

# COLONIAL GLEN SUBDIVISION FINAL PLAT

## CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, Valley Wide Development LLC, a Colorado Limited Liability Company is the sole owner in fee simple of all that real property situate in the NE1/4 NE1/4 of Section 20, Township 1 North, Range 2 West of the Ute Meridian, recorded in Book 3544 at Page 455 of the Mesa County Real Property Records, the perimeter of which is described, as a result of survey, as follows:

Beginning at an alloy cap (LS 4307) for the S.W. Corner of the NE1/4 NE1/4 of said Section 20, from whence a Mesa County Survey Marker for the S.E. Corner of the NE1/4 NE1/4 bears N89°55'58"E for a distance of 1315.98 feet; thence N00°18'25"E, on the easterly line of Stone Mountain Estates Filing No. Two, for a distance of 135.00 feet; thence, N44°35'43"E for a distance of 737.92 feet to the southerly right-of-way line of Interstate 70; thence S56°31'38"E, on said right-of-way line, for a distance of 271.78 feet; thence, leaving said right-of-way line, S44°35'43"W for a distance of 227.15 feet; thence; S45°24'17"E for a distance of 182.19 feet to the centerline of the Murray Drain; thence S42°20'58"W for a distance of 298.07 feet to the southerly line of the NE1/4 NE1/4 of said Section 20; thence S89°55'58"W for a distance of 514.98 feet to the beginning; all in the City of Fruita, Mesa County, Colorado.  
[6.54 acres]

have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as Colonial Glen Subdivision, a Subdivision in the City of Fruita, County of Mesa, State of Colorado, and do hereby grant, convey, dedicate and set apart to the City of Fruita, County of Mesa, Colorado, for public use all the streets shown hereon, including avenues, drives, courts, places, alleys, Outlot B and easements shown hereon for the purposes set forth below. We hereby accept the responsibility for the completion of required public improvements for Colonial Glen Subdivision, and further, hereby grants the right to install and maintain all necessary structures to the entity responsible for providing services for which the easements are established. We do hereby dedicate to the City of Fruita for City approved public utilities the utility easements shown hereon and do hereby reserve for and grant to the irrigation users, all irrigation easements shown hereon.

All street roads and rights-of-way shown hereon, to the full width of their platted rights-of-way, are hereby dedicated to the City of Fruita for the use of the public forever as public streets, and for drainage and underground utility purposes.

All multi-purpose easements shown hereon are hereby dedicated to the City of Fruita for the use of City-approved utilities and public providers as perpetual, non-exclusive 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, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

A sanitary sewer and utility easement shown hereon is hereby dedicated to the City of Fruita for the installation, operation and maintenance of a sanitary sewer pipeline and underground utilities. This easement is located across Lot 1 of Block 2.

Outlot B shown hereon is dedicated to the City of Fruita for a pedestrian and bicycle trail, said tract is entirely burdened with a reserved easement in favor of Colonial Glen Homeowners Association for drainage, irrigation and utility purposes.

A pedestrian and bicycle easement shown hereon is hereby dedicated to the City of Fruita for the purpose of providing pedestrian and bicycle ingress and egress to Outlot B across Lot 7, Block 2.

All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in drainage easements, the right to dredge, and are subject to the condition and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original condition as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of drainage easements, which impede or alter the course of the drainage.

EXECUTED this 30th day of MARCH, 2004.

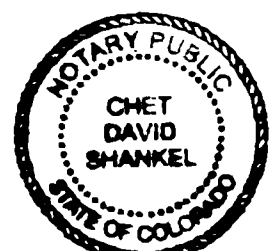
STATE OF COLORADO } ss Valley Wide Development, LLC, a Colorado Limited Liability Company  
COUNTY OF MESA } By [Signature]  
Leeds Foyil, Manager

The foregoing instrument was acknowledged before me this 30th day of MARCH, 2004, by Leeds Foyil, Manager of Valley Wide Development LLC, a Colorado Limited Liability Company.

WITNESS MY HAND AND OFFICIAL SEAL

My commission expires: 02/12/08

[Signature]  
Notary Public



## TITLE CERTIFICATE

Mesa Nat Bank - Reception No. 2184197 does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in Valley Wide Development, LLC, a Colorado Limited Liability Company, free and clear of all liens, taxes and encumbrances, except as follows:

EXECUTED this 29th day of MARCH, 2004.

By [Signature]  
Notary Public

## PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission the 21 day of MAR, 2004.

[Signature]  
Chairman

## FRUITA CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 4th day of NOVEMBER, 2004, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of public dedications shown hereon; subject to the provision that approval in no way obligates the City of Fruita for financing or construction of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the City Council of the City of Fruita. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the Fruita City Council.

CITY OF FRUITA, COLORADO

By: [Signature]  
Mayor

Witness my hand and seal of the City



ATTEST:

[Signature]  
City Clerk

## CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Mesa County Clerk and Recorder at 8:09 o'clock at A.M. on the 2nd day of April, 2004 and is duly recorded in Book 3620 at Page 653-654, as Reception No. 2184930 Drawer No. PP-7

Mesa County Clerk & Recorder

MESA COUNTY CLERK AND RECORDER

By: [Signature] Deputy

FEES: 20.00/1.00

Declarations of Protective Covenants are filed in Book 3620 at Page 653-654, as Document No. 2184931 at Page 654-712 as Document No. 2184932.

## MORTGAGEE OR LIENHOLDER'S CERTIFICATE

Mesa National Bank does certify that it is the holder of a Deed of Trust against the lands shown on this plat and hereby consents to the subdivision of the lands shown herein.

EXECUTED this 29th day of MARCH, 2004.

[Signature]  
Mortgagee or Lien Holder

131 North 6th Street  
Street number and name, suite #

Grand Junction, CO 81502  
City, State, and Zip

## SUBORDINATION BY LIENHOLDER

Mesa National Bank being the holder of a promissory note secured by a deed of trust dated 12/02/2003 and recorded on 12/05/2003, at Reception No. 2164197, in the office of the Clerk and Recorder of Mesa County, Colorado hereby consents to the subdivision of the lands set forth in this Final Plat, Colonial Glen Subdivision, and subordinates the lien represented by the aforesaid deed of trust to the dedications and restrictions as shown on this Final Plat and relative covenants, conditions and restrictions.

[Signature]  
Lien Holder

131 North 6th Street  
Street number and name, suite #

Grand Junction, CO 81502  
City, State and Zip

By: [Signature]  
Lien holder signature

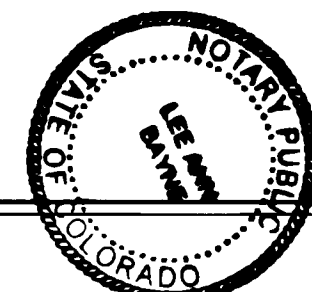
STATE OF COLORADO )  
 ) ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 29th day of MARCH, 2004, by [Signature]

WITNESS MY HAND AND OFFICIAL SEAL

My commission expires: 09-05-2004

[Signature]  
Notary Public



## NOTES REQUIRED BY CITY OF FRUITA

- The City of Fruita requires that all subdivisions have engineered foundations consistent with the soils engineering report by Western Colorado Testing dated 7/28/2003.
- All drainage easements shown hereon shall be granted and conveyed, to the Colonial Glen Homeowners Association for the benefit of the owners, as undivided interests, not subject to partition, as perpetual easements for the installation, operation, maintenance, and repair/replacement of drainage facilities for the conveyance of runoff water which originated within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; said easements shall be recorded contemporaneously with this plat by separate instrument.
- All irrigation easements shown hereon shall be granted and conveyed to the Colonial Glen Homeowners Association for the benefit of the owners, as undivided interests, not subject to partition, as perpetual easements for the installation, operation maintenance and repair of irrigation systems and to supply and drain irrigation water. Said easements shall be recorded contemporaneously with this plat.
- Outlot A shown hereon is reserved and shall be granted by separate instrument to Colonial Glen Homeowners Association for drainage and irrigation purposes, subject to the various easements dedicated and granted on this Final Plat. Said instrument shall be recorded contemporaneously with this plat.

AREA SUMMARY		
DESC:	ACRES	PERCENT
LOTS	4.98	76.15%
OUTLOT A	0.16	2.44%
OUTLOT B	0.06	0.92%
DEDICATED R.O.W. (MESA COUNTY)	1.34	20.49%
TOTAL	6.54	100.00%

## GENERAL NOTES:

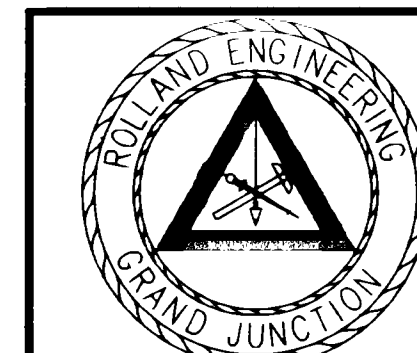
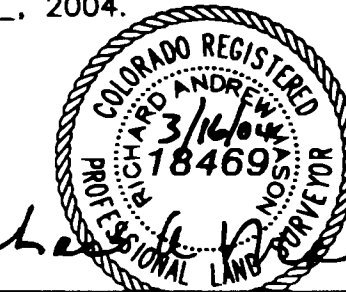
- Title information from Mesa County real property records and from Abstract and Title Co. of Mesa County Inc., File No. 00910781C, effective date June, 27, 2003, and from File No. 00911616 C3, effective date November 16, 2003, and from Policy No. A380147926, effective date 12/05/2003.
- Basis of bearings derived from "Mesaco LCS" with a bearing of N89°55'58"E 1315.98 feet between a 2" pipe and cap stamped LS 4307 for the S.W. Corner of the NE1/4 NE1/4 and a Mesa County Survey Marker for the S.E. Corner of the NE1/4 NE1/4 of Section 20, Township One North, Range Two West, of the Ute Meridian.
- The form and content of the Certification of Dedication and Ownership is per City of Fruita requirement and is not authored by this surveyor.
- Elevation based on NGS BM KM0231 Elevation = 4517.36 (NAVD 88).
- Monuments by others that have been accepted and shown hereon are within 0.25 feet of platted position.

## SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of Colonial Glen Subdivision, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land, including, as it may apply, Title 38-33.3-209 C.R.S.

EXECUTED this 16 day of MARCH, 2004.

[Signature]  
Richard A. Mason  
Registered Professional Land Surveyor  
No. 18469

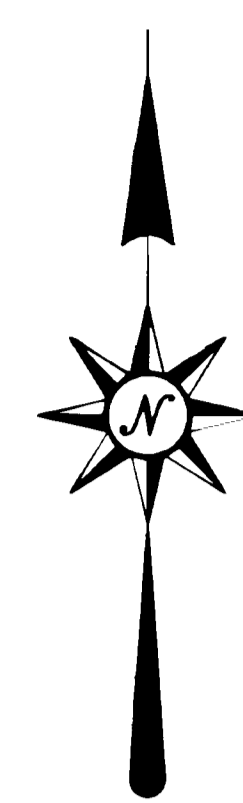


ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jct, CO 81503  
(970) 243-8300

File Name: D:\3065A\3065PLATA.DWG			
FINAL PLAT COLONIAL GLEN SUBDIVISION			
IN THE NE1/4 OF SECTION 20 IN T1N, R2W, OF THE UTE MERIDIAN MESA COUNTY COLORADO			
Designed	Checked	RAM	Proj# 3065A
Drawn	Date	3/15/04	Rev: 1
			Sheet 2

# COLONIAL GLEN SUBDIVISION FINAL PLAT

CDOT ROW  
STA. 390+00



0' 50' 100' 150'

1" = 50'

**CURVE TABLE**

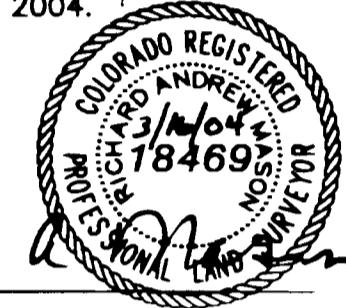
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	150.00'	29.12'	29.07'	N 39°02'02" E	11°07'21"	14.61'
C2	150.00'	118.69'	115.62'	N 67°15'51" E	45°20'15"	62.65'
C3	124.00'	98.12'	95.58'	N 67°15'51" E	45°20'15"	51.79'
C4	124.00'	39.51'	39.34'	N 53°43'23" E	18°15'19"	19.92'
C5	124.00'	58.61'	58.07'	N 76°23'30" E	27°04'56"	29.86'
C6	176.00'	119.26'	116.99'	N 64°00'25" E	38°49'23"	62.02'
C7	176.00'	59.63'	59.34'	N 73°42'46" E	19°24'42"	30.10'
C8	176.00'	59.63'	59.34'	N 54°18'04" E	19°24'42"	30.10'
C9	48.00'	242.52'	55.41'	N 44°35'43" E	289°29'14"	33.93'
C10	48.00'	45.98'	44.14'	S 18°01'58" E	54°44'37"	24.85'
C11	48.00'	28.44'	28.02'	S 62°22'34" E	33°56'33"	14.65'
C12	48.00'	26.65'	26.31'	N 84°44'40" E	31°48'59"	13.68'
C13	48.00'	20.15'	20.00'	N 56°48'42" E	24°02'58"	10.22'
C14	48.00'	27.55'	27.17'	N 28°20'50" E	32°52'46"	14.16'
C15	48.00'	27.55'	27.17'	S 04°31'56" E	32°52'46"	14.16'
C16	48.00'	29.51'	29.05'	S 38°35'09" E	35°13'40"	15.24'
C17	48.00'	36.82'	35.92'	S 78°10'26" E	43°56'56"	19.37'
C18	176.00'	18.59'	18.58'	N 41°34'11" E	06°03'05"	9.30'
C19	124.00'	8.49'	8.48'	N 42°38'06" E	03°55'14"	4.24'

**SURVEYOR'S CERTIFICATE**

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*Richard A. Mason*  
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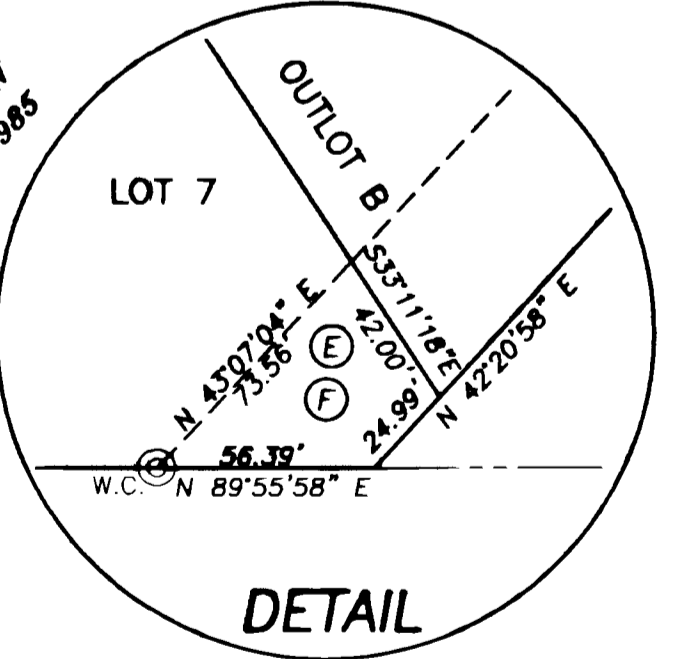
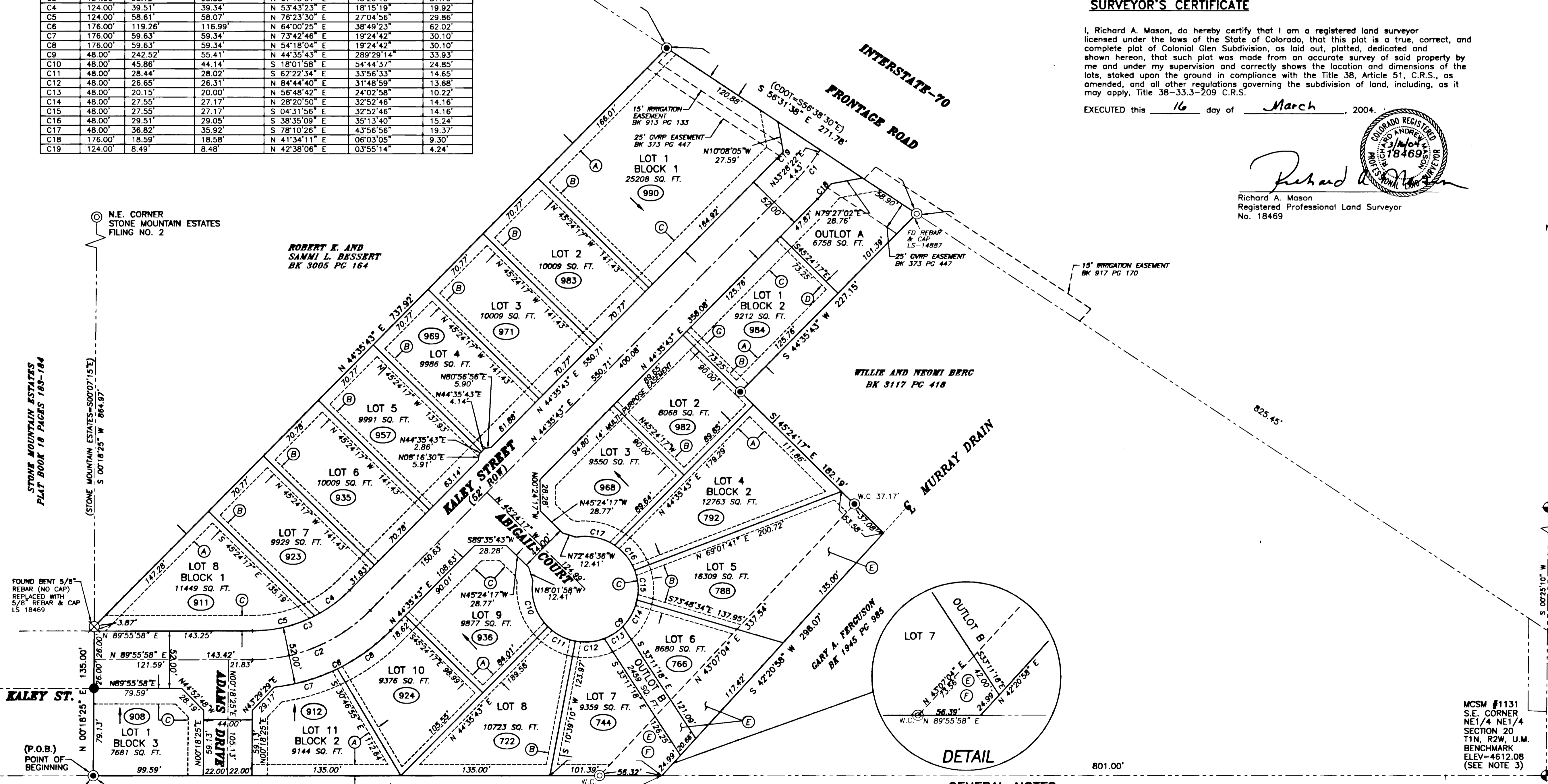
**LEGEND**

- BLM MONUMENT
- ◆ MESA COUNTY SURVEY MARKER
- ◆ C.D.O.T. RIGHT-OF-WAY MONUMENT
- FOUND REBAR (NO CAP)
- ⊙ FOUND 5/8" REBAR & CAP LS-4307
- ⊙ FOUND 5/8" REBAR & CAP AS NOTED
- ⊗ FOUND REBAR & CAP LS-27266
- ⊗ SET REBAR & CAP LS-18469
- ⊥ CALCULATED; NOT SET
- Ⓢ STREET ADDRESS NUMBER (TYP)

NOTE: All exterior corner monuments have concrete placed around them.

**EASEMENT KEY**

- (A) 10' IRRIGATION AND DRAINAGE EASEMENT CENTERED ON LOT LINE
- (B) 10' DRAINAGE EASEMENT CENTERED ON LOT LINE
- (C) 14' MULTI-PURPOSE EASEMENT
- (D) 5' IRRIGATION AND DRAINAGE EASEMENT
- (E) DRAINAGE AND IRRIGATION EASEMENT TO GRAND JUNCTION DRAINAGE DISTRICT RECORDED BOOK 3585 PAGE 977, RECEPTION NO. 2176452 (AFFIDAVIT OF CORRECTION BK 3597 PG 244)
- (F) A PEDESTRIAN AND BICYCLE EASEMENT TO THE CITY OF FRUITA. (DEDICATED HEREON).
- (G) 10' SANITARY SEWER AND UTILITY EASEMENT (DEDICATED HEREON)



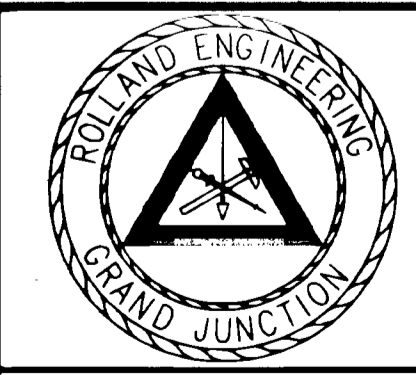
**GENERAL NOTES:**

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- Elevation based on NGS BM KMO231 Elevation = 4517.36 (NAVD 88).
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**AREA SUMMARY**

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OUTLOT A	0.16	2.44%
OUTLOT B	0.06	0.92%
DEDICATED R.O.W. (MESA COUNTY)	1.34	20.49%
TOTAL	6.54	100.00%

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 the certification shown hereon.



ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jct, CO 81503  
(970) 243-8300

File Name: D:\3065A\3065PLATA.DWG			
<b>FINAL PLAT COLONIAL GLEN SUBDIVISION</b>			
IN THE NE1/4 OF SECTION 20 IN T1N, R2W, OF THE UTE MERIDIAN MESA COUNTY COLORADO			
Designed	Checked	RAM	Proj# 3065A
Drawn	Date 3/15/04	Rv	Sheet 2