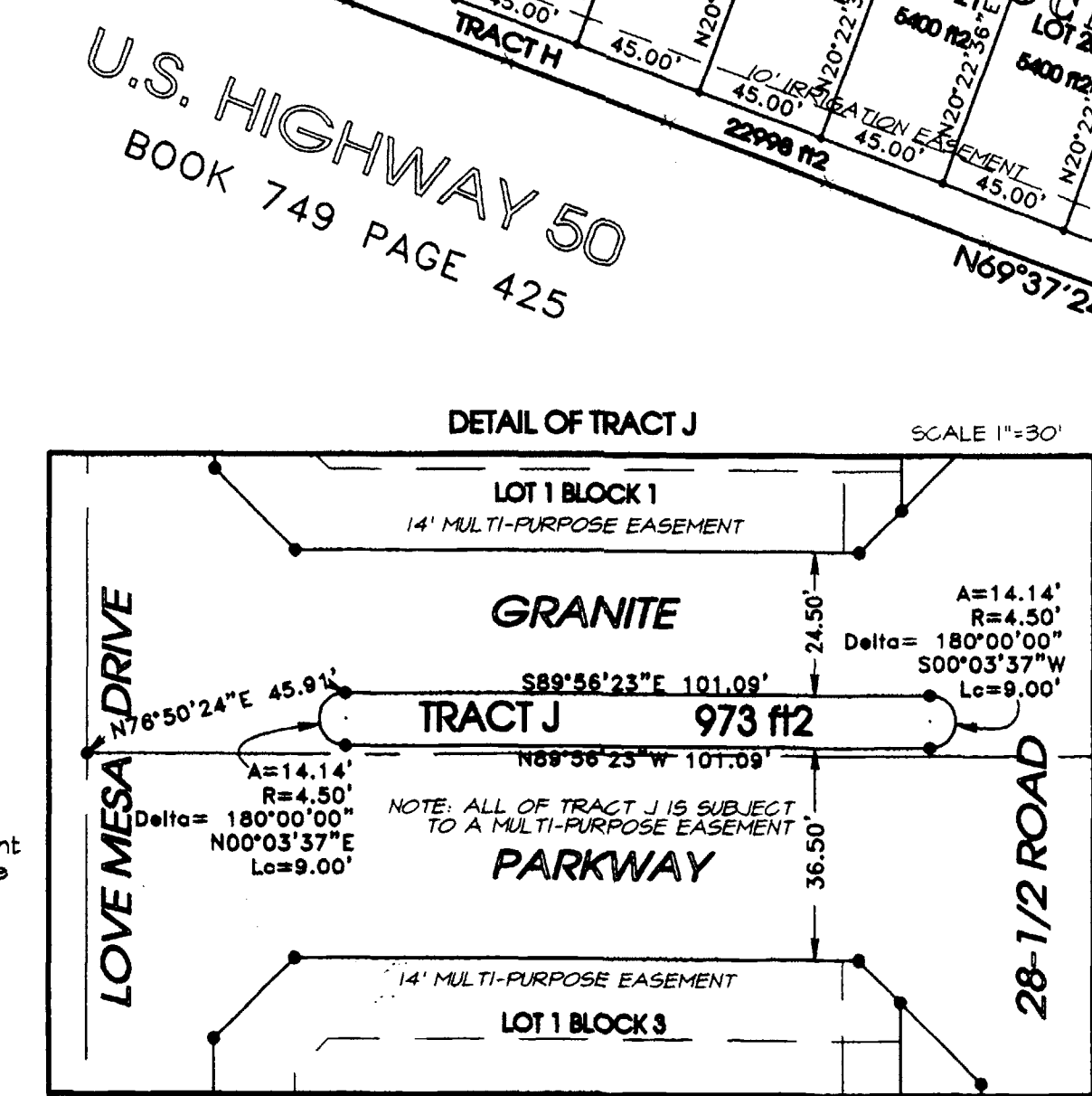
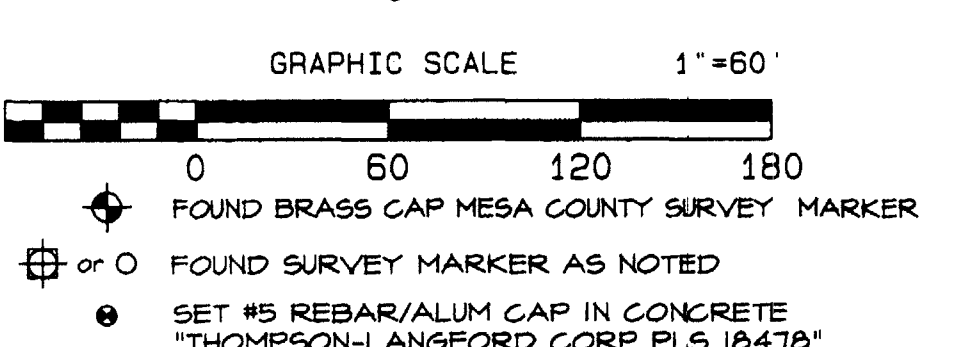
Drawn: DRS Checked: KST Approved: DRS Job No. 0706-001

S:\Survey\0706 Cadex\706 plat.pro Sheet 1 of 1

# MESA ESTATES



SEGMENT	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
L1	14.71'	N44°56'48"W			
L2	10.24'	S45°03'37"W			
L3	18.74'	S00°04'43"W			
L4	1.66'	S15°46'10"E	14.50'	21°34'40"	6.93'
L5	7.00'	S05°46'54"W	30.00'	66°45'58"	41.82'
L6	44.28'	S45°11'11"W	30.00'	12°02'34"	1.91'
L7	1.94'	S10°24'54"W	30.00'	38°24'35"	25.00'
L8	25.41'	N66°13'01"W	30.00'	48°14'15"	31.11'
L9	32.05'	N62°37'44"W	14.50'	41°08'22"	10.14'
L10	10.41'	N16°24'40"W	172.00'	13°34'31"	40.66'
L11	40.75'	N68°16'34"W	172.00'	2°37'41"	1.84'
L12	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L13	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L14	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L15	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L16	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L17	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L18	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L19	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L20	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L21	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L22	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L23	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L24	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L25	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L26	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L27	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L28	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L29	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L30	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L31	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L32	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L33	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L34	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L35	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L36	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L37	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L38	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L39	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L40	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L41	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L42	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L43	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L44	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L45	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L46	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L47	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L48	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L49	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L50	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L51	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L52	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L53	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L54	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L55	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L56	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L57	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L58	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L59	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L60	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L61	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L62	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'
L63	12.84'	N64°50'14"W	172.00'	4°14'00"	12.56'



**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 center-south one-sixteenth corner of Section 30, and the brass cap Mesa County Survey marker at the South one-quarter corner of Section 30. The measured bearing of this line is S00°03'37"W.

This plat is a representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced herein. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS). The angular integrity of the lines and distances have been preserved unless they have yielded to senior controlling lines.

**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.

**MESA ESTATES**  
DAVIDSON HOMES AT MESA ESTATES INC.

SECTION: SE1/4SW1/4 S.30 T12N R1E E1  
RIVER CITY CONSULTANTS, INC  
744 Horizon Court, Ste 110 (970) 241-4722  
Grand Junction CO 81506 rec@rcwest.com

Date of Survey: Apr 2003 Field Surveyor: SLG Revision Date: Dec 13, 2006  
Drawn: DRB Checked: KST Approved: DRB Job No. 0706-001  
S:\Survey\0706 Cadez\706 plat.pro Sheet 2 of 2

# MESA ESTATES GRAND JUNCTION, COLORADO



MASONRY WALL AS PER EXISTING APPROVED PLAN SIGNED 6-3-05

HOUSE OFFSET FROM STREET

- A = 30'-0"
- B = 28'-0"
- C = 26'-0"
- D = 24'-0"
- E = 22'-0"
- F = 20'-0"
- G = 30'-0"+

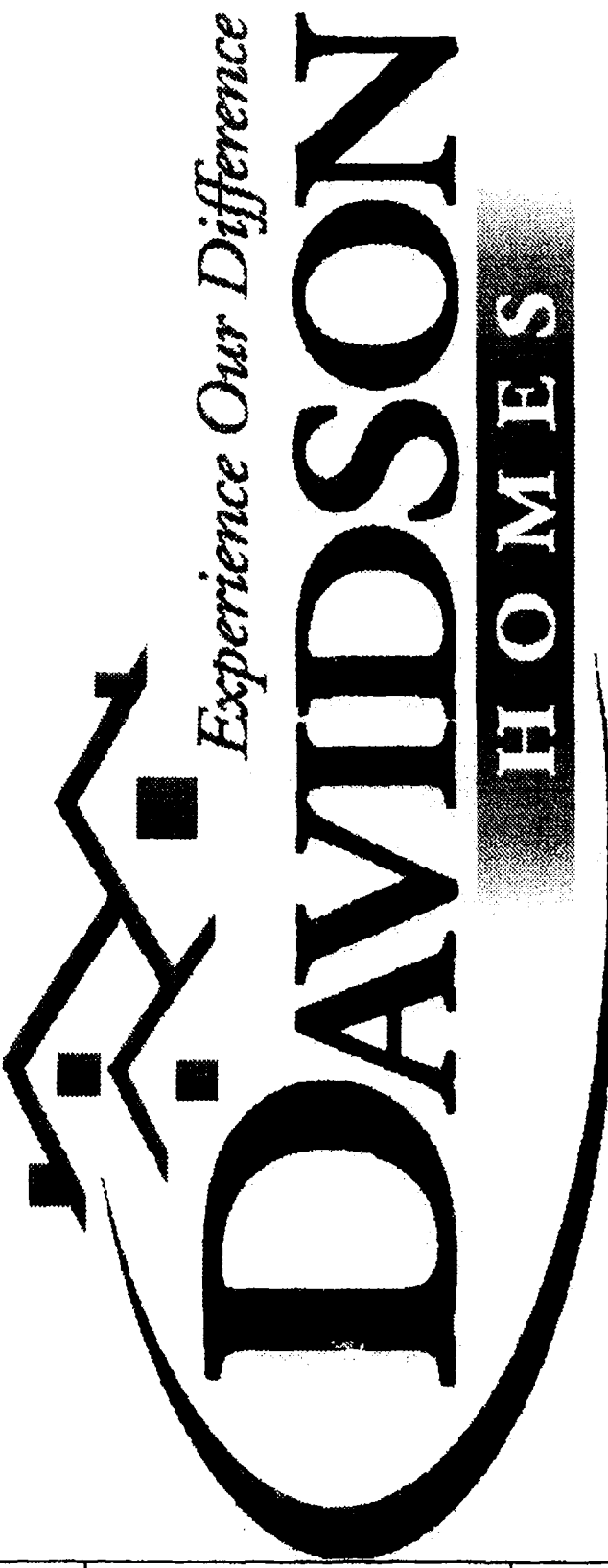
- FENCE - PERIMETER  
6'-0" HIGH VINYL
- FENCE - OPEN PARK AREA  
3'-6" SPLIT RAIL VINYL
- MASONRY WALL
- WATER METER
- ELECTRIC METER

**NOTES:**

PERIMETER LANDSCAPING & PARK LANDSCAPING AS PER EXISTING APPROVED PLAN SIGNED 6-3-05

**SITE PLAN**  
SCALE: 1" = 60'

2785 D ROAD  
GRAND JUNCTION, CO., 81501  
PHONE: 970 255-0600  
PHONE: 970 234-2000  
FAX: 970 243-4164



No.	Revision/Issue	Date

MESA ESTATES  
GRAND JUNCTION,  
MESA COUNTY, COLORADO

PROJECT PLOT PLAN	SHEET
COMPLETION DATE 9/20/06 jlc	1 OF 1
SCALE 1" = 60'	