

HERITAGE ESTATES, FILING 2

A REPLAT OF LOT 100, 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:

Lot 100, Heritage Estates, Filing 1, City of Grand Junction, Mesa County, Colorado, recorded in Book 5397 at Pages 316 & 317, Reception #2635653.

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 2, 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.

Tract C, is 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 4th day of April, 2013, by Lloyd J. Davis Jr., Manager, Heritage Estates, LLC.
Witness my hand and official seal: *Joan R. Carrico*
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, a Colorado Limited Liability Company; 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 paid.

Date: March 14, 2013
By: *Jaren A. Crespi*
JAREN A. CRESPI/LR. TITLE EXAMINER

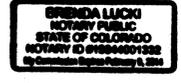
LIENHOLDERS RATIFICATION OF PLAT

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 3911 at Page 448 and modification recorded in Book 4981 at Page 925 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

By: *David John* FOR: Timberline Bank

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing Lienholders Ratification was acknowledged before me this 1st day of April, 2013 A.D., by

Witness my hand and official seal: *Dana Jucki*
Notary Public
My commission expires: 2-2-2014



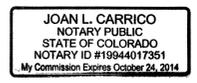
LIENHOLDERS RATIFICATION OF PLAT

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 5406 at Page 111 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

By: *Alan Robinson, Partner* FOR: A & G Partnership, LLP, a Colorado Limited Liability Partnership

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing Lienholders Ratification was acknowledged before me this 18th day of March, 2013 A.D., by

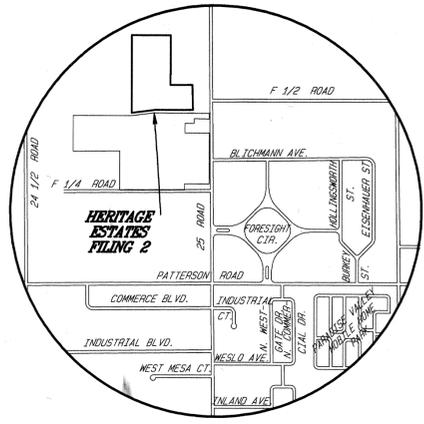
Witness my hand and official seal: *Joan R. Carrico*
Notary Public
My commission expires: 10-24-14



CITY APPROVAL

This plat of Heritage Estates, Filing 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 2nd day of April, 2013.

[Signature] City Manager
[Signature] City Mayor



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 Page 357.
Tract C is conveyed to the Heritage Estates Homeowner's Association, Inc. recorded in Book 5458 at Page 867.
Revocable Permits recorded in Book 5458 at Pages 871.

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 6J865010721.



CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 5:02 o'clock P.M., on this 12 day of April, 2013 A.D., and was recorded at Reception No. 2651105, Book 5458 and Page 865, Drawer No. ZZ-26, and Fees 20⁰⁰+1⁰⁰.

Sheila Reiner Clerk and Recorder
Sari Westerman Deputy

HERITAGE ESTATES, FILING 2
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: MARCH 2013 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 2

A REPLAT OF LOT 100, 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
2945-041-00-033

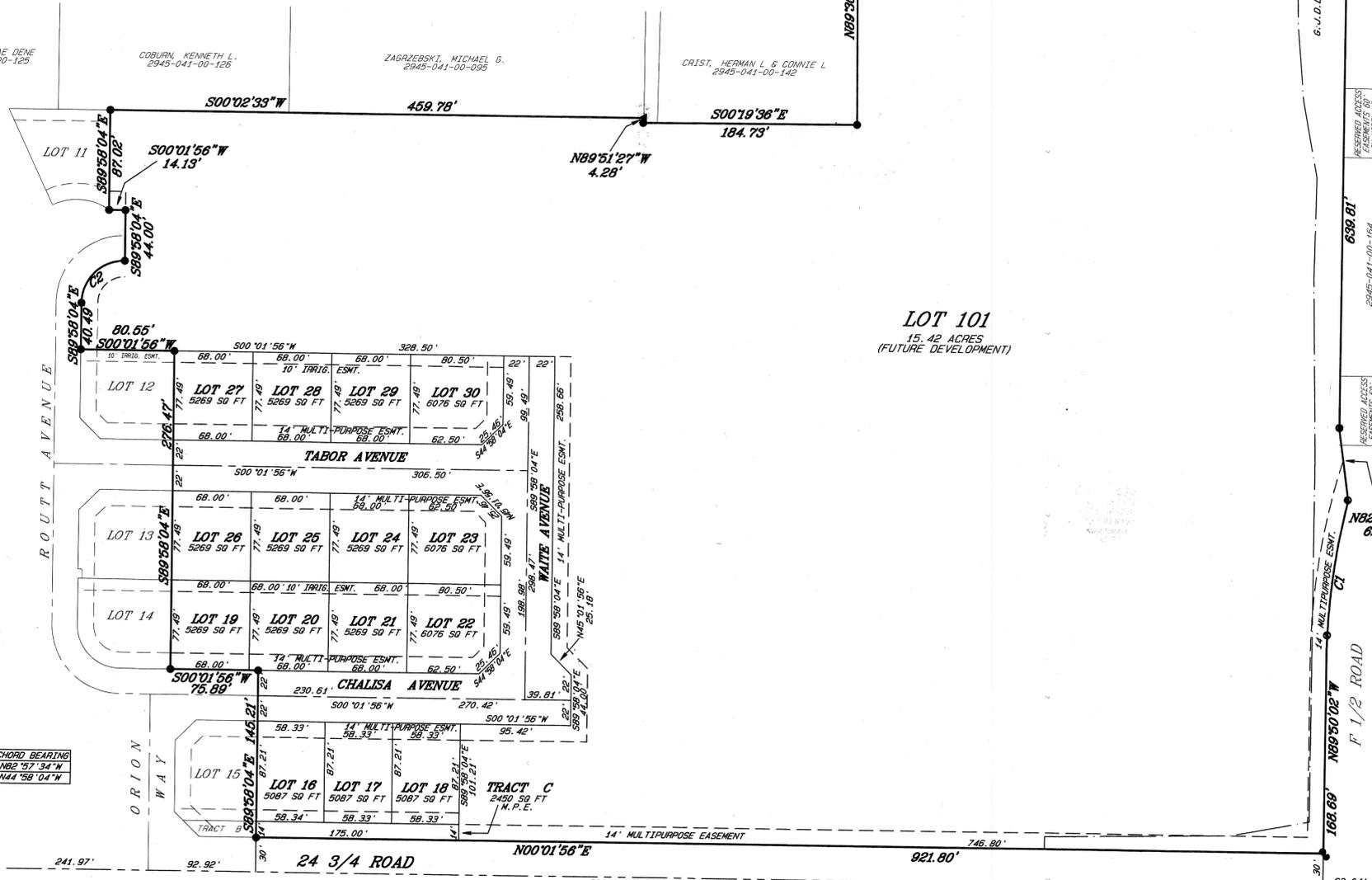
MORAN, JACQUELYN A
2945-041-00-034

SCHMIDT, RAE DENE
2945-041-00-125

COBURN, KENNETH L.
2945-041-00-126

ZAGREBSKI, MICHAEL G.
2945-041-00-095

CRIST, HERMAN L & CONNIE L
2945-041-00-142



LOT 101
15.42 ACRES
(FUTURE DEVELOPMENT)

CURVE TABLE

L/C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	13°44'55"	139.18'	580.00'	138.84'	N82°57'34"W
C2	90°00'00"	58.12'	37.00'	52.33'	N44°58'04"W

NE 1/16 COR.
SEC. 4
WC = 20.06'

BROOKWILLOW VILLAGE
BOOK 4155 PAGE 555-561

BROOKWILLOW VILLAGE FILING 111
BOOK 4699 PAGE 675-676

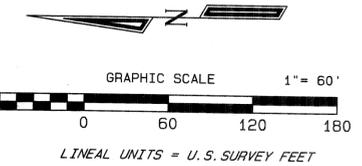
HALLS ESTATES PHASE I
BOOK 5027 PAGE 307-308

LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
 - ⊗ FOUND B.L.M. / G.L.O. BRASS CAP
 - ⊗ FOUND #5 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 141113
 - 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	= 0.85 AC. / 04%
LOTS	= 17.28 AC. / 95%
TRACT	= 0.06 AC. / 01%
TOTAL	= 18.19 AC. / 100%



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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 MARCH 2013 Sheet 2 OF 2