

# HAWKS NEST SUBDIVISION FILING ONE

E 1/2, SEC. 32, T1S, R1E, U.M.

### DEDICATION

#### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, 30 Road, LLC is the owner of that real property situate in the E 1/2 of Section 32, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found Mesa County survey marker for the E 1/16 corner of said Section 32, the basis of bearing being N89°36'25"E along the north line of said Section 32 to the northeast corner of said Section 32, being a found Mesa County survey marker; thence N89°36'25"E a distance of 655.85 feet along said north line; thence S00°00'11"E a distance of 30.00 feet to the south right of way line of B Road and the point of beginning; thence N89°36'25"E a distance of 633.51 feet along said right of way to the west right of way line of 30 Road; thence S00°00'20"E a distance of 2212.75 feet along said westerly right of way; thence N90°00'00"W a distance of 209.90 feet; thence N00°00'00"E a distance of 149.00 feet; thence N90°00'00"W a distance of 423.70 feet; thence N00°00'11"W a distance of 2099.41 feet to the point of beginning. Said parcel contains 30.70 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 HAWKS NEST SUBDIVISION, FILING ONE in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and rights-of-way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements and Sewer 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 sewer, 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 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.

All Irrigation and Drainage Easements are granted to the Hawks Nest Homeowner's 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, B and C are granted to the Hawks Nest Homeowners' Association for the installation, operation, maintenance and repair of landscaping.

Tract D is granted to the Hawks Nest Homeowner's Association for a pedestrian walkway.

Tract E and F are granted to the Hawks Nest Homeowner's Association for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation and storm water.

Tract G is granted to the Hawks Nest Homeowner's Association for ingress and egress and private utility connections to Lots 7 and B, Block 2.

Tract H is granted to the Hawks Nest Homeowner's Association for a public sewer line.

Tracts A, B and C are dedicated to the City of Grand Junction as Multipurpose Easements as described above.

Tract D is dedicated to the City of Grand Junction as a Pedestrian Easement as described above.

Tract F is dedicated to the City of Grand Junction as a Drainage Easement as a perpetual easement 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 Hawks Nest Homeowner's Association is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

Tract H is dedicated to the City of Grand Junction as a Sewer Easement as described above.

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 states that there are no current lienholder's of record.

30 Road, LLC

*Alan B. Parkerson*  
Alan B. Parkerson, Manager of 30 Rd, LLC

STATE OF COLORADO )  
County of Mesa ) ss

The foregoing instrument was acknowledged before me this 2nd day of July A.D., 2007 by Alan B. Parkerson, Manager.

Witness my hand and official seal: Laura L. Hartman  
Notary Public

Address 535 Oriole Dr. GJ CO 81502

My commission expires: 8-2-07

### CITY APPROVAL

This plat of Hawks Nest Subdivision, Filing One, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 12th day of July, 2007.

*[Signature]*  
City Manager

*[Signature]*  
City Mayor

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 4:25 o'clock P.M., this 13th day of July A.D. 2007, and is duly recorded in Book No. 4470 at page 498-499.  
Reception No. 2391056 Fee \$ 20.10 Drawer No. TT-111

*[Signature]*  
Deputy

*[Signature]*  
Clerk and Recorder

### TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, Abstract & Title CO. of Mesa County, Inc., 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 30 Road, LLC; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon, as of June 14, 2007

Date: July 2, 2007

By: Karen A. Green-Ellman, Examiner

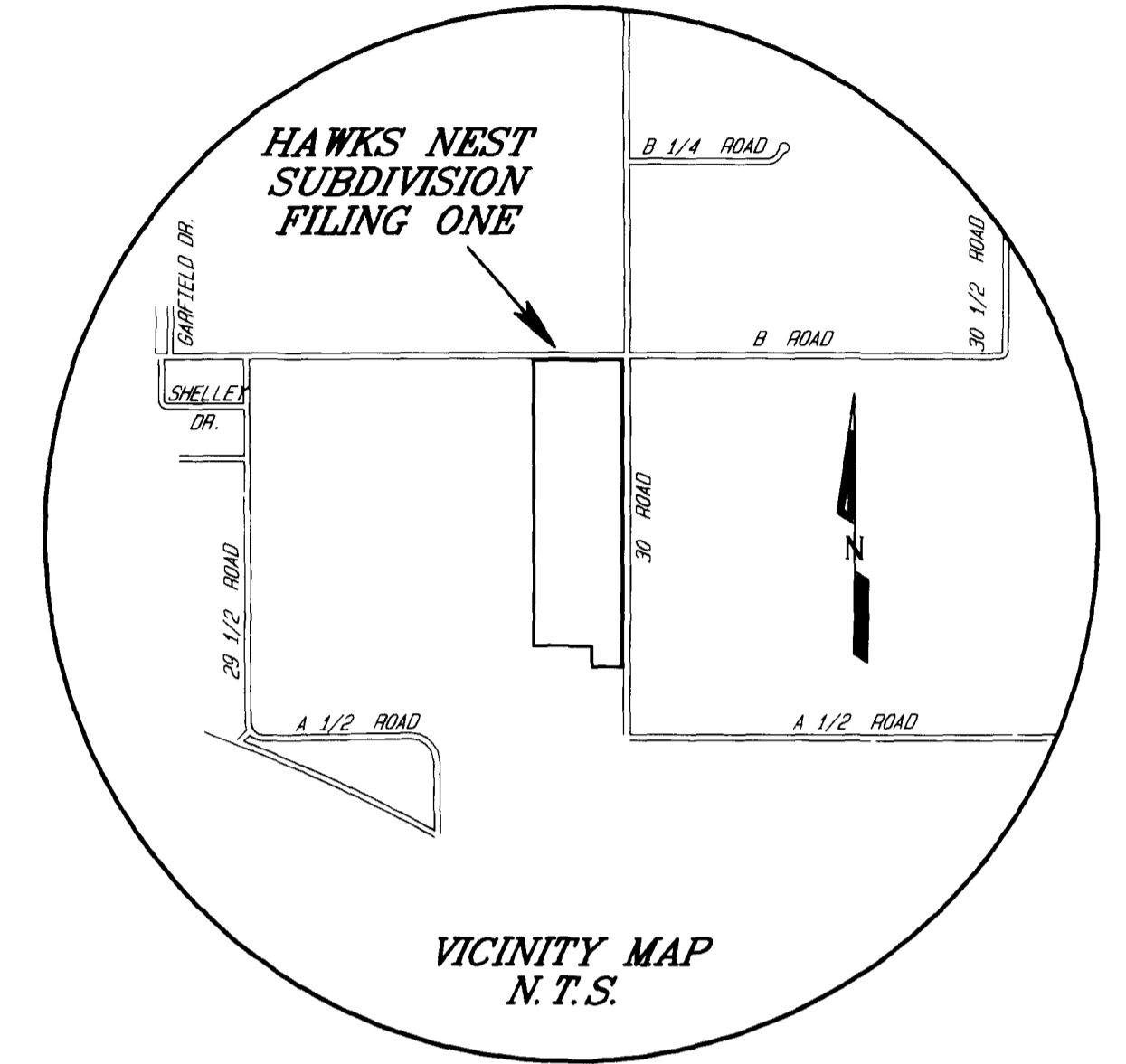
### SURVEY NOTES

This survey represents Parcel B as shown on a Boundary Line Adjustment plat as deposited with the Mesa County Surveyor's Office dated 8-19-94 in Book 1 at Page 29 with a reception number of 1083-94 and is also recorded in Book 2100 at Page 448 of the Mesa County records.

All lot frontage has a 14' Multipurpose Easement as defined in the dedication and as shown graphically.

Engineered foundations will be required on all residential homes.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.



To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

NIGHT HAWK DRIVE additional right-of-way conveyed to the City of Grand Junction  
in Book 4470 at Pages 532

Tract D conveyed to the City of Grand Junction  
in Book 4470 at Pages 498-499

Tracts A, B, C, E & Irrigation Easements conveyed to Hawks Nest Homeowner's Association  
in Book 4470 at Pages 534

### SURVEYOR'S STATEMENT

I, Michael W. Drisse, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Abstract & Title Co. of Mesa County, Inc. under No. 00913822 c.

## HAWK NEST SUBDIVISION FILING ONE

LOCATED IN THE  
E 1/2, SEC. 32, T1S, R1E, U.M.

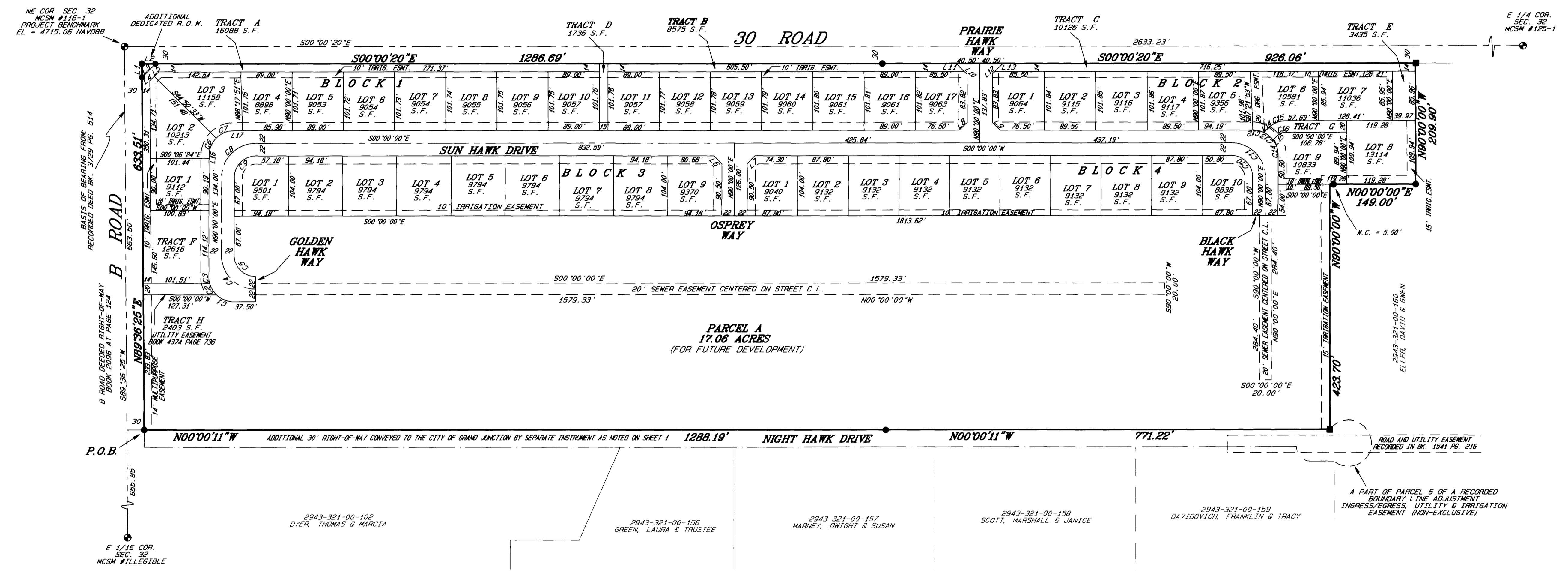
**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By M.W.D. Checked By S.L.H. Job No. 58-04-27  
Drawn By TMODEL Date JULY 2007 Sheet 1 OF 2



# HAWKS NEST SUBDIVISION FILING ONE

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L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
C1	43°37'48"	33.12'	43.50'	32.33'	N61°48'54"E
C2	31°03'36"	23.58'	43.50'	23.29'	N59°09'36"E
C3	15°18'36"	11.62'	43.50'	11.59'	N82°20'42"E
C4	90°00'00"	92.68'	59.00'	83.44'	N45°00'00"E
C5	90°00'00"	58.12'	37.00'	52.33'	S45°00'00"W
C6	44°51'51"	34.06'	43.50'	33.20'	S67°34'04"E
C7	45°08'09"	34.27'	43.50'	33.39'	S22°34'04"E
C8	90°00'00"	92.68'	59.00'	83.44'	S45°00'00"E
C9	90°00'00"	58.12'	37.00'	52.33'	N45°00'00"W
C10	90°00'00"	58.12'	37.00'	52.33'	N45°00'00"E
C11	90°00'00"	92.68'	59.00'	83.44'	N45°00'00"E
C12	26°00'39"	19.75'	43.50'	19.58'	N13°00'20"E
C13	26°42'43"	20.28'	43.50'	20.10'	N39°22'01"E
C14	37°16'38"	28.30'	43.50'	27.80'	N71°21'41"E
C15	45°00'00"	31.42'	40.00'	30.61'	S22°30'00"E
C16	45°00'00"	15.71'	20.00'	15.31'	S22°30'00"E
L1		23.63'			S89°36'26"W
L2		23.63'			N00°00'20"W
L3		33.31'			N45°11'57"W
L4		10.83'			N45°11'57"W
L5		10.83'			N45°11'57"W
L6		19.09'			S45°00'00"W
L7		19.09'			S45°00'00"E
L8		19.09'			N45°00'00"W
L9		19.09'			N45°00'00"E
L10		6.37'			N44°59'50"E
L11		19.80'			S44°59'50"W
L12		6.36'			S45°00'10"E
L13		19.80'			N45°00'10"W
L14		12.22'			S45°00'00"E
L15		10.24'			S45°00'00"E
L16		4.70'			N50°00'00"E
L17		14.95'			S00°00'00"E

**SURVEY NOTES**

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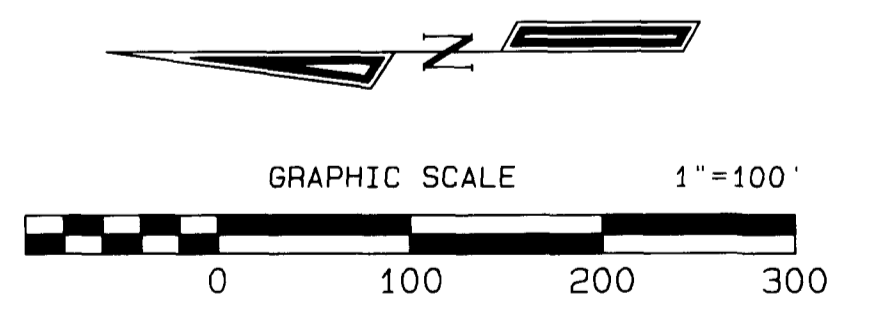
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**LEGEND & ABBREVIATIONS**

- FOUND MESA COUNTY SURVEY MARKER
  - FOUND #5 REBAR W/1.5" ALUMINUM CAP STAMPED JOHNSON LS 16635
  - SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- P. O. B. = POINT OF BEGINNING  
 S.F. = SQUARE FEET  
 IRRIG = IRRIGATION  
 DRG. = DRAINAGE  
 ESMT = EASEMENT  
 C.L. = CENTER LINE  
 PED = PEDESTRIAN  
 AC. = ACRES  
 T = TOWNSHIP  
 R = RANGE  
 U.M. = UTE MERIDIAN

**AREA SUMMARY**

DED. ROADS	= 2.49 AC. / 08%
TRACTS	= 0.92 AC. / 03%
LOTS	= 10.23 AC. / 33%
PARCEL A	= 17.06 AC. / 56%
TOTAL	= 30.70 AC. / 100%



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Drawn By	TMODEL	Date	JULY 2007	Sheet	2 OF 2

