

# SWAN MEADOWS

## S 1/2 SE 1/4 NE 1/4, SEC. 20, T1S, R1E, U.M.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Sonshine III Construction & Development, LLC a Colorado limited liability company, is the owner of that real property situated in the S 1/2 SE 1/4 NE 1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:

All that part of the S 1/2 SE 1/4 NE 1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, EXCEPT the east 30.00 feet for road right-of-way. Said parcel contains 19.60 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 SWAN MEADOWS, 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 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.

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 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 area. The owner(s) and/or the property owner's association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain and repair the detention and drainage facilities.

All Irrigation and Drainage Easements are granted to the Swan Meadows 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.

Tract A is granted to the Swan Meadows Homeowner's Association for a pedestrian walkway and is also a drainage easement as described hereon.

Tract B is granted to the Swan Meadows Homeowner's Association for ingress and egress and private utility connections to Lots 15 and 16, Block 1. It also has access for public and Fire Department turnaround.

Tract C is granted to the Swan Meadows Homeowner's Association for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation and storm water.

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 further certifies that all lienholders, if any, are represented hereon.

Sonshine III Construction & Development, LLC  
by Sundance Property Leasing, Inc.

*Lloyd J. Davis Jr.*  
Lloyd J. Davis Jr., President

STATE OF COLORADO )  
COUNTY OF MESA )  
The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March, A.D., 2008, by Sonshine III Construction & Development, LLC by Sundance Property Leasing, Inc. Lloyd J. Davis, Jr., President.

Witness my hand and official seal: *Lynn G. Turk*  
Notary Public

My commission expires: 04/14/2010



### 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 3912 at Page 549 and Book 4496 at Page 673 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon. \*and Book 4631 at Page 653

BY: *Eric A. Rosta - VP* FOR: Timberline Bank

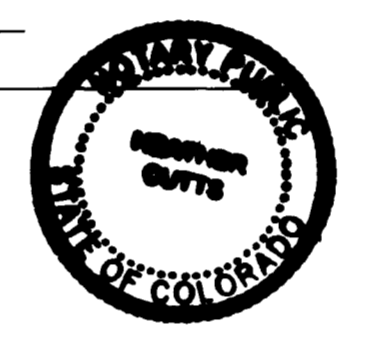
STATE OF COLORADO )  
County of Mesa )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of March

A.D., 2008, by *Mella J. Betts - VP*

Witness my hand and official seal: *Walter Curtis*  
Notary Public

My commission expires: 10-25-08



### 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 Sonshine III Construction & Development 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.

Date: March 27, 2008

BY: *Lawrence D. Vent*  
LAWRENCE D. VENT/EXAMINER

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 11:36 o'clock A.M., this 22<sup>nd</sup> day of August, A.D. 2008, and is duly recorded in Book No. 4717 at page 67568.  
Reception No. 2454426 Fee \$ 20.00 Drawer No. 100-22

*Janice Rich*  
Deputy

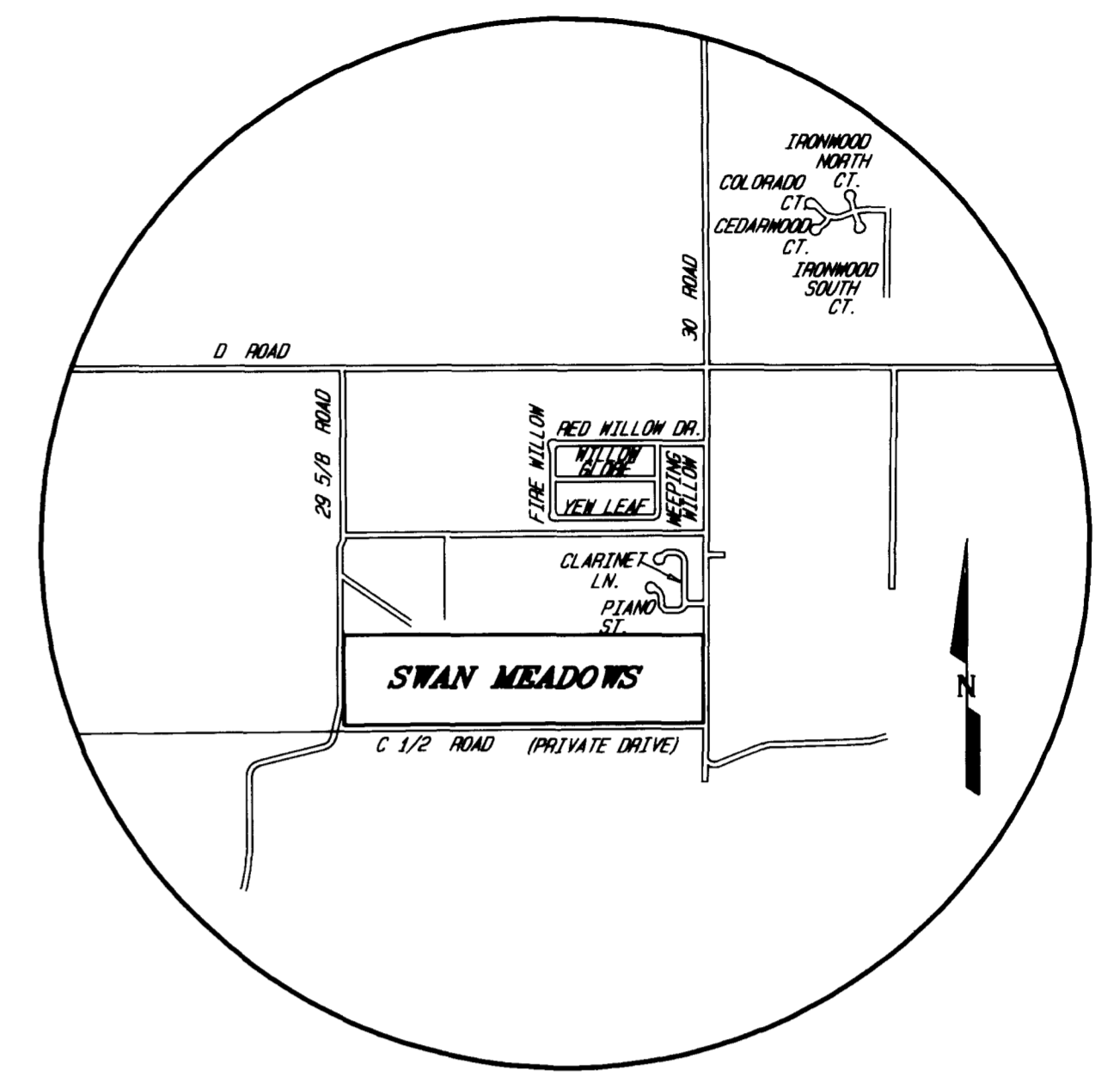
*Carol K. Bane*  
Clerk and Recorder

### CITY APPROVAL

This plat of SWAN MEADOWS, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 9<sup>th</sup> day of APRIL, 2008.

*Scott Kahan*  
City Manager

*John T. ...*  
City Mayor



VICINITY MAP  
N.T.S.

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

Tracts A, B & C conveyed to  
Swan Meadows Homeowner's Association, Inc.  
in Book 4717 at Pages 84

Irrigation Easements conveyed to  
Swan Meadows Homeowner's Association, Inc.  
in Book 4717 at Pages 84

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.

### SURVEYOR'S STATEMENT

I, Michael W. Drissel, 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 Land Title Guarantee Company - Grand Junction, under Order No. 6JL65007163.

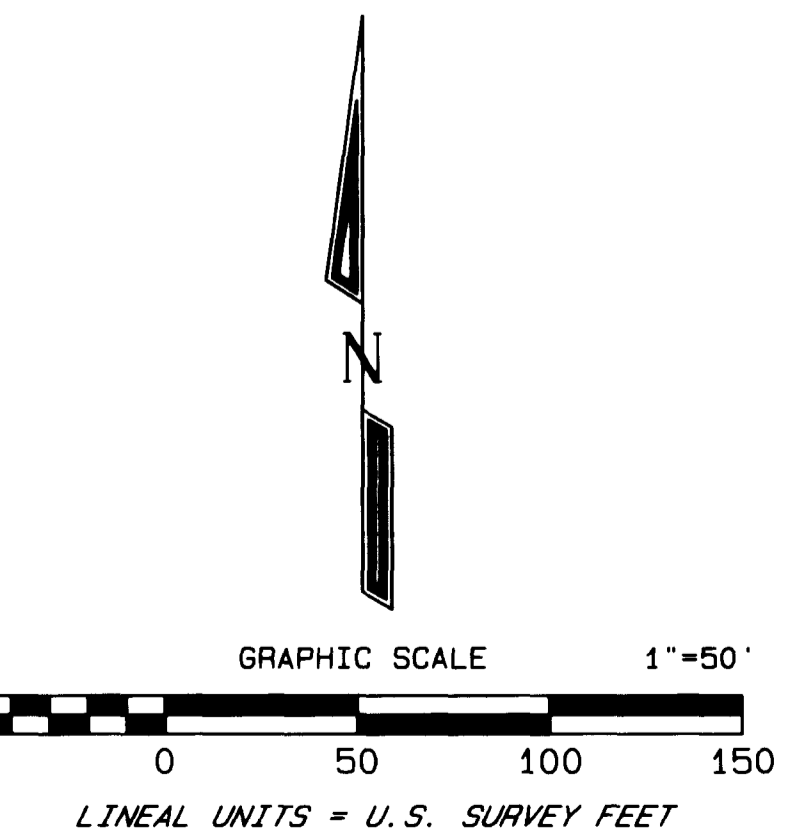
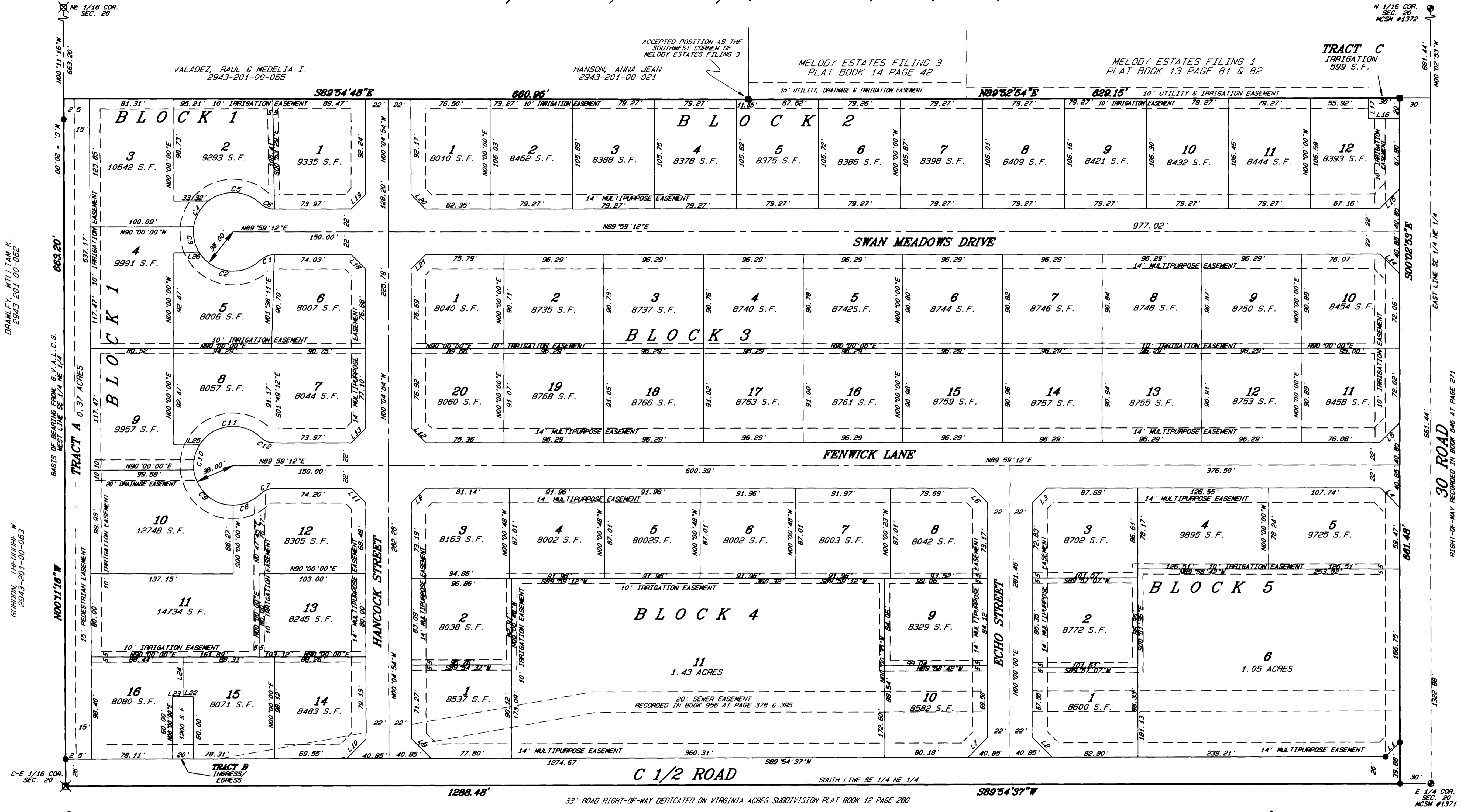


**SWAN MEADOWS**  
LOCATED IN THE  
S 1/2 SE 1/4 NE 1/4, SEC. 20, T1S, R1E, U.M.  
**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By M. W. D. Checked By S. L. H. Job No. 198-04-51  
Drawn By TMODEL Date MARCH 2008 Sheet 1 OF 2

# SWAN MEADOWS

S 1/2 SE 1/4 NE 1/4, SEC. 20, T1S, R1E, U.M.



LINE	TANG	BEARING
L1	19.63'	S44°55'52"W
L2	26.64'	N45°02'41"W
L3	19.58'	N44°59'36"E
L4	26.56'	S44°48'07"E
L5	26.75'	N45°11'47"E
L6	19.57'	S45°00'24"E
L7	25.68'	S44°57'19"W
L8	19.54'	N44°57'09"E
L9	26.66'	N45°05'09"W
L10	26.66'	S44°54'51"W
L11	19.56'	S45°02'51"E
L12	20.06'	S45°02'51"E
L13	19.79'	S44°57'09"W
L14	26.66'	S45°01'51"E
L15	26.65'	S44°58'09"W
L16	30.00'	N89°59'12"E
L17	19.94'	S00°02'53"E
L18	19.81'	S45°02'51"E
L19	19.79'	S44°57'09"W

L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
L20		19.81'			N45°02'51"W
L21		19.79'			N44°57'09"E
L22		10.00'			S89°54'37"W
L23		10.00'			N89°54'37"E
L24		38.26'			S00°00'00"W
L25		25.31'			N90°00'00"W
L26		24.68'			N90°00'00"E
C1	43°36'10"	15.22'	20.00'	14.86'	S68°11'07"W
C2	101°32'27"	67.34'	38.00'	58.87'	N82°50'45"W
C3	39°21'49"	26.11'	38.00'	25.60'	N12°23'37"W
C4	44°24'35"	29.45'	38.00'	28.72'	N29°29'35"E
C5	81°53'29"	54.31'	38.00'	49.81'	S87°21'22"E
C6	43°36'10"	15.22'	20.00'	14.86'	S68°12'43"E
C7	43°36'10"	15.22'	20.00'	14.86'	S68°11'07"W
C8	43°23'40"	28.78'	38.00'	28.10'	S68°04'40"W
C9	83°39'49"	55.49'	38.00'	50.69'	N48°23'23"W
C10	39°29'34"	26.19'	38.00'	25.68'	N13°11'18"E
C11	100°39'17"	66.76'	38.00'	58.50'	N83°15'44"E
C12	43°36'10"	15.22'	20.00'	14.86'	S68°12'43"E

### LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
  - ⊗ FOUND B.L.M. / G.L.O. BRASS CAP
  - ⊗ FOUND 1" ALUMINUM ROD W/2.5" ALUMINUM CAP STAMPED AES PLS 24320
  - FOUND #5 REBAR W/PLASTIC CAP MARKED Q.E.D. LS16413
  - SET / FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- MCSM = MESA COUNTY SURVEY MARKER  
 G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM  
 S.F. = SQUARE FEET  
 IRRIG = IRRIGATION



**AREA SUMMARY**

TRACTS	= 00.41 AC. / 28
DED. ROADS	= 04.05 AC. / 21%
LOTS	= 15.12 AC. / 77%
<b>TOTAL</b>	<b>= 19.58 AC. / 100%</b>

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 (970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	198-04-51
Drawn By	TMODEL	Date	MARCH 2008	Sheet	2 OF 2