

ALPINE MEADOWS II
 A Replat of Lots 2-4 Block 1,
 And Lots 1-3, Block 2,
 LA CASA DE DOMINGUEZ FILING TWO

DEDICATION

That the undersigned Alpine Meadows Development Corp., a Colorado Corporation, is the owner of that real property situated in the NE1/4 NE 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Book 1889, Page 442.

Lots Two through Four both inclusive in Block One, and Lots One thru Three both inclusive in Block Two of LA CASA DE DOMINGUEZ FILING TWO, Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as ALPINE MEADOWS II, a subdivision of a part of Mesa County, Colorado and,

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

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;

All Multi-Purpose 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 and storm sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees 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 and storm sewer lines, water lines, and telephone lines.

All GVWUA easements to the City of Grand Junction for the use of the public and to the Grand Valley Water Users Association, its successors and assigns, for the installation and maintenance of GVWUA irrigation facilities;

All Drainage Easements to the 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 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 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 shall 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.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 7 day of JULY, A.D. 1994.

N. Kevin Nourse pres.
 Alpine Meadows Development Corp.
 By: V. Kevin Nourse, President

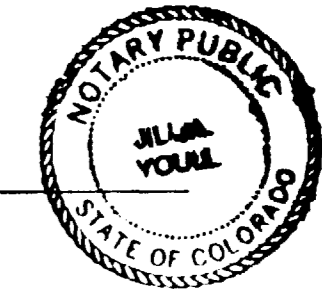
Robert L. Griffin Vice Pres.
 Alpine Meadows Development Corp.
 By: Robert L. Griffin, Vice President

STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 7th day of July, A.D., 1994. Witness my hand and official seal

My Commission Expires 6-24-95

Joe A. Yule
 Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 9:31 o'clock A.M., July 18th, A.D., 1994, and was duly recorded in Plat Book No. 14 Page No. 249/250.
 COVENANTS B2086-P442

 Clerk and Recorder

CITY APPROVAL

THIS PLAT OF ALPINE MEADOWS II, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS 15th DAY OF JULY, 1994.

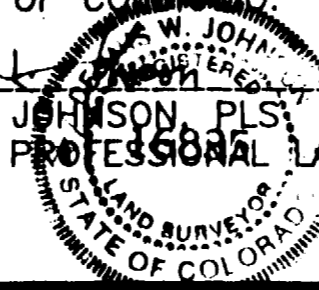
Stephen J. Olson
 CITY MANAGER

R. J. Mantle
 PRESIDENT OF THE CITY COUNCIL

SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF ALPINE MEADOWS II, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE APPLICABLE LAWS OF THE STATE OF COLORADO.

Dennis W. Johnson 7/7/94
 DENNIS W. JOHNSON, PLS.
 COLORADO PROFESSIONAL LAND SURVEYOR NO. 16835



ALPINE MEADOWS II	
A Replat of Lots 2-4 Block 1, And Lots 1-3, Block 2, LA CASA DE DOMINGUEZ FILING TWO	
Professional Surveying Services P.O. BOX 4506, Grand Junction, CO 81502 303-241-3841	
SUR. BY: JF/LD	DRAWN BY: DWJ
JOB NO. 9347	SHEET 1 OF 2

ALPINE MEADOWS II

A REPLAT OF LOTS 2-4, BLOCK 1, AND LOTS 1-3 BLOCK 2
LA CASA DE DOMINGUEZ FILING TWO

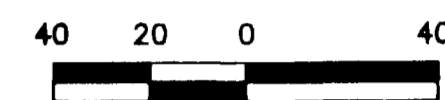
H ROAD R.O.W.

N 90°00'00" W 1322.40' (R) BASIS OF BEARINGS

MCSM
NE Corner Sec. 35
T1N, R1W, UM



SCALE: 1"=40'

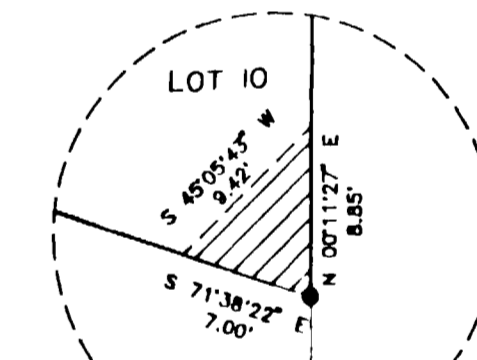


BASIS OF BEARINGS

Basis of bearings assume the North line of the NE1/4 NE1/4 of Section 35 to bear N 90°00'00" W 1322.40 feet. Both monuments on this line are Mesa County Brass Caps.

AREA SUMMARY

AREA IN LOTS 1-9	= 4.488 Acres
AREA IN ROADS	= 0.486 Acres
AREA IN LOT 10	= 3.078 Acres
TOTAL	= 8.052 Acres



DETAIL "A"
ADDITIONAL R.O.W.
TO BE DEDICATED FOR AMBER WAY

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of ALPINE MEADOWS II, and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Dennis W. Johnson
1683 DENNIS W. JOHNSON
COLORADO REGISTERED SURVEYOR, No. 16835
Certified this 7th day of July, 1994

MCSM
SE Corner
NE1/4, NE1/4
Section 35

LEGEND

- ⊙ MESA COUNTY SURVEY MONUMENT
- LOT CORNERS TO BE SET PURSUANT TO CRS 38-51-101
- SET ALUMINUM CAP & No. 5 REBAR IN CONCRETE, PLS 16835
- (R) RECORD MEASUREMENT
- ◇ FOUND PROPERTY CORNER AS NOTED

Located in the NE1/4 Section 35, T1N, R1W, UTE M.

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Professional Surveying Services
P.O. BOX 4506, Grand Junction, CO 81502
303-241-3841

SUR. BY: JF/LD DRAWN BY: DWJ
JOB NO. 9347 SHEET 2 OF 2

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 CERTIFICATION SHOWN HEREON.

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	122.43'	122.08'	117.08'	N 28°33'54" E	57°07'49"	66.65'
C2	144.43'	127.55'	123.45'	N 25°18'00" E	50°36'00"	68.27'
C3	100.43'	64.80'	63.68'	N 18°29'04" E	36°58'09"	33.57'
C4	100.43'	35.34'	35.16'	N 47°02'59" E	20°09'41"	17.85'
C5	134.43'	116.73'	113.10'	S 24°52'31" W	49°45'03"	62.33'
C6	90.43'	56.17'	55.27'	S 39°20'14" W	35°35'15"	29.02'
C7	90.43'	33.54'	33.35'	S 10°55'06" W	21°15'01"	16.96'
C8	112.43'	112.11'	107.52'	S 28°33'54" W	57°07'49"	61.21'

BUILDING SETBACK REQUIREMENTS

PRINCIPAL BUILDING
Front 20' from ROW
Rear 20'
Side 10' (inc. corner Lots) or easmt width

ACCESSORY BUILDING
(Limited to rear 1/2 of Lot)
Rear 5'
Side 5' or Easement width