

HERITAGE ESTATES, FILING 1

SE 1/4 NE 1/4, SEC. 4, T1S, R1W, U.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Heritage Estates, LLC is the owner of that real property situate in the SE 1/4 NE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the NE 1/16 corner of said Section 4, being monumented by a 3.25" B.L.M. aluminum monument set 20.06 feet away as a witness corner along the north line of said SE 1/4 NE 1/4, bearing S89°52'49"E being the basis of bearing to the N 1/16 corner of said Section 4, being a Mesa County survey marker; thence S89°52'49"E a distance of 660.23 feet along said north line; thence S00°02'33"W a distance of 660.09 feet; thence N89°51'27"W a distance of 4.28 feet to an existing fence line as called for in the current deed; thence S00°19'36"E a distance of 184.73 feet along said fence line; thence N89°30'12"E a distance of 373.46 feet along said fence line; thence S01°01'43"E a distance of 424.96 feet; thence N89°49'15"W a distance of 639.81 feet; thence S82°18'31"W a distance of 402.14 feet to the C-E 1/16 corner of said Section 4; thence N00°01'56"E a distance of 1319.66 feet to the point of beginning. Said parcel contains 23.04 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots and Tracts, and designated the same as HERITAGE ESTATES, FILING 1, a subdivision 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 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 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.

Tracts A and B, are granted to the Heritage Estates Homeowner's Association, Inc., for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the common areas for landscape, subject to the various easements dedicated and granted on this Final 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.

Owner further certifies that all lienholders, if any, are represented hereon.

Heritage Estates, LLC
Lloyd J. Davis Jr.
Lloyd J. Davis Jr., Manager

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 2ND day of November A.D., 2012 by Lloyd J. Davis Jr., Manager, Heritage Estates, LLC.
Witness my hand and official seal: *Kim A. Kerck*
Kim A. Kerck
Notary Public
My commission expires: 04/14/2014



TITLE CERTIFICATION

State of Colorado
County of Mesa

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 is vested to Heritage Estates, 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.
***2012 Taxes Not Yet Due and Payable.**

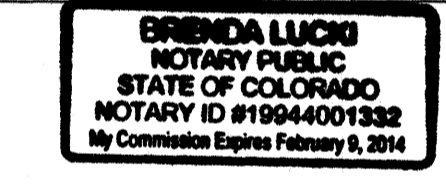
Date: November 2, 2012 By: *Karen A. Crespin*
Karen A. Crespin/Lic. Title Ex.

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 4981 at Page 925 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: *[Signature]* FOR: Timberline Bank
Book 4981 Page 925 1st

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing Lienholders Ratification was acknowledged before me this 20 day of November 2012 A.D., by
Witness my hand and official seal: *Brenda Lucki*
Brenda Lucki
Notary Public
My commission expires: _____



CITY APPROVAL

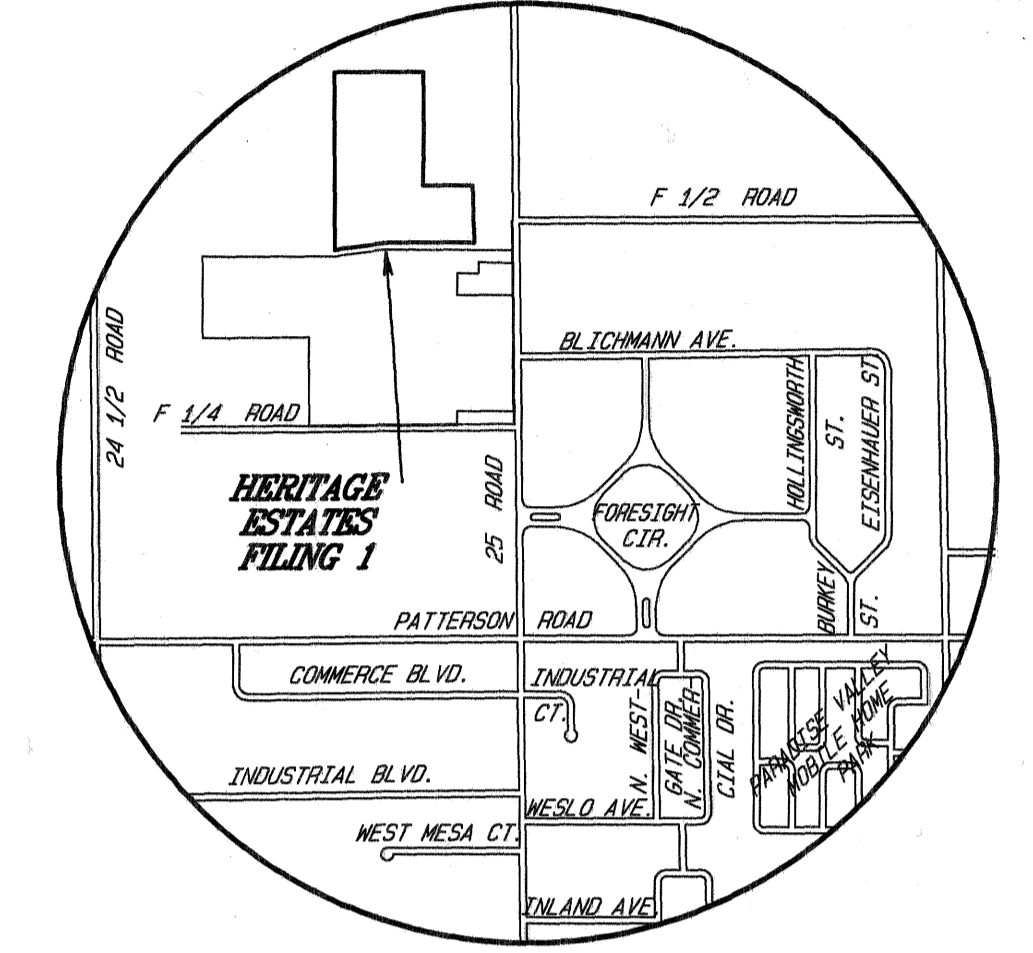
This plat of Heritage Estates, Filing 1, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 25th day of November, 2012.

[Signature] City Manager
[Signature] City Mayor

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 8:21 o'clock A.M., on this 5th day of December 2012 A.D., and was recorded at Reception No. 2635653, Book 5397 and Page 316-317 Drawer No. 44-151 and Fees \$20.00 + \$1.00

Sheila Reiner
Clerk and Recorder
[Signature]
Deputy

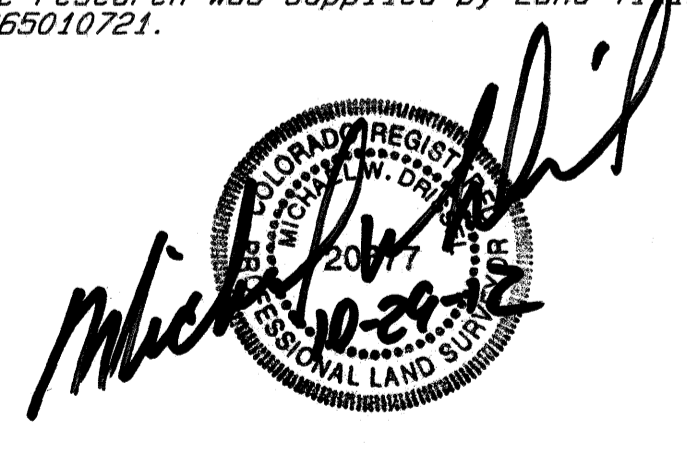


VICINITY MAP
N.T.S.

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.
Declaration of Covenants, Conditions and Restrictions of the Heritage Estates Homeowner's Association, Inc. recorded in Book 5397 at Pages 357.
Tracts A and B are conveyed to the Heritage Estates Homeowner's Association, Inc. recorded in Book 5397 at Page 378.
Revoable Permits Book 5397 Pages 379,383,387

SURVEYOR'S STATEMENT

I, Michael W. Drissel, 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. It is based upon my professional knowledge, information and belief according to applicable standards of practice. This is not a guarantee or warranty, either expressed or implied. Title research was supplied by Land Title Guarantee Company under Order Number GJB65010721.



HERITAGE ESTATES, FILING 1
LOCATED IN THE
SE 1/4 NE 1/4, SEC. 4, T1S, R1W, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

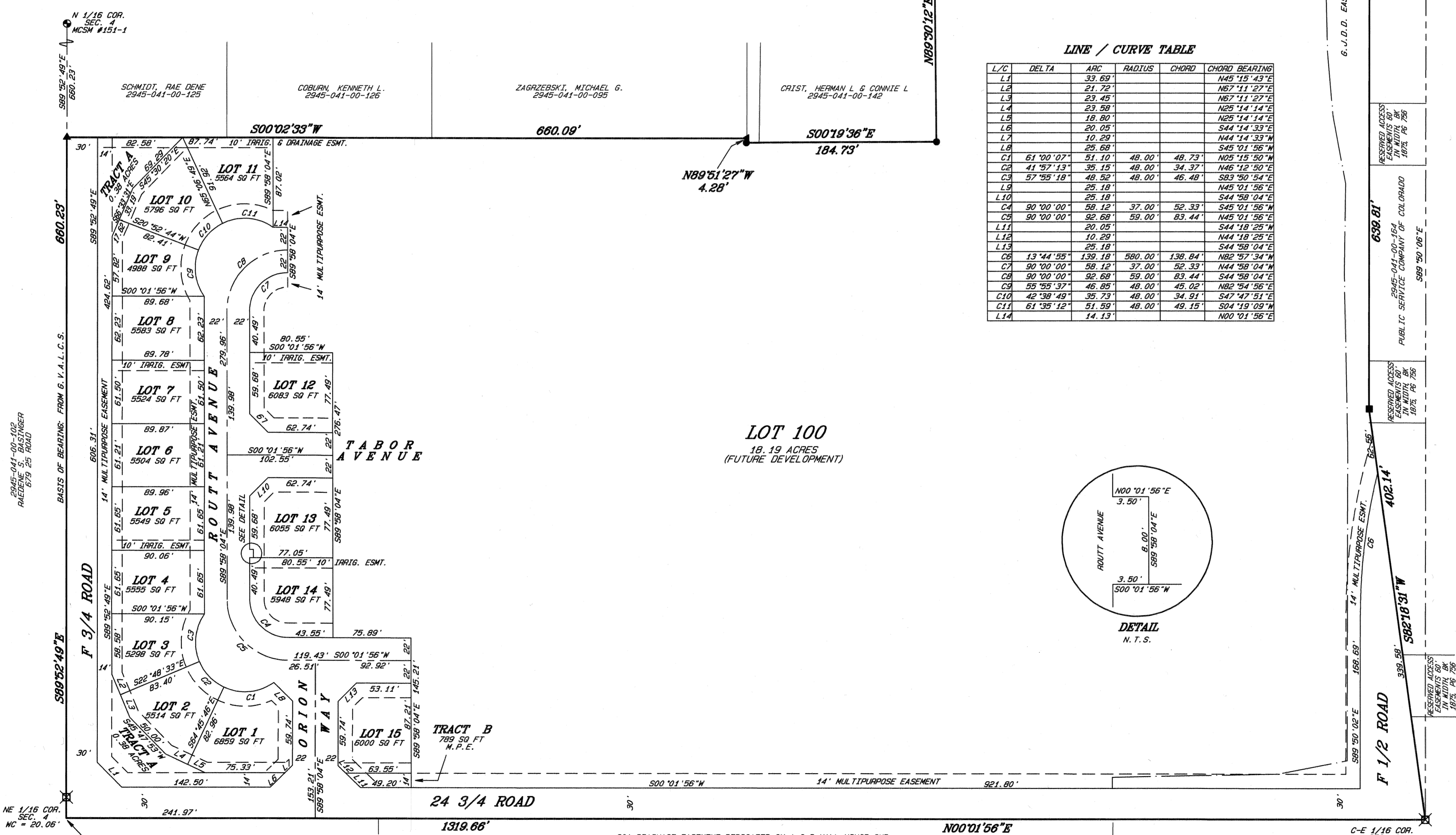
Designed By M.W.D. Checked By S.L.H. Job No. 198-05-55
Drawn By TMODEL Date OCT. 2012 Sheet 1 OF 2

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.

HERITAGE ESTATES FILING 1

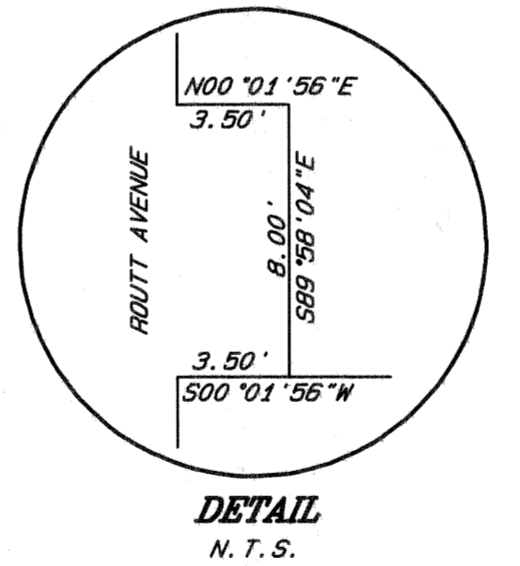
SE 1/4 NE 1/4, SEC. 4, T1S, R1W, U.M.

PEACOCK, CHARLES & FLORENCE 2945-041-00-143
 JONES, JIMMY A & JULIE D 2945-041-00-032
 MORAN, JACQUELYN A 2945-041-00-133
 MORAN, JACQUELYN A 2945-041-00-034



LINE / CURVE TABLE

L/C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
L1	33.69°				N45°15'43"E
L2	21.72°				N67°11'27"E
L3	23.45°				N67°11'27"E
L4	23.58°				N25°14'14"E
L5	18.80°				N25°14'14"E
L6	20.05°				S44°14'33"W
L7	10.29°				N44°14'33"W
L8	25.69°				S45°01'56"W
C1	61°00'07"	51.10'	48.00'	48.73'	N00°01'56"E
C2	41°57'13"	36.15'	48.00'	34.37'	N46°12'30"E
C3	57°55'18"	46.52'	48.00'	46.48'	S83°50'54"E
L9	25.18°				N45°01'56"E
L10	25.18°				S44°58'04"E
C4	90°00'00"	58.12'	37.00'	52.33'	S45°01'56"W
C5	90°00'00"	52.68'	59.00'	83.44'	N45°01'56"E
L11	20.05°				S44°18'25"W
L12	10.29°				N44°18'25"E
L13	25.18°				S44°58'04"E
C6	13°44'55"	139.18'	550.00'	136.84'	N82°57'34"W
C7	90°00'00"	58.12'	37.00'	52.33'	N44°58'04"W
C8	90°00'00"	52.68'	59.00'	83.44'	S44°58'04"E
C9	55°55'37"	46.89'	48.00'	45.02'	N82°54'56"E
C10	42°58'49"	36.73'	48.00'	34.91'	S47°17'51"E
C11	61°35'12"	51.59'	48.00'	49.15'	S04°19'09"W
L14	14.13°				N00°01'56"E

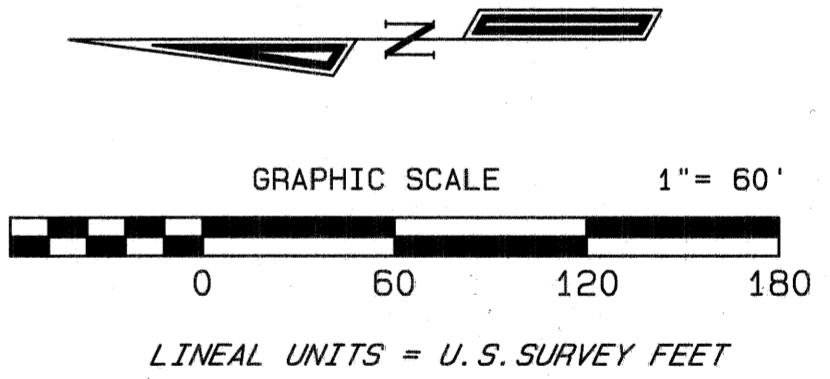


LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
 - ⊗ FOUND B.L.M. / G.L.O. BRASS CAP
 - ⊗ FOUND #6 REBAR W/2.5" ALUMINUM CAP STAMPED D H SURVEYS LS 24306
 - ▲ FOUND #5 REBAR (BARE)
 - FOUND #5 REBAR W/1.5" ALUMINUM CAP STAMPED I.T.S. LS 10097
 - △ FOUND #5 REBAR W/PLASTIC CAP MARKED LS 10097
 - FOUND #5 REBAR W/1.5" ALUMINUM CAP STAMPED COPE LS 11221
 - FOUND #5 REBAR W/ PLASTIC CAP MARKED LISER PE-PLS 14113
 - SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
 G.J.D.D. = GRAND JUNCTION DRAINAGE DISTRICT
 W.C. = WITNESS CORNER
 P.O.B. = POINT OF BEGINNING
 AC. = ACRES
 SQ FT = SQUARE FEET
 IRRIG. = IRRIGATION
 ESMT. = EASEMENT
 M.P.E. = MULTIPURPOSE EASEMENT

AREA SUMMARY

DED. ROADS	= 2.49 AC. / 11%
LOTS	= 20.17 AC. / 87%
TRACTS	= 0.38 AC. / 02%
TOTAL	= 23.04 AC. / 100%



Michael J. Dill
 MESA COUNTY REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 20677
 10-29-12

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

Designed By M.W.D. Checked By S.L.H. Job No. 198-05-55
 Drawn By TMODEL Date OCT. 2012 Sheet 2 OF 2

BROOKMILLON VILLAGE BOOK 4135 PAGE 855-861

BROOKMILLON VILLAGE FILING III BOOK 4699 PAGE 675-676

HALLS ESTATES PHASE I BOOK 5027 PAGE 307-308