

# REDLANDS VALLEY SUBDIVISION

(a replat of Lots 1-5, Block 2, Mockingbird Heights Subdivision, Reception Number 915560, and a subdivision of part of Section 7, Township 1 South, Range 1 West, Ute Meridian)

## DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS: Robert C. Smith is the owner of that certain portion of Mockingbird Heights Subdivision and Section 7, Township One South, Range One West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado described and recorded in Book 3702 at Page 792 and in Book 3874 at Page 280, Mesa County Clerk and Recorder, said portion being more particularly described as follows:

All that part of the W1/2, SW1/4 of Section 7, Township One South, Range One West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, described by the following perimeter:

Commencing at the Southwest corner of Section 7, Township 1 South, Range 1 West of the Ute Meridian; thence N00°30'59"E 119.84 feet; thence N00°51'49"W 789.17 feet; thence S68°18'47"E 87.41 feet to the Point of Beginning, said point being a rebar & cap LS-23943, thence N30°59'13"E 554.03 feet; thence S67°51'47"E 87.04 feet; thence N30°59'13"E 29.59 feet; thence S63°41'08"E 61.64 feet; thence S35°44'03"E 2.79 feet; thence S55°51'47"E 125.52 feet; thence S30°59'13"W 548.94 feet; thence N68°18'47"W 279.00 feet to the point of beginning.

(Containing 3.56 acres, more or less)

Said Owner has 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 REDLANDS VALLEY SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All street, roads, and rights-of-way shown hereon, being Swan Lane to the full width of its platted right-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

All Multi-purpose Easements shown hereon are hereby 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, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All of Tract A is dedicated as a Drainage Easement to the City of Grand Junction as a perpetual, non-exclusive easement for the installation, operation, maintenance, and repair/replacement of drainage facilities for the conveyance of runoff water which originated within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

All Drainage Easements shown hereon are hereby dedicated to the City of Grand Junction as perpetual, non-exclusive easements for the installation, operation, maintenance, and repair/replacement of drainage facilities for the conveyance of runoff water which originated within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

All 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 and 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.

Tract A, shown hereon shall be granted by separate instrument to the Redlands Valley Subdivision Homeowners Association for the benefit of the owners, as undivided interests, not subject to partition, for (a) the conveyance or storage of storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of drainage systems, subject to the various easements dedicated and granted on this Final Plat. All of Tract A is subject to a drainage easement for the City of Grand Junction. A portion of the tract is burdened by a 14-foot multi-purpose easement.

All Drainage Easements shown hereon shall be granted by separate instrument to the Redlands Valley Subdivision Homeowners Association for the benefit of the owners, as undivided interests, not subject to partition, for the operation maintenance and repair of drainage systems, subject to the various public easements dedicated and granted on this Final Plat.

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 or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

THAT ALL LIENHOLDERS APPEAR HEREON.

IN WITNESS WHEREOF, said owner, has caused its name to be hereunto subscribed this 10 day of January, A.D., 2007

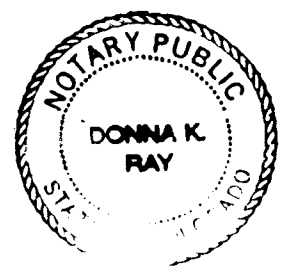
By Robert C. Smith

STATE OF COLORADO ) ss

COUNTY OF MESA ) The foregoing instrument was acknowledged before me this 10 day of January, A.D., 2007

My commission expires: 12/8/07

WITNESS MY HAND AND OFFICIAL SEAL.



Donna K. Ray, Notary Public

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ) ss  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at 3:26 o'clock P.M., this 13th day of April, A.D., 2007 and is duly recorded as Reception Number 2374828 in Book 4400, Page 49849 through inclusive. Drawer No. TT-71

Jamie Rich, Clerk and Recorder  
Carol Zuckerman, Deputy  
#20-7-3.C. Fees

## TITLE CERTIFICATION

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 to Robert C. Smith; 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-record are shown hereon.

Date: JANUARY 9, 2007 by: Lawrence D. Vent, Meridian Land Title, LLC

## CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

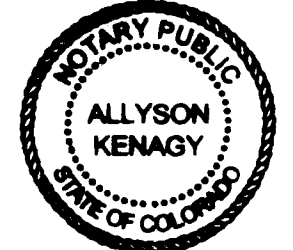
Approved this 11 day of APRIL, A.D. 2007

Mayor: [Signature] City Manager: David Varley

## LIENHOLDERS 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 agrees that its security interest which is recorded in Book 4302, Page 516 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said individual(s) has caused these presents to be signed this 9th day of January 2007 by: Kathleen Belgard for Bank of Colorado



STATE OF COLORADO ) ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 9th day of January, A.D., 2007

By Kathleen Belgard for Bank of Colorado

My commission expires: 01/06/2009

WITNESS MY HAND AND OFFICIAL SEAL.

Allyson Kenagy, Notary Public

## GENERAL NOTES:

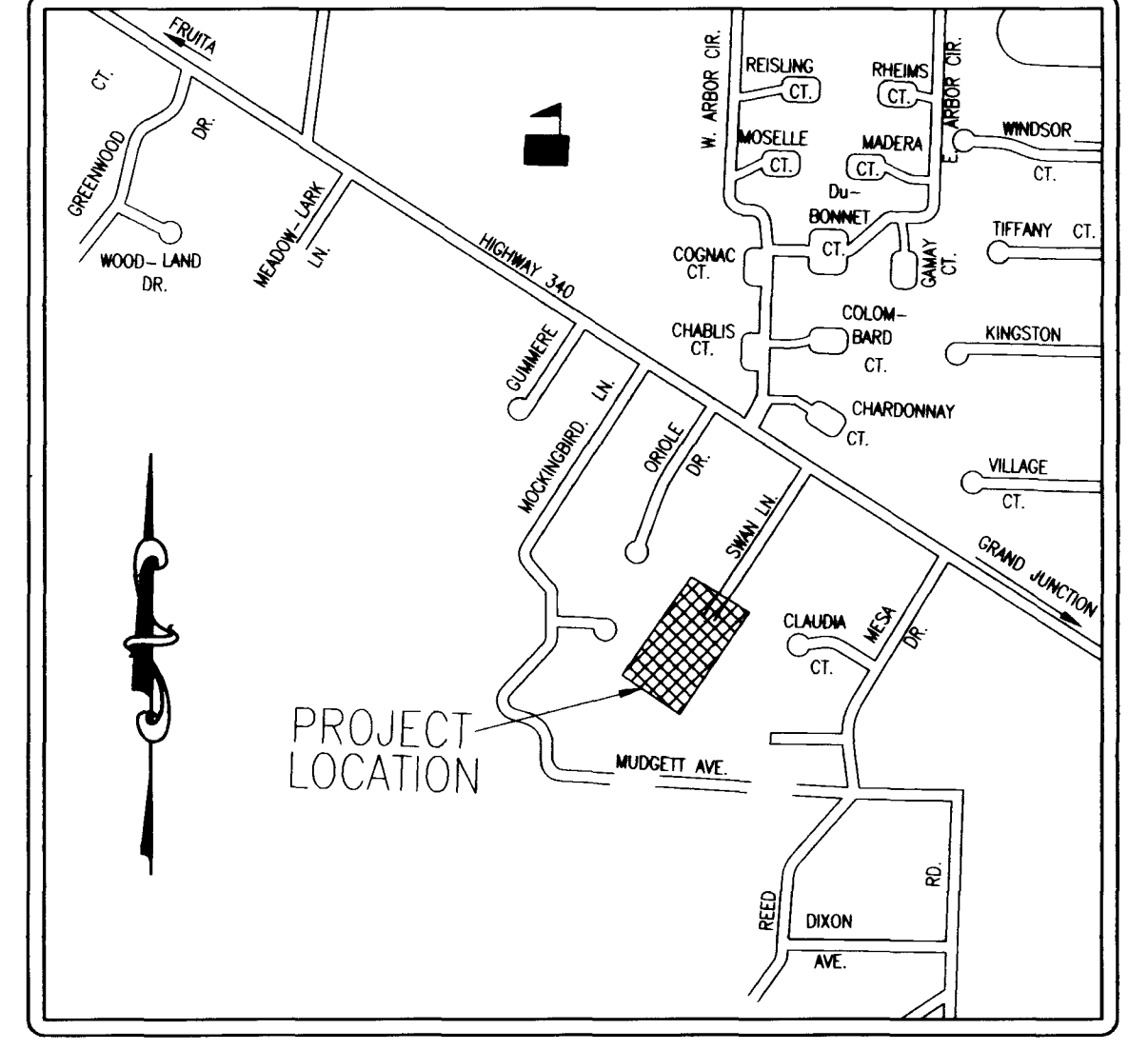
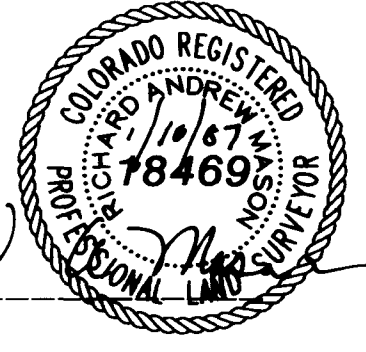
- 1. Title information from Mesa County real property records and from Land Title Guarantee Company, File No. GJL65002283, effective date 10/25/06.
- 2. Basis of bearing is S89°50'31"E 1314.67 feet between a GLO brass cap for the S.W. Corner of Section 7, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado and a Mesa County Survey Marker for the W1/16 Corner of Section 7. (Based on Mesa Co LCS).
- 3. The original right-of-way for Swan Lane, dedicated on the Mockingbird Heights Subdivision, was vacated by City Ordinance Number 3865, to be recorded contemporaneously herewith.
- 4. There is a discrepancy between the recorded bearings and distances shown on the Liberty Cap Subdivision Replat compared with the North Line of Government Lot 4.
- 5. Book 4011 Pages 110-113, contains conditions that will extinguish this easement upon recording of this plat.

## SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of REDLANDS VALLEY SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same.

Richard A. Mason, Registered Professional Land Surveyor, P.L.S. No. 18469

Date: January 10, 2007



VICINITY MAP

AREA SUMMARY table with columns: DESCRIPTION, ACRES, % TOTAL. Rows include Lots 1-7 Block 1, Lots 1-5 Block 2, Tract A, DEDICATED R.O.W., and TOTAL.

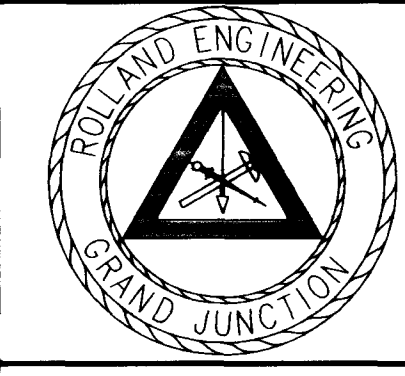
### FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows: Book 4400 Page 64 Covenants Conditions and Restrictions. Book 4400 Page 60 Tract A to Redlands Valley Subdivision Homeowners Association. Book 4400 Page 55 Ordinance Number 3865 (Right-of-way Vacation). Book 4400 Page 60 Drainage Easements to Redlands Valley Subdivision Homeowners Association.

### LEGEND & ABBREVIATIONS

- GLO BRASS CAP (GOVERNMENT LAND OFFICE)
- MESA COUNTY SURVEY MARKER
- FOUND REBAR (NO CAP)
- FOUND 5/8" REBAR & CAP LS-23943
- FOUND 5/8" REBAR & CAP LS-27266
- FOUND 1" PIPE IN CONCRETE
- FOUND AXLE
- SET REBAR & CAP LS-18469
- SET 3-1/4" ALLOY CAP LS-18469 (MCSM)
- MCSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- T1N TOWNSHIP ONE NORTH
- R1W RANGE ONE WEST
- MCSM MESA COUNTY SURVEY MARKER
- C CENTER
- NAVD88 NORTH AMERICAN VERTICAL DATUM 1988
- SEC SECTION
- BK BOOK
- PG PAGE
- PGS PAGES
- T TOWNSHIP
- R RANGE
- U.M. UTE MERIDIAN
- N NORTH
- NE NORTHEAST
- E EAST
- SE SOUTH EAST
- S SOUTH
- SW SOUTHWEST
- W WEST
- NW NORTHWEST

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 hereon.



ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300

Project information table including File Name (C:\4053\4053PLAT.DWG), Project Name (REDLANDS VALLEY SUBDIVISION), Location (IN THE W1/2 SW 1/4, SECTION 7, TOWNSHIP ONE SOUTH, RANGE ONE WEST OF THE UTE MERIDIAN), City (CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO), and Design/Check/Draw/Plot details.



# REDLANDS VALLEY SUBDIVISION

(a replat of Lots 1-5, Block 2, Mockingbird Heights Subdivision, Reception Number 915560, and a subdivision of part of Section 7, Township 1 South, Range 1 West, Ute Meridian)



LINE TABLE  
BOOK 4085 PAGES 751-754

LINE	BEARING	DISTANCE
L5	S 30°59'13" W	84.15'
L6	S 63°32'47" E	10.30'
L7	S 07°17'47" E	28.24'
L8	S 59°07'17" E	97.53'
L9	S 30°52'43" W	10.00'
L10	N 59°07'17" W	102.39'
L11	N 07°17'47" W	27.76'
L12	N 63°32'47" W	5.75'
L13	N 31°01'56" E	10.03'

LINE TABLE  
BOOK 4011 PAGES 106-109

LINE	BEARING	DISTANCE
L14	S 30°59'13" W	78.55'
L15	S 59°06'17" E	125.31"
L16	S 30°59'13" W	10.00"
L17	N 59°06'17" W	125.31"
L18	N 30°59'13" E	10.00"

LINE TABLE  
BOOK 4011 PAGES 110-113

LINE	BEARING	DISTANCE
L19	N 30°59'13" E	172.93'
L20	S 28°18'13" W	171.80'
L21	N 68°18'21" W	8.15'

LINE TABLE  
DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
L22	S 30°59'13" W	18.00"
L23	N 59°00'47" E	10.00"
L24	N 30°59'13" E	7.00"
L25	N 59°00'47" W	20.54"
L26	N 30°59'13" E	11.00"
L27	S 59°00'47" E	30.54"

CANAL CENTERLINE

LINE	BEARING	DISTANCE
L1	N 30°59'13" E	8.96'
L2	S 67°59'03" E	13.21'
L3	S 66°29'12" E	184.30'
L4	S 59°58'06" E	42.35'
L5	S 54°54'12" E	37.30'
L6	N 30°59'13" E	6.97'

TIES TO OTHER EVIDENCE FOUND

(A)	S 50°52'23" E	0.78'	FD REBAR & CAP LS-23943
(B)	S 70°00'24" E	0.62'	FD REBAR & CAP LS-23943
(C)	N 00°50'37" E	0.43'	FD 1/2" REBAR (IN CONCRETE)
(D)	S 33°05'23" W	24.96'	FD #6 REBAR

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	48.00'	42.73'	41.33'	S 69°14'42" W	51°00'22"
C2	48.00'	55.95'	52.84'	S 10°20'50" W	66°47'21"
C3	15.00'	14.15'	13.63'	N 03°58'11" E	54°02'03"
C4	48.00'	24.03'	23.78'	N 26°51'35" W	28°41'14"
C5	48.00'	61.97'	57.76'	N 24°28'19" E	73°58'34"
C6	48.00'	19.74'	19.60'	N 73°14'26" E	23°33'40"
C7	15.00'	14.15'	13.63'	S 58°00'15" W	54°02'03"
C8	128.00'	41.11'	40.94'	S 21°47'06" W	18°24'13"
C9	172.00'	55.25'	55.01'	S 21°47'06" W	18°24'13"
C10	172.00'	24.92'	24.90'	N 16°44'05" E	08°18'10"
C11	128.00'	42.91'	42.71'	N 22°11'18" E	19°12'33"
C12	150.00'	48.18'	47.97'	S 21°47'06" W	18°24'13"
C13	150.00'	48.18'	47.97'	S 21°47'06" W	18°24'13"

AREA SUMMARY

DESCRIPTION	ACRES	% TOTAL
LOTS 1-7 BLOCK 1	1.45	40.73%
LOTS 1-5 BLOCK 2	1.15	32.30%
Tract A	0.31	8.71%
DEDICATED R.O.W.	0.65	18.26%
TOTAL	3.56	100.00%

LEGEND & ABBREVIATIONS

	GLO BRASS CAP (GOVERNMENT LAND OFFICE)	SEC	SECTION
	MESA COUNTY SURVEY MARKER	BK	BOOK
	FOUND REBAR (NO CAP)	PG	PAGE
	FOUND 5/8" REBAR & CAP PLS-23943	PGS	PAGES
	FOUND 5/8" REBAR & CAP PLS-27266	T.	TOWNSHIP
	FOUND 1" PIPE IN CONCRETE	R.	RANGE
	FOUND AXLE WITH TAG PLS 26959	U.M.	UTE MERIDIAN
	FOUND 5/8" REBAR & CAP PLS-26959	N	NORTH
	SET REBAR & CAP PLS-18469	NE	NORTHEAST
	SET 3-1/4" ALLOY CAP PLS-18469 (MCSM)	S	SOUTH
		SE	SOUTHWEST
		SW	WEST
		NW	NORTHWEST
		FD	FOUND

- GENERAL NOTES:
- Title information from Mesa County real property records and from Land Title Guarantee Company, File No. GJL65002283, effective date 10/25/06.
  - Basis of bearing is S89°50'31"E 1314.67 feet between a GLO brass cap for the S.W. Corner of Section 7 Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado and a Mesa County Survey Marker for the W1/16 Corner of Section 7. (Based on Mesa Co LCS).
  - The original right-of-way for Swan Lane, dedicated on the Mockingbird Heights Subdivision, was vacated by City Ordinance Number 3865, to be recorded contemporaneously herewith.
  - There is a discrepancy between the recorded bearings and distances shown on the Liberty Cap Subdivision Replat compared with the North Line of Government Lot 4.
  - Book 4011 Pages 110-113, contains conditions that will extinguish this easement upon recording of this plat.
  - Irrigation canal easement (no record) asserted by Redlands Water and Power.

**SURVEYOR'S CERTIFICATE**

I, Richard A. Mason, do hereby certify that the accompanying plat of REDLANDS VALLEY SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same.

Richard A. Mason  
 Registered Professional Land Surveyor  
 P.L.S. No. 18469  
 Date: January 10, 2007

 <b>ROLLAND ENGINEERING</b> 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300	File Name: C:\4053\4053PLAT.DWG	
	<b>REDLANDS VALLEY SUBDIVISION</b> IN THE W1/2 SW 1/4, SECTION 7 TOWNSHIP ONE SOUTH, RANGE ONE WEST OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	
Designed RAM	Checked RAM	Proj# 4053
Drawn JLG	Date 01/05/07	Sheet 2 of 2



