

# Walnut Estates Subdivision Filing 1

In the NW 1/4 Section 5,  
Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado

### Owners' Statement and Dedication:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Sneddon Construction, Inc. is the owner of that real property situate in the NW1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as evidenced by Warranty Deed filed in the office of the Mesa County, Colorado, Clerk and Recorder, in Book 4724, at Page 705, Reception No. 2456629, being more particularly described as follows:

BEGINNING at the NW 1/16 corner of Section 5, Township 1 South, Range 1 East, Ute Meridian, monumented with a 2 1/2-inch aluminum cap on 3/4-inch rebar, PLS 38005, whence the N 1/16 corner of the west line of said Section 5, monumented with Mesa County Survey Monument No. 1010, bears N89°58'47"W, a distance of 1319.40 feet with all other bearings contained herein being relative thereto;

- thence, N89°58'47"W along the north line of the SW1/4 NW1/4 of said Section 5, a distance of 824.70 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 31160;
- thence, S00°06'53"W, a distance of 485.91 feet to a plastic cap on 5/8-inch rebar, PLS 27266;
- thence, S00°21'47"E along the east boundary of Forrest Glen Subdivision as filed in the records of the Mesa County, Colorado, Clerk and Recorder at Book 3701, Pages 663-664, for a distance of 383.97 feet to the south line of a 20-foot Palisade Irrigation District easement as filed in the records of the Mesa County, Colorado, Clerk and Recorder, at book 4270, Page 222-224, said point monumented by a plastic cap on 5/8-inch rebar, PLS 14113 located S37°05'27"E, a distance of 0.48 feet from the true corner;
- thence, along the south line of said Palisade Irrigation District easement on the following seventeen (17) courses:
  - (1) S74°35'46"E, a distance of 144.87 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
  - (2) N50°34'02"E, a distance of 30.35 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
  - (3) N32°27'37"E, a distance of 64.25 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
  - (4) N48°45'54"E, a distance of 45.88 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
  - (5) N60°05'03"E, a distance of 49.77 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
  - (6) N71°12'56"E, a distance of 41.98 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
  - (7) N75°38'53"E, a distance of 161.69 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
  - (8) N87°27'06"E, a distance of 30.31 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
  - (9) S84°48'36"E, a distance of 39.32 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
  - (10) S80°35'10"E, a distance of 50.90 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
  - (11) S78°21'55"E, a distance of 199.59 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
  - (12) S34°18'39"E, a distance of 55.95 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
  - (13) N67°45'38"E, a distance of 141.95 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
  - (14) N64°28'17"E, a distance of 85.55 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
  - (15) N55°34'05"E, a distance of 34.04 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
  - (16) N51°09'20"E, a distance of 90.95 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
  - (17) N59°10'06"E, a distance of 33.01 feet to the east line of the W1/2 NW1/4 SE1/4 NW1/4 of said Section 5, monumented with a 2" aluminum cap on 5/8 rebar, PLS 38005;
- thence leaving said Palisade Irrigation District easement, N00°05'40"W along the east line of said W1/2 NW1/4 SE1/4 NW1/4, for a distance of 639.00 feet to the north line of the SE1/4 NW1/4 of said Section 5, monumented with a 2-inch aluminum cap on 5/8-inch rebar, PLS 31160;
- thence, N89°58'47"W along said north line a distance of 329.85 feet to the POINT OF BEGINNING; containing 20.57 acres by these measures.

That said owners have laid out, platted and subdivided the above described real property into lots as shown hereon, and designate the same as WALNUT ESTATES SUBDIVISION FILING 1, in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby make the following 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 as perpetual easements for City-approved utilities including the installation, operation, maintenance and repair of said 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 Trail Easements are dedicated to the City of Grand Junction as perpetual easements 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 with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and nonmotorized), 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), and other nonmotorized forms of transportation for commuting and recreational purposes; subject to any historical and recorded rights and usage of the Palisade Irrigation District to install, operate, maintain and repair irrigation water and water transmission and distribution facilities.

All Drainage Easements and an easement over Tract A are dedicated to the City of Grand Junction as perpetual easement for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto and reasonable ingress/egress access to the drainage/detention easement areas and Tract A. The homeowners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

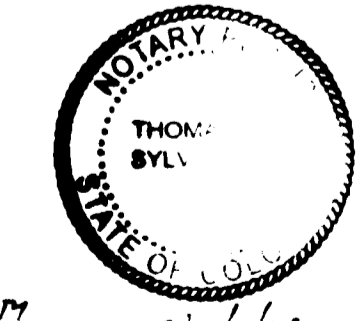
All tracts/easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to 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 easement by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress to and from the easement.

Covenants for the described property are recorded as shown in the City Use Block documents hereon.

That all lienholders appear hereon.

IN WITNESS WHEREOF, said owner, Sneddon Construction, Inc. has caused its name to be hereunto subscribed this 28 day of October, A. D. 2008

*Max F. Sneddon*  
Max F. Sneddon, President  
Sneddon Construction, Inc.



STATE OF COLORADO } SS  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of October, A.D. 2008 by Max F. Sneddon, President of Sneddon Construction, Inc., a Colorado Corporation, on behalf of the corporation.

Witness my hand and official seal *Thomas W. Sylvester*  
Notary Public  
My commission expires 7/23/12

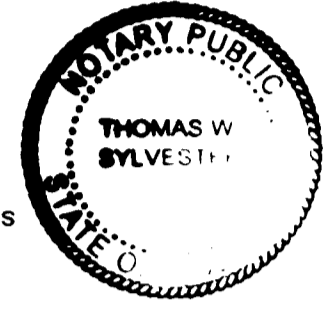
### Lienholder's Ratification of Plat:

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 4724, Page 707 of the 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 SENIOR VICE PRESIDENT (title), with the authority of its board of directors, this 28<sup>th</sup> day of October, 2008

By: *Stephen C. Love* Title: senior vice president: Bank of Colorado, Inc.  
Stephen C. Love

STATE OF COLORADO } SS  
COUNTY OF MESA }



The foregoing instrument was acknowledged before me by Stephen C. Love this 28<sup>th</sup> day of October, A.D. 2008.

Witness my hand and official seal *Thomas W. Sylvester*  
Notary Public  
My commission expires 7/23/12

### Title Certification:

STATE OF COLORADO } SS  
COUNTY OF MESA }

We, United 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 in Sneddon Construction, Inc.; that the current taxes have been paid, that all mortgages not satisfied or released of record or otherwise terminated by us 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: 11/11/2008 By: *Ed S. Long* Title: Production Manager

### City Use Block:

The below listed recording information for Associated Record Documents was not prepared under the professional land surveyor's responsible charge, Board Rule 6.2.1, State of Colorado

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

1. Covenants for the Walnut Estates Homeowners' Association as recorded in Book 4755, Page 547.
2. Grant of Irrigation Easements to the Walnut Estates Homeowners' Association as recorded in Book 4755, Page 559.
3. Grant of Drainage Easements to the Walnut Estates Homeowners' Association as recorded in Book 4755, Page 561.
4. Grant of Avigation Easement to Grand Junction Regional Airport, Colorado, Public Airport Authority as recorded in Book 4755, Page 563.
5. Grant of Tract A to the Walnut Estates Homeowners' Association as recorded in Book 4755, Page 566.
6. Grant of Drainage Easement to Grand Valley Drainage District as recorded in Book 4755, Page 568.

### City of Grand Junction Approval:

This plat of Walnut Estates Subdivision Filing 1, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 7 day of NOVEMBER, A. D. 2008

*Spencer D. Dier* City Manager  
*Gregg Palmer* Mayor

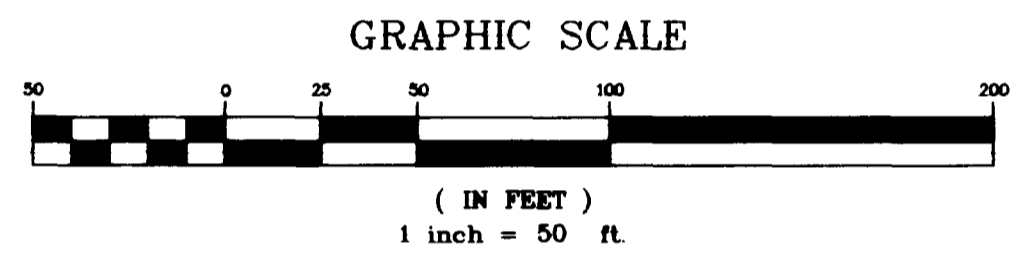
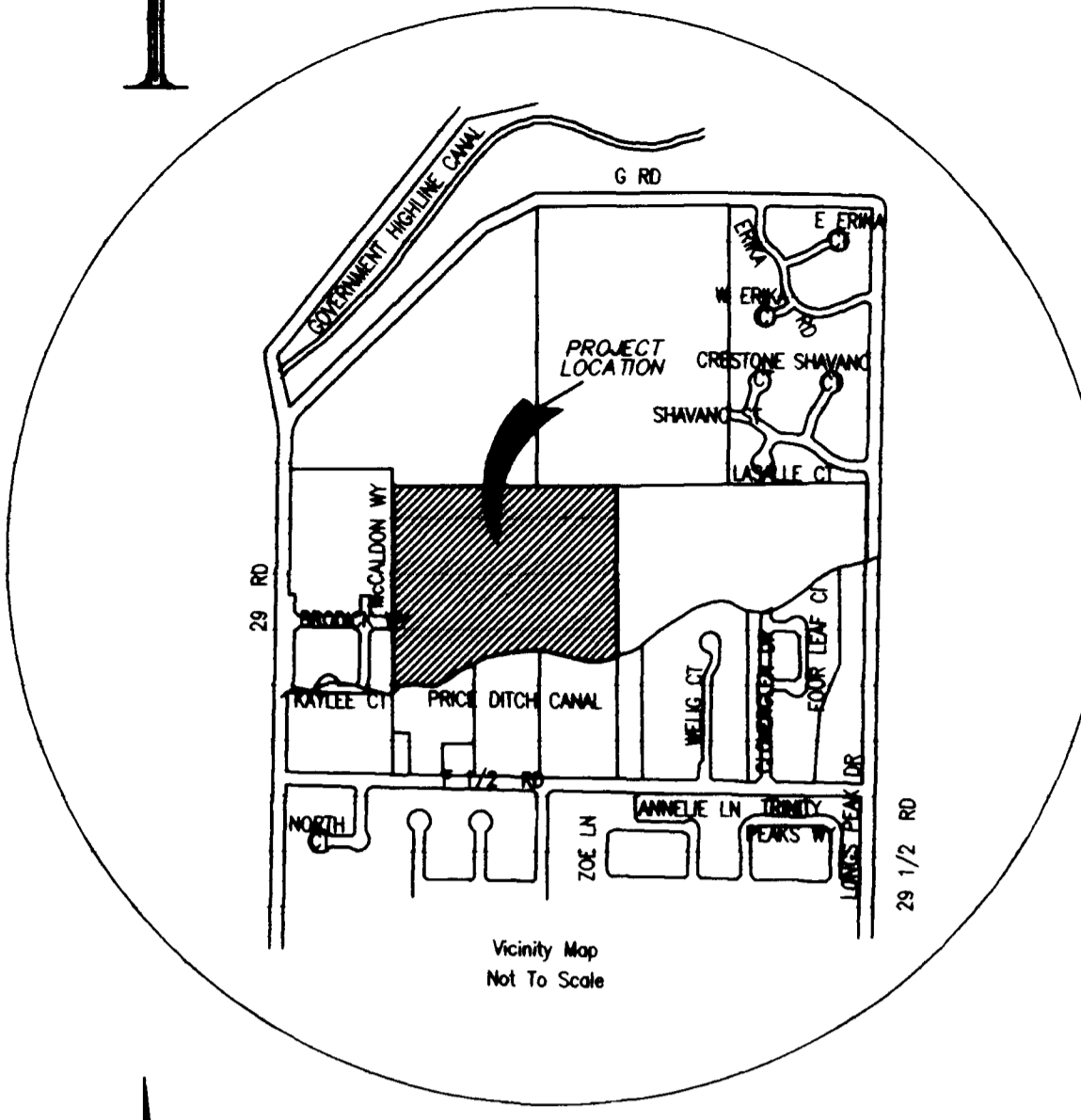
### Clerk and Recorder's Certificate:

STATE OF COLORADO } SS  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 3:06 o'clock P.M. this 19<sup>th</sup> day of November, A.D., 2008

and is duly recorded in Book No. 4755, Page 540 & 541.

Reception No. 2465970, Drawer No. WW-73  
*Janice Rich* Clerk and Recorder  
*Carol Ann Jones* Deputy  
Fees \$20.00 #1's/c.



### Abbreviations Used

Alum. Cap	Aluminum Cap	P	Page
Bk	Book	PE	Professional Engineer
C1/4	Center 1/4 Corner	PLD	Palisade Irrigation District
CHK	Checked	PLS	Professional Land Surveyor
CHP	Corrugated Metal Pipe	PI	Plastic
Cor.	Corner	POB	Point of Beginning
C-N 1/16	Center North 1/16 Corner	R	Range
C-W 1/16	Center West 1/16 Corner	ROW	Right-of-way
E	East	S	South
Esmt	Easement	SW	Southwest
Fnd	Found	S. Line	South Line
LS	Licensed Surveyor	Sec.	Section
MCSM	Mesa County Survey Monument	S 1/4	South 1/4 Corner
N	North	sq.ft.	Square Feet
Non-Tan	Non-Tangent	T	Township
N 1/16	North 1/16 corner	UM	Ute Meridian
NW 1/16	North West 1/16 corner	W	West
Parcel No.	Parcel Number	W1/4	West 1/4 Corner

Middle initials of names are listed per assessors office records.

### Notice:

According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

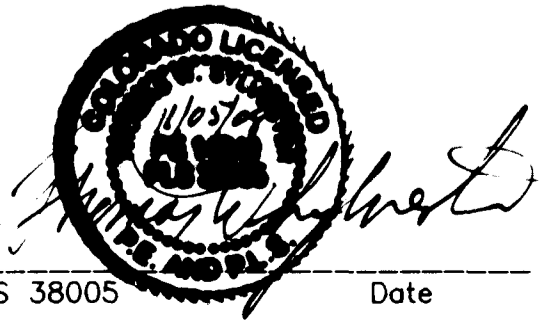
### BASIS OF BEARING & LINEAR UNITS:

The bearing between the found MCSM #59-1 at the W 1/4 corner Section 5 and the found MCSM #1010 at the N 1/16 corner of the west line of Section 5, both in Township 1 South, Range 1 East of the Ute Meridian is assumed to bear N00°06'20"W to correspond to the Mesa County Local Coordinate System.

Linear units are in U. S. Feet defined by an Act of Congress in 1866 to be exactly 39.37 inches to a meter.

### SURVEYOR'S STATEMENT:

I, Thomas W. Sylvester, a Licensed Professional Engineer & Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of the Walnut Estates Subdivision Filing 1 was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information. Title information was provided by United Title Company, Title Policy file no. U0042850.



Thomas W. Sylvester, PE 14249 & PLS 38005 Date

Merritt LS, L.L.C.  
743 Horizon Ct., Suite 100B, Grand Junction, CO 81506  
PHONE (970) 255-7386 FAX (970) 256-7386

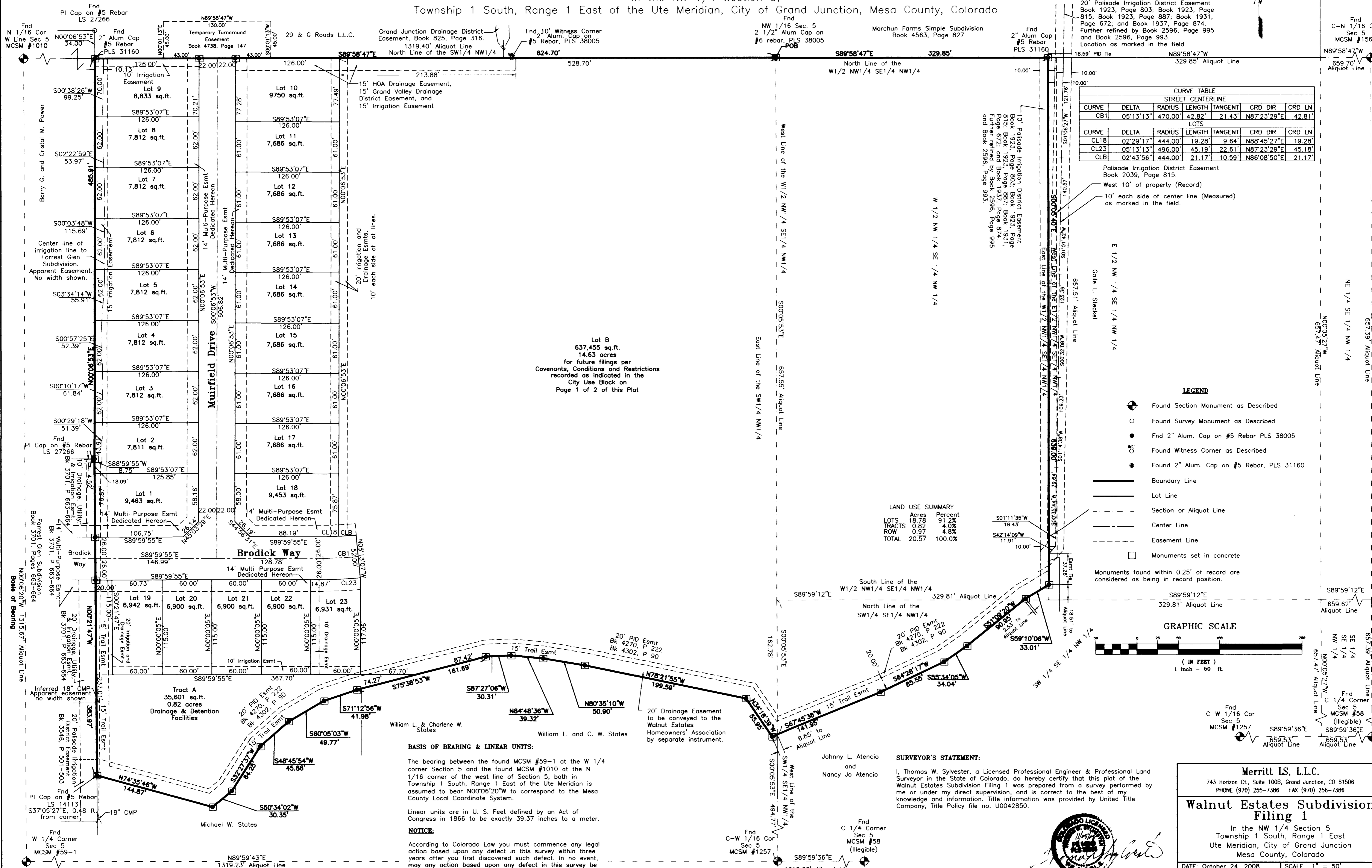
### Walnut Estates Subdivision Filing 1

In the NW 1/4 Section 5,  
Township 1 South, Range 1 East  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado

DATE: October 24, 2008	SCALE: 1" = 50'
DRAWN:TWS/KP CHK: TWS	PROJECT NO: 0542 Plat
REVISED:	SHEET 1 OF 2

# Walnut Estates Subdivision Filing 1

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Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado



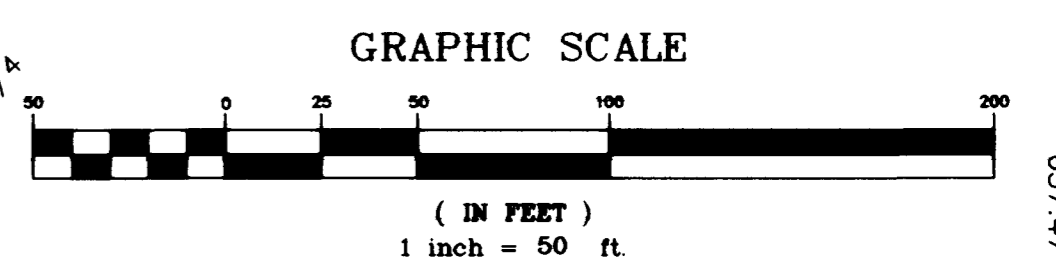
**CURVE TABLE**

STREET CENTERLINE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CRD DIR	CRD LN
CB1	05°13'13"	470.00'	42.82'	21.43'	N87°23'29"E	42.81'
LOTS						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CRD DIR	CRD LN
CL18	02°29'17"	444.00'	19.28'	9.64'	N88°45'27"E	19.28'
CL23	05°13'13"	496.00'	45.19'	22.61'	N87°23'29"E	45.18'
CLB	02°43'56"	444.00'	21.17'	10.59'	N86°08'50"E	21.17'

Palisade Irrigation District Easement Book 2039, Page 815.  
West 10' of property (Record)  
10' each side of center line (Measured) as marked in the field.

**LAND USE SUMMARY**

LOTS	Acres	Percent
18.78	0.82	91.2%
0.97	4.0%	4.8%
<b>TOTAL</b>	<b>20.57</b>	<b>100.0%</b>

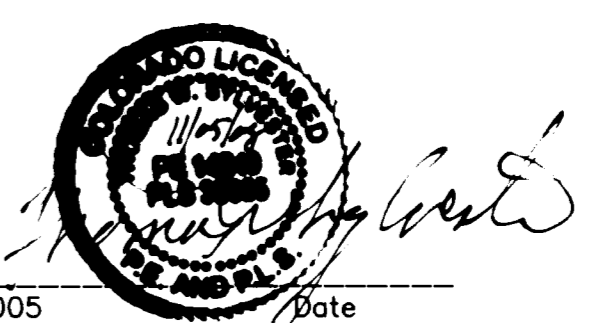


- LEGEND**
- Found Section Monument as Described
  - Found Survey Monument as Described
  - Fnd 2" Alum. Cap on #5 Rebar PLS 38005
  - Found Witness Corner as Described
  - Found 2" Alum. Cap on #5 Rebar, PLS 31160
  - Boundary Line
  - Lot Line
  - Section or Aliquot Line
  - Center Line
  - - - Easement Line
  - Monuments set in concrete
- Monuments found within 0.25' of record are considered as being in record position.

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**Merritt LS, L.L.C.**  
743 Horizon Ct., Suite 100B, Grand Junction, CO 81506  
PHONE (970) 255-7386 FAX (970) 256-7386

**Walnut Estates Subdivision Filing 1**  
In the NW 1/4 Section 5  
Township 1 South, Range 1 East  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado

DATE: October 24, 2008 SCALE 1" = 50'  
DRAWN:TWS/KPJ CHK: TWS PROJECT NO: 0542 Plat  
REVISED: SHEET 2 OF 2