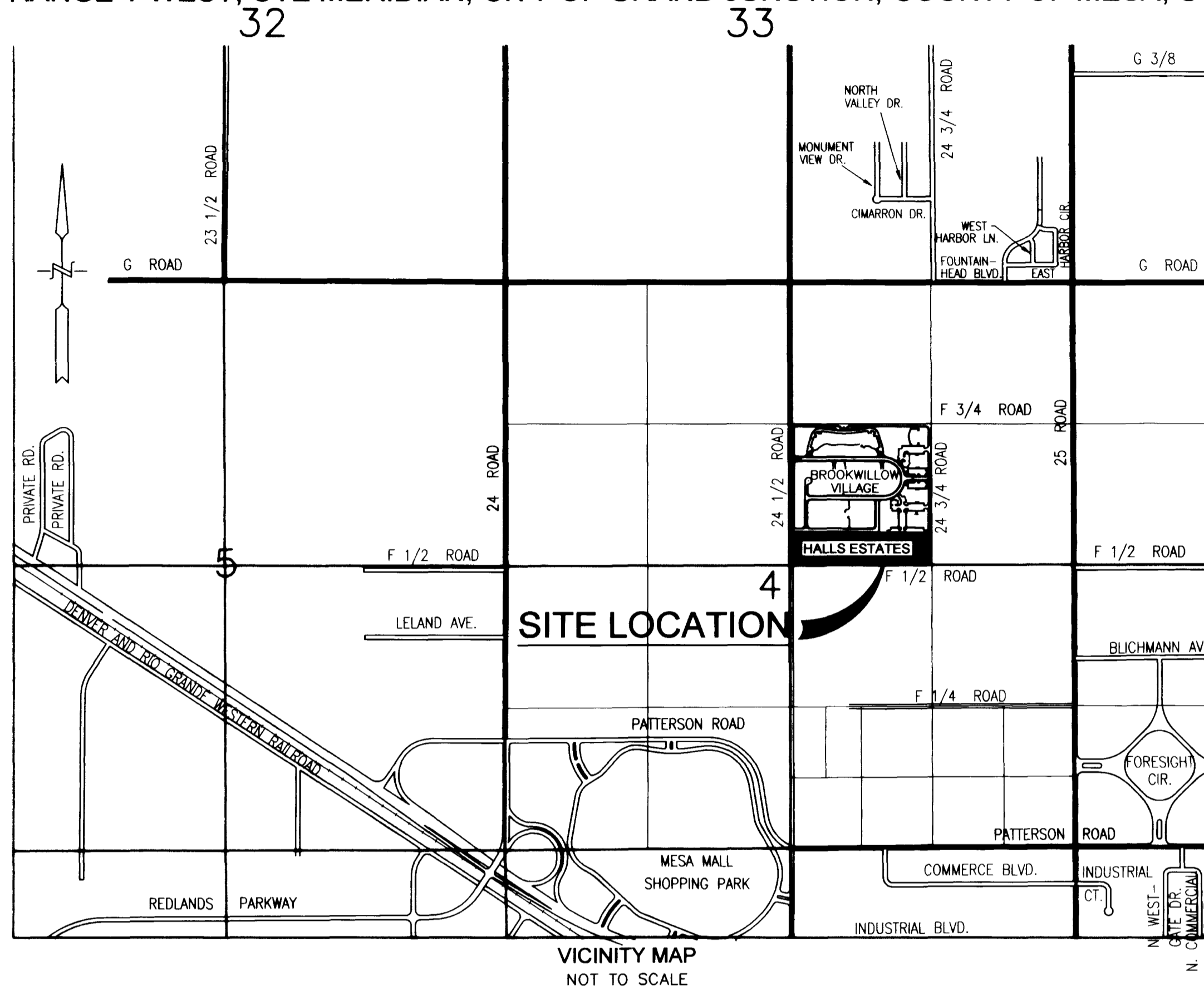


# HALLS ESTATES PHASE I

A SUBDIVISION OF LOT 1 AS SHOWN BY THAT PLAT OF "A & B HALL MINOR SUBDIVISION" ON FILE IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 1750884, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.



**SITE LOCATION**

VICINITY MAP  
NOT TO SCALE

**OWNER'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS: THAT HALLS ESTATES LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER OF THAT REAL PROPERTY LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 AS SHOWN BY THAT PLAT OF "A & B HALL MINOR SUBDIVISION" ON FILE IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 1750884.

CONTAINING: 9.00 ACRES OF LAND.

ALL STREETS, ROADS AND RIGHTS-OF-WAY ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER.

LOT A IS FOR FUTURE DEVELOPMENT.

ALL UTILITY 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 WHICH MAY INCLUDE BUT ARE NOT LIMITED TO ELECTRIC LINES, CABLE TELEVISION LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, STORM SEWERS WATER LINES, TELEPHONE LINES, EQUIVALENT OTHER PUBLIC UTILITY PROVIDERS AND APPURTENANCE FACILITIES.

ALL IRRIGATION AND DRAINAGE EASEMENTS ARE DEDICATED TO THE HALLS ESTATES HOMEOWNERS' ASSOCIATION PER SEPARATE RECORDED DOCUMENTS.

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 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 AID 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 OWNER FURTHER CERTIFIES THAT ALL LIEN HOLDERS APPEAR HEREON.

IN WITNESS WHEREOF, SAID OWNER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 24th DAY OF JUNE, A.D., 2010.

BY: TERRY G. LAWRENCE Terry G. Lawrence  
(PRINT NAME) HALLS ESTATES L.L.C.  
MANAGER

**NOTARY PUBLIC CERTIFICATION**

COUNTY OF MESA }  
STATE OF COLORADO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY TERRY G. LAWRENCE AS MANAGER OF HALLS ESTATES L.L.C. THIS 24th DAY OF JUNE, A.D., 2010.

NOTARY PUBLIC Loanna J. Dumbleton  
MY COMMISSION EXPIRES: 9/18/2010



My Commission Expires 09/18/2010

**TITLE CERTIFICATION**

COUNTY OF MESA }  
STATE OF COLORADO } SS

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 VESTED TO Halls Estates 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. #2009

Karla A. Crespin 6-24-2010  
NAME AND TITLE DATE  
KARLA A. CRESPIN/LIC. TITLE EXAMINER  
LAND TITLE GUARANTEE COMPANY

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS FINAL PLAT IS THE SOUTHERLY BOUNDARY LINE OF THOSE LANDS AS SHOWN BY THAT CERTAIN RECORDED PLAT OF "BROOKWILLOW VILLAGE, FILING III" ON FILE IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 2449063, BOOK 4699 AND PAGES 675-676.

SAID LINE BEARS NORTH 89°50'08" WEST.

**SURVEYOR'S CERTIFICATION**

I, RICHARD L. ATKINS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SUBDIVISION REPRESENTS A FIELD SURVEY COMPLETED BY ME AND/OR UNDER MY DIRECT SUPERVISION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT THIS PLAT CONFORMS TO ALL APPLICABLE REQUIREMENTS OF THE ZONING AND DEVELOPMENT CODE OF THE CITY OF GRAND JUNCTION AND ALL APPLICABLE LAWS AND REGULATIONS OF THE STATE OF COLORADO.

Richard L. Atkins 6/25/2010  
DATE  
RICHARD L. ATKINS  
REGISTERED PROFESSIONAL SURVEYOR  
COLORADO LICENSE NO. 12991

**CITY APPROVAL**

THIS PLAT OF "HALLS ESTATES PHASE I", A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED AS OF THE 24 DAY OF JUNE, 2010.

[Signature]  
CITY MANAGER

Teresa L. Coons  
CITY MAYOR

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

COUNTY OF MESA }  
STATE OF COLORADO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:11 O'CLOCK A.M., THIS 30th DAY OF JUNE, 2010, AND WAS DULY RECORDED IN BOOK 5027, PAGE(S) 307 & 308, AS RECEPTION NO. 2537758, DRAWER NO. XX-105, FEES 20 + 1

Janice Rich  
CLERK AND RECORDER

Sharon Ridgway  
DEPUTY

**NOTICE**

ACCORDING TO COLORADO LAW (C.R.S. 13-80-105) YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

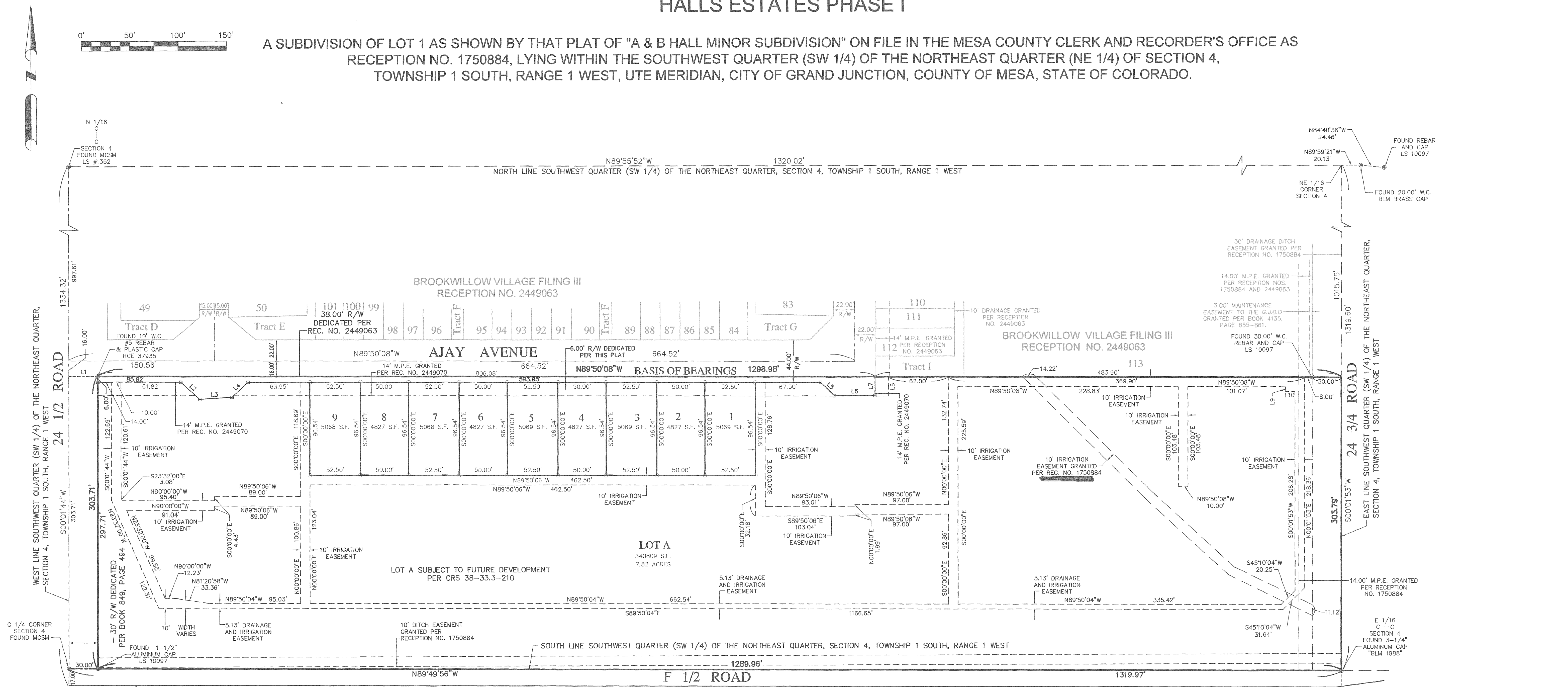
**LINEAL UNITS STATEMENT**

THE LINEAL UNITS USED TO CREATE THIS PLAT ARE U.S. SURVEY FEET.

FOR CITY USE ONLY			HALLS ESTATES PHASE I	
ASSOCIATED RECORDED DOCUMENTS			A SUBDIVISION OF LOT 1 AS SHOWN BY THAT PLAT OF "A & B HALL MINOR SUBDIVISION" ON FILE IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 1750884, LYING WITHIN THE SW 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.	
BOOK	PAGE	TYPE	HALLS ESTATES, LLC 786 VALLEY COURT GRAND JUNCTION, COLORADO 81505-9714 (970) 248-8500	
5027	516	Quit Claim Deed	ATKINS AND ASSOCIATES, INC. 518 28 Road, Suite B-105 Grand Junction, Colorado 81501 P 970.245.6630 F 970.245.2355	
5027	517	Declaration of Covenants, Conditions and Restrictions for Halls Estates Subdivision		
			DATE 06/23/10	
			JOB NO. 05029E	
			SHEET 1 OF 2	

# HALLS ESTATES PHASE I

A SUBDIVISION OF LOT 1 AS SHOWN BY THAT PLAT OF "A & B HALL MINOR SUBDIVISION" ON FILE IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 1750884, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.



LEE, RONALD & SHEILA  
PARCEL NO. 2945-044-00-116

**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L1	S89°50'08"E	30.00'
L2	N47°53'48"W	26.61'
L3	N86°30'37"E	33.56'
L4	S46°41'26"W	22.74'
L5	S46°38'55"E	19.95'
L6	N90°00'00"W	42.00'
L7	S00°00'00"E	19.54'
L8	S00°00'00"E	20.00'
L9	S00°01'53"W	5.00'
L10	N89°50'08"W	10.00'

**LEGEND**

- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJACENT PROPERTY LINE
- ADJACENT EASEMENT LINE
- PROPERTY LINE EXTENSION / TIE LINE

**SYMBOLS**

- L1 LINE DATA NUMBER
- REC. RECEPTION
- MCSM MESA COUNTY SURVEY MARKER
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- M.P.E. MULTI-PURPOSE EASEMENT
- W.C. WITNESS CORNER
- LS LAND SURVEYOR
- CRS COLORADO REVISED STATUTE
- 12 LOT NUMBER
- MONUMENT FOUND AS INDICATED
- SET 5/8" REBAR AND CAP, LS 12291
- SET 5/8" REBAR AND CAP, LS 12291, IN CONCRETE
- ▲ SET PK NAIL AND CAP, LS 12291

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS FINAL PLAT IS THE SOUTHERLY BOUNDARY LINE OF THOSE LANDS AS SHOWN BY THAT CERTAIN RECORDED PLAT OF "BROOKWILLOW VILLAGE, FILING III" ON FILE IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 2449063, BOOK 4699 AND PAGES 675-676.

SAID LINE BEARS NORTH 89°50'08" WEST.

**AREA TABULATION**

DESCRIPTION	SQ. FT.	PERCENT
LOT A	340,809 SF	86.98%
9 SINGLE-FAMILY RESIDENTIAL LOTS	44,651 SF	11.40%
RIGHT-OF-WAY	6,368 SF	1.62%
<b>TOTAL</b>	<b>391,827 SF</b>	<b>100.00%</b>

**HALLS ESTATES PHASE I**

A SUBDIVISION OF LOT 1 AS SHOWN BY THAT PLAT OF "A & B HALL MINOR SUBDIVISION" ON FILE IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 1750884, LYING WITHIN THE SW 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

**HALLS ESTATES, LLC**  
786 VALLEY COURT  
GRAND JUNCTION, COLORADO 81505  
(970) 248-8500

**ATKINS AND ASSOCIATES, INC.**  
518 28 ROAD, SUITE B-105  
GRAND JUNCTION, COLORADO 81501  
P 970.245.6630 F 970.245.2355

DRAWN BY	SLB
DATE	06/23/10
JOB NO.	05029E
SHEET	2 OF 2