

SUNDANCE SUBDIVISION

A REPLAT OF LOT 1 IN BLOCK 8 OF REDLANDS VILLAGE FILING NO. 4 as recorded in Plat Book 10 at Page 43. Located in the NW 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian.

TITLE CERTIFICATION

State of Colorado
County of Mesa


We First American Heritage 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 vested to Leonard F. Hoffmann and Kathleen A. Hoffmann; 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 encumbrances of record; that all easements, reservations and rights of way are shown hereon.

Date 6/29/07 By Pam Sarge, Title Examiner

Title:
First American Heritage Title Company

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat the SUNDANCE SUBDIVISION, a subdivision of a part of City of Grand Junction and Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.


Cecil D. Caster
P.L.S. Number 24943

Basis of Bearing: A bearing of S01°02'E is recorded on the Redlands Village Subdivision Filing No. 4 plat in Plat Book 10 at Page 43 between the Mesa County Survey Monuments located at the Center 1/4 corner and N 1/4 corner of Section 7, Township 1 South, Range 1 West of the Ute Meridian.

Legal Description and Easements of Record provided by First American Heritage Title, Commitment Number 915-H0092451-900-GTO

For City of Grand Junction Use Only	Book	Page
Type of Document		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

DEDICATION:

Know all men by these presents that Leonard F. Hoffmann and Kathleen A. Hoffmann are the owners of that real property described as:

Lot 1 in Block 8 of Redlands Village Subdivision Filing Number 4, as recorded in Plat Book 10 at Page 43 in the Mesa County Clerk and Recorder's Office

located in the NW 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado.

That said owners have caused that real property to be laid out and surveyed as SUNDANCE SUBDIVISION.

That said owners do hereby dedicate and set apart that real property as and labeled on the accompanying plat as follows:

All Multipurpose Easements are granted to the City of Grand Junction for the use of City approved and public providers as perpetual easements 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, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

There are no lien holders of record.

IN WITNESS said OWNERS has caused their names to be hereunto subscribed

this 18 day of July, A.D. 2007
Leonard F. Hoffmann Kathleen A. Hoffmann

Leonard F. Hoffmann Kathleen A. Hoffmann

STATE OF COLORADO)

SS)

COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 18 day of July

AD 2007 by Leonard F. Hoffman and Kathleen A. Hoffman

My commission expires 06-16-2010

Maquist M Sarge

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 3:53 O'clock PM

this 17th day of August, A.D. 2007 and was recorded

In Book 4495 at Pages 403-405 at Reception Number 2396721

Janice Rich Helen Cross

Clerk and Recorder Deputy

Drawer No. TT-135 Fees 30.00 + 1.00

CITY OF GRAND JUNCTION APPROVAL

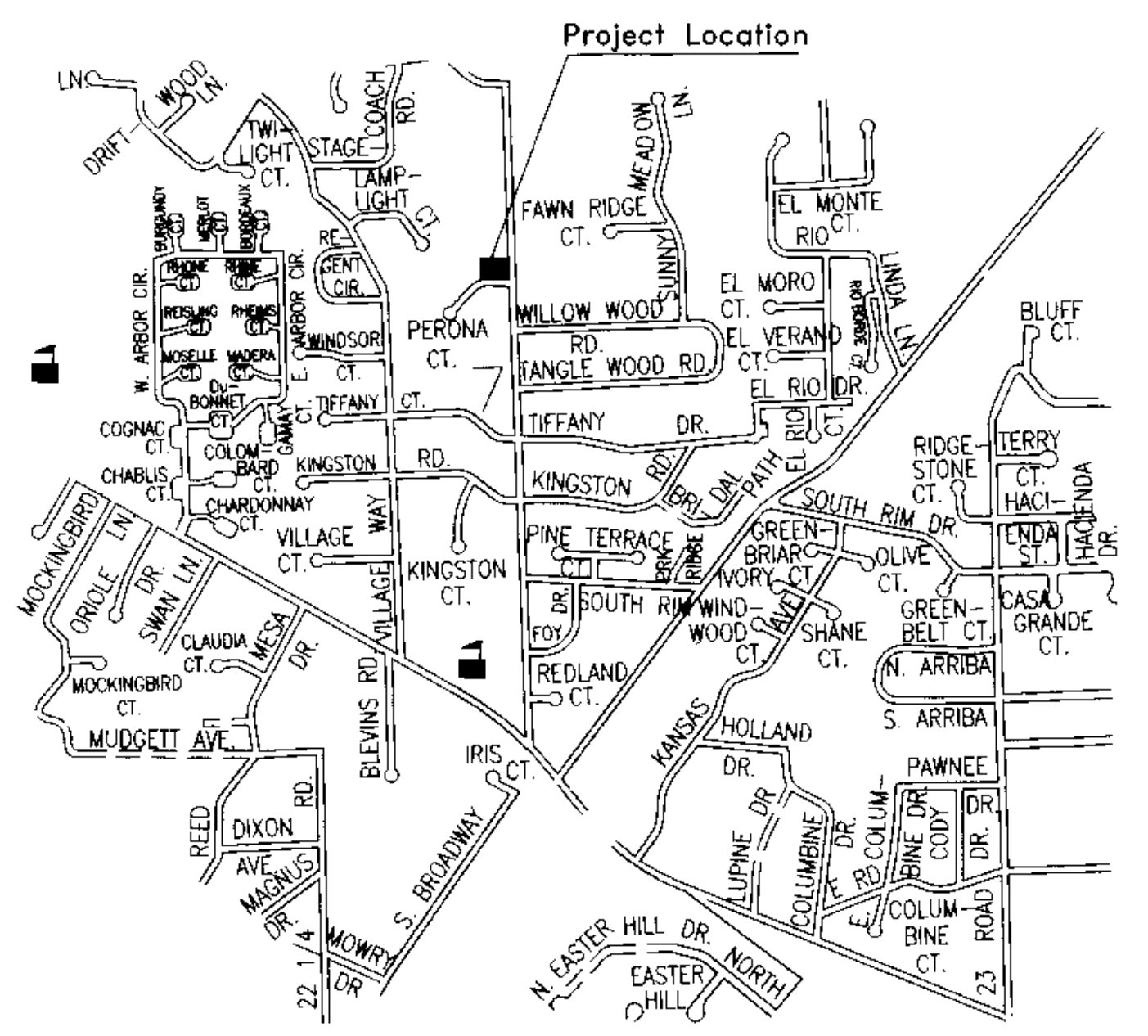
This plat of SUNDANCE SUBDIVISION in the City of Grand Junction, Mesa

County Colorado was approved this 15th day of August, A.D. _____

Janice Rich Helen Cross

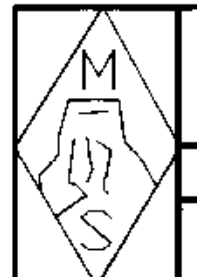
City Manager President of City Council

VICINITY MAP
NOT TO SCALE



SUNDANCE SUBDIVISION
A REPLAT OF LOT 1 IN BLOCK 8 OF
REDLANDS VILLAGE FILING NO. 4
Located in the NW 1/4 of Section 7
Township 1 South, Range 1 West
of the Ute Meridian.

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.



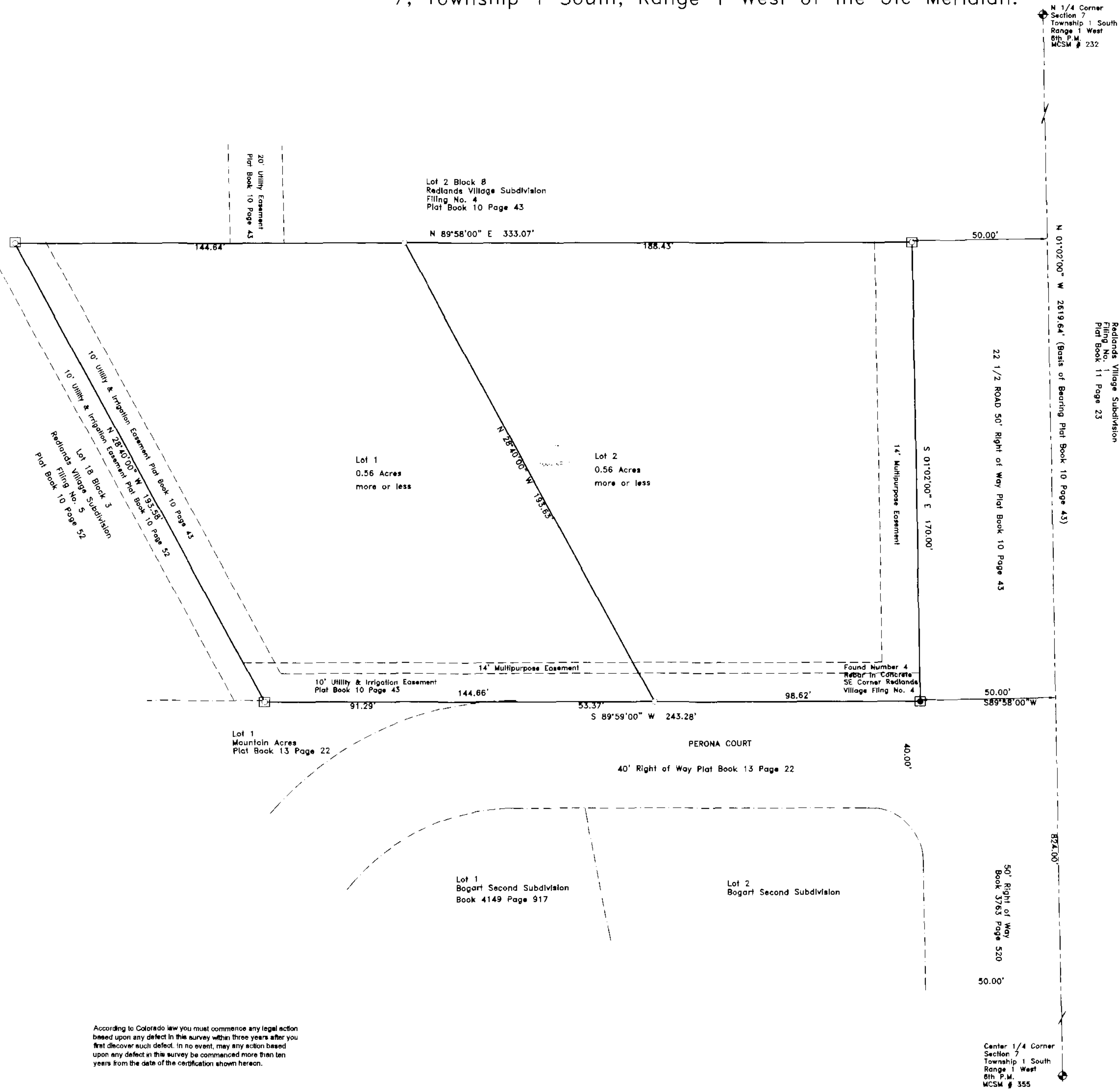
Monument Surveying Inc.
741 Road Ave
Grand Junction, CO 81501
(970) 245-4109 Fax (970) 245-4674

DESIGNED _____ FIELD APPROVAL BKH
DRAWN CDC TECHNICAL APPROVAL _____
CHECKED CDC APPROVED 7/26/06

PREPARED FOR: Kathy Hoffmann JOB NO. 06/13

SUNDANCE SUBDIVISION

A REPLAT OF LOT 1 IN BLOCK 8 OF REDLANDS VILLAGE FILING NO. 4 as recorded in Plat Book 10 at Page 43 Located in the NW 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian.



Scale 1"=20'

AREA SUMMARY	
Lots	1.12 Acres 100%
Streets	0.0 Acres 0%
Total	1.12 Acres 100%

LEGEND	
○	= Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
⊕	= Found Mesa County Survey Marker
●	= Found No. 5 Rebar as Noted.
□	= Set Monument in Concrete
PM	= Principal Meridian
PLS	= Professional Land Surveyor
MCSM	= Mesa County Survey Marker



Cecil D. Coster PLS 24943

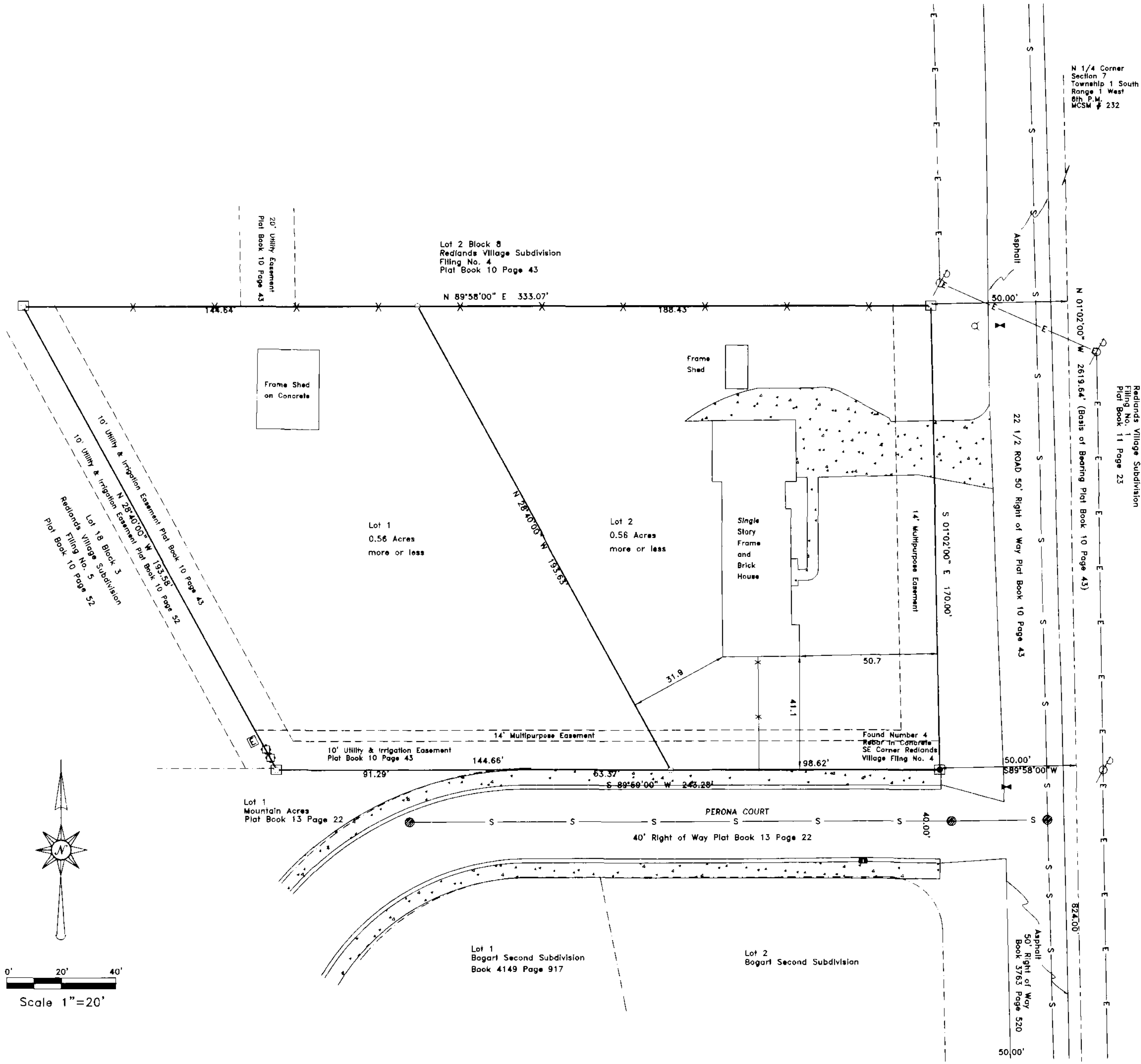
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Monument Surveying Inc.
741 Road Ave.
Grand Junction, CO 81501
(970) 246-4189 Fax: (970) 245-4674

DESIGNED	FIELD APPROVAL
DRAWN CDC	TECHNICAL APPROVAL
CHECKED QDC	APPROVED 4/02/07
PREPARED FOR: Kathy Hoffmann	JOB NO. 06-1

SUNDANCE SUBDIVISION



LEGEND

- = Concrete
- = Found No. 5 Rebar as noted.
- = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
- = Water Meter
- = Water Valve
- = Electric Box
- = Gas Meter
- = Power Pole
- = Sanitary Sewer Manhole
- = Fire Hydrant
- = Telephone Box
- = Gas Line
- = Sewer Line
- = Underground Telephone Line
- = Water Line
- = Drain Inlet

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA) ss
 I certify that this instrument was filed in my office at _____ o'clock _____ M, on the _____ day of _____ A.D. and was recorded in Book _____, Page No. _____
 Reception No. _____, Drawer No. _____, Fees _____
 By: _____
 Clerk and Recorder Deputy

Note: A 10 feet by 10 feet by 1 foot retention basin is required by the City of Grand Junction and must be confirmed by City staff prior to a certificate of occupancy.



Site plan
SUNDANCE SUBDIVISION
 Located in NW 1/4 of Section 7
 Township 1 South, Range 1 West
 6th P.M.

	Monument Surveying Inc. 741 Road Ave Grand Junction, CO 81501 (970) 246-4180 Fax (970) 246-4874	DESIGNED _____ FIELD APPROVAL _____ DRAWN CDC TECHNICAL APPROVAL _____ CHECKED CDC APPROVED 4/2/07
	PREPARED FOR: Kathy Hoffmann	JOB NO. 06-13
	CENTER 1/4 CORNER SECTION 7 TOWNSHIP 1 SOUTH RANGE 1 WEST 6TH P.M. MCSM # 355	