

SUNSET VALLEY ESTATES FILING 1

A RE-PLAT OF LOT 2, MDS at CATTAIL SUBDIVISION, Reception No. 2528367
Located in the W 1/2 NE 1/4, SEC. 5, T1S, R1E, U.M.
City of Grand Junction, Mesa County, Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Cattail Property GV, LLC, a Colorado limited liability company is the owner of that real property situated in the W 1/2 NE 1/4, Section 5, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

LOT 2, MDS at CATTAIL SUBDIVISION, recorded under Reception No. 2528367, City of Grand Junction, Mesa County, Colorado.

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

An easement over Tract H & I is dedicated to the City of Grand Junction as a Multipurpose Easement as described above.

An easement over Tract F is dedicated to the City of Grand Junction as a perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owner's association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

A perpetual easement over Tracts D and portions of Tracts G and I is dedicated to the City of Grand Junction for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public and accompanying pets, if any, for use as pedestrians, and/or with their wheelchairs (motorized and non-motorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other non-motorized forms of transportation for commuting and recreational purposes, subject to any, historical and recorded rights and usage of the Palisade Irrigation District to install, operate, maintain and repair irrigation water and water transmission and distribution facilities.

All Tracts, Irrigation and Drainage Easements are granted to the Sunset Valley Homeowner's Association Inc. by separate instrument.

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

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 under Reception No. 2866915 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: Louise R.M. Goodman FOR: Timberline Bank
Louise R.M. Goodman, SUP

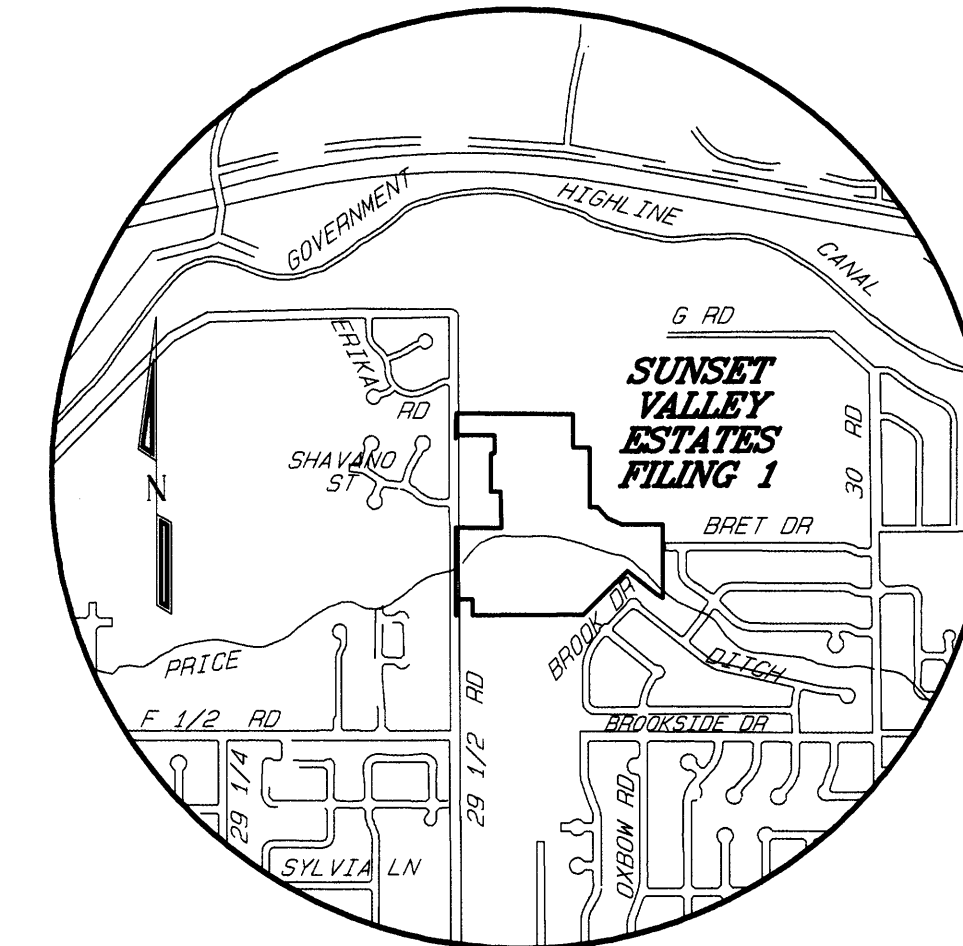
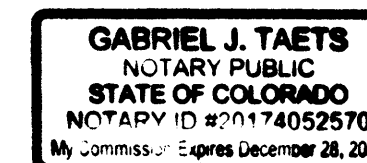
STATE OF COLORADO

COUNTY OF MESA } ss

The foregoing Lienholders Ratification was acknowledged before me this 20th day of November 2020 A.D., by Louise R.M. Goodman

Witness my hand and official seal: Gabriel J. Taets Notary Public

My commission expires: December 28, 2021



VICINITY MAP
N.T.S.

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Advanced Title 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 Cattail Property GV, 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.

Date: 11-18-2020

James R. England, Manager

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 Sunset Valley Homeowner's Association, Inc.

recorded under Reception No. 2955484

All Tracts, Irrigation and Drainage Easements are conveyed to the Sunset Valley Homeowner's

Association, Inc. recorded under Reception No. 2955485
AVIGATION EASEMENT Reception No. 2955486

CITY APPROVAL

This plat of Sunset Valley Estates Filing 1 a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 2 day of December, 2020 A.D.

James R. England
City Manager

Chris W. Johnson
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 10:00 o'clock A.M., on this 4th day of December, 2020 A.D., and was recorded at Reception No. 2955483, Drawer No. F3-92, and Fees \$10.45

Tina Peters
Clerk and Recorder

Kevin Cole
Deputy

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 under Reception No. 278638 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

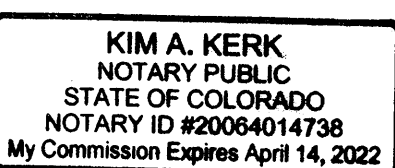
BY: Roger R. Reynolds
Roger R. Reynolds

STATE OF COLORADO
COUNTY OF MESA } ss

The foregoing Lienholders Ratification was acknowledged before me this 21st day of November, 2020 A.D., by Roger R. Reynolds, III

Witness my hand and official seal: Kim A. Kerk Notary Public

My commission expires: 04/14/2022



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.

**SUNSET VALLEY ESTATES
FILING 1**
W 1/2 NE 1/4, SEC. 5, T1S, R1E, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M.W.D.	Checked By	E.E.B.	Job No.	1533-18-03
Drawn By	TMODEL	Date	NOV. 2020	Sheet	1 OF 2

SUNSET VALLEY ESTATES FILING 1

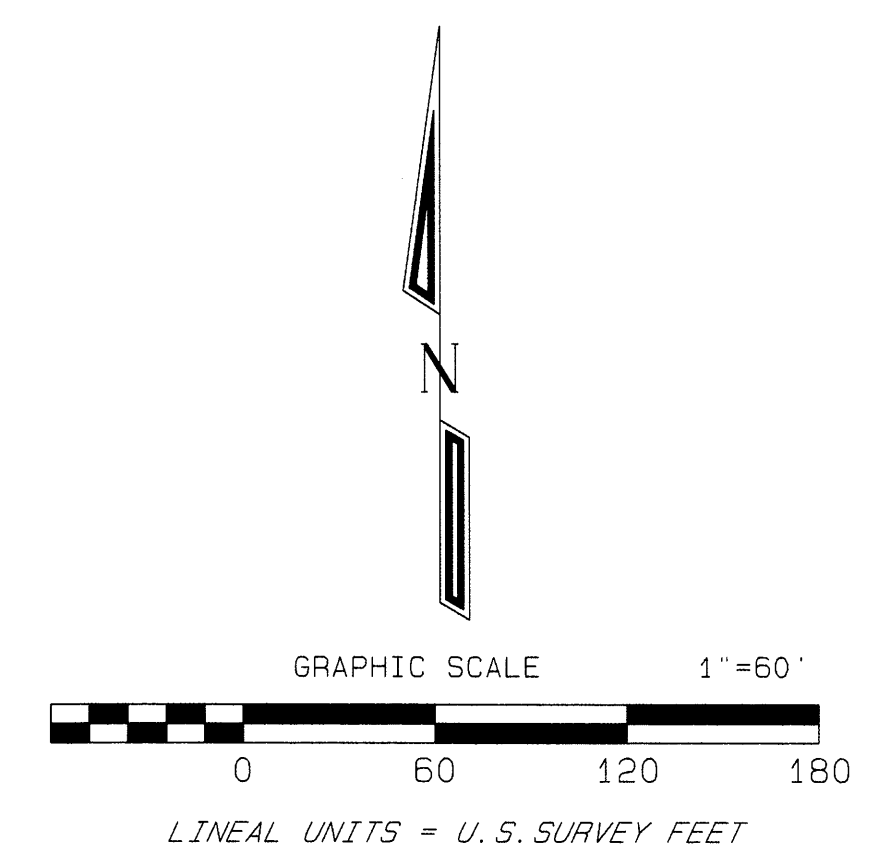
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City of Grand Junction, Mesa County, Colorado

L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
L1	22.41°			536.45' 07"E	
L2	3.05°			536.45' 07"E	
L3	22.73°			537.56' 24"W	
L4	7.00°			500.04' 59"W	
L5	27.35°			545.02' 01"E	
L6	21.00°			544.48' 16"W	
L7	19.77°			545.11' 44"W	
L8	5.83°			500.05' 28"W	
L9	22.59°			536.22' 15"E	
L10	7.16°			500.04' 59"E	
L11	20.97°			545.02' 01"E	
L12	20.97°			544.54' 32"W	
L13	19.83°			544.48' 16"W	
L14	5.83°			500.05' 28"E	
L15	19.77°			545.11' 44"E	
C1	25° 06' 20"	75.37'	172.00'	74.76'	N77° 21' 22"E
L16	18.92°			577.02' 56"E	
C2	32° 55' 36"	75.86'	126.00'	72.55'	S16° 45' 49"E
L17	22.72°			545.10' 43"W	
L18	5.63°			545.10' 43"W	
C3	6° 30' 26"	47.93'	422.00'	47.90'	S41° 42' 38"E
C4	44° 54' 05"	117.55'	150.00'	114.57'	N67° 27' 30"E
C5	6° 30' 26"	45.43'	400.00'	45.40'	S41° 42' 38"E
C6	6° 30' 26"	42.93'	378.00'	42.91'	S41° 42' 38"E
L19	5.63°			500.05' 28"E	
C7	5° 04' 52"	11.79'	133.00'	11.79'	N87° 22' 06"E
C8	29° 53' 55"	69.40'	133.00'	68.62'	N69° 52' 43"E
L20	5.00°			N35° 17' 10"W	
C9	7° 27' 12"	16.65'	126.00'	16.64'	N51° 12' 40"E
C10	2° 28' 37"	5.53'	126.00'	5.53'	N46° 14' 45"E
L21	22.62°			569.23' 53"E	
L22	17.48°			569.23' 53"E	
L23	5.73°			544.59' 33"E	
L24	18.84°			503.16' 31"W	
C11	36° 12' 29"	94.79'	150.00'	93.22'	N71° 48' 18"E
C12	8° 41' 37"	22.76'	150.00'	22.74'	N49° 21' 15"E
L25	5.24°			N45° 00' 27"E	

LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
- ⊗ FOUND 2" ALUMINUM CAP IN CONCRETE STAMPED LS 16835
- ⊗ FOUND 3" ALUMINUM CAP STAMPED T W SYLVESTER LS 38003
- FOUND #5 REBAR W/YELLOW PLASTIC CAP MARKED LS 12801
- FOUND 3.25" ALUMINUM CAP STAMPED LS 18467 1884
- ⊗ FOUND 2.5" BRASS CAP ILLEGIBLE
- △ FOUND #5 REBAR W/PLASTIC CAP MARKED G.E.D. LS 16413
- FOUND 2" ALUMINUM CAP IN CONCRETE STAMPED LS 18460 RIVER CITY
- FOUND 2" ALUMINUM CAP IN CONCRETE STAMPED LS 18460 THOMPSON LANGFORD
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- ▲ SET 1.5" ALUMINUM TAG IN CONCRETE WALK STAMPED LS 20677
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- N.C. = NITNESS CORNER
- P.O.B. = POINT OF BEGINNING
- DED. = DEDICATED
- R.O.W. = RIGHT-OF-WAY
- N.P.E. = MULTIPURPOSE EASEMENT

AREA SUMMARY
DED. ROADS = 01.82 AC./07%
LOTS = 20.88 AC./85%
TRACTS = 01.86 AC./08%
TOTAL = 24.56 AC./100%



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