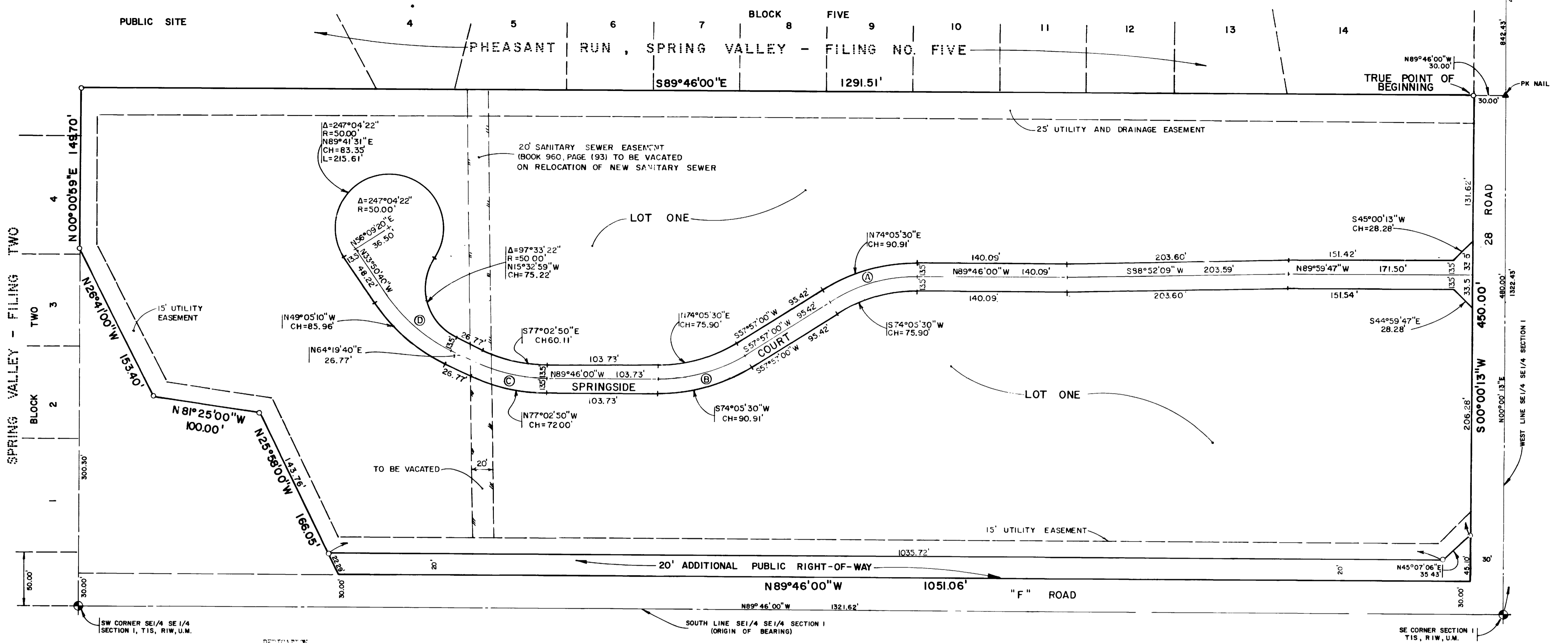


PHEASANT RUN CONDOS.

NE CORNER SE 1/4 SE 1/4 SECTION 1, T1S, R1W, U.M.



KNOW ALL MEN BY THESE PRESENTS:
That the undersigned Paul H. Penner is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the SE 1/4 SE 1/4 of Section 1, T.1 S., R.1 W. of the Twp Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Beginning at the southeast corner of said Section 1; Thence N 00° 00' 13" E along the east line of the SE 1/4 of said Section 1 a distance of 480.00 feet; Thence N 89° 46' 00" W 30.00 feet to the TRUE POINT OF BEGINNING; Thence S 00° 00' 13" W 480.00 feet; Thence N 89° 46' 00" W 103.73 feet; Thence N 25° 00' 00" W 166.05 feet; Thence N 00° 00' 13" E 100.00 feet to the east boundary of Block Two, Spring Valley Filing No. Two as filed and recorded in the office of the Mesa County Clerk and Recorder; Thence N 00° 00' 13" E along said east boundary of Block Two a distance of 149.70 feet; Thence S 89° 46' 00" E 120.15 feet to the TRUE POINT OF BEGINNING, containing 12.477 acres.

That said owner has caused the said real property to be laid out and surveyed as Pheasant Run Condos, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart 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 not occupied by structures on the accompanying plat as utility, drainage and irrigation easements as perpetual easements for installation and maintenance of utilities, sanitary sewer and water lines, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines and cables; together with the right to trim 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. Also an ingress and egress easement is dedicated to owners of the property within said Pheasant Run Condos for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 5th day of March A.D. 1981.

Paul H. Penner
STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 5th day of March A.D., 1981, by Paul H. Penner.
Witness my hand and official seal. My commission expires: October 16, 1982.

Janet A. Chmelarski
Notary Public

CITY APPROVAL
This plat of Pheasant Run Condos, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 21st day of January A.D., 1981.

James E. Wyrick City Manager
James J. Quinby President of Council
Vernon L. Strawn Chairman, Grand Junction Planning Commission
Ronald P. Rich Grand Junction City Clerk

STATE OF COLORADO)
COUNTY OF MESA) ss E 1251059

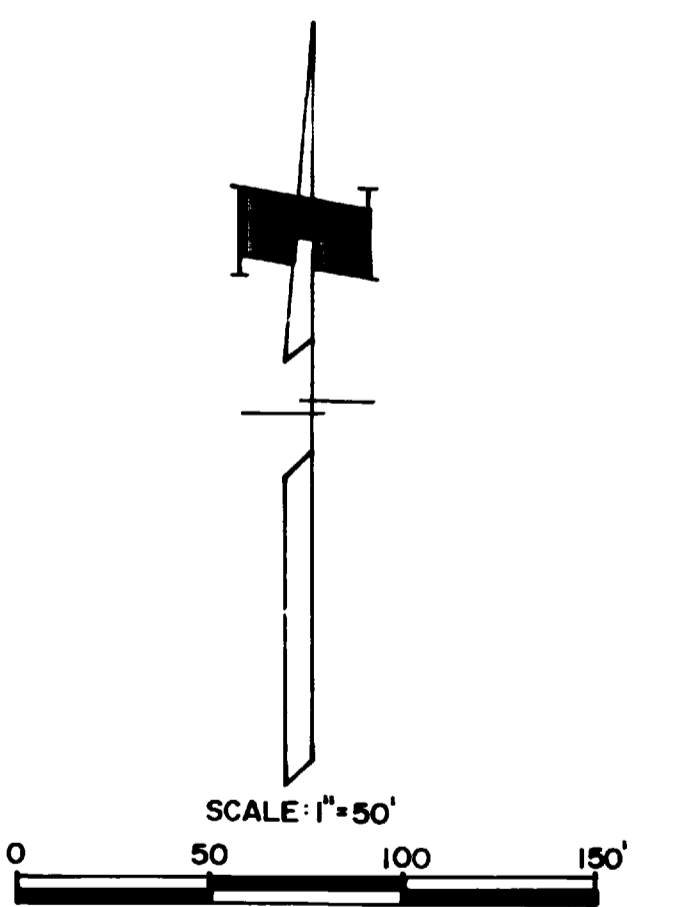
I hereby certify that this instrument was filed in my office at 11:15 o'clock A.M. on the 12th day of March A.D., 1981 and is duly recorded in Plat Book No. 123 at page 42.
Frank Shroyer Clerk and Recorder
By Hazel M. Huskey Deputy

I, James T. Patty Jr., do hereby certify that the accompanying plat of Pheasant Run Condos, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr. 12/1/80
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9660

AREA QUANTITIES

AREA IN DEDICATED R.O.W.	= 1.265AC OR 10.12 %
LOT ONE	= 11.232AC OR 89.88 %
TOTAL AREA	12.497AC OR 100.00 %



- LEGEND
- ⊙ INDICATES MESA COUNTY BRASS CAP
 - ⊙ INDICATES 5/8" REBAR AND MONUMENT CAP-SET IN CONCRETE
 - ⊙ INDICATES 1/8" REBAR AND MONUMENT CAP-AT ALL LOT CORNERS

CENTERLINE CURVE DATA

CURVE	Δ	RADIUS	TAN LENGTH	BEARING	CHORD
A	32°17'00"	150.00'	43.413	84.517	S74°05'30"W 83.403
B	32°17'00"	150.00'	43.413	84.517	S74°05'30"W 83.403
C	25°26'20"	150.00'	33.857	66.598	N77°02'50"W 66.053
D	30°29'00"	150.00'	40.871	79.805	N49°05'10"W 78.867

PHEASANT RUN CONDOS.

PARAGON ENGINEERING, INC.
2000 S. 100th St., Suite 200
Grand Junction, Colorado 81505
Phone: 748-2888