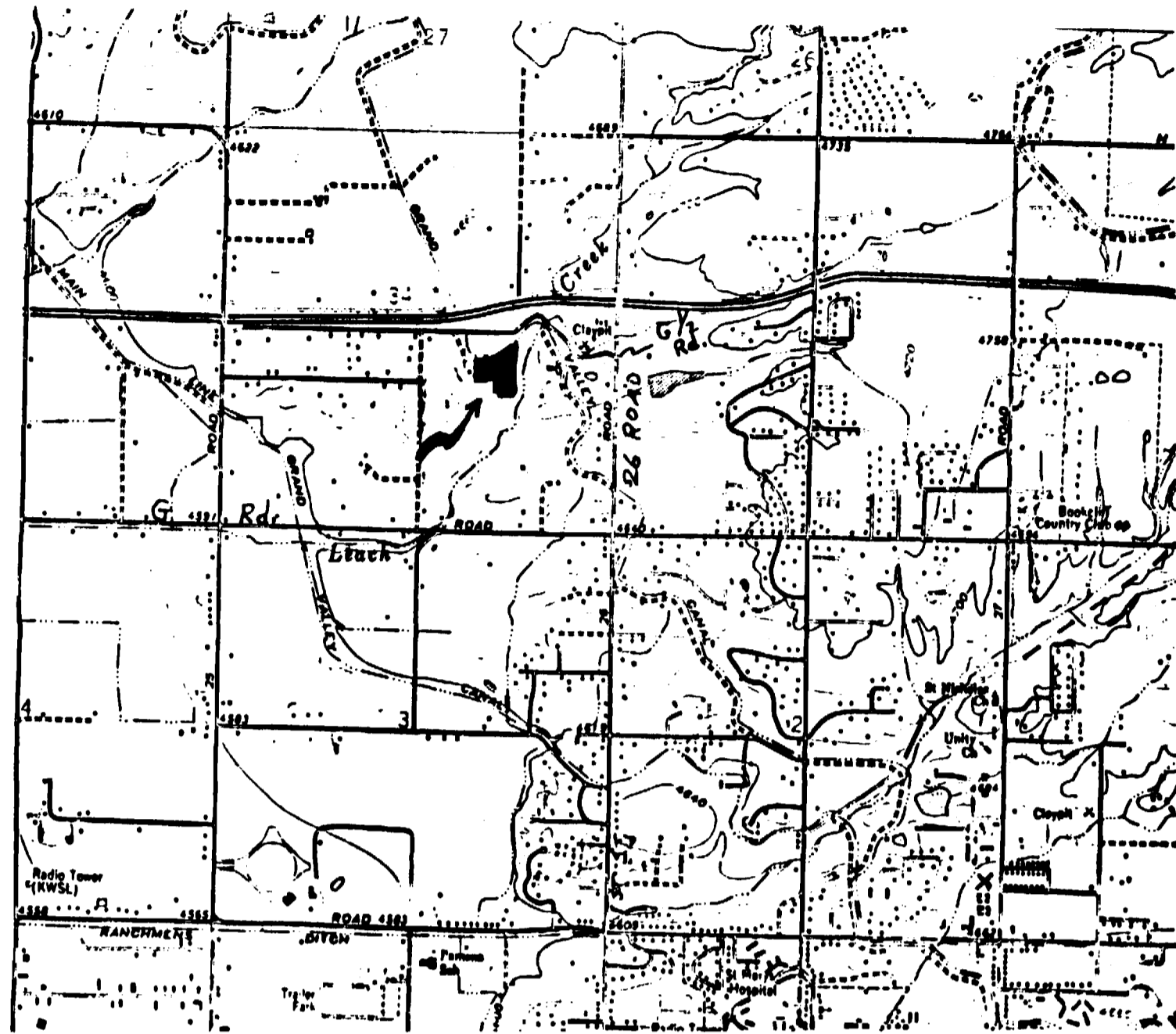


WILSON RANCH FILING NO. FOUR



VICINITY MAP

SCALE: 1" = 2000' FT

MINIMUM SETBACK REQUIREMENTS

	PRINCIPAL BLDG.	ACCESSORY BLDG.
FRONT	25 FEET	25 FEET
SIDE	10 FEET	10 FEET
REAR	20 FEET	10 FEET *

* OR EASEMENT WIDTH WHICHEVER IS GREATER

SURVEYOR'S CERTIFICATE

I, Daniel K. Brown, certify that the accompanying plat of WILSON RANCH FILING NO. FOUR, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Daniel K. Brown
Daniel K. Brown, Q.E.D. Surveying Systems Inc.
Professional Land Surveyor, Colorado L.S. 23877

11/18/94
Date



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, GNT DEVELOPMENT CORPORATION, A COLORADO CORPORATION is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 1824 at Page 230 of the Mesa County Clerk and Records Office, and being situated in the NW1/4 SE1/4 Section 34, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Beginning at a point on the East line of the NW1/4 SE1/4 Section 34, Township 1 North, Range 1 West, of the Ute Meridian, being 461.59 feet N00°12'04"E of the SE corner of the NW1/4 SE1/4 Section 34, T1N, R1W, U.M., and considering the North line of the SE1/4 of Section 34, T1N, R1W, U.M. to bear N90°00'00"E and all bearings contained herein to be relative thereto; thence N90°00'00"W 308.53 feet along the North line of Lot 7, Block 3, Wilson Ranch Filing Three to the NW corner of Lot 7, Block 3; thence N00°00'00"E 58.82 feet; thence N90°00'00"W 50.00 feet; thence N00°00'00"E 135.19 feet to the NE corner of Lot 5, Block 1, Wilson Ranch Filing Three; thence N88°43'50"W 284.27 feet to the NE corner of Lot 1, Block 1, Wilson Ranch Filing Three; thence N08°11'00"E 169.31 feet; thence N81°49'00"W 100.42 feet; thence N08°00'11"E 166.85 feet to the Southerly right-of-way line for the Grand Valley Canal; thence Easterly along the Southerly right-of-way line for the Grand Valley Canal the following (5) five courses and distances; (1) S83°48'45"E 57.22 feet (2) S81°49'05"E 187.89 feet (3) N83°32'06"E 132.45 feet (4) N57°38'03"E 320.40 feet (5) N45°33'29"E 117.25 feet to the East line of the NW1/4 SE1/4 Section 34; thence S00°12'04"W 768.21 feet to the Point of Beginning, containing 7.32 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as WILSON RANCH FILING NO. FOUR, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever;

All Common (or Open Space) Tracts to the owners (Property/Homeowners Association) of lots and tracts hereby platted for the purpose of Mutual enjoyment;

All Multi-purpose easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

All Irrigation Easements to the Property owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements to the Property owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All Ingress/Egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and Egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

All expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction, Colorado.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 18TH day of NOVEMBER A.D., 1994.

W.D. Garrison
GNT DEVELOPMENT CORPORATION, A COLORADO CORPORATION
W. D. Garrison, President

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 18TH day of NOVEMBER A.D., 1994 by W. D. Garrison as president of GNT DEVELOPMENT CORPORATION, A COLORADO CORPORATION.

My commission expires: Nov. 1, 1995
1018 COLO. AVE., GRAND JUNCTION, CO. 81501
Address 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 2:50 o'clock P.M. this 18TH day of Nov. A.D., 1994, and is duly recorded in Plat Book No. 14, Page 297 Drawer: AA 148

CITY APPROVAL

This plat of WILSON RANCH FILING NO. FOUR, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 18TH day of NOVEMBER A.D. 1994.

David A. Vorley
City Manager (44275)

RT Mantlo
President of Council

WILSON RANCH FILING NO. FOUR

FINAL PLAT		
SITUATED IN THE NW1/4 SE1/4, SECTION 34, T1N, R1W, UTE MERIDIAN		
FOR: GNT DEVELOPMENT CORP.	<p>Q. E. D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568</p>	SURVEYED BY: DM, MF, DB
SCALE: 1" = 50'		DRAWN BY: MEM
DATE: 11/17/94		ACAD ID: WR4FIN VIEW 2
		SHEET NO. 1 OF 2
		FILE: 91014.1

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 BRINGED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION HEREIN.

WILSON RANCH FILING NO FOUR

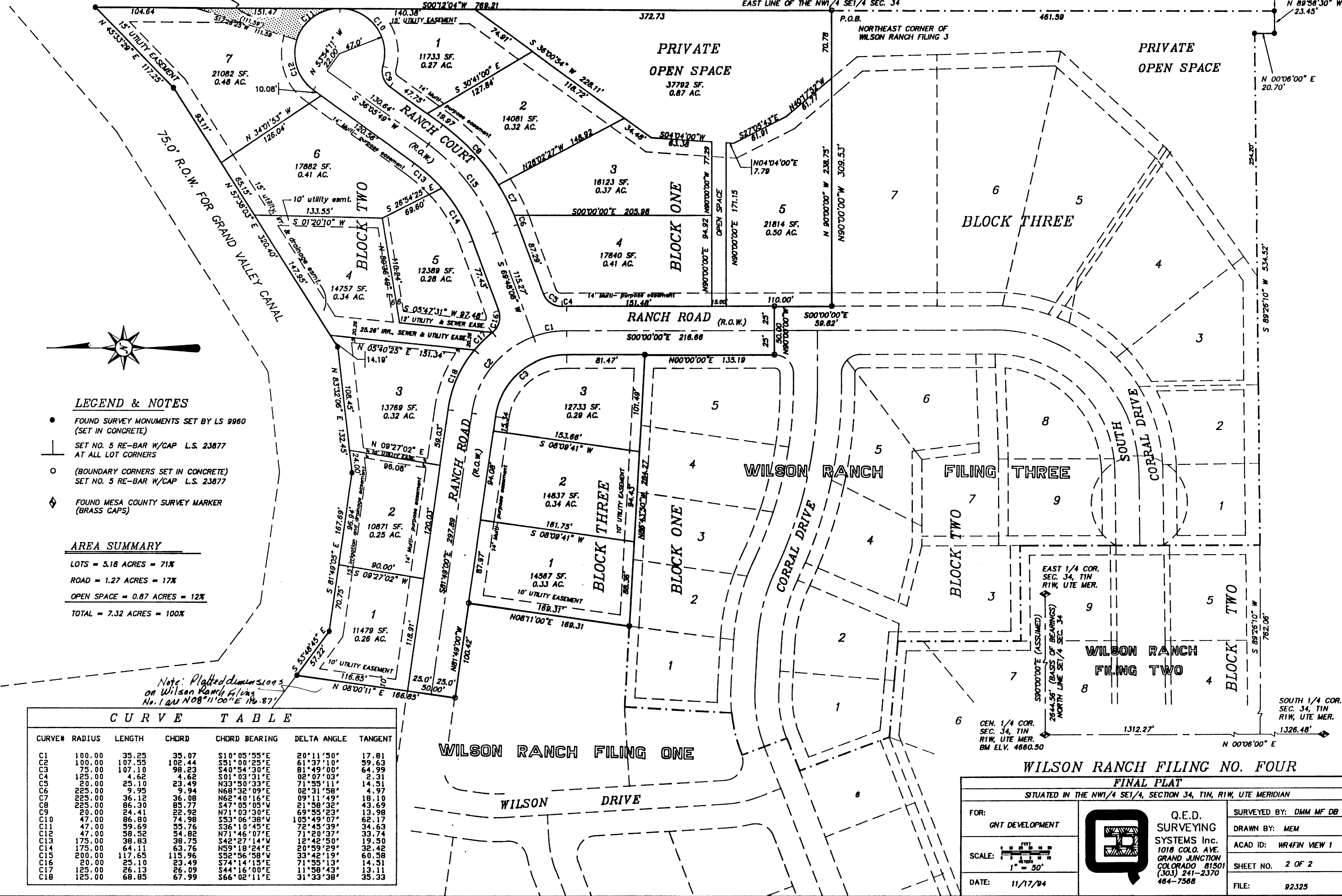
ACCEPTED AS BOUNDARY CORNER OF ORIGINAL WILSON RANCH SUB. DESIGNATED AS N.E. CORNER OF TRACT ONE AS PER J.T. PATTY SURVEY DATED 2-19-81

INGRESS, EGRESS AND UTILITY EASEMENT

SE COR. NW1/4 SE1/4 SEC. 34, T1N, R1W, UTE MER.

S 00°12'04" W 1230.80'

EAST LINE OF THE NW1/4 SE1/4 SEC. 34



LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY LS 9960 (SET IN CONCRETE)
- ⊥ SET NO. 5 RE-BAR W/CAP L.S. 23877 AT ALL LOT CORNERS
- (BOUNDARY CORNERS SET IN CONCRETE) SET NO. 5 RE-BAR W/CAP L.S. 23877
- ◆ FOUND MESA COUNTY SURVEY MARKER (BRASS CAPS)

AREA SUMMARY

LOTS = 5.18 ACRES = 71%
 ROAD = 1.27 ACRES = 17%
 OPEN SPACE = 0.87 ACRES = 12%
 TOTAL = 7.32 ACRES = 100%

Note: Platted dimensions on Wilson Ranch Filing No. 1 are N08°11'00"E 176.87'

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	100.00	35.25	35.07	S10°05'55"E	20°11'50"	17.81
C2	100.00	107.55	102.44	S51°00'25"E	61°37'10"	59.63
C3	75.00	107.10	98.23	S40°54'30"E	81°49'00"	64.99
C4	125.00	4.62	4.62	S01°03'31"E	02°07'03"	2.31
C5	20.00	25.10	23.49	N33°50'33"E	71°55'11"	14.51
C6	225.00	9.95	9.94	N68°32'09"E	02°31'58"	4.97
C7	225.00	36.12	36.08	N62°40'16"E	09°11'32"	18.10
C8	225.00	86.30	85.77	S47°05'05"W	21°58'32"	43.69
C9	20.00	24.41	22.92	N71°03'30"E	69°55'23"	13.98
C10	47.00	86.80	74.98	S53°06'38"W	105°49'07"	62.17
C11	47.00	59.69	55.76	S36°10'45"E	72°45'39"	34.63
C12	47.00	58.52	54.82	N71°46'07"E	71°20'37"	33.74
C13	175.00	38.83	38.75	S42°27'14"W	12°42'50"	19.50
C14	175.00	64.11	63.76	N59°18'24"E	20°59'29"	32.42
C15	200.00	117.65	115.96	S52°56'58"W	33°42'19"	60.58
C16	20.00	25.10	23.49	S74°14'15"E	71°55'13"	14.51
C17	125.00	26.13	26.09	S44°16'00"E	11°58'43"	13.11
C18	125.00	68.85	67.99	S66°02'11"E	31°33'38"	35.33

WILSON RANCH FILING NO. FOUR

SITUATED IN THE NW1/4 SE1/4, SECTION 34, T1N, R1W, UTE MERIDIAN

FOR: GNT DEVELOPMENT		Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 484-7568	SURVEYED BY: DMM MF DB
SCALE: 1" = 50'		DRAWN BY: MEM	
DATE: 11/17/94		ACAD ID: WR4FIN VIEW 1	
		SHEET NO. 2 OF 2	FILE: 92325