

# SUNDANCE VILLAGE SUBDIVISION

## A REPLAT OF BLOCK 2, GLENS AT CANYON VIEW, PHASE 1

### LOCATED IN THE SOUTH HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, T. 1 S., R. 1 W.

### OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

## SHEET 1 OF 6

**LIENHOLDER'S RATIFICATION OF PLAT**

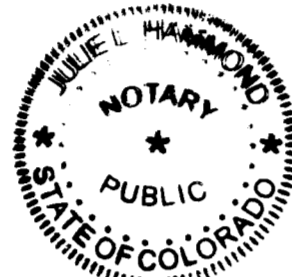
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY DESCRIBED AS SUNDANCE VILLAGE SUBDIVISION, A REPLAT OF THE GLENS AT CANYON VIEW, PHASE 1, A REPLAT OF BLOCKS 1 AND 2 OF THE HOMESTEAD IN GRAND JUNCTION AS SAME IS RECORDED AT RECEPTION NO. 1930890, PUBLIC RECORDS OF MESA COUNTY, COLORADO 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 AT RECEPTION NUMBER 2402293 IN BOOK 4517, PAGE 391 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN THEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

**MANAGING MEMBER** \_\_\_\_\_ WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS  
3rd DAY OF July, 2008  
 BY: Mark C. Foster, Managing member FOR: SREI F 1/4 ROAD, LLC, A COLORADO LIMITED LIABILITY COMPANY  
 TITLE \_\_\_\_\_

STATE OF COLORADO )  
 COUNTY OF Monte )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF July, 2008  
 2008 BY Mark C. Foster

WITNESS MY HAND AND OFFICIAL SEAL: Juli A. Hammond  
 NOTARY PUBLIC  
 ADDRESS: 2201 Cune Playa Ste 101-A Steamboat Spg, Co 80477  
 MY COMMISSION EXPIRES: 12-7-2008



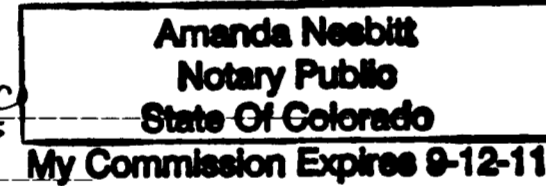
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY DESCRIBED AS SUNDANCE VILLAGE SUBDIVISION, A REPLAT OF THE GLENS AT CANYON VIEW, PHASE 1, A REPLAT OF BLOCKS 1 AND 2 OF THE HOMESTEAD IN GRAND JUNCTION AS SAME IS RECORDED AT RECEPTION NO. 1930890, PUBLIC RECORDS OF MESA COUNTY, COLORADO 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 AT RECEPTION NUMBER 2421180 IN BOOK 4590, PAGE 195 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN THEREON.

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  
17th DAY OF July, 2008  
 BY: Thomas D. Spradell, SVF FOR: ACADEMY BANK  
 TITLE \_\_\_\_\_

STATE OF COLORADO )  
 COUNTY OF MESA )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF July, 2008  
 BY Norrie W. Espelund

WITNESS MY HAND AND OFFICIAL SEAL: Amanda Nesbitt  
 NOTARY PUBLIC  
 ADDRESS: 1048 Independent Ave, Ste 207 Grand Junction, CO 81505  
 MY COMMISSION EXPIRES: 9-12-11



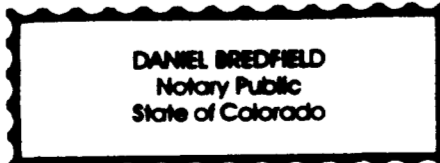
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY DESCRIBED AS SUNDANCE VILLAGE SUBDIVISION, A REPLAT OF THE GLENS AT CANYON VIEW, PHASE 1, A REPLAT OF BLOCKS 1 AND 2 OF THE HOMESTEAD IN GRAND JUNCTION AS SAME IS RECORDED AT RECEPTION NO. 1930890, PUBLIC RECORDS OF MESA COUNTY, COLORADO 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 AT RECEPTION NUMBER 2421186 IN BOOK 4590, PAGE 234, AND AT RECEPTION NUMBER 2421187 IN BOOK 4590, PAGE 238 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN THEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

**PRESIDENT** \_\_\_\_\_ WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS  
26th DAY OF August, 2008  
 BY: Timothy Todd Denoni FOR: LORDSON CORPORATION, A COLORADO CORPORATION  
 TITLE \_\_\_\_\_

STATE OF COLORADO )  
 COUNTY OF Jefferson )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF August, 2008  
 BY Timothy Todd Denoni

WITNESS MY HAND AND OFFICIAL SEAL: Daniel Bredfield  
 NOTARY PUBLIC  
 ADDRESS: 10037 W. Remington Ave, Littleton, CO 80127  
 MY COMMISSION EXPIRES: 5/22/2010



**NOTICE:**  
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.  
 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

**SURVEYOR'S NOTE**  
 THE DIMENSIONS, LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE UNDERSIGNED SURVEYOR DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM FAIR. THE RESEARCH IS BELIEVED BY THE UNDERSIGNED TO BE RELIABLE, COMPLETE AND CORRECT, AND IS NOT CONTRADICTED BY ANY OTHER INFORMATION KNOWN TO THE SURVEYOR. THIS DISCLOSURE IS PROVIDED TO COMPLY WITH 38-51-106, C.R.S. AND FOR NO OTHER PURPOSE.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
 THAT THE UNDERSIGNED, SUNDANCE VILLAGE, LLC, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE SE 1/4 SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, AND BEING BLOCK 2, GLENS AT CANYON VIEW, PHASE 1, RECORDED IN BOOK 4119 AT PAGE 37, 38 AND 39 OF THE RECORDS OF MESA COUNTY CLERK AND RECORDER.

CONTAINING A CALCULATED AREA OF 18.274 ACRES.  
 THAT SAID OWNER HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED REAL PROPERTY INTO LOTS, BLOCKS, TRACTS AND STREETS AS SHOWN HEREON, AND DESIGNATED THE SAME AS SUNDANCE VILLAGE SUBDIVISION, IN THE CITY OF GRAND JUNCTION, COUNTY OF THE MESA, STATE OF COLORADO, AND DOES HEREBY OFFER THE FOLLOWING DEDICATIONS AND GRANTS:

ALL NON-TRACT STREETS, ROADS AND RIGHTS-OF-WAY SHOWN HEREON, ARE 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 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.

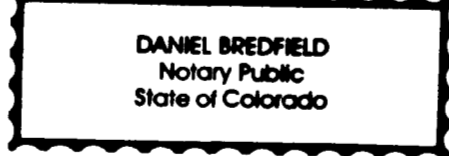
ALL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF CITY-APPROVED PUBLIC UTILITIES AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF UTILITIES AND APPURTENANCES INCLUDING, BUT NOT LIMITED TO: ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, TELEPHONE LINES, EQUIVALENT OTHER PUBLIC UTILITY PROVIDERS AND APPURTENANT FACILITIES.

TRACTS A-0 WILL BE CONVEYED BY SEPARATE INSTRUMENT TO THE OWNERS ASSOCIATION FOR THIS SUBDIVISION. TRACTS A-C ARE SUBJECT TO A PUBLIC EASEMENT ACROSS THEIR ENTIRETY FOR EMERGENCY VEHICLE AND PERSONNEL INGRESS AND EGRESS GRANTED HEREBY.  
 ALL UTILITY EASEMENTS SHOWN HEREON WILL BE GRANTED BY SEPARATE INSTRUMENT TO THE OWNERS ASSOCIATION FOR THIS SUBDIVISION AND ARE HEREBY 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 OWNER'S ASSOCIATION, IF ONE EXISTS, IS NOT RELIEVED OF ITS RESPONSIBILITY TO INSPECT, INSTALL, OPERATE, MAINTAIN, AND REPAIR THE DETENTION AND DRAINAGE FACILITIES.

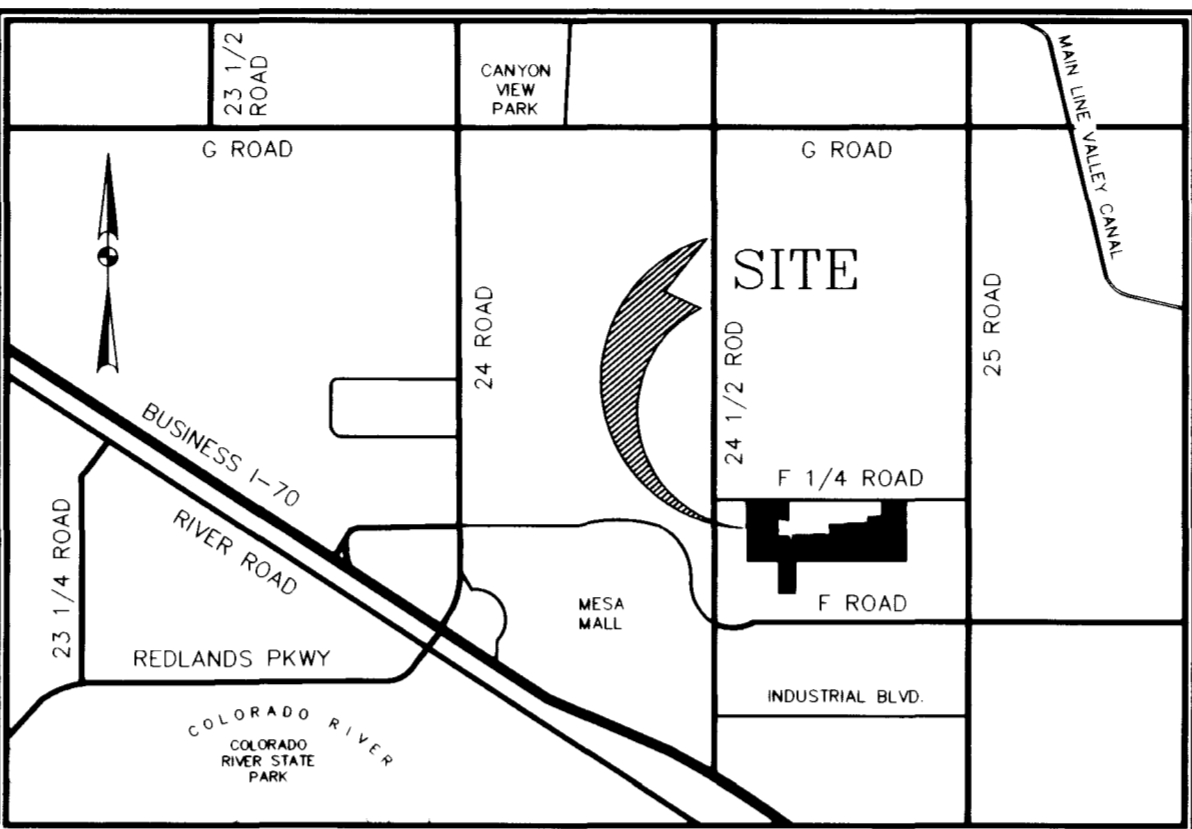
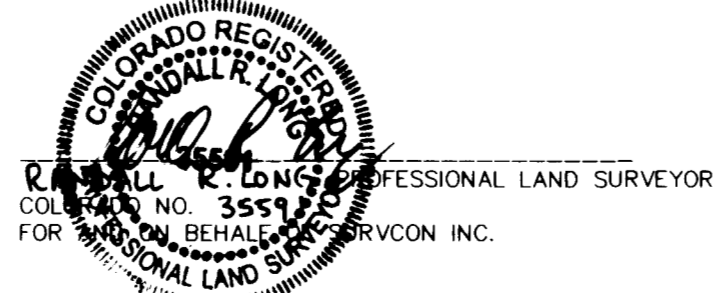
ALL EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER, THROUGH AND ACROSS BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH, AND IN DRAINAGE AND DETENTION/RETENTION EASEMENTS OR TRACTS, THE RIGHT TO DREDGE, 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 OVBURDEN SAID EASEMENTS BY ERECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT THE REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

SAID OWNER FURTHER CERTIFIES THAT ALL LIENHOLDERS ARE REPRESENTED HEREON.  
 IN WITNESS WHEREOF SAID OWNER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 26th DAY OF August, A.D., 2008

BY: Timothy Todd Denoni Manager - member  
 TITLE: \_\_\_\_\_  
 STATE OF COLORADO )  
 COUNTY OF Jefferson )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF August, A.D., 2008 BY Timothy Todd Denoni AS Manager - member OF SUNDANCE VILLAGE, LLC.  
 MY COMMISSION EXPIRES: 5/22/2010

WITNESS MY HAND AND SEAL: Daniel Bredfield  
 NOTARY PUBLIC  


**SURVEYOR'S CERTIFICATE**  
 I, RANDALL R. LONG REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ACCOMPANYING PLAT OF SUNDANCE VILLAGE SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, 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.



VICINITY MAP SCALE: 1"=2000'

LAND USE SUMMARY			
LOTS	10.633	ACRES	58.18%
ROADS	2.600	ACRES	14.23%
TRACTS	5.042	ACRES	27.59%
<b>TOTAL</b>	<b>18.275</b>	<b>ACRES</b>	<b>100.00%</b>

CONVEYANCE DOCUMENTS: (FOR CITY USE ONLY)  
 DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ARE RECORDED IN BOOK 4727 AT PAGE 684

**GENERAL NOTES**

- 1) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 00°01'19" W BETWEEN THE SOUTH-CENTER SIXTEENTH CORNER OF SECTION FOUR, A MESA COUNTY SURVEY MARKER FOUND IN PLACE AND THE SOUTH QUARTER CORNER OF SECTION FOUR, A MESA COUNTY SURVEY MARKER FOUND IN PLACE AND DESCRIBED AS SHOWN HEREON.
- 2) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
- 3) THIS MAP IS BASED ON THE RECORDED PLAT OF THE HOMESTEAD IN GRAND JUNCTION RECORDED IN RECEPTION NO. 1930890 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE, CORNERS FOUND IN PLACE AND THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN HERITAGE TITLE COMPANY, COMMITMENT NO: 911-H0109406-900-GTO, AMENDMENT NO. I, DATED Aug 25, 2008
- 4) THERE IS A PRIVATE ROAD CALLED THUNDER MOUNTAIN DRIVE FOR THE USE OF THE HOMESTEAD IN GRAND JUNCTION HOMEOWNERS ASSOCIATION, INC., HACIENDA PARTNERS, LLC., AND EMERGENCY VEHICLES AND PERSONNEL AS SHOWN IN BOOK 3928, PAGE 217 (REC. #2261121) OF THE MESA COUNTY RECORDS.
- 5) THE RIGHT-OF-WAY WIDTH SHOWN FOR THE SOUTH PORTION OF F1/4 ROAD IS BASED ON THE RECORDED PLAT OF THE HOMESTEAD IN GRAND JUNCTION, RECORDED IN RECEPTION NO. 1930890 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE, CORNERS FOUND IN PLACE AND THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN HERITAGE TITLE COMPANY, COMMITMENT NO: 911-H0109406-900-GTO, AMENDMENT NO. I, DATED Aug 25, 2008. THE RIGHT-OF-WAY WIDTHS SHOWN FOR THE NORTH PORTION OF F1/4 ROAD VARIES AS SHOWN ON THE PLAT MAP.
- 6) SURVEY TECHNIQUE AND ERROR OF CLOSURE: REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) TECHNIQUES WERE UTILIZED TO PERFORM THE FIELDWORK ON THIS PROJECT IN AUGUST AND SEPTEMBER, 2006. TO ENSURE AN APPROPRIATE LEVEL OF ACCURACY WAS OBTAINED, HORIZONTAL PRECISIONS OF 0.025' WERE SET IN THE DATA COLLECTOR. A VERIFICATION OF THE INTEGER INITIALIZATION WAS PERFORMED FOR EACH SECTION CORNER AND ALL PROPERTY CORNERS. THE MAXIMUM DIFFERENCE BETWEEN INDEPENDENT SOLUTIONS FOR THE INITIALIZATIONS WAS 0.05'.
- 7) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 8) LAST DATE OF SURVEY WAS SEPTEMBER 14, 2006.
- 9) THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 500-YEAR FLOODPLAIN PER THE MESA COUNTY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 080170003E, REVISED JULY 15, 1992.
- 10) NO OFFSET MONUMENTS ARE TO BE SET IN CONJUNCTION WITH THIS PLAT.
- 11) LINEAL UNITS USED ON THIS PLAT ARE U.S. SURVEY FEET = 12000/3937 METERS.
- 12) ALL PRIVATE STREET TRACTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENTS FOR ACCESS FOR SERVICES AND FOR ENFORCEMENT OF DULY ENACTED REGULATIONS AND RESTRICTIONS.
- 13) SEE SHEETS 4 AND 5 FOR DIMENSIONING OF THE PRIVATE ACCESS EASEMENTS MESA CANYON LANE AND CANYON VISTA LANE.

**TITLE CERTIFICATION**


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 IS VESTED TO SUNDANCE VILLAGE, 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.  
 DATE: August 29, 2008  
 BY: Pam Sarge - Title Examiner  
 NAME AND TITLE

**CITY APPROVAL**

THIS PLAT OF SUNDANCE VILLAGE SUBDIVISION, A PLAT OF A PORTION OF THE HOMESTEAD OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, WAS APPROVED THIS 9th DAY OF September, A.D., 2008  
 BY: Timothy Todd Denoni City Manager Craig Palmer Mayor

**CLERK AND RECORDERS CERTIFICATE**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AT 3:58 O'CLOCK P.M., ON THE 16 DAY OF SEPTEMBER, 2008 A.D., AND IS DULY RECORDED IN BOOK 4727, PAGE 587-592, AS RECEPTION NO. 2457553  
 DRAWER W/W-33 FEES: 60<sup>00</sup> 1<sup>00</sup>  
 ATTEST: Janice Rich Clerk and Recorder  
Janice Rich Deputy  
 BY: \_\_\_\_\_

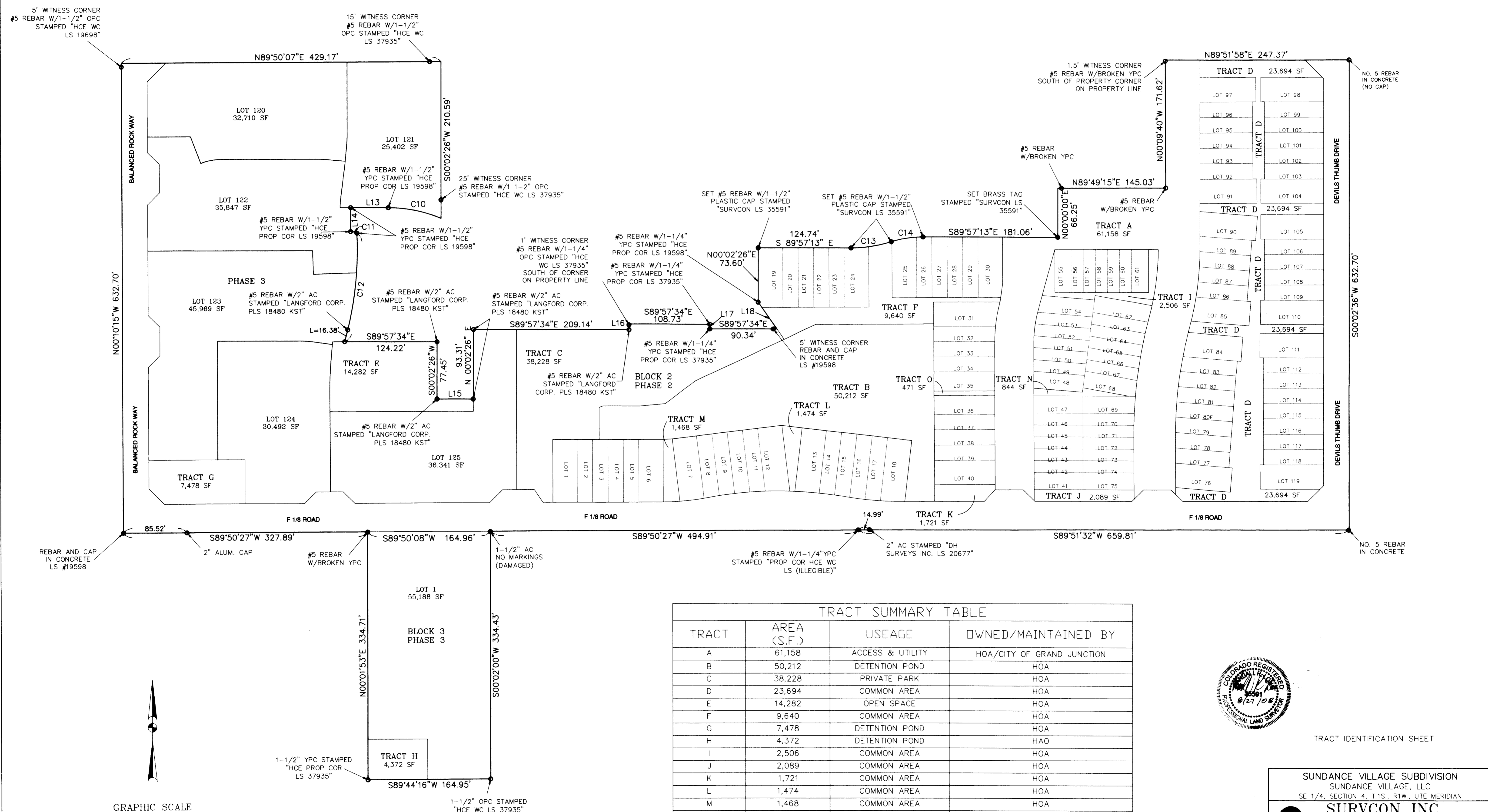
SUNDANCE VILLAGE SUBDIVISION SUNDANCE VILLAGE, LLC SE 1/4, SECTION 4, T.1S., R.1W., UTE MERIDIAN	
 <b>SURVCON INC.</b> PROFESSIONAL SURVEYORS 7100 E. BELLEVIEW AVE., STE. G-12 GREENWOOD VILLAGE, CO 80111 PH. (303) 858-0404	
SCALE: NOT TO SCALE	JOB NO. 60018618
DATE: 02-27-2007	DRAWING: J:\40\8618FP01-R3
DRAWN BY: MKR/TRM	SHEET NO. 1 OF 6

# SUNDANCE VILLAGE SUBDIVISION

## A REPLAT OF BLOCK 2, GLENS AT CANYON VIEW, PHASE 1

### LOCATED IN THE SOUTH HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, T. 1 S., R. 1 W. OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

#### SHEET 2 OF 6



TRACT SUMMARY TABLE			
TRACT	AREA (S.F.)	USEAGE	OWNED/MAINTAINED BY
A	61,158	ACCESS & UTILITY	HOA/CITY OF GRAND JUNCTION
B	50,212	DETENTION POND	HOA
C	38,228	PRIVATE PARK	HOA
D	23,694	COMMON AREA	HOA
E	14,282	OPEN SPACE	HOA
F	9,640	COMMON AREA	HOA
G	7,478	DETENTION POND	HOA
H	4,372	DETENTION POND	HAO
I	2,506	COMMON AREA	HOA
J	2,089	COMMON AREA	HOA
K	1,721	COMMON AREA	HOA
L	1,474	COMMON AREA	HOA
M	1,468	COMMON AREA	HOA
N	844	COMMON AREA	HOA
O	471	COMMON AREA	HOA

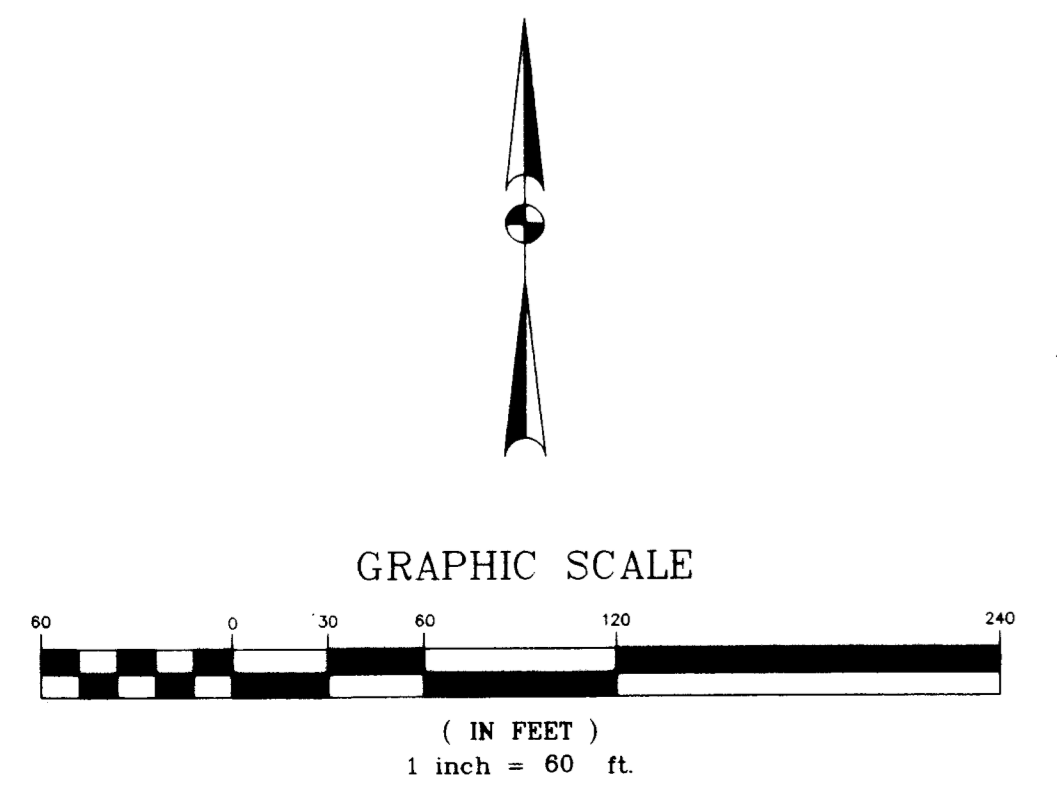


TRACT IDENTIFICATION SHEET

SUNDANCE VILLAGE SUBDIVISION  
SUNDANCE VILLAGE, LLC  
SE 1/4, SECTION 4, T.1S., R.1W., UTE MERIDIAN

**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVUE AVE., STE. G-12  
GREENWOOD VILLAGE, CO 80111  
PH. (303) 858-0404

SCALE: 1"=60'	JOB NO. 60018618
DATE: 02-27-2007	DRAWING: J:\4.0\8618FP01-R3
DRAWN BY: MKR/TRM	SHEET NO. 2 OF 6





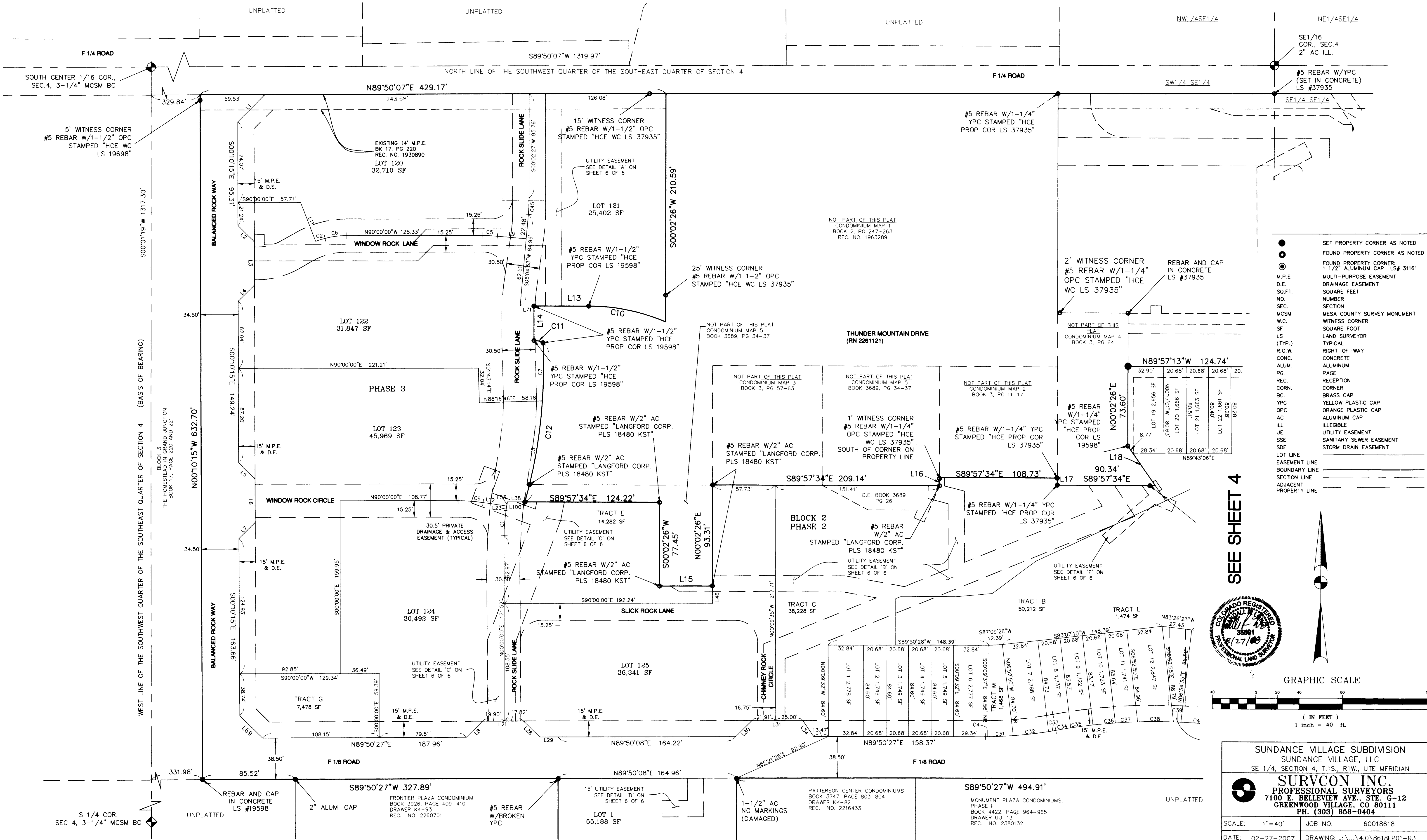
# SUNDANCE VILLAGE SUBDIVISION

## A REPLAT OF BLOCK 2, GLENS AT CANYON VIEW, PHASE 1

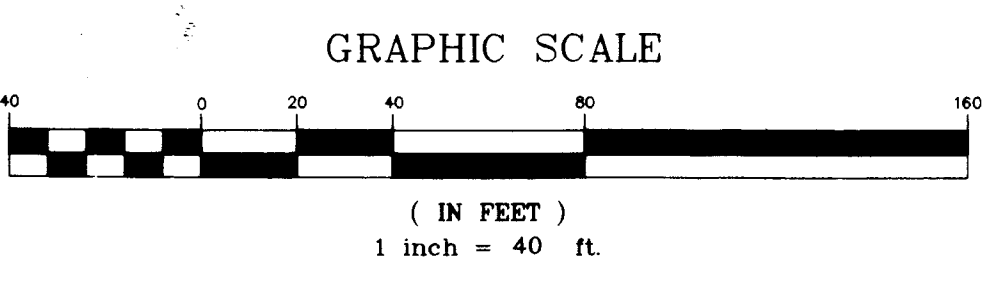
### LOCATED IN THE SOUTH HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, T. 1 S., R. 1 W.

### OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

## SHEET 3 OF 6



- SET PROPERTY CORNER AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- FOUND PROPERTY CORNER: 1 1/2" ALUMINUM CAP, LS # 31161
- MULTI-PURPOSE EASEMENT
- DRAINAGE EASEMENT
- SQUARE FEET
- NUMBER
- SECTION
- MESA COUNTY SURVEY MONUMENT
- WITNESS CORNER
- SQUARE FOOT
- LAND SURVEYOR
- (TYP.)
- TYPICAL
- RIGHT-OF-WAY
- CONCRETE
- ALUMINUM
- PAGE
- RECEPTION
- CORNER
- BC
- YPC
- ORANGE PLASTIC CAP
- ALUMINUM CAP
- ILL
- UE
- UTILITY EASEMENT
- SSE
- SANITARY SEWER EASEMENT
- SDE
- LOT LINE
- EASEMENT LINE
- BOUNDARY LINE
- SECTION LINE
- ADJACENT
- PROPERTY LINE



SEE SHEET 4

SUNDANCE VILLAGE SUBDIVISION SUNDANCE VILLAGE, LLC SE 1/4, SECTION 4, T.1S., R1W., UTE MERIDIAN	
<b>SURVCON INC.</b> PROFESSIONAL SURVEYORS 7100 E. BELLEVUE AVE., STE. G-12 GREENWOOD VILLAGE, CO 80111 PH. (303) 856-0404	
SCALE: 1"=40'	JOB NO. 60018618
DATE: 02-27-2007	DRAWING: J:\...4.0\8618FP01-R3
DRAWN BY: MKR/TRM	SHEET NO. 3 OF 6

SEE SHEET 4

# SUNDANCE VILLAGE SUBDIVISION

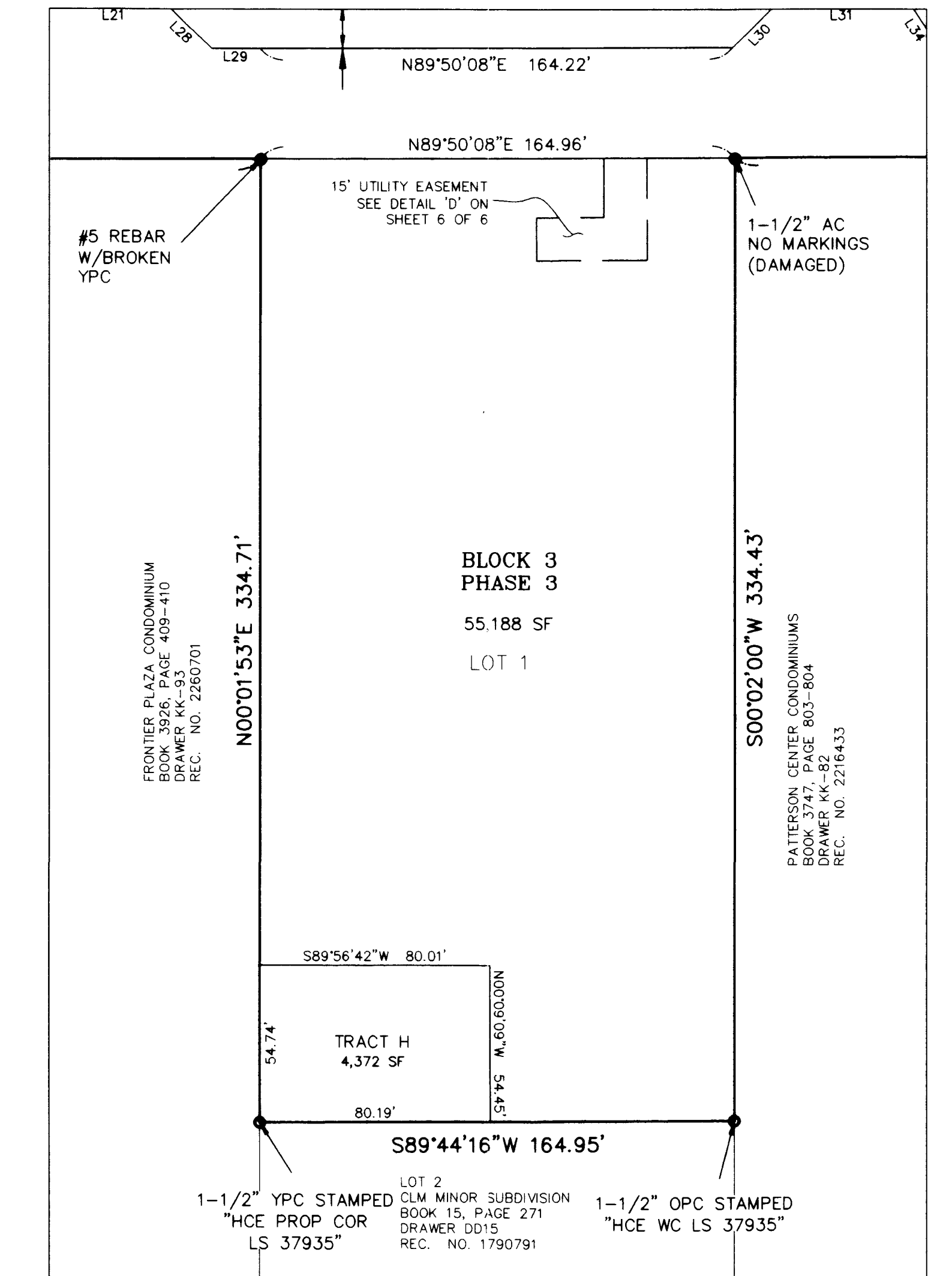
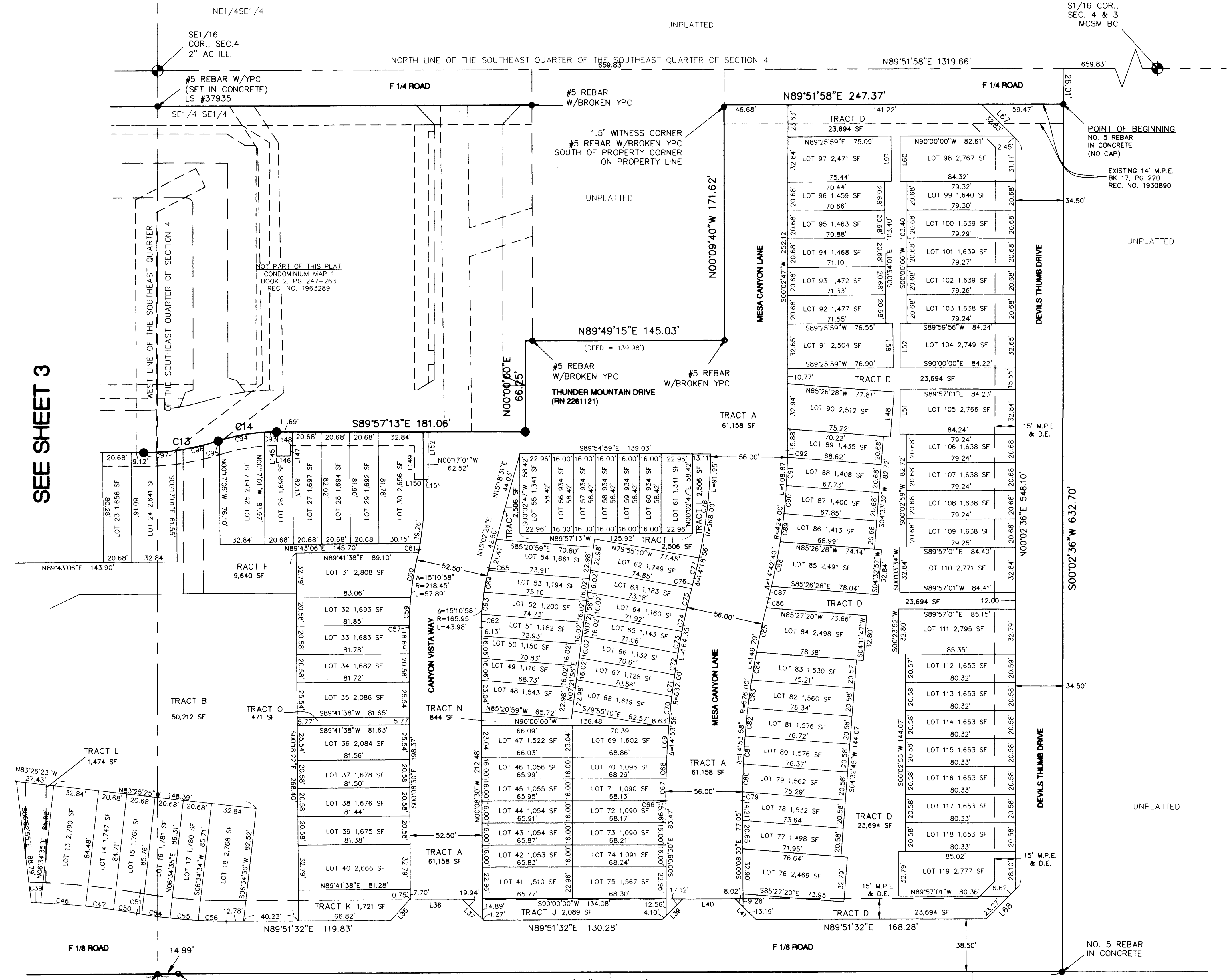
## A REPLAT OF BLOCK 2, GLENS AT CANYON VIEW, PHASE 1

### LOCATED IN THE SOUTH HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, T. 1 S., R. 1 W.

### OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

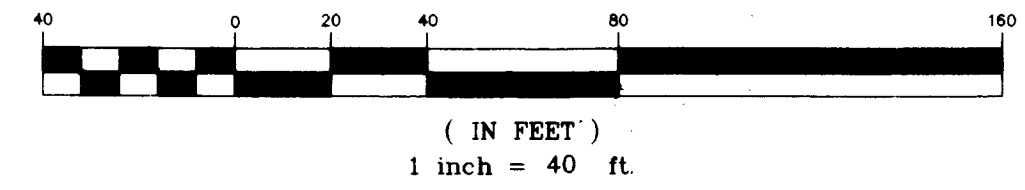
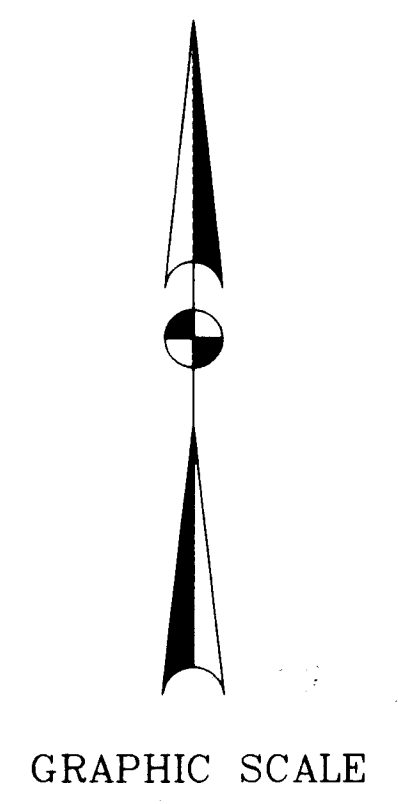
#### SHEET 4 OF 6

SEE SHEET 3



SEE SHEET 3

- SET PROPERTY CORNER AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- FOUND PROPERTY CORNER: 1 1/2" ALUMINUM CAP LS# 31161
- M.P.E. MULTI-PURPOSE EASEMENT
- D.E. DRAINAGE EASEMENT
- SQ.FT. SQUARE FEET
- NO. NUMBER
- SEC. SECTION
- MCSM. MESA COUNTY SURVEY MONUMENT
- W.C. WITNESS CORNER
- SF. SQUARE FOOT
- UTL. SURVEYOR
- (TYP.) TYPICAL
- R.O.W. RIGHT-OF-WAY
- CONC. CONCRETE
- ALUM. ALUMINUM
- PG. PAGE
- REC. RECEPTION
- CORN. CORNER
- BC. BRASS CAP
- YPC. YELLOW PLASTIC CAP
- OPC. ORANGE PLASTIC CAP
- ILL. ILLEGIBLE
- U/E. UTILITY EASEMENT
- SSE. SANITARY SEWER EASEMENT
- SDE. STORM DRAIN EASEMENT
- LOT LINE
- EASEMENT LINE
- BOUNDARY LINE
- SECTION LINE
- ADJACENT PROPERTY LINE



SUNDANCE VILLAGE SUBDIVISION SUNDANCE VILLAGE, LLC SE 1/4, SECTION 4, T.1S., R.1W., UTE MERIDIAN	
SURVCON INC. PROFESSIONAL SURVEYORS 7100 E BELLEVUE AVE., STE G-12 GREENWOOD VILLAGE, CO 80111 PH. (303) 858-0404	
SCALE: 1"=40'	JOB NO. 60018618
DATE: 02-27-2007	DRAWING: J:\...4\0\8618\F01-R3
DRAWN BY: MKR/TRM	SHEET NO. 4 OF 6

PATTERSON VILLAGE SQUARE CONDOMINIUM  
FILING THREE  
BOOK 3, PAGE 126  
DRAWER KK-54  
REC. NO. 2148385

BENSLEY-BRISTOL MINOR SUBDIVISION  
BOOK 16, PAGE 139  
DRAWER FF 51  
REC. NO. 1841835

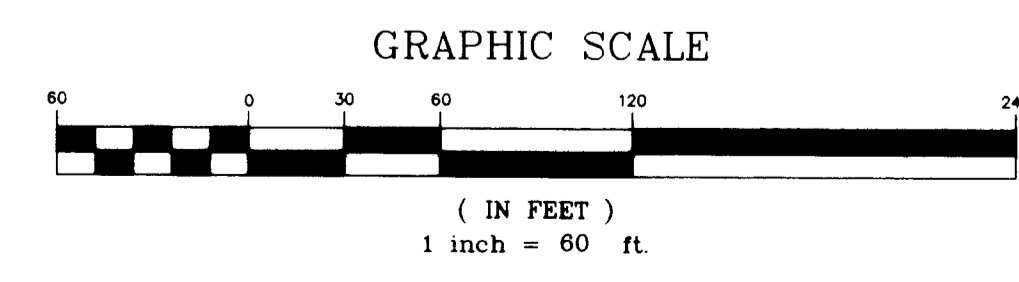
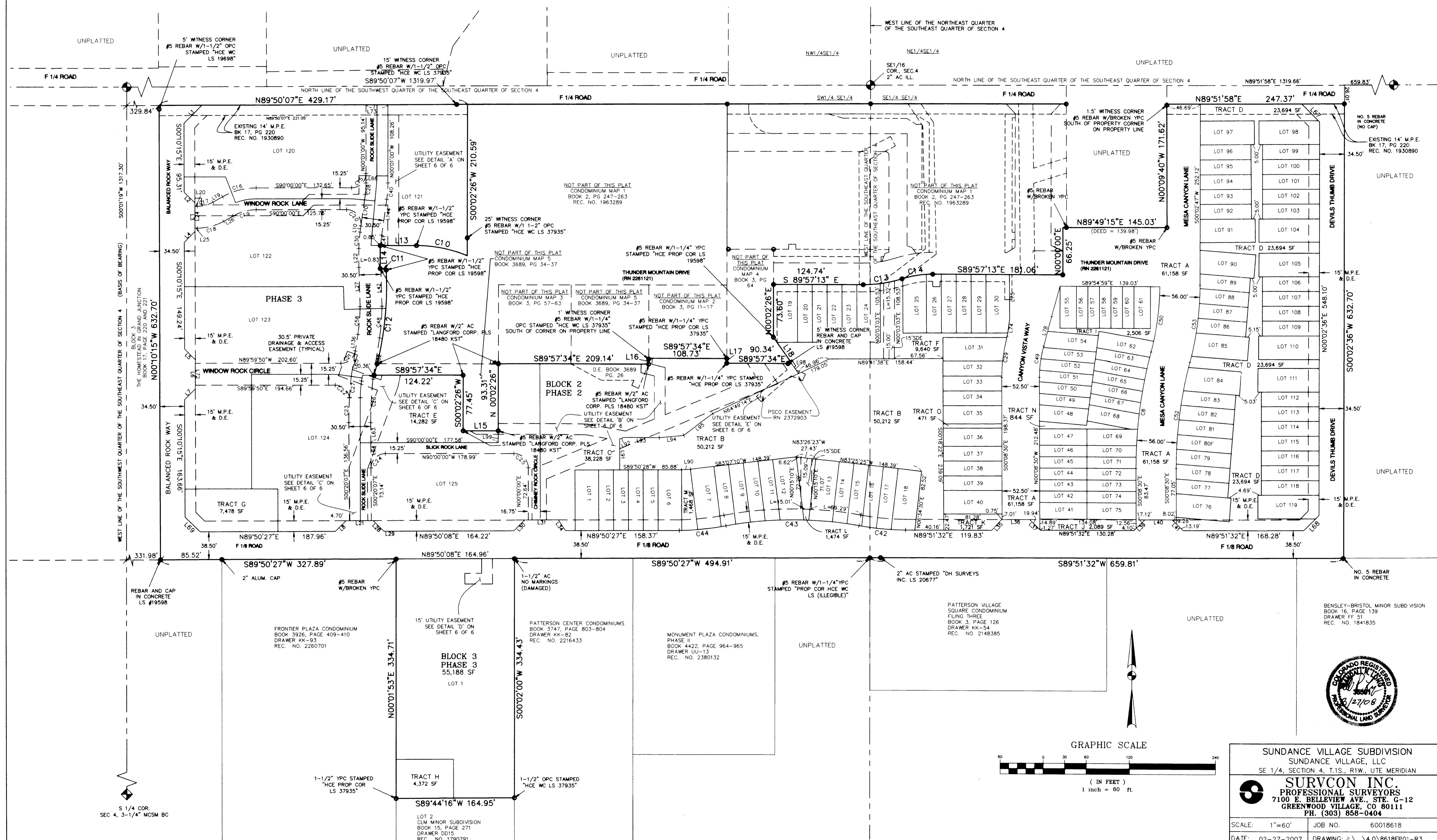


# SUNDANCE VILLAGE SUBDIVISION

## A REPLAT OF BLOCK 2, GLENS AT CANYON VIEW, PHASE 1

### LOCATED IN THE SOUTH HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, T. 1 S., R. 1 W. OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

#### SHEET 5 OF 6



SUNDANCE VILLAGE SUBDIVISION SUNDANCE VILLAGE, LLC SE 1/4, SECTION 4, T.1S., R.1W., UTE MERIDIAN	
<b>SURVCON INC.</b> PROFESSIONAL SURVEYORS 7100 E. BELLEVUE AVE., STE. G-12 GREENWOOD VILLAGE, CO 80111 PH. (303) 858-0404	
SCALE: 1"=60'	JOB NO. 60018618
DATE: 02-27-2007	DRAWING: J:\4.0\8618FP01-R3
DRAWN BY: MKR/TRM	SHEET NO. 5 OF 6

