

# Canterbury Estates

SITUATED IN THE NW1/4 NW1/4 SECTION 22, T1N, R2W, UTE MERIDIAN

## DEDICATION

### BASIS OF BEARINGS STATEMENT:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NW1/4 NW1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN AS DESCRIBED IN THE WARRANTY DEED RECORDED AT THE MESA COUNTY CLERK & RECORDER'S OFFICE IN BOOK 3883 AT PAGES 206/207. SAID NORTH LINE BEARS N89°40'00"E.

LAND USE SUMMARY		
LOTS	19.39 ACRES	97%
DEDICATED R.O.W.	0.61 ACRE	3%
TOTAL	20.00 ACRES	100%

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Tricord Development Group, LLC, a Colorado limited liability company, is the real owner of that real property situated in the County of Mesa, State of Colorado, described in Book 3335 at Page 131 of the Mesa County Clerk & Recorder's Office, and being situated in the NW1/4 of the NW1/4 of Section 22, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being more particularly described as follows:

Commencing at the NW Corner of Section 22, Township 1 North, Range 2 West of the Ute Meridian; thence N89°40'00"E along the North Line of the NW1/4 of the NW1/4 of said Section 22 a distance of 330.25 feet to the Point of Beginning; thence continuing along said North Line a distance of 660.50 feet; thence S00°03'14"W a distance of 1319.23 feet; thence S89°37'18"W a distance of 659.99; thence N00°01'53"E a distance of 1319.75 feet to a point on the North Line of the NW1/4 of the NW1/4 of said Section 22 which is the Point of Beginning, containing 20.00 acres as described.

That said owner has caused the said real property to be laid out and surveyed as CANTERBURY ESTATES, a subdivision of a part of Mesa County, State of Colorado.

That said owner does hereby dedicate and set apart right-of way in fee simple for 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 Multi-Purpose Easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, telephone lines and sewer lines, together with the right to trim or remove interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

All Utility Easements are dedicated to the County of Mesa for the use of County-Approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances, including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.

All Ingress/Egress Easements are granted to the owners of the lots specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said lot owner(s), their guest(s), and invitee(s), and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.

And further grants those portions of real property labeled as Irrigation Easements on the accompanying plat as easements for the installation and maintenance of irrigation lines for the distribution of irrigation water to downstream irrigation water users as well as a private irrigation system to be owned and maintained by the Homeowners Association.

All drainage easements are to be granted by separate instrument to the Grand Junction Drainage District as perpetual easements for conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground, subject to the terms, conditions and restrictions set forth in said grant. Grant is recorded in Book 4278 at Pages 796 & 797.

Area labeled as Open Space shall remain Open Space and shall be used only for agricultural purposes, and shall remain undeveloped for a period of 40 years.

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; provided however, that the owners/beneficiaries shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots 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 easement.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

Said owner further certifies that there are no lienholders.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 25<sup>th</sup> day of January A.D., 2007.

Jerry Brandon  
Tricord Development Group, LLC, a Colorado limited liability company, Jerry Brandon, Manager

STATE OF COLORADO )  
                                  ) S.S.  
COUNTY OF MESA      )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January A.D., 2007, by Jerry Brandon, Manager of Tricord Development Group, LLC, a Colorado limited liability company.

2-2-10  
My commission expires: 2-2-10 Stacy Antonucci  
Notary Public

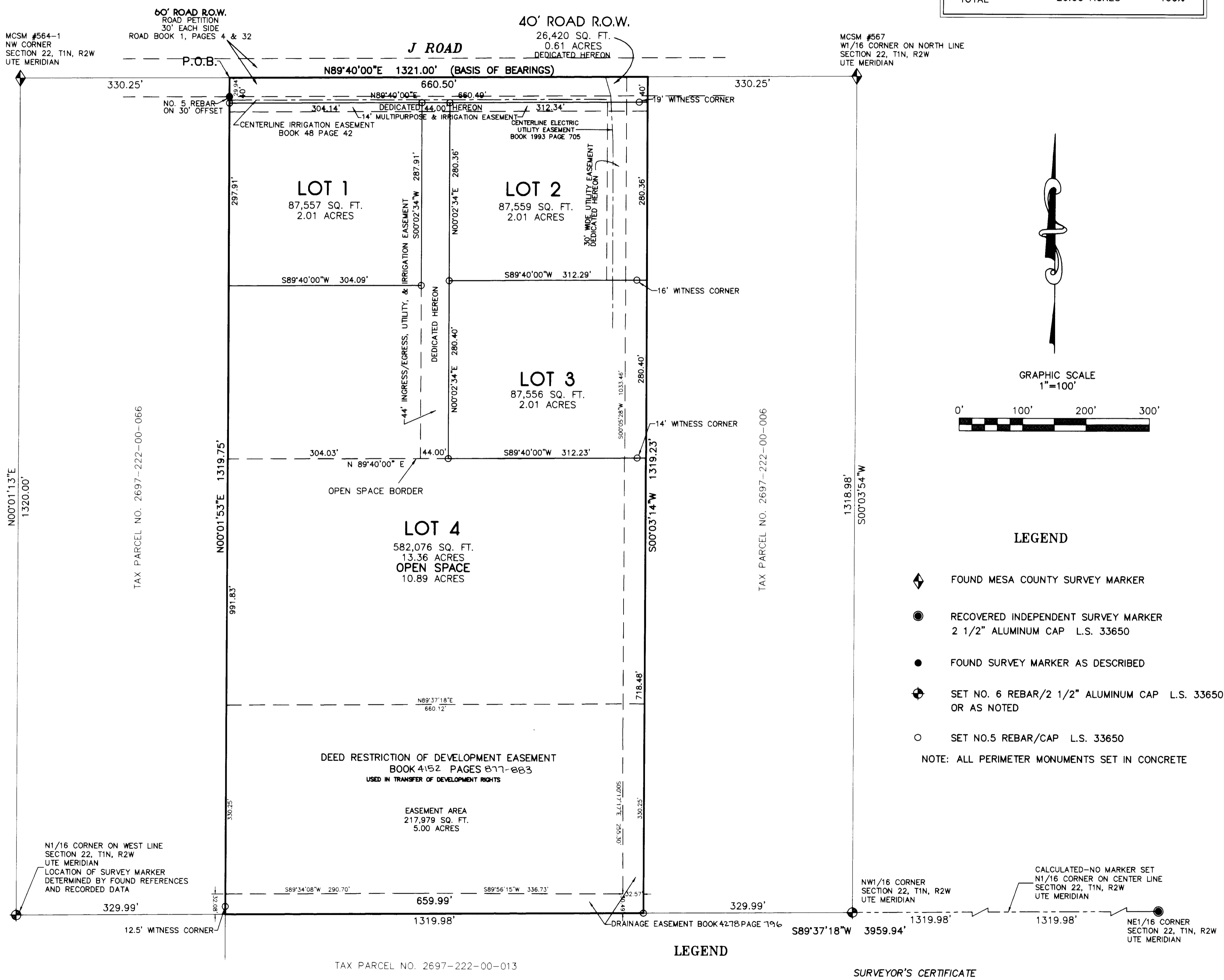


### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.  
I hereby certify that this instrument was filed in my office at 2:42 o'clock P. M. this 23<sup>rd</sup> day of March A.D., 2007, and is duly recorded in Book No. 4282, Page 636  
Reception No. 2370854 Drawer No. JT-56 Fees 10 + 1  
Janice Rich BY Debra Ridgway  
CLERK AND RECORDER DEPUTY

Accepted this 16<sup>th</sup> day of February A.D., 2007, Board of County Commissioners of the County of Mesa, Colorado.  
[Signature]  
Chairman

<b>Canterbury Estates</b>	
SITUATED IN THE NW1/4 NW1/4 SECTION 22, T1N, R2W, UTE MERIDIAN	
<b>INDEPENDENT SURVEY, Inc.</b>	Client: Cathy Horen
	Date: 1/25/2007
	Scale: 1"=100'
	Drawn by: DJS
	Checked by: VAP
	File No.: 205115
	File Name: CanterFinal
VINCENT A. POPISH, PLS 133 N. 8th St. Phone (970)257-7552 Fax (970)257-1283 Grand Junction, Colorado 81501 Cell (970)986-9035	
PLANNING PROJECT NO. 2005-202 FN1	



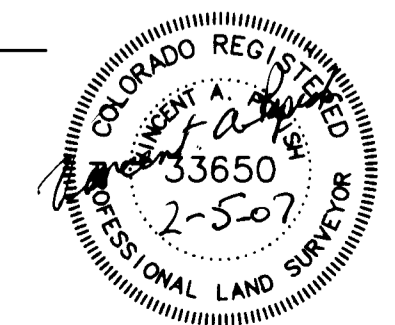
Pursuant to C.R.S. §24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for the subdivision known as Canterbury Estates and shall result in a vested right.

**RIGHT TO FARM ACT NOTICE:** This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. §35-3.5-101 et seq.

Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk and Recorder.

I, Vincent A. Popish, certify that the accompanying plat of CANTERBURY ESTATES, a survey of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Vincent A. Popish  
Vincent A. Popish, Independent Surveyor, Inc.  
Colorado Professional Land Surveyor NO. 33650



2-5-07  
Date

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.