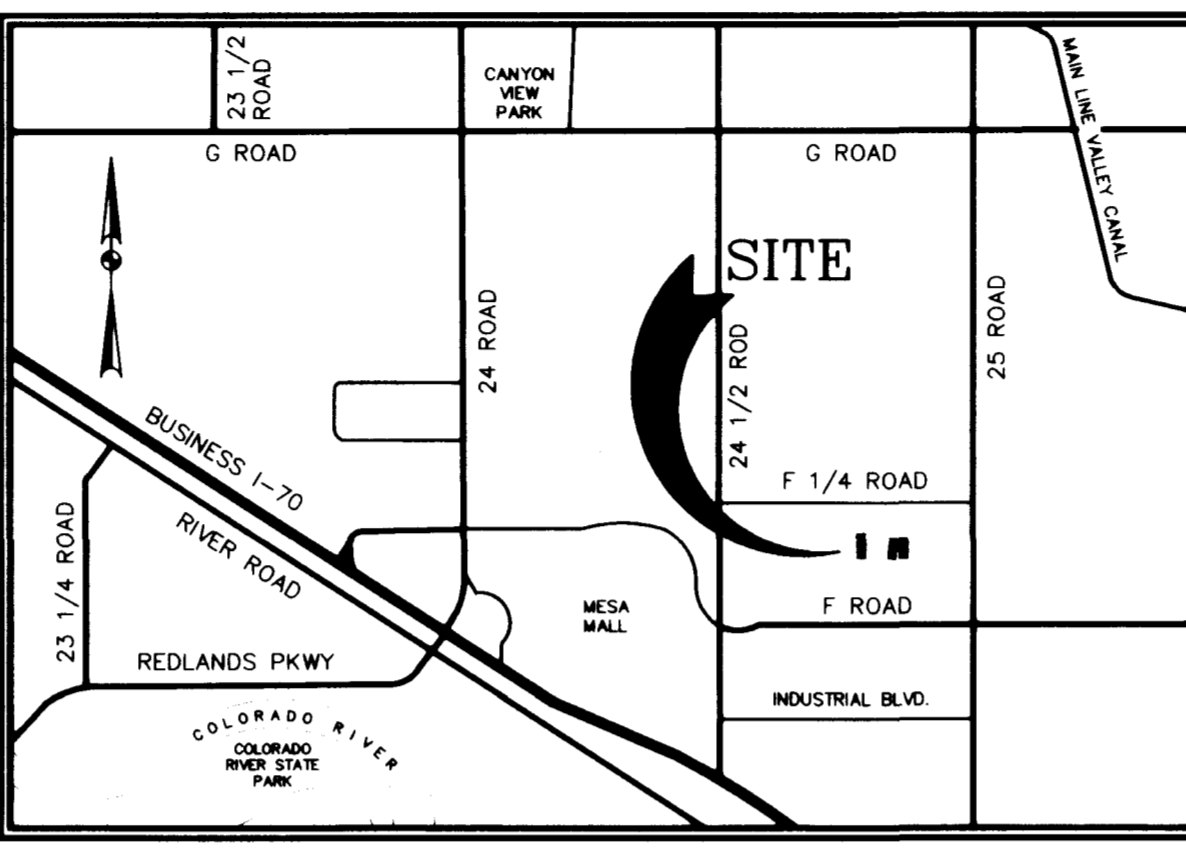


**SUNDANCE VILLAGE SUBDIVISION REPLAT NO. 1**  
**A REPLAT OF LOTS 31-40, LOTS 76-84 & LOTS 111-119 OF**  
**BLOCK 2, PHASE 2 OF SUNDANCE VILLAGE SUBDIVISION AS RECORDED IN BOOK 4727 AT PAGE 587**  
**LOCATED IN THE SOUTH HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, T. 1 S., R. 1 W.**  
**OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO**  
**SHEET 1 OF 2**



VICINITY MAP SCALE: 1"=2000'

**FOR CITY USE ONLY**

Associated Book	Recorded Page	Documents Type

LAND USE SUMMARY			
LOTS	1.220	ACRES	100.00%
ROADS	0.000	ACRES	00.00%
TRACTS	0.000	ACRES	00.00%
<b>TOTAL</b>	<b>1.220</b>	<b>ACRES</b>	<b>100.00%</b>

**STATEMENT OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Sundance Village, LLC, is the owner of that real property situated in the South Half of the Southeast One-Quarter of Section 4, Township 1 South, Range 1 West Ute Meridian, Mesa County, Colorado, the evidence of ownership of which is demonstrated in an instrument recorded in Book 4119 at Page 41, Reception No. 2308087 of the Mesa County records; said property being more particularly described as follows:

Lots 31-40, Lots 76-84, and Lots 111-119 of Block 2, Phase 2 of Sundance Village Subdivision as recorded in Book 4727, Page 587.

That said owners have by these presents laid out and caused to be surveyed the above described real property as shown hereon, and designates the same as Sundance Village Subdivision Replat No. 1, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado.

That Multi-Purpose Easements and Drainage Easements were dedicated and set apart on the plat of Sundance Village Subdivision as recorded in Book 4727, Page 587 which effect and are depicted on the following lots on this plat: Lots 511 thru 519 and Lot 576.

No new easements or rights-of-way are being dedicated by this plat

Executed this 5<sup>th</sup> day of March 2009

Sundance Village, LLC  
 By: Todd DeNeui  
 Landon Corporation, Mng'r, by Todd DeNeui,  
 State of Colorado )  
 )ss President  
 County of Mesa )

The foregoing Statement of Ownership and Dedication was acknowledged before me by Landon Corporation, Manager by Todd DeNeui, Mng'r as manager of Sundance Village, LLC this 5<sup>th</sup> day of March 2009 for the aforementioned purposes.

Annette Miller  
 Notary Public  
 My commission expires: \_\_\_\_\_

**SURVEYOR'S STATEMENT**

I, LYNN D. LANTZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE PLAT OF SUNDANCE VILLAGE SUBDIVISION REPLAT NO. 1, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, STATE OF COLORADO, HAS BEEN PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF THE SAME. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION LAND DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO. 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. THIS STATEMENT IS NOT A GUARANTY, EITHER EXPRESSED OR IMPLIED.

LYNN D. LANTZ  
 COLORADO PLS 12046

**GENERAL NOTES**

- Existing easements shown per plat of Sundance Village Subdivision
- This survey does not constitute a title search by this surveyor or Souder Miller and Associates. All information regarding ownership, rights-of-way, easements of record, adjoining, and other documents that may affect the quality of title to this property is from a title commitment prepared by First American Title Company, No. 911-H0109406-900-GTO, Amendment No. 1, dated August 25, 2008.
- This plat is a representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced hereon. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS).

**TITLE CERTIFICATE**

State of Colorado  
 County of Mesa

We, First American Heritage Title Company of Mesa County Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined 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 easements, reservations, and rights of way of record are shown hereon.

Date: 3-5-2009 By: Jonathan V. Bero Examiner  
 Name and Title  
 First American Heritage Title Company of Mesa County Inc.

**CITY APPROVAL**

This plat of Sundance Village Subdivision Replat No. 1, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 9 day of MARCH, 2009

Scott Madrid City Manager  
Greg Palmer Mayor

**CLERK AND RECORDERS CERTIFICATE**

State of Colorado )  
 County of Mesa )ss

This Plat was filed for the record in the office of the Clerk and Recorder of Mesa County, Colorado, at 9:27 o'clock A. M., on this 10<sup>th</sup> day of March 2009

A.D., and was recorded at Reception No. 2480028 Book 4812

Page 876-878 Drawer No. WW-116 Fees \$200.00

By: Janice Rich Clerk and Recorder  
Jessica Hope Deputy

**DECLARATION OF COVENANTS**

This property is subject to Covenants, Conditions and Restrictions as set forth in an instrument recorded in Book 4727 at Pages 684 of the Mesa County 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 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 the certification shown hereon.

	<p><b>SUNDANCE VILLAGE SUBDIVISION</b>  <b>REPLAT NO. 1</b></p> <p>LOCATED IN SE 1/4, SECTION 4                  TOWNSHIP 1S, R1W, UTE MERIDIAN                  GRAND JUNCTION, MESA COUNTY, COLORADO</p> <p>DATE: 020609 SURVEYED BY: SHEET: 1 OF 2 DRAWING: JL</p>
	<p><b>SOUDER, MILLER &amp; ASSOCIATES</b>                  529 25<sup>1/2</sup> Road, Suite B210                  Grand Junction, Colorado 81505                  Tel: 970-243-6067 - Fax: 970-241-2845                  www.soudermiller.com</p> <p>Serving the Southwest &amp; Rocky Mountains                  Albuquerque - Farmington - Las Cruces - Roswell - Santa Fe, NM                  Cortez - Grand Junction - Montrose, CO - Safford, AZ - Monticello, UT</p>

# SUNDANCE VILLAGE SUBDIVISION REPLAT NO. 1

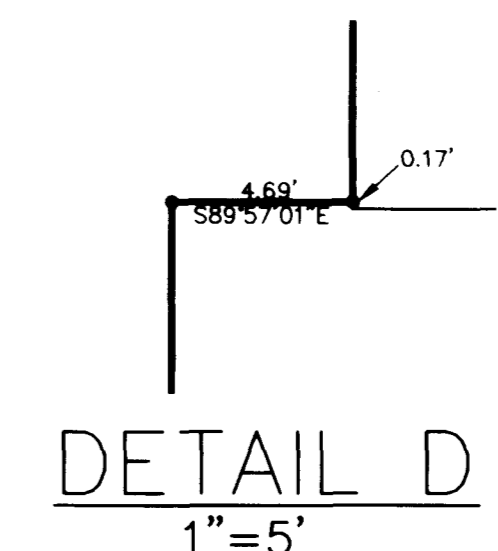
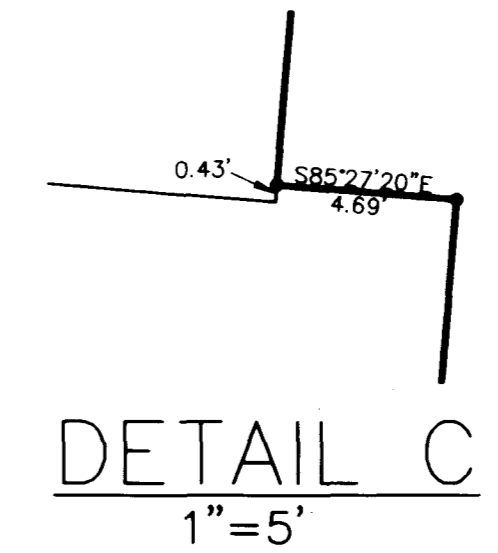
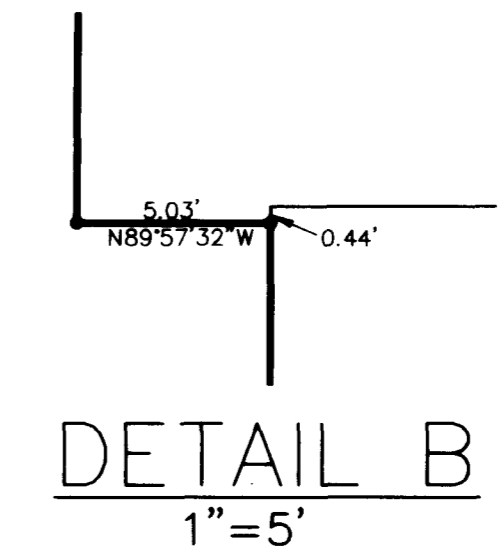
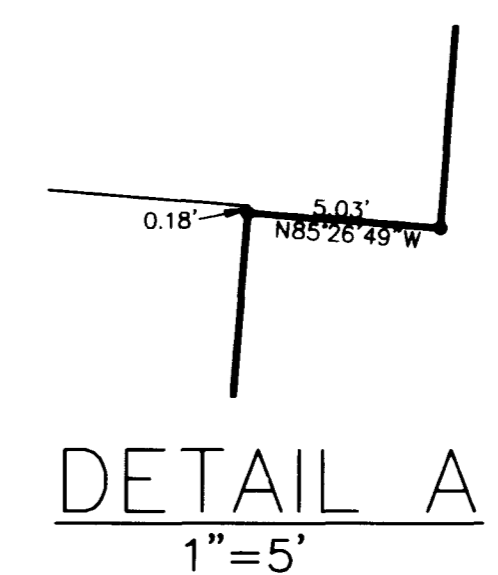
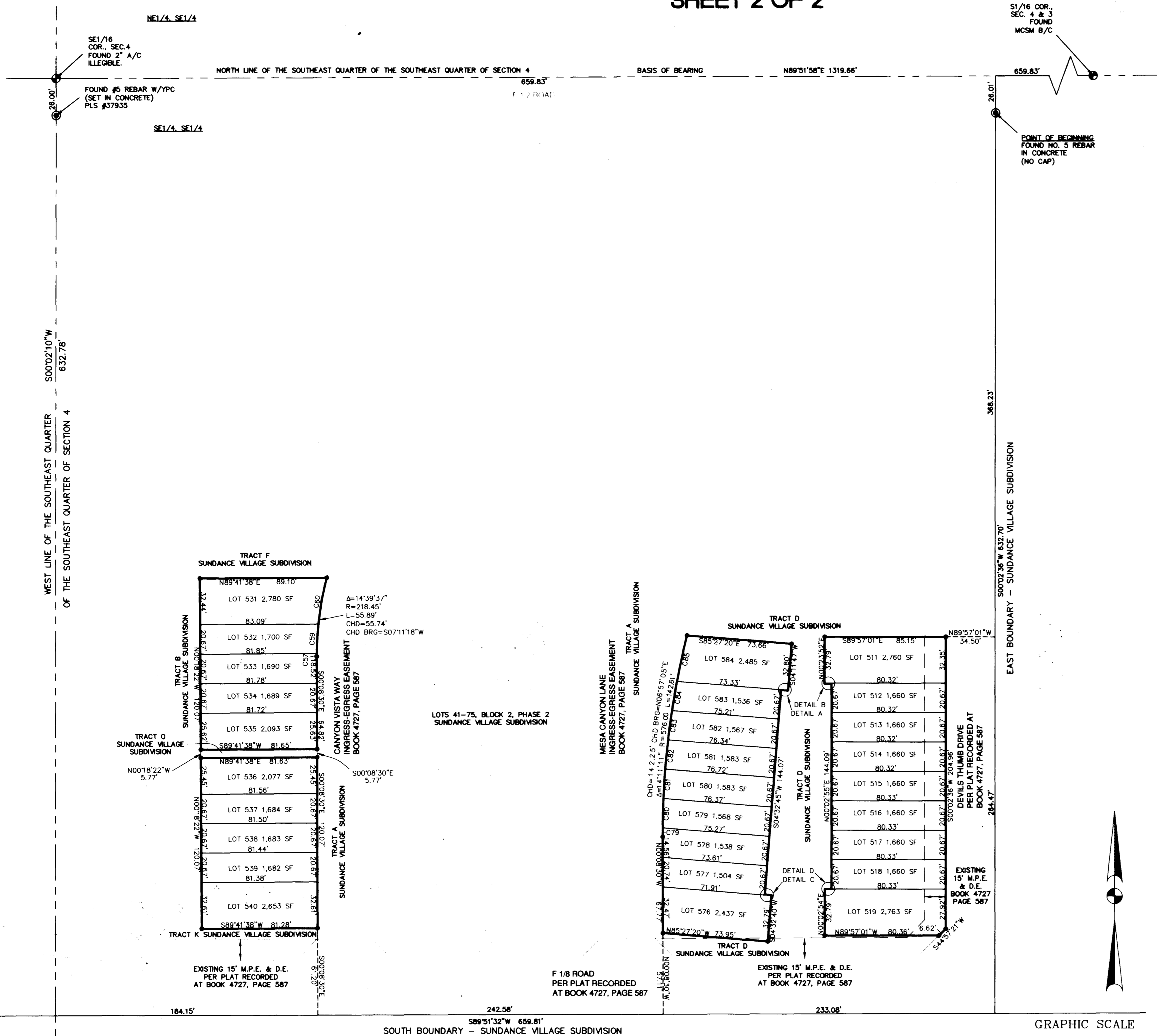
## A REPLAT OF LOTS 31-40, LOTS 76-84 & LOTS 111-119 OF

### BLOCK 2, PHASE 2 OF SUNDANCE VILLAGE SUBDIVISION AS RECORDED IN BOOK 4727 AT PAGE 587

#### 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 2



LEGEND

- ⊙ MCSM
- SET PROPERTY CORNER #5 REBAR WITH 1 1/4\"/>
- FOUND PROPERTY CORNER #5 NOTED
- ⊙ FOUND PROPERTY CORNER: 1 1/2\"/>
- T. TOWNSHIP
- R. RANGE
- 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
- LS. LAND SURVEYOR
- (TYP.) TYPICAL
- R.O.W. RIGHT-OF-WAY
- CONC. CONCRETE
- ALUM. ALUMINUM
- PG. PAGE
- REC. RECEPTION
- COR. CORNER
- BC. BRASS CAP
- YPC. YELLOW PLASTIC CAP
- OPC. ORANGE PLASTIC CAP
- AC. ALUMINUM CAP
- ILL. ILLEGIBLE
- UE. UTILITY EASEMENT
- SSE. SANITARY SEWER EASEMENT
- SDE. STORM DRAIN EASEMENT
- LOT LINE
- EASEMENT LINE
- BOUNDARY LINE
- SECTION LINE
- ADJACENT
- PROPERTY LINE

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHD BRG	CHD DIST.
C57	0°33'48"	2.15'	218.45'	S00°08'24\"/> <td>2.15'</td>	2.15'
C59	5°25'56"	20.71'	218.45'	S03°08'16\"/> <td>20.70'</td>	20.70'
C60	8°39'53"	33.03'	218.45'	S10°11'11\"/> <td>33.00'</td>	33.00'
C79	0°36'52"	6.18'	576.00'	S00°09'55\"/> <td>6.18'</td>	6.18'
C80	2°03'33"	20.70'	576.00'	S01°30'08\"/> <td>20.70'</td>	20.70'
C81	2°03'23"	20.67'	576.00'	S03°33'36\"/> <td>20.67'</td>	20.67'
C82	2°03'24"	20.67'	576.00'	S03°36'59\"/> <td>20.67'</td>	20.67'
C83	2°03'33"	20.70'	576.00'	S07°40'28\"/> <td>20.70'</td>	20.70'
C84	2°03'53"	20.76'	576.00'	S09°44'11\"/> <td>20.76'</td>	20.76'
C85	3°16'33"	32.93'	576.00'	S12°24'24\"/> <td>32.93'</td>	32.93'

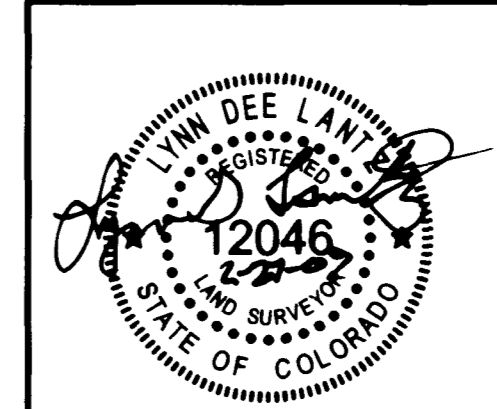
**NOTICE:**

According to the Sundance Village Subdivision Plat recorded at Book 4727, Page 587, Tracts A-C will be conveyed by separate instrument to the owners association for this subdivision. Tracts A-C are a public easement across their entirety for emergency vehicle and personnel ingress and egress granted hereby.

**BASIS OF BEARING and Linear Units**

The bearing between the found SE 1/16 Cor. of Sec. 4, Township 1 South, Range 1 West, of the Ute Meridian, and the found S 1/16 Cor. Sec. 4 Township 1 South, Range 1 West, of the Ute Meridian is assumed to bear N89°51'58"E to correspond to the Mesa County Local Coordinate System.

Linear units are in U.S. Survey Feet defined as exactly one Meter equals 3937/1200 ft.



**SUNDANCE VILLAGE SUBDIVISION  
REPLAT NO. 1**

LOCATED IN SE 1/4, SECTION 4  
TOWNSHIP 1S, R1W, UTE MERIDIAN  
GRAND JUNCTION, MESA COUNTY, COLORADO

DATE: 02/06/09 SURVEYED BY: SHEET: 1 OF 2 DRAWING: J.L.



**SOUDER, MILLER & ASSOCIATES**  
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