Chatfield IV Subdivision

In the SW1/4 SE1/4 of Section 10 Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado

OWNERS STATEMENT AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS: That the undersigned, TD Investments of Grand Junction, L.L.C, a Colorado Limited Liability Company is the owner of that real property situate in the SW1/4 SE1/4 Section 10, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, as evidenced by Quit Claim Deed recorded in the Mesa County, Colorado, Clerk and Recorder's records in Book 4494, at Page 291, Reception Number 2396443, being more particularly described as follows:

Commencing at the S 1/4 corner Section 10, Township 1 South, Range 1 East of the Ute Meridian, monumented with Mesa County Survey Monument (MCSM) #11, whence the E 1/16 corner of the south line of said Section 10, monumented with MCSM #991 bears S89*51'31"E, a distance of 1309.90 feet, with all other bearings contained herein being relative thereto; thence, S89°51'31"E along the south line of said Section 10, a distance of 80.00 feet; thence, N00°00'36"E along a line parallel with and 80.00 feet easterly, measured at right angles, of the west line of the SW1/4 SE1/4 of said Section 10, a distance of 30.00 feet to the northerly right-of-way line of Mesa County E Road as conveyed to Mesa County per Book 3772, Page 412 of the Mesa County Clerk and Recorder's records, monumented with a 1-inch yellow plastic cap on 5/8-inch rebar, PLS 4307, and the POINT OF BEGINNING; thence, N00'00'36"E along a line parallel with and 80.00 feet easterly, measured at right

angles, of the west line of the SW1/4 SE1/4 of said Section 10, a distance of 370.00 feet to a 1-inch yellow plastic cap on 5/8-inch rebar, PLS 4307; thence, N89°51'31"W along a line parallel with and 400.00 feet northerly, measured at right angles, of the south line of said Section 10, a distance of 50.00 feet to the easterly

right-of-way line of Mesa County 31 1/2 Road as conveyed to Mesa County per Book 3772 Page 412 of the Mesa County Clerk and Recorder's records, monumented with a 1-inch yellow plastic cap on 5/8-inch rebar, PLS 30111; thence, N00'00'36"E along said easterly right-of-way line, a distance of 71.58 feet to a 1-inch yellow plastic cap on 5/8-inch rebar, PLS 30111;

thence, N86"14"39"W along the northerly line of that right-of-way conveyed per said Bool

3772, Page 412, a distance of 30.06 feet to the west line of the SW1/4 SE1/4 of said Section 10, monumented with a 1 1/2-inch stainless steel disk, PLS 38005, set with a PK thence, NOO'00'36"E along the west line of the SW1/4 SE1/4 of said Section 10, a distance

of 70.72 feet to the centerline of the Grand Valley Canal, monumented with a 1 1/2-inch stainless steel disk, PLS 38005, set with a PK nail in pavement on a bridge over said canal, thence, along the centerline of said Grand Valley Canal approximated by the following eight (8)

(1) S79°34'25"E, a distance of 47.23 feet; (2) S86°50′56″E, a distance of 153.79 feet; 3) N83°57'46"E, a distance of 87.40 feet; 4) N81°45'04"E, a distance of 135.10 feet; 5) N83'54'04"E, a distance of 59.64 feet; 6) N84°10'56"E, a distance of 176.57 feet

(7) N82°05′31″E, a distance of 217.98 feet; (8) N89°08'20"E, a distance of 194.12 feet to a point on line with the westerly line of South Subdivision as recorded in Plat Book 9, Page 206, of the Mesa County Clerk and Recorder's thence leaving said centerline, S00°08'31"W along an extension of said west line of said South

Subdivision, a distance of 62.99 feet to a 1-inch yellow plastic cap on 5/8-inch rebar, PLS thence, S00'08'31"W along said extension line, a distance of 2.55 feet to the northwest thence, S00'08'31"W along the west line of said South Subdivision, a distance of 346.75 feet

to a 1-inch vellow plastic cap on 5/8-inch rebar, PLS 30111; thence, N89°54′59″W, a distance of 184.81 feet to a 1—inch yellow plastic cap on 5/8—inch thence, S00°08'29"W, a distance of 173.06 feet to the northerly right—of—way of Mesa County E Road per said Book 3772, Page 412, monumented with a 2—inch aluminum cap on

5/8-inch rebar, PLS 38005; thence, N89'51'31"W along said northerly right-of-way line, a distance of 799.43 feet to the

containing 11.75 acres by these measures.

That said owner has caused the said property to be laid out and surveyed as Chatfield IV

That said owner does hereby dedicate and set apart, in fee simple, all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the public utilities those portions of said real property which are labeled as utility or multi-purpose easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities including but not limited to electric lines, gas lines, telephone lines.

That said owner does hereby dedicate Outlots D, F, G, to Mesa County for public access on Mesa County's trail system and for constructing, installing, maintaining and repairing a trail for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling, and other nonmotorized forms of transportation for commuting and recreational purposes with or without pets accompanying them, with the maintenance of said trail system being the responsibility of Chatfield IV Homeowners' Association.

That said owner does hereby dedicate all Trail Easements to Mesa County as perpetual easements for ingress and egress access on Mesa County's trail system and for constructing, installing, maintaining and repairing a trail for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling, and other nonmotorized forms of transportation for commuting and recreational purposes with or without pets accompanying them with the maintenance of said trail system being the responsibility of Chatfield IV Homeowners'

That said owners will grant Outlot B, by separate instrument to the Grand Valley Irrigation Company for the Grand Valley Canal system.

That said owner will grant Outlot A by separate instrument to the Chatfield IV Homeowners' Association as Open Space.

That said owner will grant Outlot C by separate instrument to the Chatfield IV Homeowners'

That said owners will grant Outlot E by separate instrument to the Chatfield IV Homeowners' Association for a Landscape and Detention area.

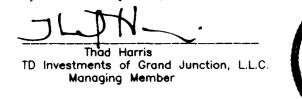
That said owner will grant all irrigation and drainage easements by separate instrument to the Chatfield IV Homeowners' Association for the construction, operation, and maintenance of

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, brush, provided however, that the beneficiales/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said parcels hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the

Covenants for described property are recorded Book 4626, Page 900

That all lienholders for the described property are shown hereon.

day of <u>March</u>, A. D. 2008.



STATE OF COLORADO) COUNTY OF MESA

The foregoing instrument was acknowledged before me by Thad Harris this _____ day of _____ A.D. 2006.

DRIBCOLL





First National Bank of the Rockies does hereby consent to Chatfield IV Subdivision.

First National Bank of the Rockies Loan Officer KEBIONA TER. STATE OF Colorado COUNTY OF THESE

The foregoing instrument was acknowledged before me by Ron Sawy this this

My commission expires 01 12 2010

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE:

Chairperson

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO) COUNTY OF MESA I hereby certify that this instrument was filed in my office at 3:02 o'clock P. M. this // day of APRIL A.D., 2008. and is duly recorded in Book No. 4643, Page 406+407

Reception No. 2433903 , Drawer No. VV-81

Parice Rich Xusta Mally 200/10

Clerk and Recorder Deputy Fees

DRIBCOLL

1. Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U. S. Patent. Book 11, Page 328, Reception No.

2. Clifton Sanitation Easement South of Outlot A is to be extinguished by separate instrument upon acceptance of the sewer line through Outlot A along Pear Pond Street and Pear Pond Court, through the Utility easement to Casey Way, then along Casey Way to its tie-in location in E

3. All references to recorded documents by book and page indicate the first page of the recorded document whether it is a single page document or a multiple page document. The reference implies the full recorded document when it is a multiple page document.

MOONLIGHT

	Abbreviations	Used	
Num. Cap CHK : :smt : 1/16 ind IOA ICSM I 1/16 IW 1/16 Parcel No.	Aluminum Cap Checked East East Easement East 1/16 Corner Found Home Owners' Association Mesa County Survey Monument North North 1/16 corner North West 1/16 corner Parcel Number	PE PLS R ROW S SW S. Line Sec. S 1/4 T UM W	Professional Engineer Professional Land Surveyor Range Right—of—way South Southwest South Line Section South 1/4 Corner Township Ute Meridian West
GI CCI 140.	Fulcel Rullibel		

Middle initials of names are listed per assessors office records

BASIS OF BEARING AND LINEAR UNITS:

The bearing between the found MCSM #11 at the S 1/4 corner of Section 10, and the found MCSM #991 at the E 1/16 corner on the South line of Section 10, both in Township 1 South, Range 1 East, of the Ute Meridian is assumed to bear S89°51'31"E to correspond to the Bulla Boundary Line Adjustment Survey Plat, Deposit No. 3096-04, PLS

Linear units are in U.S. Feet defined by an Act of Congress in 1866 as exactly 39.37 inches in a meter.

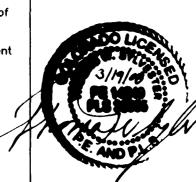
Pursuant to C. R. S. § 24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for Chatfield IV Subdivision and shall result in a vested right.

Other restrictions appurtenant to the respective Parcels shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk & Recorder.

SURVEYOR'S STATEMENT:

I, Thomas W. Sylvester, a Registered Professional Engineer and Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of the Chatfield IV Subdivision was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information. Title information was provided by Abstract & Title Company of Mesa County, Inc., commitmen no. 00920147 C2.

Thomas W. Sylvester PE 14249 & PLS 38005



Merritt LS, L.L.C. 743 Horizon Ct., Suite100B, Grand Junction, Co. 81506

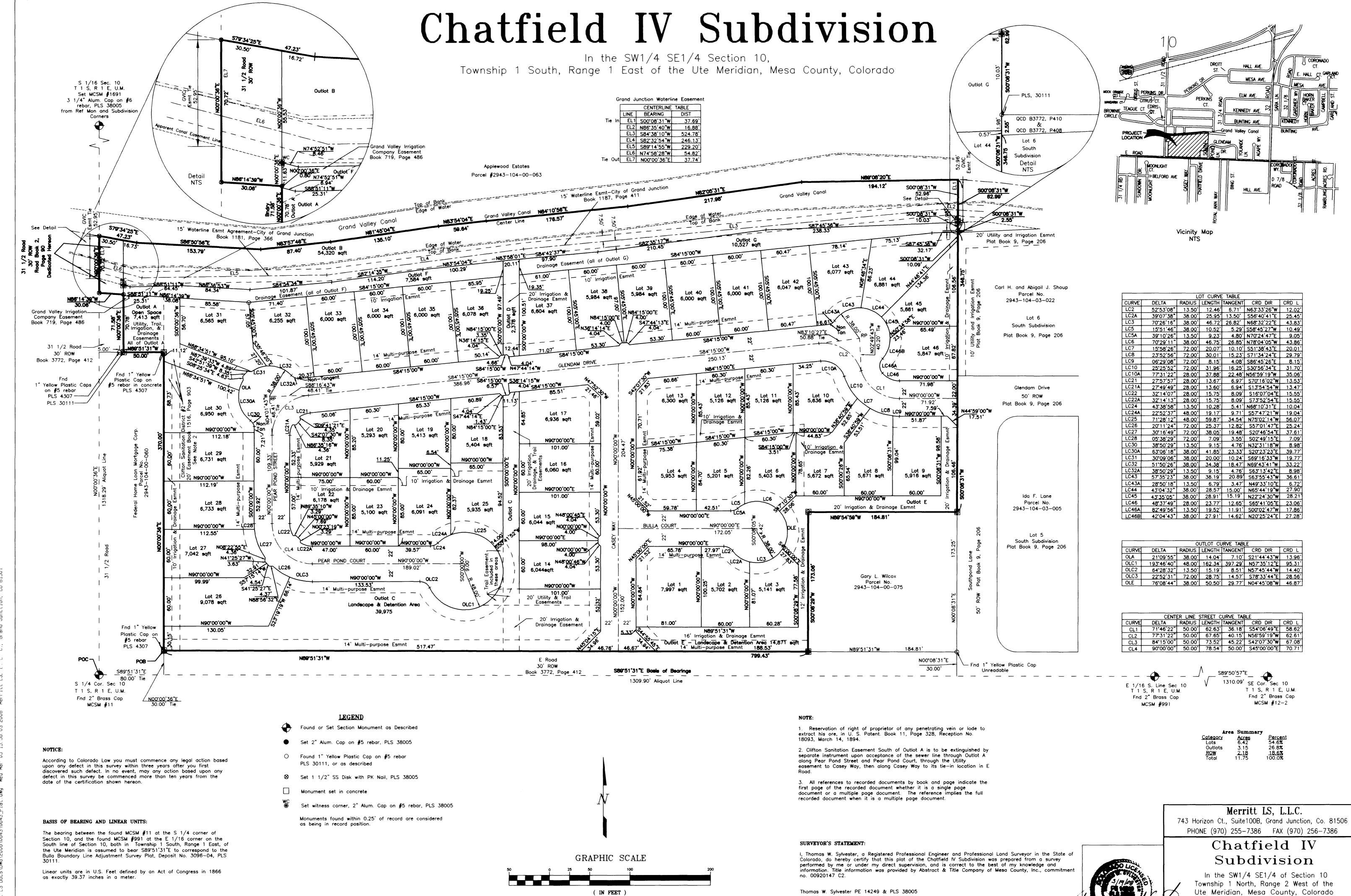
PHONE (970) 255-7386 FAX (970) 256-7386

Chatfield IV Subdivision

In the SW1/4 SE1/4 of Section 10 Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado

DATE: March 6, 2008 MC Planning No: 2006-243 FN1 DRAWN: KP CHK: TWS PROJECT NO: 0643 **REVISED:** SCALE: 1" = 50' SHEET 1 OF 2

According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.



1 inch = 50 ft.

PATE: March 6, 2008 MC Planning No: 2006-243 FN1

CHK: TWS

DRAWN: KP

PROJECT NO: 0643

SCALE: 1" = 50' SHEET 2 OF 2