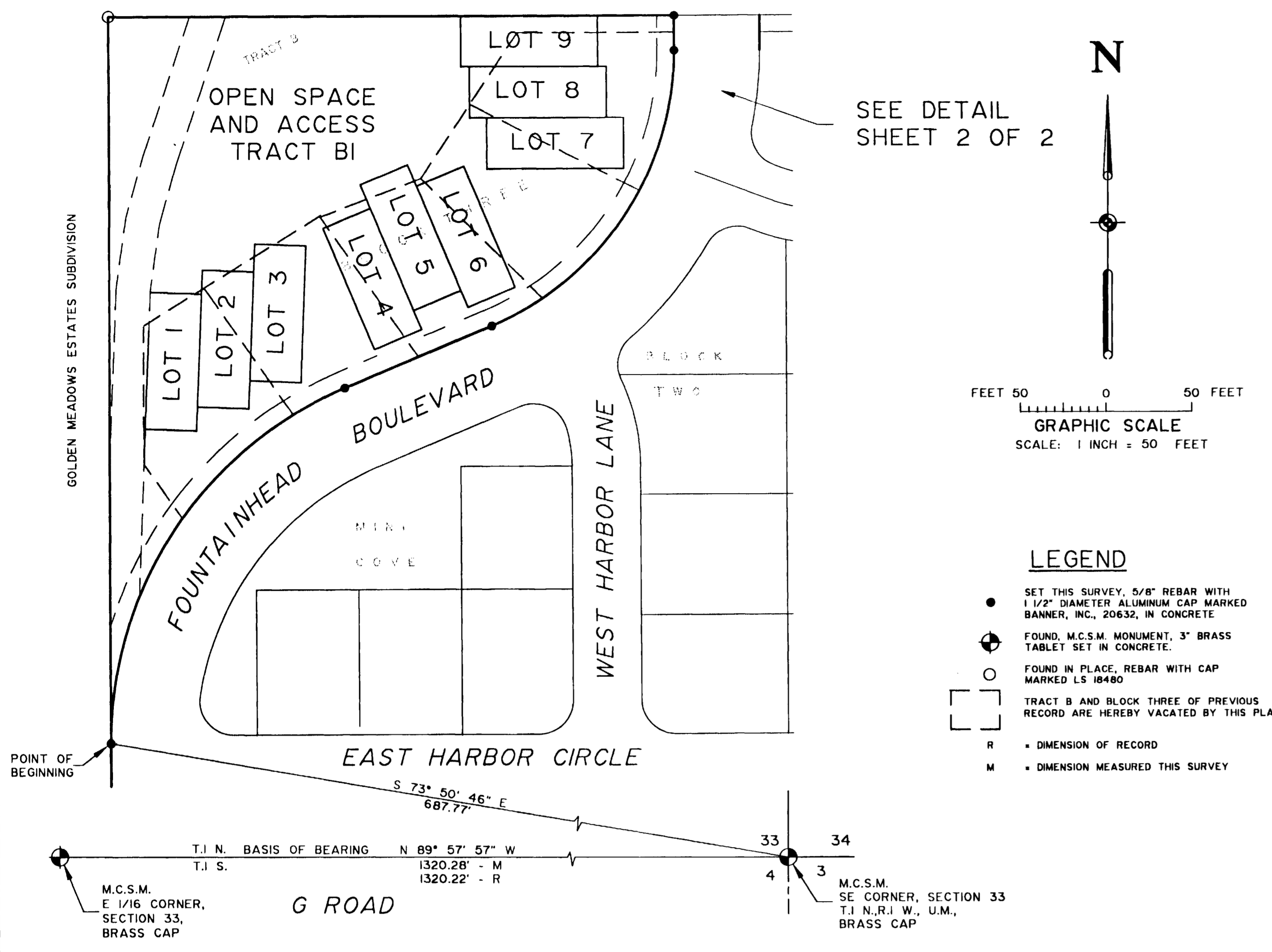


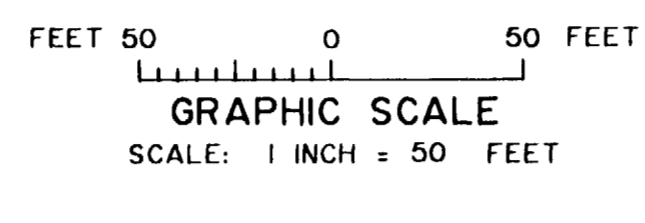
"THE HELM AT FOUNTAINHEAD"

A REPLAT OF TRACT B AND BLOCK 3 OF "THE COVE AT FOUNTAINHEAD" SUBDIVISION, SECTION 33, T.1 N., R.1 W., UTE MERIDIAN

REPLAT OF FOUNTAINHEAD SUBDIVISION
BOOK 13, PAGE 17, REC. NO. 1332451



SEE DETAIL SHEET 2 OF 2



LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, INC., 20632, IN CONCRETE
- ⊕ FOUND, M.C.S.M. MONUMENT, 3" BRASS TABLET SET IN CONCRETE
- FOUND IN PLACE, REBAR WITH CAP MARKED LS 18480
- TRACT B AND BLOCK THREE OF PREVIOUS RECORD ARE HEREBY VACATED BY THIS PLAT
- R = DIMENSION OF RECORD
- M = DIMENSION MEASURED THIS SURVEY

CITY APPROVAL

"THE HELM AT FOUNTAINHEAD", A Replat of Tract B and Block Three of "The Cove at Fountainhead" Subdivision located in the SE 1/4 of the SE 1/4 of Section 33, T.1 N., R.1 W., U.M. City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on this 13th day of December, A.D., 1994.

Paul G. Johnson
City Manager
David J. Edwards
President of the Grand Junction City Council

CERTIFICATE OF OWNERSHIP AND DESIGNATION

KNOW ALL MEN BY THESE PRESENTS that Fountainhead Development Corporation, being the owner in fee simple of that real property shown as Tract B and Block Three of "The Cove at Fountainhead" Subdivision, Section 33, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as described by the instrument recorded in Book 1735 of Page 805 in the records of the Mesa County Clerk and Recorder's Office, does hereby Replat, said real property in accordance with the Replat shown herein and that said owner has caused the said real property to be laid out and surveyed as the Helm of Fountainhead a subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.

DESCRIPTION OF THE HELM AT FOUNTAINHEAD

A Tract of land located in a portion of the "The Cove at Fountainhead" a subdivision located in the SE 1/4 of the SE 1/4 of Section 33, Township 1 North, Range 1 West, Ute Meridian bears 5 73° 50' 46" E, 687.77 feet.

1. Thence northeasterly 263.73 feet along the arc of a circular curve concave to the southeast with a radius of 228.00 feet, a delta of 67° 09' 30" and a chord bearing N 33° 25' 15" E, 248.89 feet;
2. Thence N 67° 09' 30" E, 93.36 feet;
3. Thence northeasterly 205.22 feet along the arc of a circular curve concave to the southeast with a radius of 170.00 feet, a delta of 67° 09' 30" and a chord bearing N 33° 24' 16" E, 193.67 feet;
4. Thence N 00° 00' 29" W, 20.70 feet;
5. Thence S 89° 48' 31" W, 330.73 feet;
6. Thence S 00° 00' 30" E, 428.48 feet to the Point of Beginning.

The Parcel as described above contains 1.604 acres more or less.

That said owner does hereby dedicate those portions of The Helm of Fountainhead which are labeled as Drainage and Utility Easements in the Plat shown herein to the City of Grand Junction in behalf of the Public Utility Companies and the Public as separate easements for the installation and maintenance of utility, access and drainage facilities, including but not limited to transmission lines, electric lines, gas lines, water lines, sewer lines and telephone lines, together with the right to them interfering trees and brush and with the perpetual right of ingress and egress for installation of such facilities, and those areas labeled Open Space and Access in the Plat shown herein are hereby dedicated to Fountainhead Development Corporation for access, recreational and aesthetic purposes as determined appropriate by said owner. Said easements and rights shall be utilized in a reasonable and prudent manner.

FOUNTAINHEAD DEVELOPMENT CORPORATION

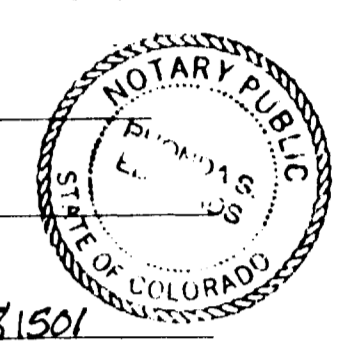
By: *R. Studebaker*
President

ACKNOWLEDGEMENT OF OWNERSHIP

State of Colorado)
County of Mesa)
On this 13th day of Dec., A.D., 1994, before me the undersigned officer, personally appeared *R. Studebaker*, President of Fountainhead Development Corporation and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal.
My commission expires 9-20-97

Rhonda J. Edwards
Notary Public
250 N. 5th St. Grand Junction, CO 81501



THE BANK OF GRAND JUNCTION

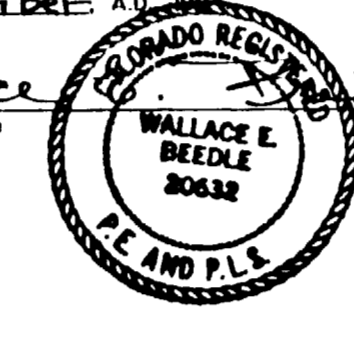
This replat "THE HELM AT FOUNTAINHEAD", a Replat of Block Three and Tract B of "The Cove at Fountainhead" subdivision, a subdivision of a portion of the City of Grand Junction, Colorado is hereby approved by the Bank of Grand Junction, this 13th day of December, 1994.

SURVEYOR'S CERTIFICATE

I, Wallace E. Beadle, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that "THE HELM AT FOUNTAINHEAD", A Replat of Tract B and Block Three of "The Cove at Fountainhead" Subdivision, Section 33, T.1 N., R.1 W., Ute Meridian, shown herein has been prepared under my direct supervision and accurately represents a survey conducted under my direct supervision. This survey complies with applicable requirements of the Zoning and Development Code of the City of Grand Junction and applicable laws and regulations of the State of Colorado to the best of my knowledge and belief.

IN WITNESS WHEREOF, I have set my hand and official seal this 13th day of December, A.D., 1994.

Wallace E. Beadle
Wallace E. Beadle
P.L.S. No. 20632



NOTE: BASIS OF BEARING IS THE SECTION LINE ALONG THE COMMON BOUNDARY BETWEEN SECTION 33, T.1 N., R.1 W., AND SECTION 4, T.1 S., R.1 W., U.M. SAID LINE HAS A RECORD BEARING OF N89° 57' 57" W, WITH A MESA COUNTY SURVEY MARKER AT EACH END.

AREA SUMMARY

LOT AREA, EACH	0.055 ACRES±
TOTAL LOT AREA	0.496 ACRES±
TRACT B, OPEN SPACE, AND ACCESS	1.108 ACRES±
TOTAL AREA	1.604 ACRES±

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa)
I hereby certify that "THE HELM AT FOUNTAINHEAD", A Replat of Block Three and Tract B of "The Cove at Fountainhead" Subdivision, Section 33, T.1 N., R.1 W., Ute Meridian was filed for record in the office of the County Clerk and Recorder of Mesa County in Book No. 14, Page No. 812, on December 13, 1994.

Mass County Clerk and Recorder

Deputy

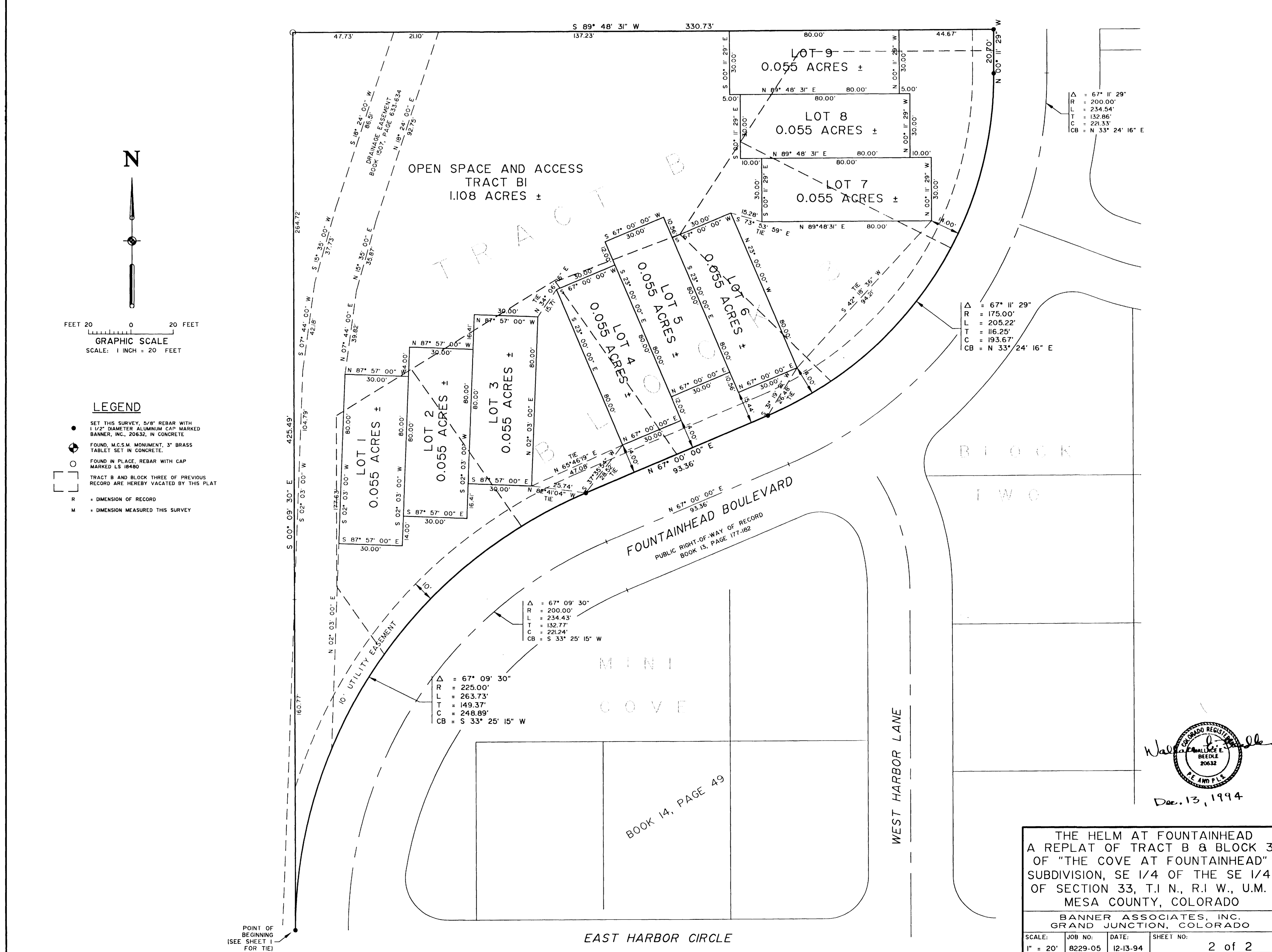
THE HELM AT FOUNTAINHEAD
A REPLAT OF TRACT B & BLOCK 3
OF "THE COVE AT FOUNTAINHEAD"
SUBDIVISION, SE 1/4 OF THE SE 1/4
OF SECTION 33, T.1 N., R.1 W., U.M.
MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO

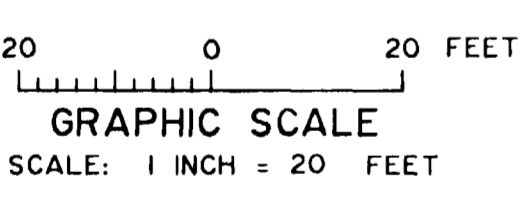
SCALE: 1" = 50' JOB NO: 8229-05 DATE: 12-13-94 SHEET NO: 1 of 2

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 A DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

01129101.tif



SEE DETAIL SHEET 1 OF 2



LEGEND

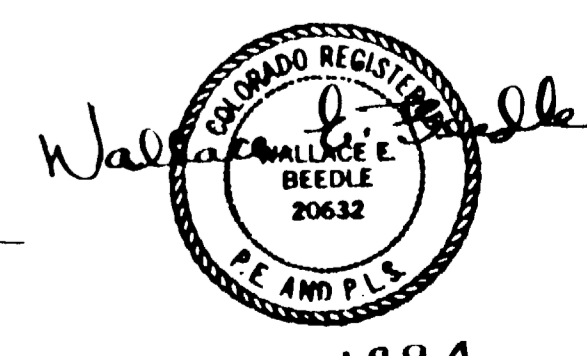
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, INC., 20632, IN CONCRETE
- ⊕ FOUND, M.C.S.M. MONUMENT, 3" BRASS TABLET SET IN CONCRETE
- FOUND IN PLACE, REBAR WITH CAP MARKED LS 18480
- TRACT B AND BLOCK THREE OF PREVIOUS RECORD ARE HEREBY VACATED BY THIS PLAT
- R = DIMENSION OF RECORD
- M = DIMENSION MEASURED THIS SURVEY

Δ = 67° 11' 29"
R = 200.00'
L = 234.54'
T = 132.77'
C = 221.33'
CB = N 33° 24' 16" E

Δ = 67° 09' 30"
R = 175.00'
L = 205.22'
T = 116.25'
C = 193.67'
CB = N 33° 24' 16" E

Δ = 67° 09' 30"
R = 225.00'
L = 263.73'
T = 132.77'
C = 248.89'
CB = S 33° 25' 15" W

Δ = 67° 09' 30"
R = 225.00'
L = 263.73'
T = 132.77'
C = 248.89'
CB = S 33° 25' 15" W



Dec. 13, 1994

THE HELM AT FOUNTAINHEAD
A REPLAT OF TRACT B & BLOCK 3
OF "THE COVE AT FOUNTAINHEAD"
SUBDIVISION, SE 1/4 OF THE SE 1/4
OF SECTION 33, T.1 N., R.1 W., U.M.
MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO

SCALE: 1" = 20' JOB NO: 8229-05 DATE: 12-13-94 SHEET NO: 2 of 2