

AUTUMN GLENN FILING NO. TWO OF PARCEL LOCATED IN SW1/4 SW1/4, SECTION 16, T1S, R1E, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Autumn Glenn, LLC is the owner of that real property located in part of the West half of the Southwest Quarter of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 16, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 4643, Page 99.)

All that part of the W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ which lies North of the Grand Valley Canal in Section 16, Township 1 South, Range 1 East, Ute Meridian, and being more fully described as follows: Commencing at the Northwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ said Section 16, whence the Northeast corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ said Section 16 bears North 89 degrees 54 minutes 14 seconds East, a distance of 1320.77 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence North 89 degrees 54 minutes 14 seconds East, a distance of 30.00 feet, along the North line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 16 to a point on the East right-of-way line of 30 Road, a 30.00 foot wide right-of-way as described in deed recorded at Book 2419, Page 613, the POINT OF BEGINNING; thence North 89 degrees 54 minutes 14 seconds East, a distance of 630.39 feet, along the North line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 16 to the Northeast corner of the W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ said Section 16; thence South 00 degrees 02 minutes 14 seconds West, a distance of 411.00 feet, along the East line of said W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ said Section 16, also being the West line of Ironwood Subdivision, as recorded in Plat Book 12, Page 454; thence South 89 degrees 54 minutes 14 seconds West, a distance of 14.61 feet; thence South 00 degrees 02 minutes 14 seconds West, a distance of 157.52 feet, to a point on the centerline of the Grand Valley Canal; thence, along said centerline of the Grand Valley Canal the following three (3) courses: (1) North 76 degrees 21 minutes 03 seconds West, a distance of 175.40 feet; (2) North 75 degrees 37 minutes 43 seconds West, a distance of 140.68 feet; (3) North 74 degrees 08 minutes 07 seconds West, a distance of 180.85 feet; thence North 00 degrees 02 minutes 11 seconds East, a distance of 331.58 feet, along the East line of Tierra Amarilla Subdivision, as described in Plat Book 12, Page 239, to a point at the Northeast corner of said Tierra Amarilla Subdivision; thence North 89 degrees 57 minutes 49 seconds West, a distance of 135.00 feet, along the North line of said Tierra Amarilla Subdivision to a point on the East line of said 30 Road right-of-way; thence North 00 degrees 02 minutes 11 seconds East, a distance of 110.07 feet, along said East right-of-way line to the POINT OF BEGINNING.

Said parcel containing an area of 6.081 acres, as described.
That said owners have 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 AUTUMN GLENN FILING NO. TWO, a subdivision in the City of Grand Junction, Colorado, and hereby offers 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 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 including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

All Multipurpose 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 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.

Tract A is granted to the Autumn Glenn Homeowner's Association as a 14.00 foot wide landscaping buffer and dedicated to the City of Grand Junction as a 14.00 foot wide multipurpose easement for the use of City approved utilities and public providers as perpetual 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

Tract B is granted to the Autumn Glenn Homeowner's Association and dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public and accompanying pets, if any, for use as pedestrians, and/or with their wheelchairs (motorized and non-motorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other non-motorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Grand Valley Irrigation Company to install, operate, maintain and repair irrigation water and water transmission and distribution facilities.

Owner hereby declares all lienholders of record to herein described real property are shown hereon.

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.

IN WITNESS WHEREOF, said owner, Autumn Glenn, LLC, has caused it's name to be hereunto subscribed this 17th day of April, A.D. 2008

by: Dawn Davidson (title) Mgr
for: Autumn Glenn, LLC

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

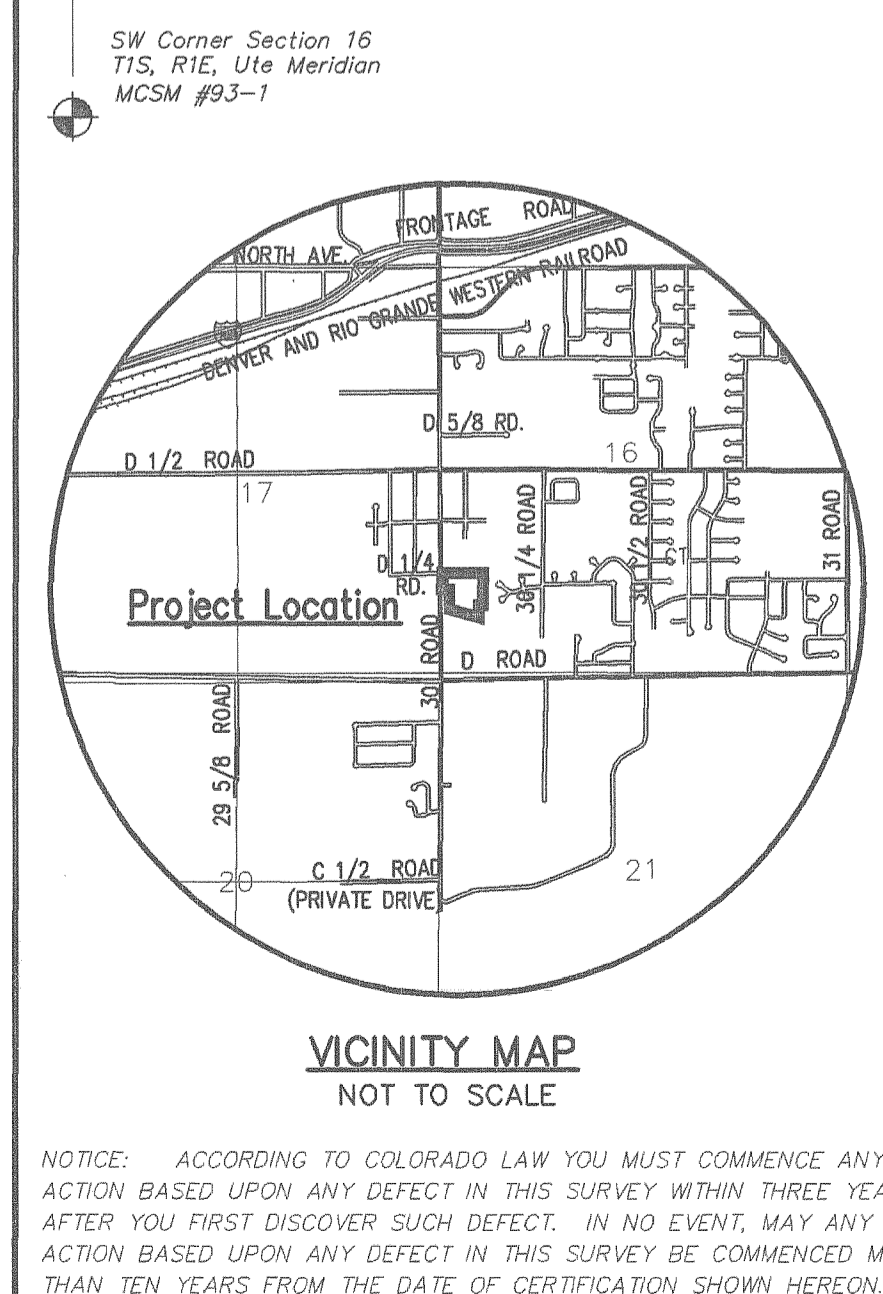
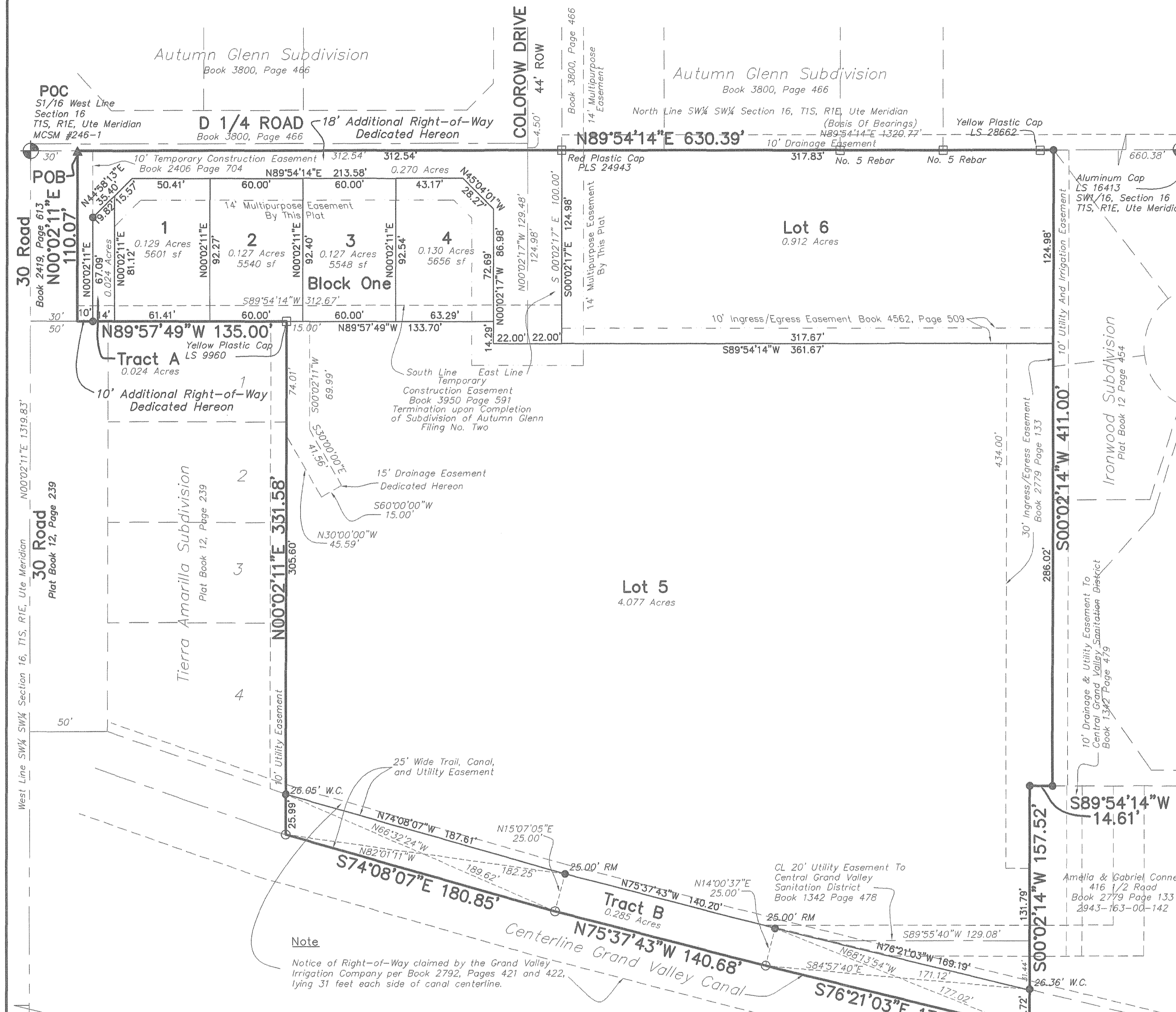
The foregoing instrument was acknowledged before me by Harren Davidson
(title) mgr for Autumn Glenn, LLC, this 17th day of April, A.D. 2008

Witness my hand and official seal:
Wanda S. Schlemvogt
Notary Public
My Commission Expires 9/18/08

SURVEYOR'S CERTIFICATION

I, JEFFREY C. FLETCHER, do hereby certify that the accompanying plat of AUTUMN GLENN FILING NO. TWO, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified 18 April 2008



- ### LEGEND
- ALUQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
 - PER CRS-38-51-105, IN CONCRETE FOUND REBAR, AS NOTED
 - SET 1" ALUMINUM DISK, PLS 24953
 - CENTERLINE OF CANAL - NOT MONUMENTED
 - WITNESS CORNER
 - REFERENCE CORNER
 - ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
 - DELTA ANGLE OF ARC
 - RADIUS OF ARC
 - LENGTH OF ARC
 - CHORD DISTANCE OF ARC
 - CHORD BEARING OF ARC
 - EQUAL SYMBOL
 - PERCENT SYMBOL
 - AND SYMBOL
 - INTERSTATE HIGHWAY SYMBOL
 - STATE HIGHWAY SYMBOL
 - UNITED STATES
 - NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR
 - No. NUMBER
 - LL.C. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - ± MORE OR LESS
 - DEGREES (ANGULAR)
 - MINUTES (ANGULAR) OR FEET (LINEAR)
 - SECONDS (ANGULAR) OR INCHES (LINEAR)
 - MESA COUNTY SURVEY MARKER
 - BUREAU OF LAND MANAGEMENT
 - RIGHT-OF-WAY
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING

AREA SUMMARY

LOTS	=	5.502 Acres	90.48%
TRACT A	=	0.024 Acres	0.39%
TRACT B	=	0.285 Acres	4.69%
ROAD ROW	=	0.270 Acres	4.44%
TOTAL	=	6.081 Acres	100.00%

All units shown hereon in U.S. Survey feet.

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon 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, as shown in document recorded at Book 2876, Page 67, 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 Executive VP with the authority of its' Board of Directors, this 17th day of April, 2008

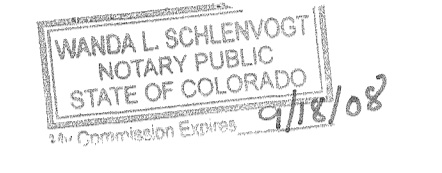
By: [Signature] (title) Executive VP
For: Alpine Bank

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Charm Miller (title) VP for Alpine Bank this 17th day of April, A.D. 2008

Witness my hand and official seal:
Wanda S. Schlemvogt
Notary Public
My Commission Expires 9/18/08



TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

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 AUTUMN GLENN, 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; that all easements, reservations and rights of way of record are shown hereon. *Not Paid

Date: APRIL 18, 2008 by: Karen A. Cristofin Name And Title
KAREN A. CROSTIN - TRS EXAMINER
for: LAND TITLE GUARANTEE COMPANY Name Of Title Company

GENERAL NOTES

The Declaration of Covenants and Restrictions are recorded at Book 4650, Page 382, Mesa County Records.

Basis of bearings is the North line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16 which bears North 89 degrees 54 minutes 14 seconds East, a distance of 1320.77 feet. Both monuments on this line are Aliquot Survey Markers.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Land Title Guarantee Company, Policy No. GRJ65002171-5, dated April 17, 2008.

FOR CITY USE ONLY

Book	Page	Type
4650	379	Tract A is granted to the Autumn Glenn Homeowner's Association
4650	379	Tract B is granted to the Autumn Glenn Homeowner's Association
4650	380	Drainage Easements are granted to the Autumn Glenn Homeowner's Association
4650	381	Irrigation Easements to be granted to Autumn Glenn Homeowner's Association

CITY OF GRAND JUNCTION APPROVAL

This plat of AUTUMN GLENN FILING NO. TWO, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 21st day of April, A.D. 2008

City Manager [Signature]
Mayor [Signature]

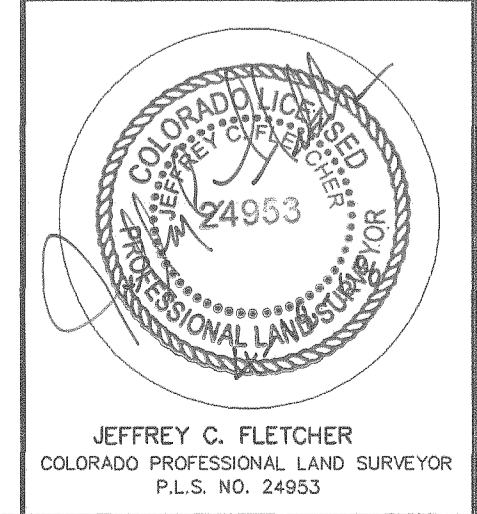
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:09 o'clock P.M., April 23, A.D. 2008, and was duly recorded in Book 4650 Page(s) No. 373
Reception No. 2435856 Drawer No. VV-100 Fees: 10.00

Janice Rich
Clerk and Recorder

By: Ginny Baughman
Deputy



AUTUMN GLENN FILING NO. TWO

SW $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 16
T1S, R1E, UTE MERIDIAN
CITY OF GRAND JUNCTION,
MESA COUNTY, COLORADO

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 05-117	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: December, 2007	es/jc	CH/rsk	jc	1	1