

HATCH SUBDIVISION

A PART OF THE REPLAT OF THE FAIRWAY, PLAT BOOK 13, PAGE 243 AND AN UNPLATTED PARCEL LOCATED IN NORTHWEST QUARTER NORTHEAST QUARTER (NW1/4 NE1/4) SECTION 27, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6th PRINCIPAL MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Robert Curt Hatch and Suzanne Marie Hatch, as joint tenants, also known as Robert C. Hatch and Suzanne M. Hatch are the owners of that real property being all of Replat of The Fairway, EXCEPT Lots 1-6 and Tract A of Block One, as recorded at Plat Book 13, Page 243, Mesa County records and an unplatted parcel being located in part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deeds Book 5026, Page 293 (Robert C. Hatch and Suzanne M. Hatch) and Book 5029, Page 924 (Robert Curt Hatch and Suzanne Marie Hatch), Mesa County records.)

Commencing at the Northwest corner of the NW1/4 NE1/4 Section 27, whence the Northeast corner of said NW1/4 NE1/4 Section 27 bears South 88°20'02" East, a distance of 1329.43 feet for a basis of bearings, with all bearings contained herein relative thereto; thence, along the North line of said NW1/4 NE1/4 Section 27, South 88°20'02" East, a distance of 292.86 feet to the POINT OF BEGINNING; thence South 88°20'02" East, a distance of 390.02 feet, along the North line of said NW1/4 NE1/4 Section 27, to a point on the centerline of the Redlands Mesa 2nd Lift Canal; thence along the centerline of said Redlands Mesa 2nd Lift Canal the following twenty-two (22) courses: (1) thence South 19°03'29" West, a distance of 6.62 feet; (2) thence along a curve to the right, having a delta angle of 10°07'54", a radius of 50.00 feet, an arc length of 8.84 feet, a chord length of 8.83 feet, and a chord bearing of South 24°07'17" West; (3) thence South 29°11'05" West, a distance of 23.17 feet; (4) thence along a curve to the right, having a delta angle of 7°15'17", a radius of 75.00 feet, an arc length of 9.50 feet, a chord length of 9.49 feet, and a chord bearing of South 32°48'38" West; (5) thence South 36°26'11" West, a distance of 18.10 feet; (6) thence along a curve to the right, having a delta angle of 03°27'01", a radius of 240.00 feet, an arc length of 14.45 feet, a chord length of 14.45 feet, and a chord bearing of South 38°09'41" West; (7) thence South 39°53'12" West, a distance of 73.37 feet; (8) thence along a curve to the left, having a delta angle of 03°04'57", a radius of 240.00 feet, an arc length of 12.91 feet, a chord length of 12.91 feet, and a chord bearing of South 38°20'43" West; (9) thence South 36°48'15" West, a distance of 28.54 feet; (10) thence along a curve to the left, having a delta angle of 06°54'26", a radius of 125.00 feet, an arc length of 15.07 feet, a chord length of 15.06 feet, and a chord bearing of South 33°21'01" West; (11) thence South 29°53'48" West, a distance of 32.78 feet; (12) thence along a curve to the left, having a delta angle of 03°59'19", a radius of 200.00 feet, an arc length of 13.92 feet, a chord length of 13.92 feet, and a chord bearing of South 27°54'11" West; (13) thence South 25°54'34" West, a distance of 35.54 feet; (14) thence along a curve to the left, having a delta angle of 02°04'48", a radius of 100.00 feet, an arc length of 3.63 feet, a chord length of 3.63 feet, and a chord bearing of South 24°52'08" West; (15) thence South 23°49'41" West, a distance of 115.73 feet; (16) thence South 23°04'27" West, a distance of 35.45 feet; (17) thence along a curve to the left, having a delta angle of 04°30'58", a radius of 50.00 feet, an arc length of 3.94 feet, a chord length of 3.94 feet, and a chord bearing of South 20°48'57" West; (18) thence South 18°33'27" West, a distance of 32.34 feet; (19) thence along a curve to the left, having a delta angle of 18°28'19", a radius of 30.00 feet, an arc length of 9.67 feet, a chord length of 9.63 feet, and a chord bearing of South 09°19'11" West; (20) thence South 00°04'54" West, a distance of 13.57 feet; (21) thence along a non-tangent curve to the left, having a delta angle of 12°14'47", a radius of 30.00 feet, an arc length of 6.41 feet, a chord length of 6.40 feet, and a chord bearing of South 09°07'50" East; (22) thence South 18°20'35" East, a distance of 5.51 feet; thence North 68°03'02" West, a distance of 464.14 feet; thence North 00°14'58" East, a distance of 121.69 feet; thence South 89°44'02" East, a distance of 70.55 feet to a point at the beginning of a curve; thence along a non-tangent curve to the right, having a delta angle of 04°28'40", a radius of 212.58 feet, an arc length of 16.61 feet, a chord length of 16.61 feet, and a chord bearing of North 11°28'32" East; thence with a reverse curve to the left, having a delta angle of 13°26'54", a radius of 188.58 feet, an arc length of 44.26 feet, a chord length of 44.16 feet, and a chord bearing of North 06°59'25" East; thence North 00°15'58" East, a distance of 70.00 feet, to the beginning of a curve; thence along a curve to the right, having a delta angle of 90°00'03", a radius of 37.00 feet, an arc length of 58.12 feet, a chord length of 52.33 feet, and a chord bearing of North 45°16'00" East; thence South 89°44'02" East, a distance of 156.79 feet; thence North 00°03'39" West, a distance of 4.00 feet to the POINT OF BEGINNING.

Said parcel having an area of 4.395 Acres, as described. That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as HATCH SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

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 TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

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 which may include but are 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 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.

Owners hereby declare all lienholders of record to herein described real property are shown hereon.

IN WITNESS WHEREOF, said owners, Robert Curt Hatch aka Robert C. Hatch and Suzanne Marie Hatch aka Suzanne M. Hatch, has caused their names to be hereunto subscribed this 14th day of February, A.D. 2012.

Suzanne Marie Hatch aka Suzanne M. Hatch Robert Curt Hatch aka Robert C. Hatch

GENERAL NOTES

Basis of bearings is the North line of the NW1/4 NE1/4 Section 27, which bears North 88°20'02" West, a distance of 1329.43 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

All lineal units shown hereon in U.S. Survey feet.

Easement and Title Information provided by Land Title Guarantee Company - Grand Junction, Policy No. GJF0501822-3, dated February 7, 2012.

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

We, LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION, 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 ROBERT CURT HATCH AND SUZANNE MARIE HATCH and 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: FEBRUARY 16, 2012 by: Sheila Reiner / Karen A. Crespin Name And Title

for: LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION Name Of Title Company
* ROBERT CURT HATCH AND SUZANNE MARIE HATCH
** TAXES FOR THE YEAR 2011 NOT PAID.

FOR CITY USE ONLY

Associated Book	Recorded Page	Document Type
5265	855	Declaration of Easement for a Non-Exclusive Ingress/Egress Access and Utility Easement
5265	859	Grant of Easements to Redlands Water & Power Company
5265	863	Declaration of 10.0' Grading and Wall Easement
5265	866	Declaration of Stormwater Detention Easement
5265	869	15.00' Wide Electrical Utility Easement to XCEL Energy

CITY OF GRAND JUNCTION APPROVAL

This plat of HATCH SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 21st day of FEBRUARY, A.D., 2012.

City Manager: [Signature]

Mayor: [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 10:59 o'clock A. M., February 28, A.D., 2012, and was duly recorded in Book 5265, Page(s) No. 875+876

Reception No. 2602013 Drawer No. YY-99 Fees: 20⁰⁰ 1⁰⁰

Sheila Reiner
Clerk and Recorder

By: Ginny Baughman
Deputy

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Suzanne Marie Hatch (aka Suzanne M. Hatch) this 14th day of February, A.D., 2012.

Witness my hand and official seal:

[Signature]
Notary Public



My Commission Expires 8-5-15

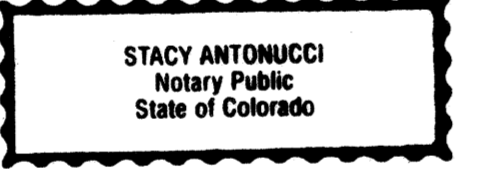
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Robert Curt Hatch (aka Robert C. Hatch) this 16th day of February, A.D., 2012.

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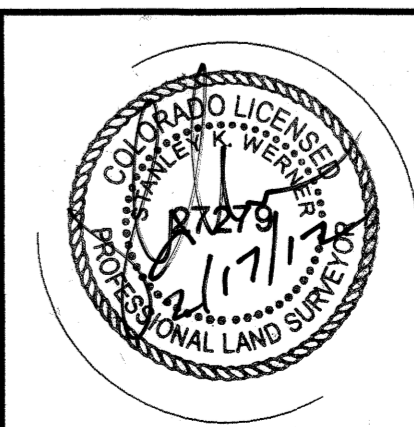
LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
- PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED
- PK NAIL, SET IN PAVING
- DURABLE CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- DELTA ANGLE OF ARC
- R RADIUS OF ARC
- L LENGTH OF ARC
- Ch CHORD DISTANCE OF ARC
- Brg CHORD BEARING OF ARC
- = EQUAL SYMBOL
- % PERCENT SYMBOL
- & AND SYMBOL
- UM UTE MERIDIAN
- INTERSTATE HIGHWAY SYMBOL
- STATE HIGHWAY SYMBOL
- US UNITED STATES
- NTS NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- §ss SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- L.L.C. LIMITED LIABILITY COMPANY
- A.D. ANNO DOMINI
- ± MORE OR LESS
- ' DEGREES (ANGULAR)
- " MINUTES (ANGULAR) OR FEET (LINEAR)
- SECONDS (ANGULAR) OR INCHES (LINEAR)
- MCSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT
- ROW RIGHT-OF-WAY
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- T&N TOWNSHIP x NORTH
- R&W RANGE x WEST

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 CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, do hereby certify that the accompanying plat of HATCH SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.



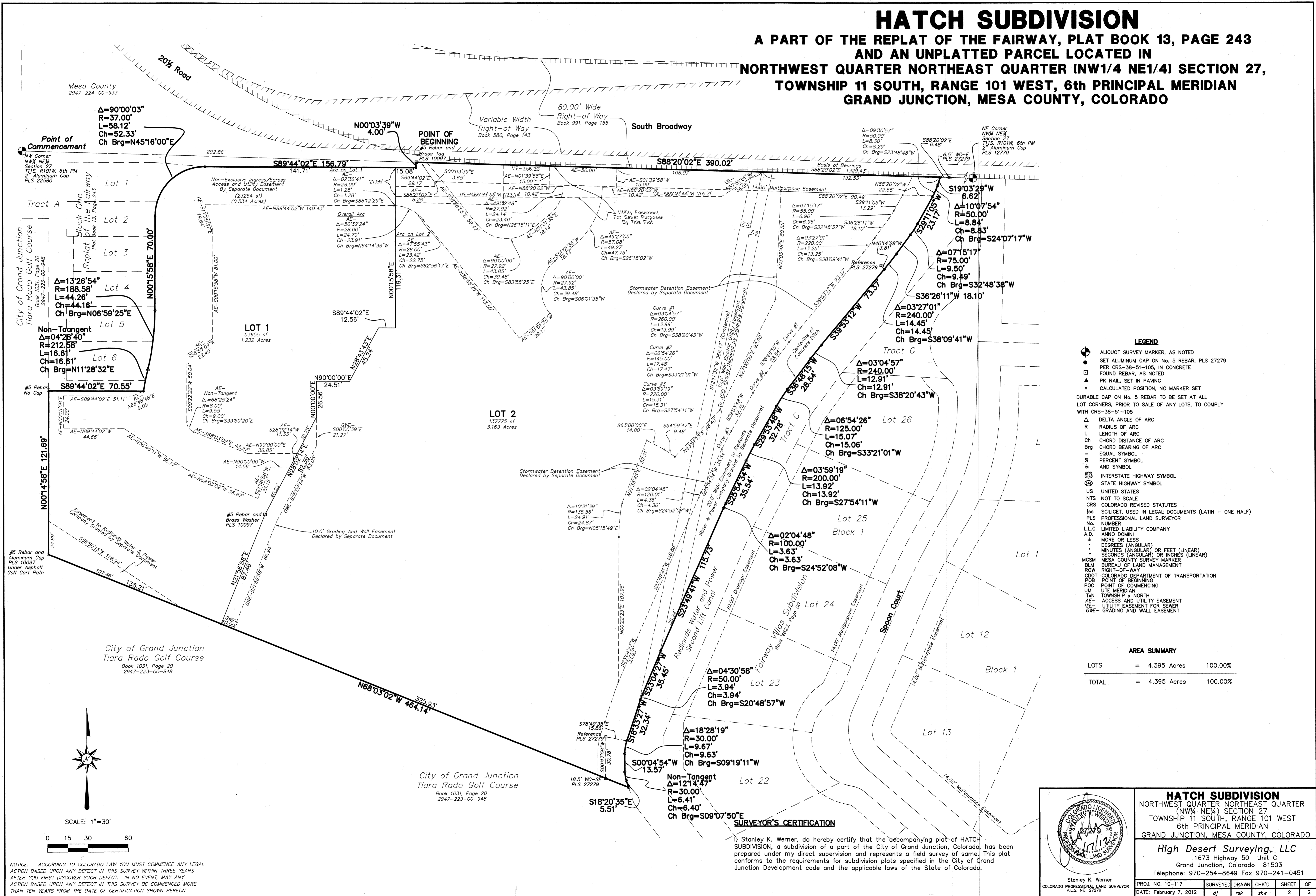
HATCH SUBDIVISION
NORTHWEST QUARTER NORTHEAST QUARTER (NW1/4 NE1/4) SECTION 27
TOWNSHIP 11 SOUTH, RANGE 101 WEST
6th PRINCIPAL MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 10-117	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: February, 2012	df	rsk	skw	1	2

HATCH SUBDIVISION

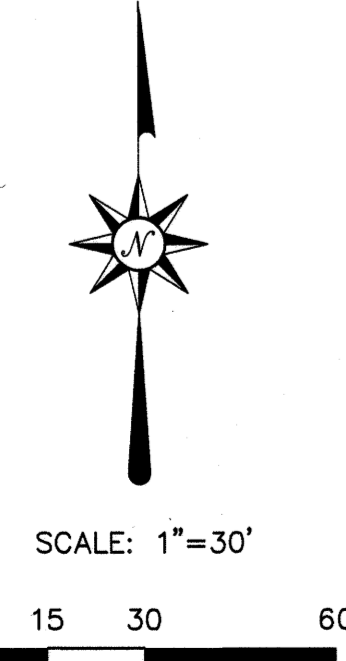
A PART OF THE REPLAT OF THE FAIRWAY, PLAT BOOK 13, PAGE 243 AND AN UNPLATTED PARCEL LOCATED IN NORTHWEST QUARTER NORTHEAST QUARTER INW1/4 NE1/4 SECTION 27, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6th PRINCIPAL MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO



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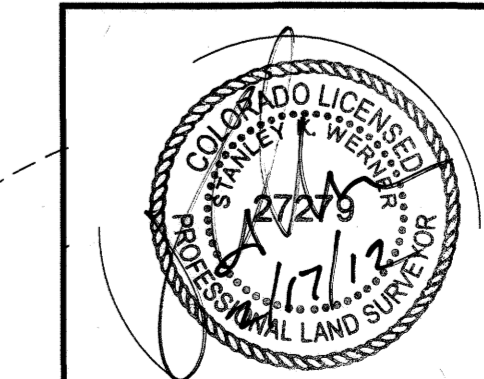
AREA SUMMARY

LOTS	=	4.395 Acres	100.00%
TOTAL	=	4.395 Acres	100.00%



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