

# SUMMER HILL FILING NO. 6

NE 1/4 Section 26, Township 1 North, Range 1 West, Ute Meridian  
A Replat of Block 3 of Summer Hill Filing No. 5, Reception Number 2225933

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Paradise Hills Properties, LLC, a Colorado Limited Liability Company is the owner of that real property situated in the City of Grand Junction, located in the northeast quarter of Section 26, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, described in Book 3786 at Page 944 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, being more particularly described as follows:

Block 3 of Summer Hill Filing No. 5, a plat recorded in the Mesa County Clerk and Recorder's Office at Reception No. 2225933.

That said owner has caused said real property to be laid out and surveyed as SUMMER HILL FILING NO. 6, 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 on the accompanying plat as follows:

All streets, roads and rights-of-way shown hereon 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 Drainage Easements 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 owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All easements include the right of ingress and egress on, along, over, under, and 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, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

That said owners certify that all lienholders, if any, are represented hereon.

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 8th day of November, 2007.

Paradise Hills Properties, LLC, a Colorado Limited Liability Company

By Kevin Bray  
Kevin Bray, Manager

State of Colorado }  
County of Mesa }

The foregoing instrument was acknowledged before me this 8th day of November, 2007, by Kevin Bray as Manager of Paradise Hills Properties, LLC, a Colorado Limited Liability Company.

WITNESS my hand and official seal.  
My commission expires: 11-17-10

Cynthia P. Hottel  
Notary Public

### 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 agree that its security interest which is recorded in Book 3687-4444 Page 856 of the public records of Mesa County, Colorado shall be subordinated to the dedication shown hereon. Page 564

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 8th day of November, 2007.

By Bruce Skalicky For: Grand Valley National Bank  
Bruce Skalicky

State of Colorado }  
County of Mesa }

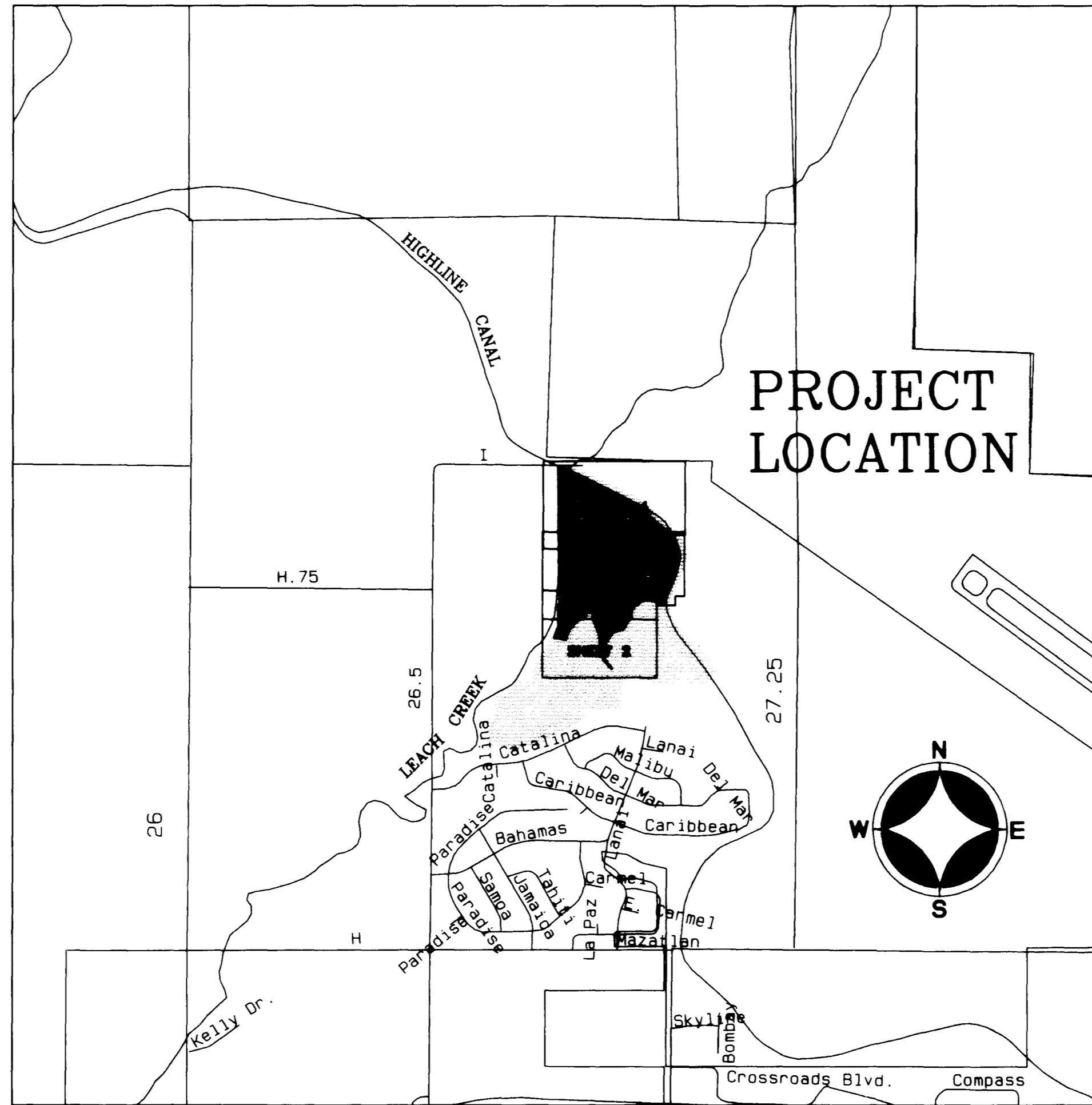
The foregoing instrument was acknowledged before me by Bruce Skalicky Senior Vice President, this 8th day of November, 2007.

Witness my hand and official seal.

Cynthia P. Hottel  
Notary Public

My Commission expires: 11-17-10

### VICINITY MAP



1" = 1200'

### SURVEYOR'S NOTES:

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.

Tract 6-3 is to be conveyed to the Summer Hill Subdivision Homeowner's Association for the use of utilities, landscaping and parking as provided for in the covenants subject to multi-purpose easements over their entirety dedicated hereon to the City of Grand Junction.

Tracts 6-1 and 6-2 are to be conveyed to the Summer Hill Subdivision Homeowner's Association for use as Open Area as defined in the covenants subject to drainage easements over their entirety for detention and conveyance of storm water.

The Irrigation Easements shown hereon are to be conveyed to the Summer Hill Subdivision Homeowner's Association for the installation and maintenance of irrigation lines.

The Landscape & Irrigation Easements shown hereon are to be conveyed to the Summer Hill Subdivision Homeowner's Association for the installation and maintenance of landscape features and irrigation systems.

This property is subject to an Avigation Easement granted or to be granted to Walker Field, Colorado, Public Airport Authority.

It is anticipated that Tract A will be combined with Lot 4 Block 1 of Summer Hill Filing Three, Mesa County, Colorado. The combination requires approval from the City of Grand Junction. In the event approval is not received, Tract A shall be conveyed to the Summer Hill Subdivision Homeowner's Association and shall be used as Open Area.

### PLANNING DEPARTMENT REQUIRED NOTES:

For adequate foundation performance properly engineered foundation systems based upon lot-specific geotechnical investigations will be necessary.

The available fire flow recorded on 1/30/2004 is 1485 gallons per minute. Any proposed structures with a Fire Area exceeding 3500 square feet must be approved by the Grand Junction Fire Department before a building permit is issued. Fire Area is defined on page 357 of the IFC, 2000 edition.

### BULK REQUIREMENTS

- Minimum lot area - 4,500 s.f.
  - Minimum street frontage - 20'
  - Minimum lot width - 30'
  - Maximum building height - 32'
  - Maximum building coverage - 50%
  - Minimum front yard - 20'
  - Minimum rear yard (principal structure) - 15'
  - Minimum rear yard (accessory structure) - 10'
  - Minimum side yard (principal structure) - 7'
  - Minimum side yard (accessory structure) - 3'
- In the rear yard beginning twenty feet back from the front of the house:

Open and uncovered decks and concrete slab patio areas located on the ground level of the home shall have a rear and side yard (including common wall property line) setback of zero feet.  
Open and covered (including overhang) decks and concrete slab patio areas located on the ground level of the home shall have a rear and side yard (including common wall property line) setbacks of zero feet for the deck or concrete slab, three feet for all support columns and one foot for the overhang.

AREA SUMMARY		
Lots	3.865 Ac.	10.29%
Streets	1.170 Ac.	3.11%
Tracts	3.483 Ac.	9.27%
Tract B (future filings)	29.048 Ac.	77.33%
<b>Total</b>	<b>37.566 Ac.</b>	<b>100.00%</b>

### DECLARATION OF COVENANTS

This property is subject to the terms of the Declaration of Covenants, Conditions, and Restrictions of Summer Hill Subdivision (the "Original Declaration") recorded in Book 2680 at Page 271; the "First Amendment" recorded in Book 3007 at Page 901; the "Second Amendment" recorded in Book 3086 at Page 365; the "Third Amendment" recorded in Book 3087 at Page 355; the "Fourth Amendment" recorded in Book 3113 at Page 772; the "Fifth Amendment" recorded in Book 3248 at Page 49; the "Sixth Amendment" recorded in Book 3410 at Page 630; the "Seventh Amendment" recorded in Book 3786 at Page 946; and the "Eighth Amendment" recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_.

### TITLE CERTIFICATION

We, Land Title Guarantee 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 Paradise Hills Properties, LLC; 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;

DATE: NOVEMBER 9, 2007

By: Lawrence D. Vent  
Land Title Guarantee Company

### CITY APPROVAL

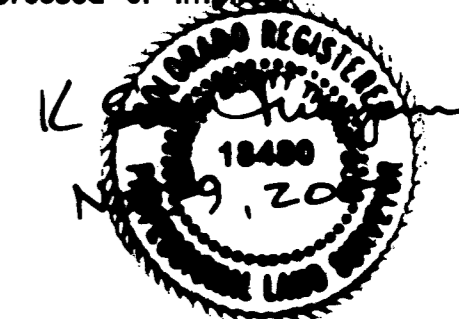
This plat of SUMMER HILL FILING No. 6, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 12th day of November, 2007.

Shirley Kadish City Manager  
John P. Hottel Mayor

### SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of SUMMER HILL FILING No. 6, a subdivision of a part of the City of Grand Junction, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Kenneth Scott Thompson,  
Colorado PLS 18480



### COUNTY CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the Office of the Mesa County Clerk and at 4:25 o'clock P.m., on the 19th day of November, 2007, and is duly recorded at Reception No. 2412800.

Drawer No. VV-31. Fees: 400.00 Book 4556 Page 854

Jarice Rich  
by Ginny Baughman Deputy Clerk  
Clerk and Recorder of Mesa County

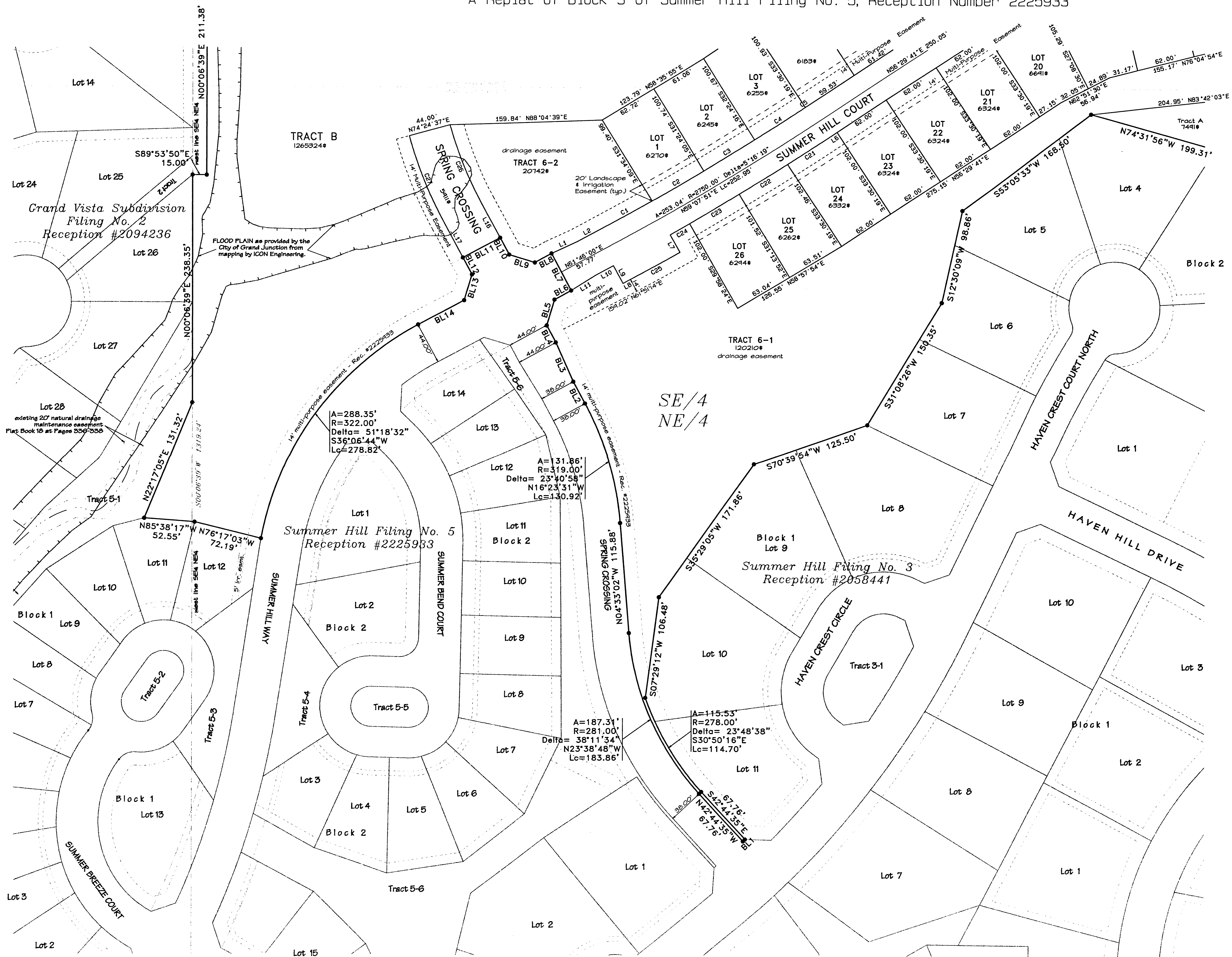
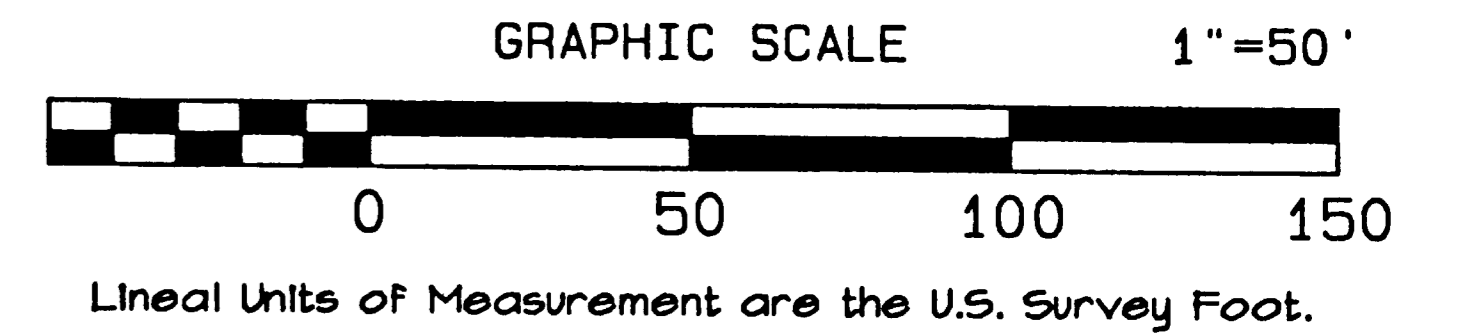
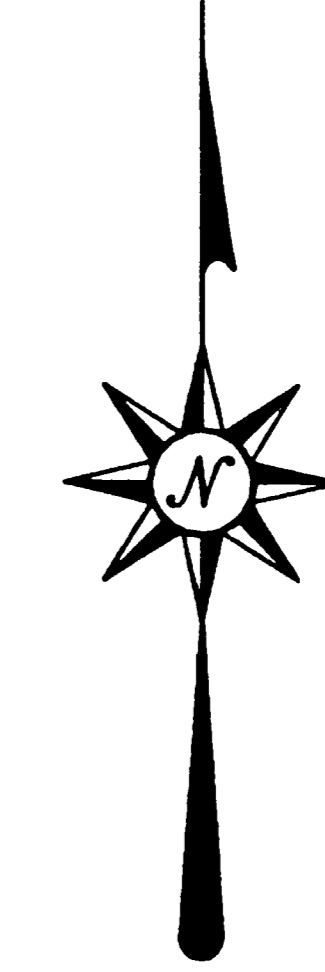
CITY USE BLOCK	
Tract 6-1 to SHHOA	Book <u>4556</u> Page <u>853</u>
Tract 6-2 to SHHOA	Book <u>4556</u> Page <u>853</u>
Tract 6-3 to SHHOA	Book <u>4556</u> Page <u>853</u>
Irrigation Easements to SHHOA	Book <u>4556</u> Page <u>854</u>
Avigation Easement to Walker Field	Book <u>4556</u> Page <u>855</u>

<b>SUMMER HILL FILING NO. 6</b> <b>FINAL PLAT</b>	
NE 1/4 Section 26, Township 1 North, Range 1 West, Ute Meridian	
<b>River City CONSULTANTS, INC.</b> Integrated Design Solutions	
744 Horton Court, Suite 110 Grand Junction, CO 81808 Phone: 870-841-4722 Email: info@rcwest.com	
S:\PROJECTS\0422-016-SHILL-F6\survey\Filing\ppt\No. 0422-016	
Drawn: bdm	Checked: ccb
Date: Nov 8, 2007	Sheet 1 of 4

# SUMMER HILL FILING NO. 6

NE 1/4 Section 26, Township 1 North, Range 1 West, Ute Meridian  
 A Replat of Block 3 of Summer Hill Filing No. 5, Reception Number 2225933



**BASIS OF BEARINGS**  
 The bearings herein are grid bearings of the Mesa County SIMSLCS determined by GPS observation on a Bureau of Land Management Cadastral Survey standard brass caps for the northeast sixteenth corner of Section 26 and for the north sixteenth corner on the east line of Section 26, Township 1 North, Range 1 West of the Ute Meridian. The bearing of this line is North 89°52'16" East.

**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
- CHRG: BEARING OF LONG CHORD OF CURVE
- Lc: LENGTH OF LONG CHORD OF CURVE
- s.f. or #: SQUARE FEET
- C#: CURVE TABLE REFERENCE
- L#: LINE TABLE REFERENCE
- T: TOWNSHIP
- REC.: RECEPTION
- #: NUMBER
- ESMT.: EASEMENT
- R.: RANGE
- R.O.W.: RIGHT-OF-WAY
- PLS: PROFESSIONAL LAND SURVEYOR
- m-p easmt.: MULTI-PURPOSE EASEMENT

**LEGEND**

- ⊕ found PLSS brass monument as noted
- ⊠ found aluminum monument as noted
- found rebar and cap as noted
- ◇ calculated position - no monument
- set 24" #5 rebar/aluminum cap PLS 18480

**LINE TABLE (BOUNDARY)**

LINE	BEARING	DISTANCE
BL1	S47°15'05"W	3.00'
BL2	N28°14'00"W	25.95'
BL3	N24°25'09"W	45.10'
BL4	N28°14'00"W	20.22'
BL5	N16°48'00"E	28.28'
BL6	N61°48'00"E	20.00'
BL7	N28°14'00"W	44.00'
BL8	S61°48'00"W	20.00'
BL9	N73°14'00"W	28.28'
BL10	N28°14'00"W	20.00'
BL11	S61°48'00"W	44.00'
BL12	S28°14'00"E	20.00'
BL13	S16°48'00"W	28.28'
BL14	S61°48'00"W	54.31'



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

## SUMMER HILL FILING NO. 6 FINAL PLAT

NE1/4 Section 26, Township 1 North, Range 1 West, Ute Meridian

**River City CONSULTANTS, INC.**  
 Integrated Design Solutions

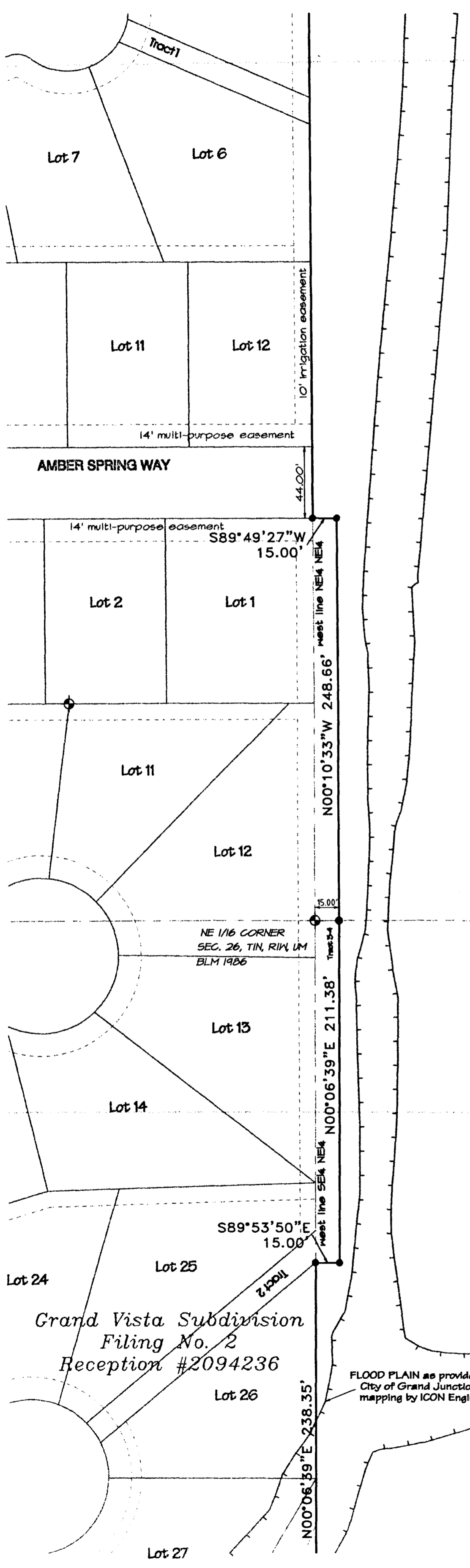
744 Horizon Court, Suite 110  
 Grand Junction, CO 81506  
 Phone: 970-241-4722  
 Email: info@rcowest.com

S:\PROJECTS\0422 Bray\0422-016-SHILL-F6\survey\Filing\plat\No. 0422-016

Drawn: bdw Checked: ccb Date: Nov 8, 2007 Sheet 2 of 4

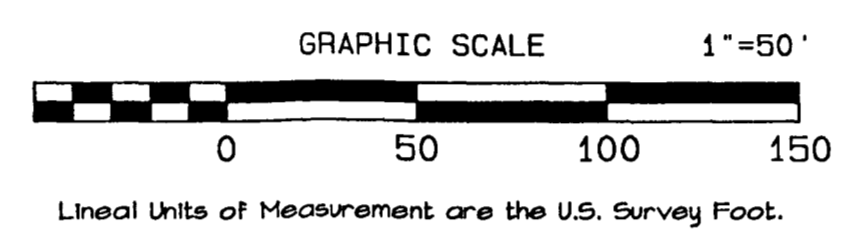
# SUMMER HILL FILING NO. 6

NE 1/4 Section 26, Township 1 North, Range 1 West, Ute Meridian  
A Replat of Block 3 of Summer Hill Filing No. 5, Reception Number 2225933  
NE/4  
NE/4



LINE	BEARING	DISTANCE
L1	N65°33'13"E	30.28'
L2	N61°46'00"E	27.55'
L3	N56°29'41"E	9.05'
L4	N67°02'41"E	23.22'
L5	S36°21'59"W	21.70'
L6	S56°29'41"W	11.51'
L7	N29°21'06"W	21.00'
L8	S61°46'00"W	6.50'
L9	S28°14'00"E	20.99'
L10	S61°46'00"W	21.05'
L11	S57°58'48"W	30.28'
L12	N13°55'06"W	30.07'
L13	S68°07'34"W	12.94'
L14	S52°08'21"W	32.97'
L15	S59°19'51"W	30.82'
L16	N28°14'00"E	40.55'
L17	S28°14'00"E	40.55'
L18	N13°55'06"W	33.00'
L19	N13°55'06"W	40.00'

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	61.08'	2730.00'	1°16'55"	N61°07'33"E	61.07'
C2	62.45'	2730.00'	1°18'38"	N59°49'47"E	62.45'
C3	62.82'	2730.00'	1°19'07"	N58°30'54"E	62.82'
C4	62.96'	2730.00'	1°19'17"	N57°11'42"E	62.96'
C5	1.89'	2730.00'	0°02'23"	N56°30'53"E	1.89'
C6	41.16'	220.00'	10°43'12"	N61°51'17"E	41.10'
C7	12.01'	220.00'	3°07'36"	N68°46'41"E	12.00'
C8	22.04'	220.00'	5°44'24"	N73°12'42"E	22.03'
C9	31.42'	20.00'	90°00'00"	N31°04'54"E	28.28'
C10	17.31'	53.00'	18°42'31"	N04°33'51"W	17.23'
C11	30.24'	53.00'	32°41'25"	N21°08'07"E	29.83'
C12	28.35'	53.00'	30°38'44"	N62°48'12"E	28.01'
C13	28.91'	53.00'	31°15'08"	N83°45'08"E	28.55'
C14	24.96'	53.00'	26°59'17"	S67°07'40"E	24.73'
C15	36.74'	53.00'	39°42'55"	S33°46'34"E	36.01'
C16	68.12'	22.00'	180°00'00"	N76°04'54"E	44.00'
C17	68.12'	22.00'	180°00'00"	S76°04'54"W	44.00'
C18	63.25'	53.00'	90°00'00"	S31°04'54"W	74.95'
C19	43.37'	180.00'	13°48'14"	S69°10'47"W	43.26'
C20	18.17'	180.00'	5°46'58"	S59°23'10"W	18.16'
C21	50.49'	2770.00'	1°02'40"	S57°01'01"W	50.49'
C22	59.45'	2770.00'	1°13'47"	S68°09'14"W	59.45'
C23	60.80'	2770.00'	1°15'28"	S69°23'52"W	60.80'
C24	23.55'	2770.00'	0°29'14"	S60°16'13"W	23.55'
C25	60.99'	2781.00'	1°15'07"	S61°08'27"W	60.99'
C26	88.93'	403.00'	12°38'37"	N21°54'41"W	88.75'
C27	96.64'	447.00'	12°38'37"	S21°54'41"E	96.44'
C28	76.62'	453.00'	9°41'28"	N68°44'28"E	76.53'
C29	111.28'	453.00'	14°04'27"	N20°37'26"E	111.00'



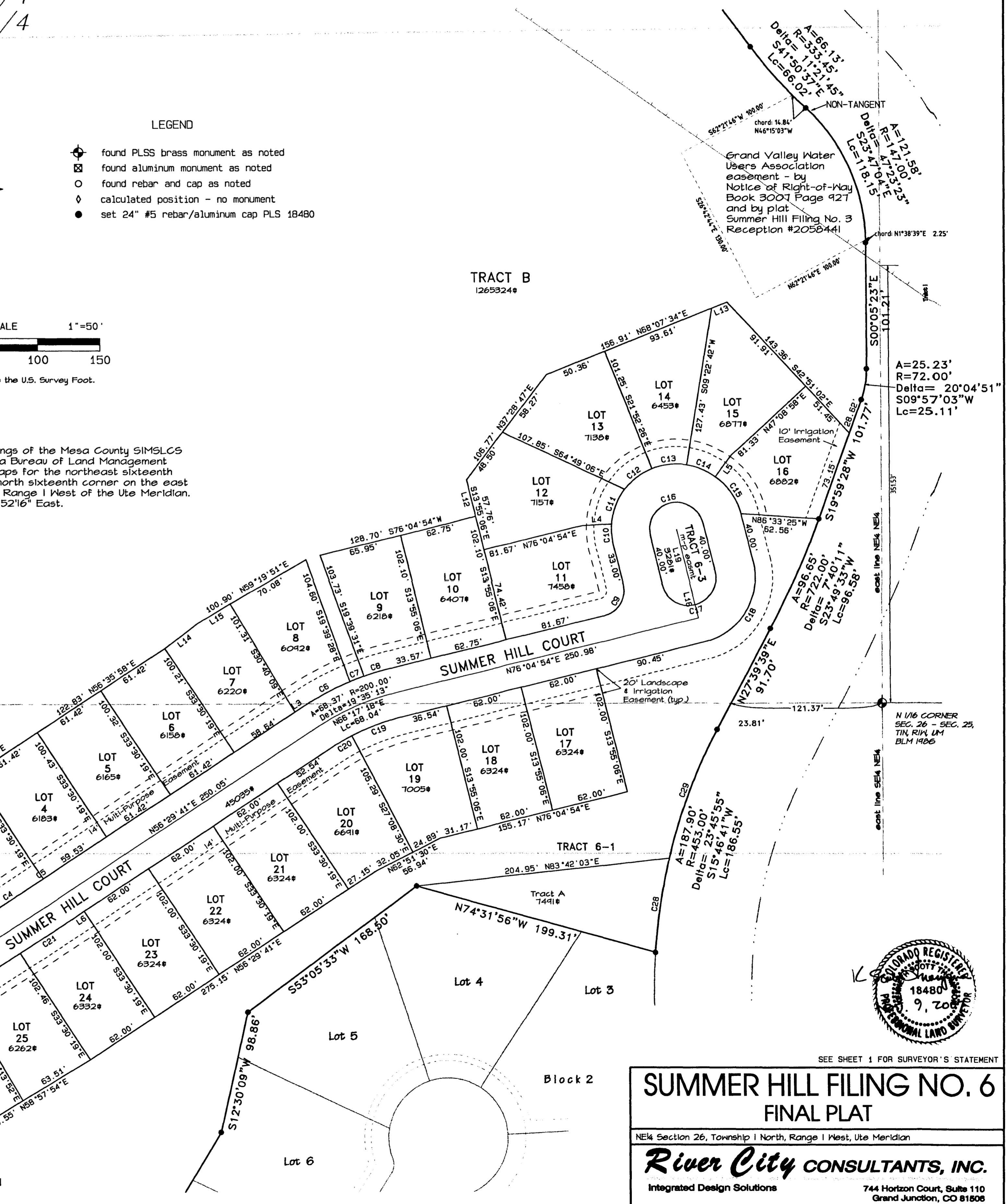
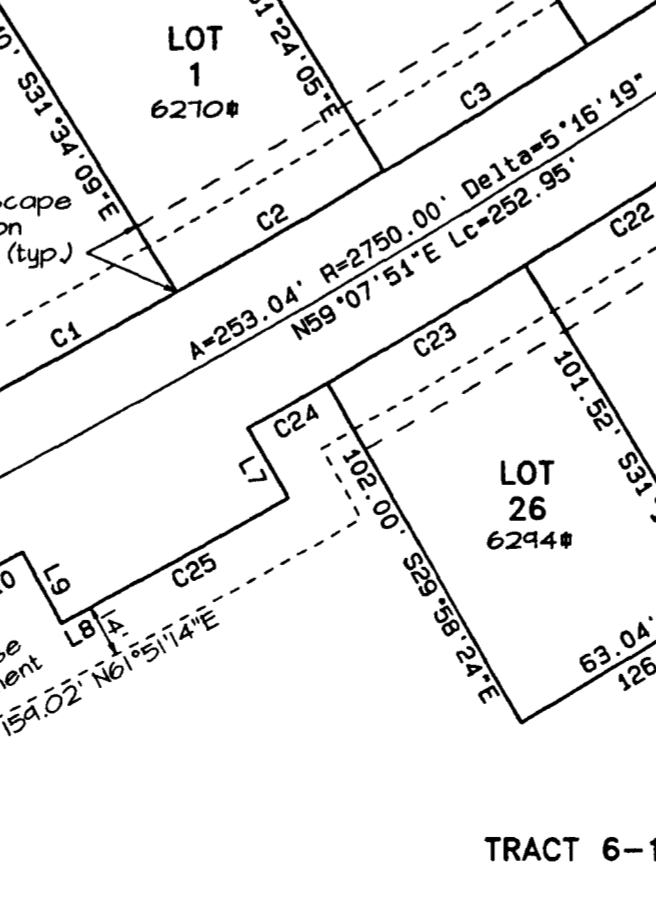
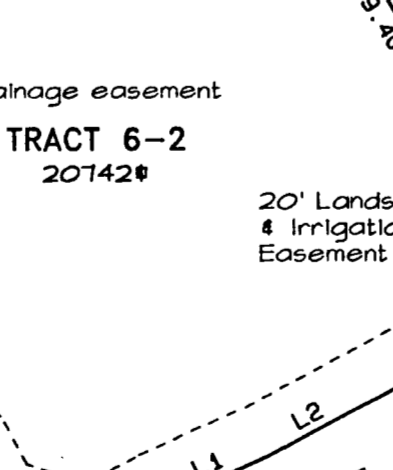
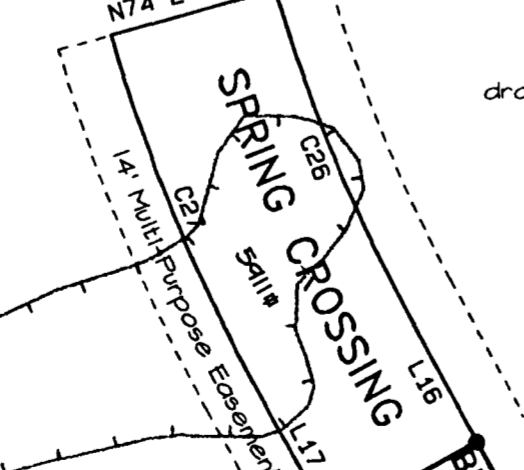
- LEGEND
- found PLSS brass monument as noted
  - found aluminum monument as noted
  - found rebar and cap as noted
  - calculated position - no monument
  - set 24" #5 rebar/aluminum cap PLS 18480

### BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County SIMSLCS determined by GPS observation on a Bureau of Land Management Cadastral Survey standard brass caps for the northeast sixteenth corner of Section 26 and for the north sixteenth corner on the east line of Section 26, Township 1 North, Range 1 West of the Ute Meridian. The bearing of this line is North 89°52'16" East.

### BASIS OF BEARINGS

TRACT B  
1265324#



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

## SUMMER HILL FILING NO. 6 FINAL PLAT

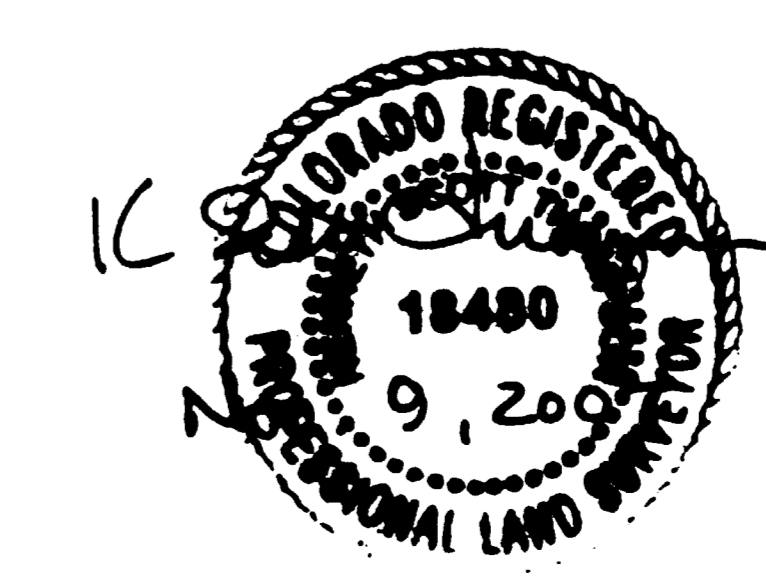
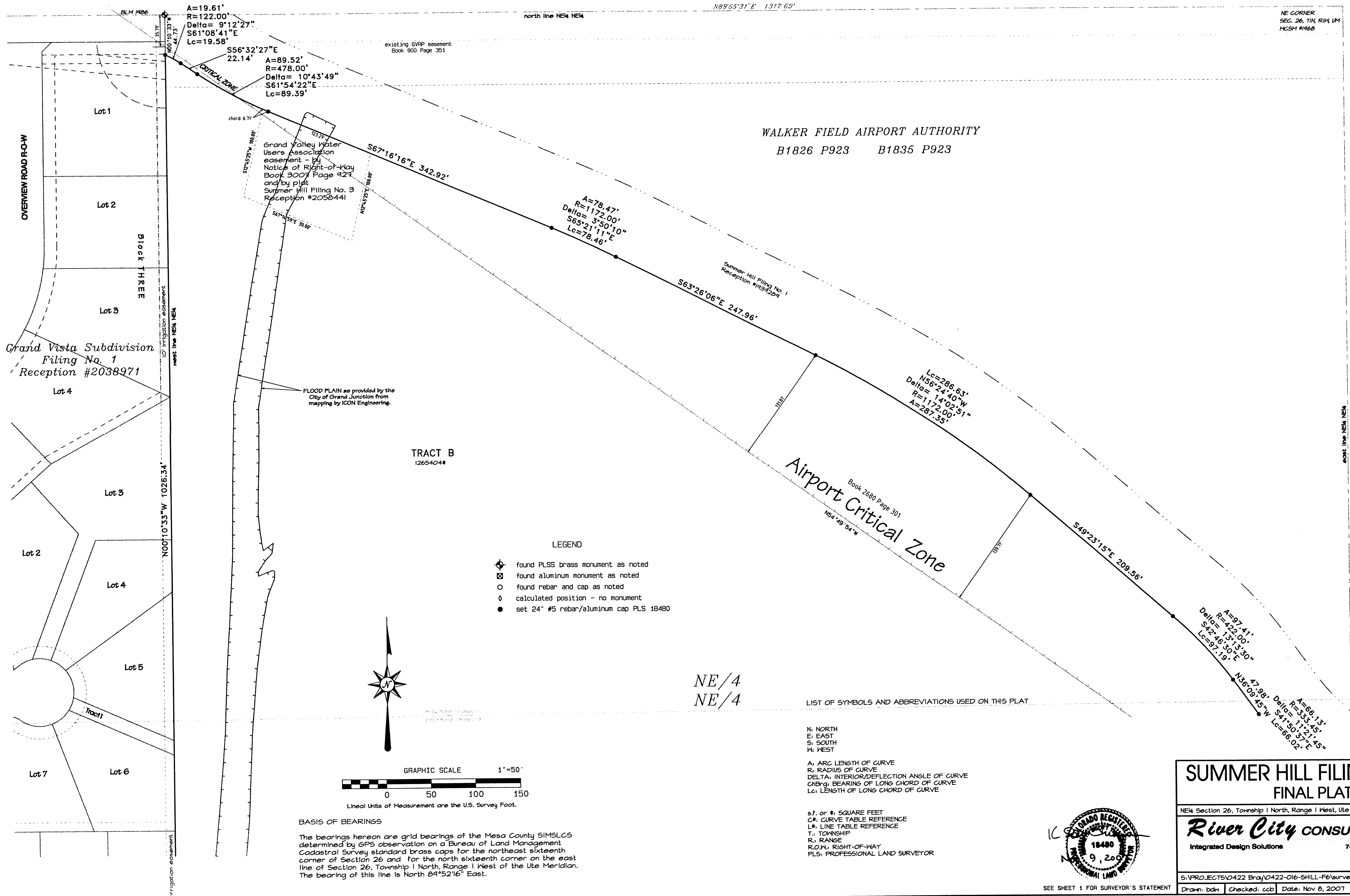
NE1/4 Section 26, Township 1 North, Range 1 West, Ute Meridian

**River City CONSULTANTS, INC.**  
Integrated Design Solutions  
744 Horizon Court, Suite 110  
Grand Junction, CO 81508  
Phone: 970-241-4722  
Email: info@rccowest.com

S:\PROJECTS\0422 Braj\0422-016-SHILL-F6\survey\Filing\p1bno\_0422-016  
Drawn: bdw Checked: ccb Date: Nov 8, 2007 Sheet 3 of 4

# SUMMER HILL FILING NO. 6

NE 1/4 Section 26, Township 1 North, Range 1 West, Ute Meridian  
 A Replat of Block 3 of Summer Hill Filing No. 5, Reception Number 2225933



SEE SHEET 1 FOR SURVEYOR'S STATEMENT