

# MONARCH RIDGE

## NE 1/4 NE 1/4 SECTION 20, T.1S.,R.1E., UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Lederer Monarch Ridge, LLC, is the owner of that real property situate in the NE 1/4 NE 1/4, Section 20, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the northeast corner of said Section 20, being a found Mesa County survey marker, the basis of bearing being S89°58'35"W to the E 1/16 corner of said Section 20, being another found Mesa County survey marker; thence S00°03'01"E a distance of 71.02 feet; thence S89°56'59"W a distance of 30.00 feet to the Point of Beginning; thence S00°03'01"E a distance of 426.85 feet; thence N89°59'08"W a distance of 516.16 feet; thence N00°07'50"E a distance of 467.54 feet; thence N89°58'35"E a distance of 473.71 feet; thence S69°25'29"E a distance of 12.47 feet; thence S46°58'55"E a distance of 32.92 feet; thence S20°24'23"E a distance of 15.12 feet to the Point of Beginning. Said parcel contains 5.52 acres more or less.

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Lots and Tracts as shown hereon, and designed the same as MONARCH RIDGE 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 Right-of-Way are hereby 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 said utilities and appurtenances which may include, but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewer, water lines, telephone lines, traffic control facilities, street lighting, 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 drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage easement areas. The Homeowner's Association is not relieved of its responsibility to inspect, install, operate, maintain, and repair the drainage facilities.

All Irrigation and Drainage Easements to be granted to the Monarch Ridge Homeowner's Association Inc., for the benefit of the owners of the lots and tracts hereby platted as undivided interest, (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

Tracts A - C are to be granted to the Monarch Ridge Homeowners Association Inc., as undivided interest, (not partitionable) for open space purposes, irrigation and landscape buffer subject to the various easements dedicated and granted on this plat.

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.

Said owners further certify that all lienholders if any, are represented hereon.

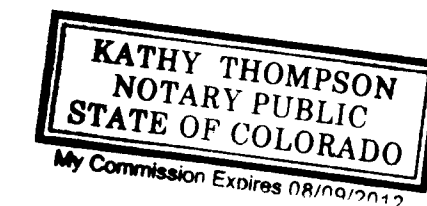
Eric Martin Lederer  
Eric Martin Lederer  
Manager Lederer Monarch Ridge, LLC

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of JANUARY A.D., 2009 by Eric Martin Lederer, Manager Lederer Monarch Ridge, LLC.

Witness my hand and official seal: Kathy Thompson  
Notary Public

My commission expires: 8/9/2012



### PLAT NOTES

Engineered foundations are required per the geotechnical investigation performed by Huddleston-Berry Engineering and Testing LLC, Grand Junction, CO, Dated 10/11/2006.

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.

### 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 4626 at Page 834 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said individuals have caused their names to be hereto subscribed the day and year as written below.

BY: Eric Lederer as Attorney-in-Fact

Otis E. Hackett, Neil Zane and Nancy Zane, Barry Zane and Sharon Zane, Robert Lewis Meyers and Karen L. Meyers Family Trust, Costello IRA, LLC, Steve Costello and Gwen Costello, Jay M. Kashkin and Mindy W. Kashkin, Detgen Living Trust, and Anthony Duarte.

By Eric Lederer as Attorney-in-Fact pursuant to Power-of-Attorney.

- Book 4778, Page 218 as Reception No. 2472009
- Book 4778, Page 200 as Reception No. 2472001
- Book 4778, Page 205 as Reception No. 2472003
- Book 4778, Page 207 as Reception No. 2472004
- Book 4778, Page 209 as Reception No. 2472005
- Book 4778, Page 211 as Reception No. 2472006
- Book 4778, Page 213 as Reception No. 2472007
- Book 4778, Page 215 as Reception No. 2472008

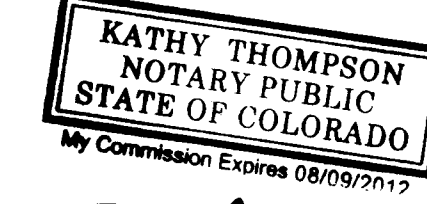
### ACKNOWLEDGEMENT OF LIENHOLDER

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing Lienholder Ratification of Plat was acknowledged before me this 15<sup>th</sup> day of JANUARY A.D., 2009 by Eric Lederer, power of attorney, on behalf of Otis E. Hackett, Neil Zane and Nancy Zane, Barry Zane and Sharon Zane, Robert Lewis Meyers and Karen L. Meyers Family Trust, Costello IRA, LLC, Steve Costello and Gwen Costello, Jay M. Kashkin and Mindy W. Kashkin, Detgen Living Trust, and Anthony Duarte.

Witness my hand and official seal: Kathy Thompson  
Notary Public

My commission expires: 8/9/2012



BY: Bill Martin as Attorney-in-Fact  
Kathryn Carson

By Bill Martin as Attorney-in-Fact pursuant to Power-of-Attorney.

Book 4778, Page 202 as Reception No. 2472002

### ACKNOWLEDGEMENT OF LIENHOLDER

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing Lienholder Ratification of Plat was acknowledged before me this 15<sup>th</sup> day of JANUARY A.D., 2009 by Bill Martin, power of attorney, on behalf of Kathryn Carson.

Witness my hand and official seal: Kathy Thompson  
Notary Public

My commission expires: 8/9/2012



### TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, Security Title Guaranty Co., 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 Lederer Monarch Ridge 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: 1/15/09 By: James C. Hard

### CITY APPROVAL

This plat of Monarch Ridge, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on

the 19 day of JANUARY 2009.

Janice Rich  
City Manager

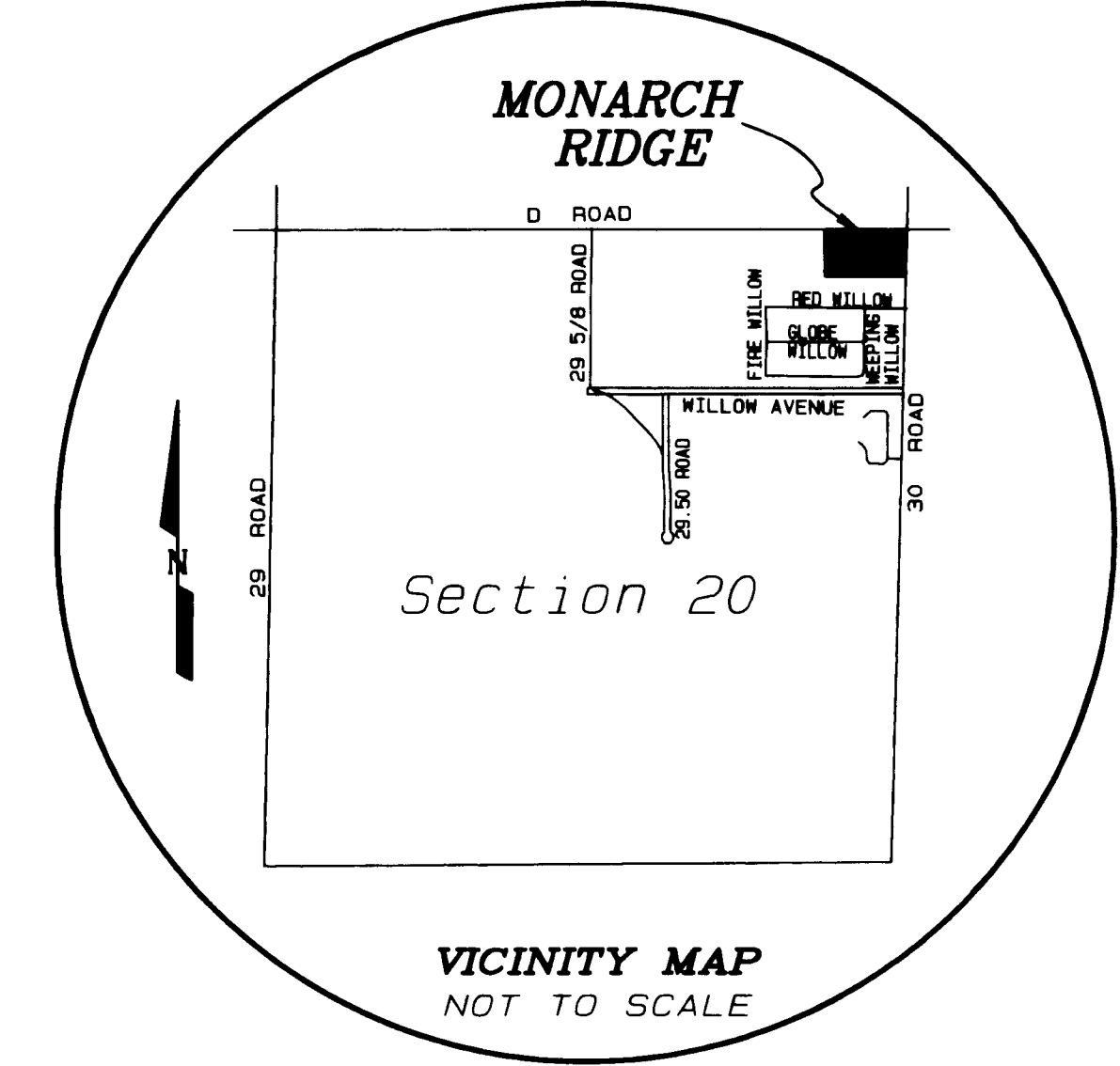
Greg Palmer  
City Mayor

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:28 o'clock P.M. this 23<sup>rd</sup> day of JANUARY A.D. 2009, and is duly recorded in Book No. 4782 at page 270 + 271 Reception No. 2473133 Fee \$ 20.00 1<sup>st</sup> Drawer No. WJW-94

Janice Rich  
Deputy

Janice Rich  
Clerk and Recorder



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

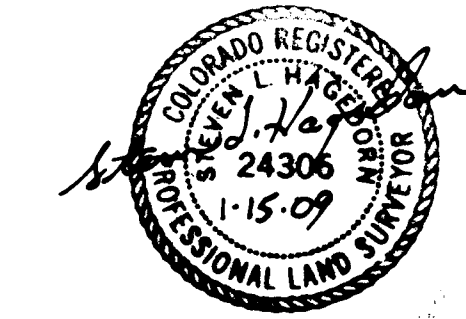
Monarch Ridge Homeowner's Association Inc. Covenants, Conditions and Restrictions recorded in Book 4782 at Pages 273

Tracts A - C are conveyed to the Monarch Ridge Homeowner's Association Inc. recorded in Book 4782 at Pages 284

Irrigation and Drainage Easements are conveyed to the Monarch Ridge Homeowners Association Inc. recorded in Book 4782 at Pages 285

### SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, 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 Security Title Guaranty Co. in Commitment No. ~~535-46047758-200-KTC~~ 535-46047758-200-KTC, Amend. No. 1



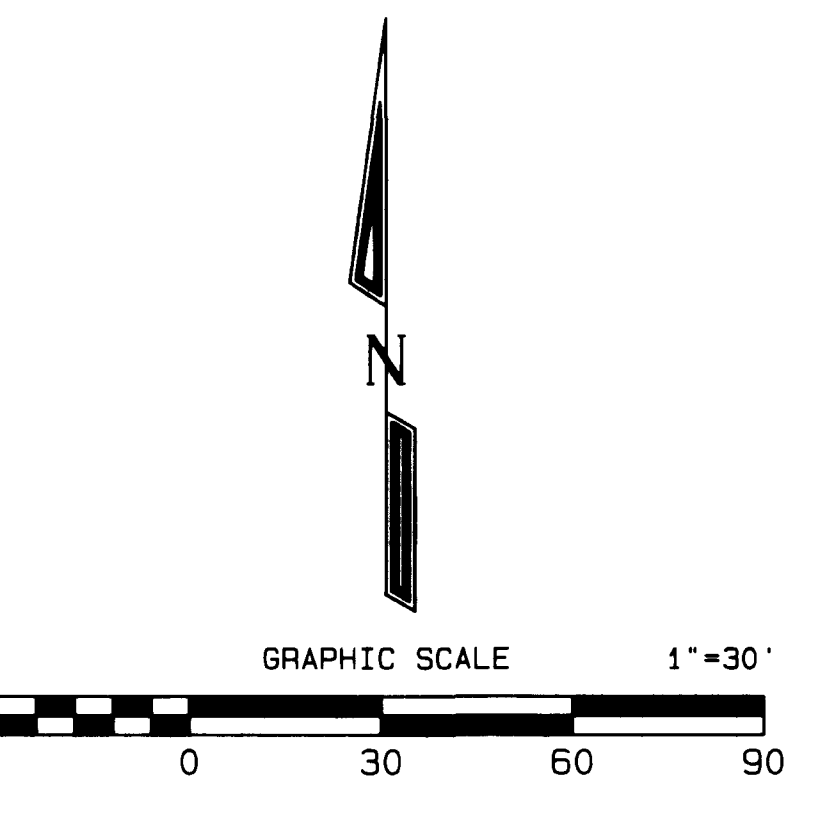
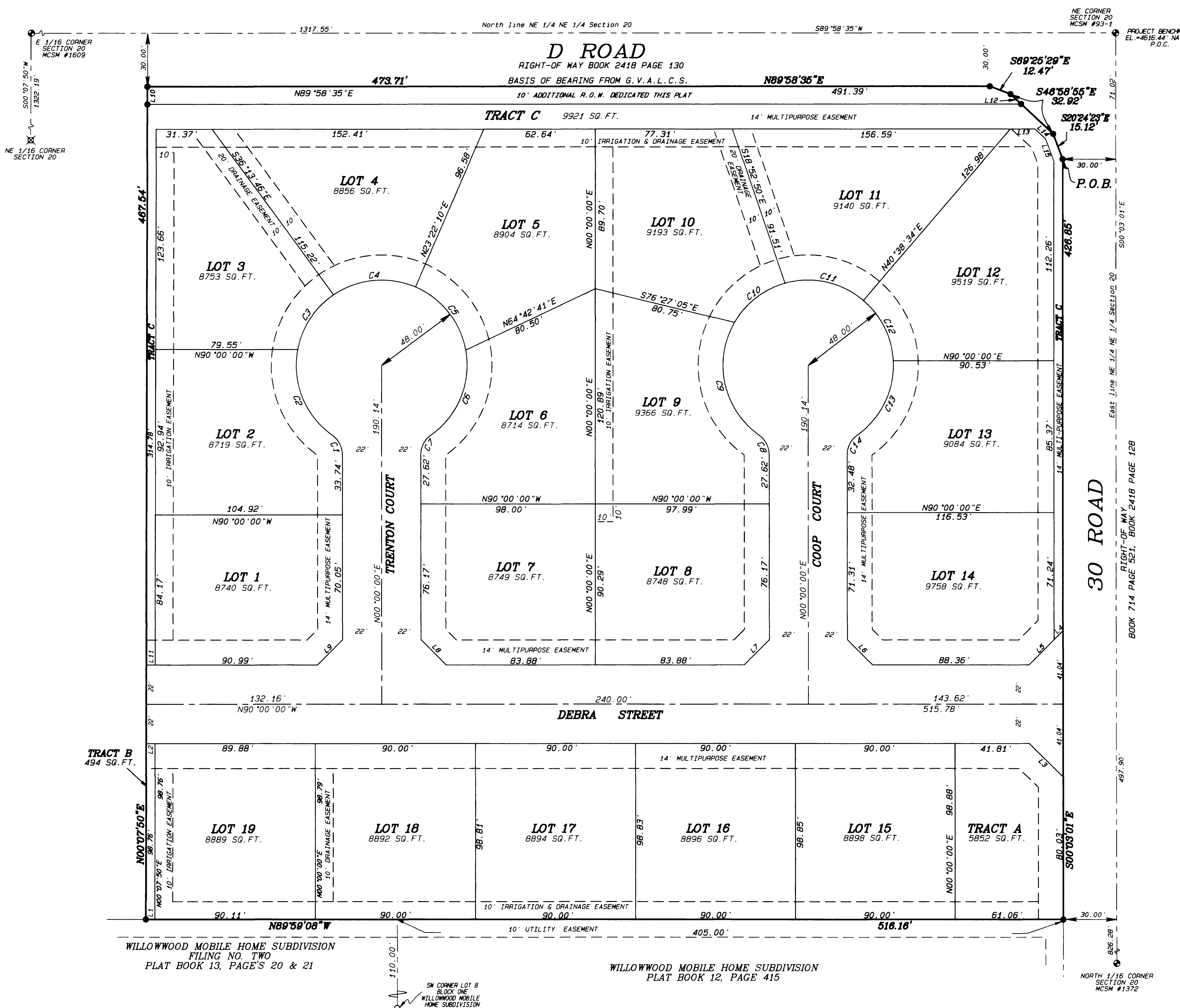
**MONARCH RIDGE**  
NE 1/4 NE 1/4 SECTION 20, T.1S.,R.1E., UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By S.L.H.	Checked By M.W.D.	Job No. B13-06-17
Drawn By TMODEL	Date JANUARY, 2009	Sheet 1 OF 2

# MONARCH RIDGE

NE 1/4 NE 1/4 SECTION 20, T.1S.,R.1E., UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



- LEGEND & ABBREVIATIONS**
- FOUND MESA COUNTY SURVEY MARKER
  - ⊗ FOUND 2.5" ALUMINUM CAP ON 1" ALUMINUM ROD STAMPED LS 24320
  - SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 37049
  - FOUND #5 REBAR WITH PLASTIC CAP STAMPED "L 5 9960"
- G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM  
P.O.C. = Point of Commencement  
P.O.B. = Point of Beginning  
SQ. FT. = square feet

**AREA SUMMARY**

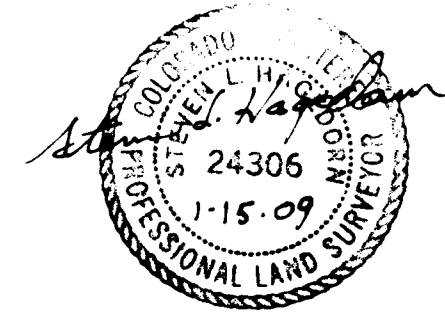
DEDICATED ROADS	= 1.23 ACRE / 22.3%
TRACTS	= 0.37 ACRE / 6.7%
LOTS (19)	= 3.92 ACRE / 71.0%
<b>TOTAL</b>	<b>= 5.52 ACRE / 100%</b>

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	54°44'37"	13.50'	12.90'	12.41'	N27°22'19"W
C2	65°31'34"	48.00'	54.89'	51.95'	N21°58'50"W
C3	45°02'41"	48.00'	37.74'	36.77'	N33°18'17"E
C4	57°33'08"	48.00'	48.21'	46.21'	N84°36'12"E
C5	56°13'53"	48.00'	47.11'	45.24'	S38°30'17"E
C6	65°07'58"	48.00'	54.57'	51.67'	S22°10'38"W
C7	54°44'37"	13.50'	12.90'	12.41'	S27°22'19"W
C8	54°44'37"	13.50'	12.90'	12.41'	N27°22'19"W
C9	84°55'07"	48.00'	71.14'	64.81'	N12°17'04"W
C10	44°00'52"	48.00'	36.87'	35.97'	N52°10'56"E
C11	56°20'16"	48.00'	47.20'	45.32'	S77°38'30"E
C12	46°17'25"	48.00'	38.78'	37.73'	S26°19'39"E
C13	57°55'34"	48.00'	48.53'	46.49'	S25°46'50"W
C14	54°44'37"	13.50'	12.90'	12.41'	S27°22'19"W

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N89°58'35"E	5.00'
L2	N90°00'00"E	5.00'
L3	S45°27'58"E	26.90'
L4	N44°50'42"E	7.08'
L5	N44°50'42"E	20.02'
L6	N44°59'52"W	19.97'
L7	N44°59'52"E	19.97'
L8	N44°59'52"W	19.97'
L9	N44°59'52"E	19.97'
L10	N00°01'25"W	10.00'
L11	N90°00'00"E	5.00'
L12	N46°58'55"W	8.22'
L13	N89°58'36"E	13.80'
L14	S46°58'55"E	8.35'
L15	S20°24'23"E	13.04'



**MONARCH RIDGE**  
NE 1/4 NE 1/4 SECTION 20, T.1S.,R.1E., UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By	S. L. H.	Checked By	M. W. D.	Job No.	B13-05-17
Drawn By	TMODEL	Date	DECEMBER, 2008	Sheet	2 OF 2

WILLOWWOOD MOBILE HOME SUBDIVISION  
FILING NO. TWO  
PLAT BOOK 13, PAGE'S 20 & 21

WILLOWWOOD MOBILE HOME SUBDIVISION  
PLAT BOOK 12, PAGE 415

NORTH 1/16 CORNER  
SECTION 20  
MCSM #1372