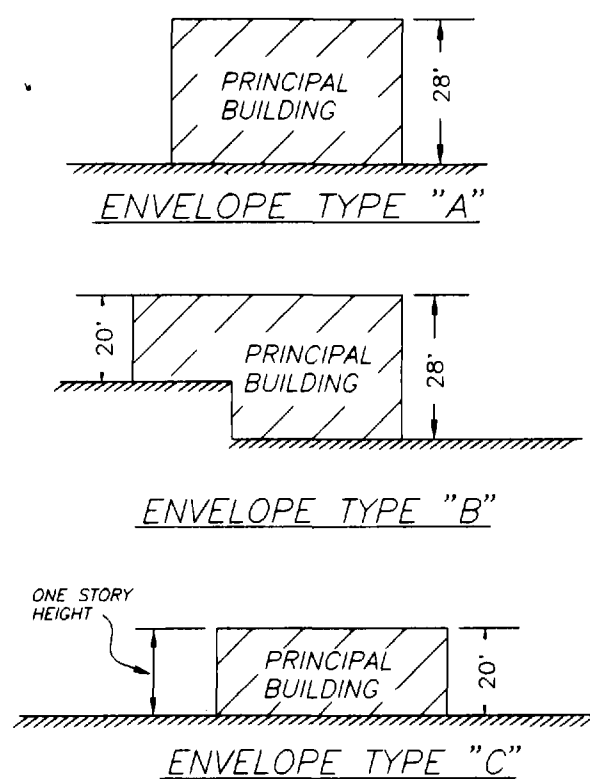
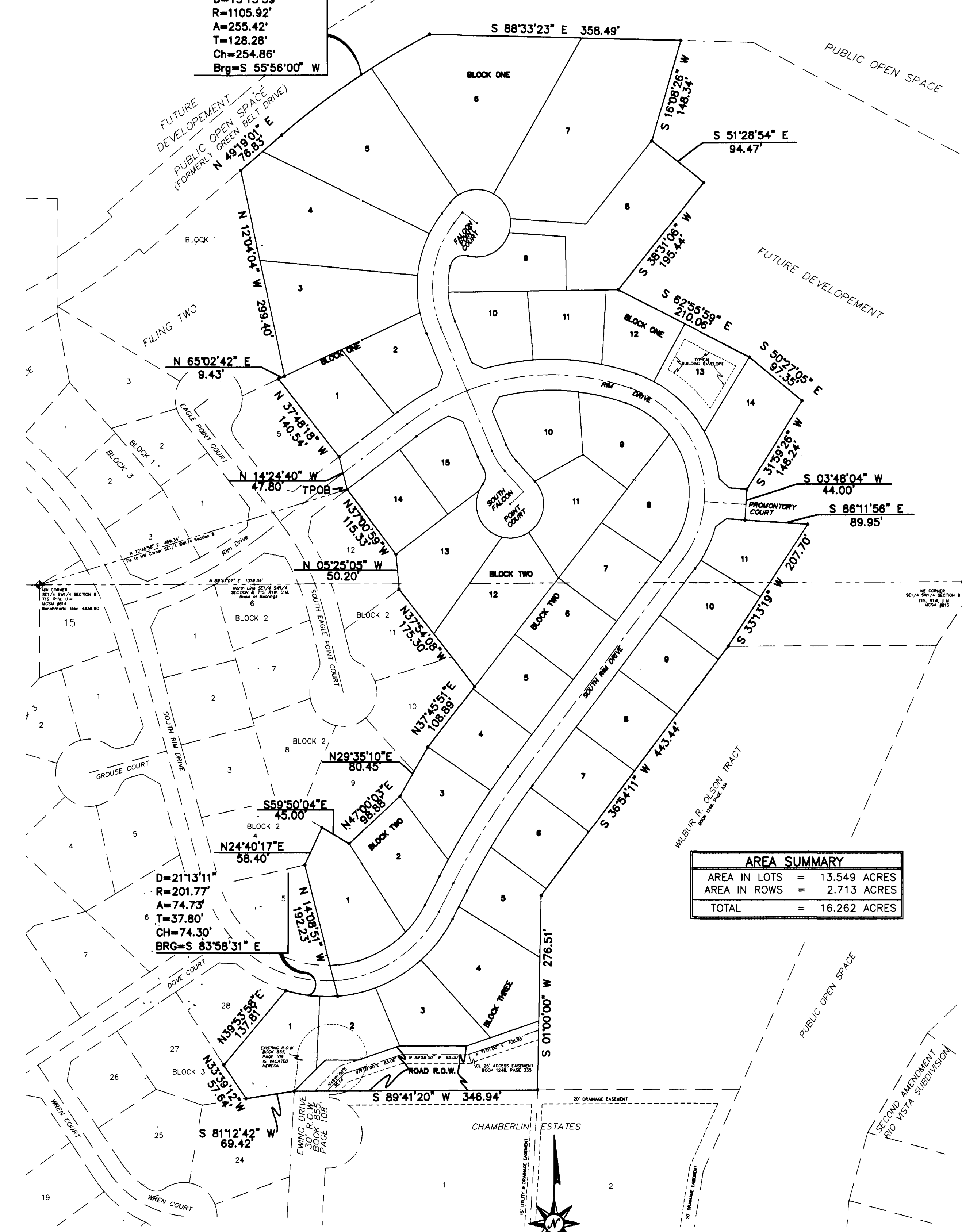


# SOUTH RIM FILING NO. THREE

## LOCATED IN THE SW1/4 SECTION 8, T1S, R1W, U.M.

D=13'13.59"  
R=1105.92'  
A=255.42°  
T=128.28°  
Ch=254.86'  
Brq=S 55°56'00" W



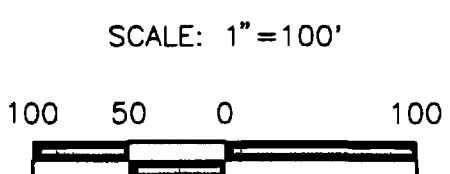
**NOTE:**  
1. MAXIMUM BUILDING HEIGHT MEASURED FROM FINISHED FLOOR TO TOP OF HIGHEST ROOF LINE RIDGE, EXCLUDING CHIMNEYS, CUPOLAS, FLUES, AND VENT PIPES, OR SIMILAR ROOF PENETRATIONS.  
2. ALL HEIGHT RESTRICTION ENVELOPES ARE TYPE "A", TYPICALLY, EXCEPT AS SHOWN.

BUILDING SETBACK TABLE	
Front Yard	= 25 Feet, Except at Corner Lots = 20 Feet
Side Yard	= 10 Feet
Rear Yard	= 20 Feet

EXCEPT the following Platted Building Envelopes, as shown:  
Lots 1, 3, 4, 5, 6, 7, 8, 9, and Lot 14, Block One  
Lots 8 and Lot 11, Block Two  
Lots 1, 2, 3, and Lot 4, Block Three

AREA SUMMARY	
AREA IN LOTS	= 13.549 ACRES
AREA IN ROWS	= 2.713 ACRES
TOTAL	= 16.262 ACRES

Basis of bearings assume the North line of the SE1/4 SW1/4 of Section 8 to bear N 89°47'07" E, 1319.34 feet, as shown on the recorded Plat of South Rim Filing No. One, in Plat Book 14, Pages 198-199.  
Both monuments on this line are Mesa County Survey Markers.  
Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".  
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 COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



- LEGEND**
- ⊕ MESA COUNTY OR BLM SURVEY MARKER
  - CALCULATED POSITION (NOT SET)
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE
  - (R) RECORD MEASUREMENT
  - ▣ FOUND REBAR, AS NOTED
  - INDICATES PC & PT OF ARCS
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 AT ALL LOT CORNERS

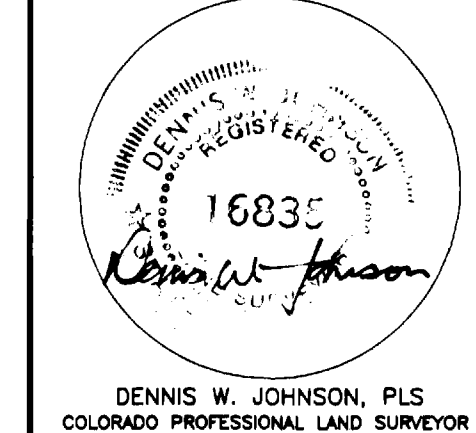
**CLERK AND RECORDER'S CERTIFICATE**  
STATE OF COLORADO)ss  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at 11:52 o'clock A.M., August 22, 1995, A.D., 1995, and was duly recorded in Plat Book No. 14 Page No. 380, 381, 382.  
Clerk and Recorder

**CITY OF GRAND JUNCTION APPROVAL**  
This plat of South Rim Filing No. Three, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 18th day of AUGUST, A.D., 1995.  
Mikael Nelson City Manager  
Ken Morrison President of City Council

**SURVEYOR'S CERTIFICATION**  
I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF SOUTH RIM FILING NO. THREE, 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 CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.  
Date certified August 9th, 1995

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS: That Lowe Development Corporation, a California Corporation, is the owner of that real property located in part of the Southwest Quarter of Section 8, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Being a portion of that property as described in Original Warranty Deed Book 1539, Pages 87 through 90.)  
Commencing at the Mesa County Brass Cap at the Northwest Corner of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 8, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, whence the Mesa County Brass Cap at the Northeast Corner of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 8 bears North 89 degrees 47 minutes 07 seconds East (N 89°47'07" E), 1319.34 feet for a basis of bearings with all bearings contained herein relative thereto;  
Thence North 72 degrees 45 minutes 56 seconds East (N 72°45'56" E), a distance of 459.34 feet to a point located on the Northernmost corner of Lot 12, Block 2, South Rim Filing No. Two, being on the southerly right-of-way line of Rim Drive, and being the TRUE POINT OF BEGINNING; thence crossing said right-of-way North 14 degrees 24 minutes 40 seconds West (N14°24'40" W), a distance of 47.80 feet; thence North 37 degrees 48 minutes 18 seconds West (N 37°48'18" W), a distance of 140.54 feet; thence North 65 degrees 02 minutes 42 seconds East (N 65°02'42" E), a distance of 9.43 feet; thence North 12 degrees 04 minutes 04 seconds East (N 12°04'04" W), a distance of 299.40 feet to a point on the southerly line of a PUBLIC OPEN SPACE tract, as recorded in Book 2132, Pages 955-958 (formerly Green Belt Drive right-of-way); thence along said southerly line the following two courses: North 49 degrees 19 minutes 01 seconds East (N 49°19'01" E), a distance of 76.83 feet; thence along the arc of a non-tangent curve to the right having a central angle of 13 degrees 13 minutes 59 seconds (13°13'59"), radius of 1105.92 feet, an arc length of 255.42 feet, and a chord that bears North 55 degrees 56 minutes 00 seconds E (N 55°56'00" E), a distance of 254.86 feet; thence leaving said southerly line South 88 degrees 33 minutes 23 seconds East (S 88°33'23" E), a distance of 358.49 feet; thence South 16 degrees 08 minutes 26 seconds West (S 16°08'26" W), a distance of 148.34 feet; thence South 51 degrees 28 minutes 54 seconds East (S 51°28'54" E), a distance of 94.47 feet; thence South 38 degrees 31 minutes 06 seconds West (S 38°31'06" W), a distance of 195.44 feet; thence South 62 degrees 55 minutes 09 seconds East (S 62°55'09" E), a distance of 210.06 feet; thence South 50 degrees 27 minutes 05 seconds East (S 50°27'05" E), a distance of 97.35 feet; thence South 31 degrees 27 minutes 26 seconds West (S 31°27'26" W), a distance of 148.24 feet; thence South 03 degrees 48 minutes 04 seconds West (S 03°48'04" W), a distance of 148.00 feet; thence South 86 degrees 11 minutes 56 seconds East (S 86°11'56" E), a distance of 89.95 feet; thence South 33 degrees 13 minutes 19 seconds West (S 33°13'19" W), a distance of 207.70 feet; thence South 36 degrees 54 minutes 11 seconds West (S 36°54'11" W), a distance of 443.44 feet; thence South 01 degree 00 minutes 00 seconds West (S 01°00'00" W), a distance of 276.51 feet; thence South 89 degrees 41 minutes 20 seconds West (S 89°41'20" W), a distance of 346.94 feet; thence South 81 degrees 12 minutes 42 seconds West (S 81°12'42" W), a distance of 69.42 feet; thence North 33 degrees 39 minutes 12 seconds West (N 33°39'12" W), a distance of 57.64 feet; thence North 39 degrees 53 minutes 58 seconds East (N 39°53'58" E), 137.81 feet; thence along the arc of a curve to the left having a central angle of 21 degrees 13 minutes 11 seconds (21°13'11"), a radius of 217.77 feet, an arc length of 74.83 feet, and a chord that bears South 83 degrees 58 minutes 31 seconds East (S 83°58'31" E), a distance of 74.30 feet; thence North 14 degrees 08 minutes 51 seconds West (N 14°08'51" W), a distance of 192.23 feet; thence North 24 degrees 40 minutes 17 seconds East (N 24°40'17" E), a distance of 58.40 feet; thence South 59 degrees 50 minutes 04 seconds East (S 59°50'04" E), a distance of 45.00 feet; thence North 03 degrees 03 minutes 03 seconds East (N 03°03'03" E), a distance of 98.88 feet; thence North 29 degrees 35 minutes 10 seconds East (N 29°35'10" E), a distance of 80.45 feet; thence North 37 degrees 45 minutes 51 seconds East (N 37°45'51" E), a distance of 108.89 feet; thence North 37 degrees 54 minutes 08 seconds West (N 37°54'08" W), a distance of 175.30 feet; thence North 05 degrees 25 minutes 05 seconds West (N 05°25'05" W), a distance of 50.20 feet; thence North 37 degrees 00 minutes 59 seconds West (N 37°00'59" W), a distance of 115.33 feet to the TRUE POINT OF BEGINNING. Said tract containing 16.262 acres of land, more or less.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat, which is a part of a Planned Common Interest Community known as SOUTH RIM PLANNED UNIT DEVELOPMENT, subject to those certain restrictions as recorded in the "Covenants, Conditions, and Restrictions" as recorded in Book 255, Pages 317 through 414, of the Official Records of Mesa County, Colorado.  
All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;  
All sign, landscaping, and multipurpose 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, street trees and grade structures, and to the South Rim Homeowners Association, Inc. for the purpose of Signage and Landscaping purposes;  
All Multipurpose 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, 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 sewer lines, water lines, and telephone lines.  
All Irrigation Easements as set forth on this plat to the South Rim Homeowners Association, Inc., as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;  
All Drainage Easements hereby platted to the South Rim Homeowners Association, Inc., 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. 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 2nd day of August, A.D. 1995.  
David G. Behrhorst  
Lowe Development Corporation, a California Corporation  
David G. Behrhorst, Vice President  
STATE OF COLORADO)ss  
COUNTY OF MESA )  
The foregoing instrument was acknowledged before me by David G. Behrhorst, Vice President this 2nd day of August, A.D., 1995.  
Witness my hand and official seal:  
Thomas A. Jopis  
Notary Public  
My Commission Expires 11/26/97



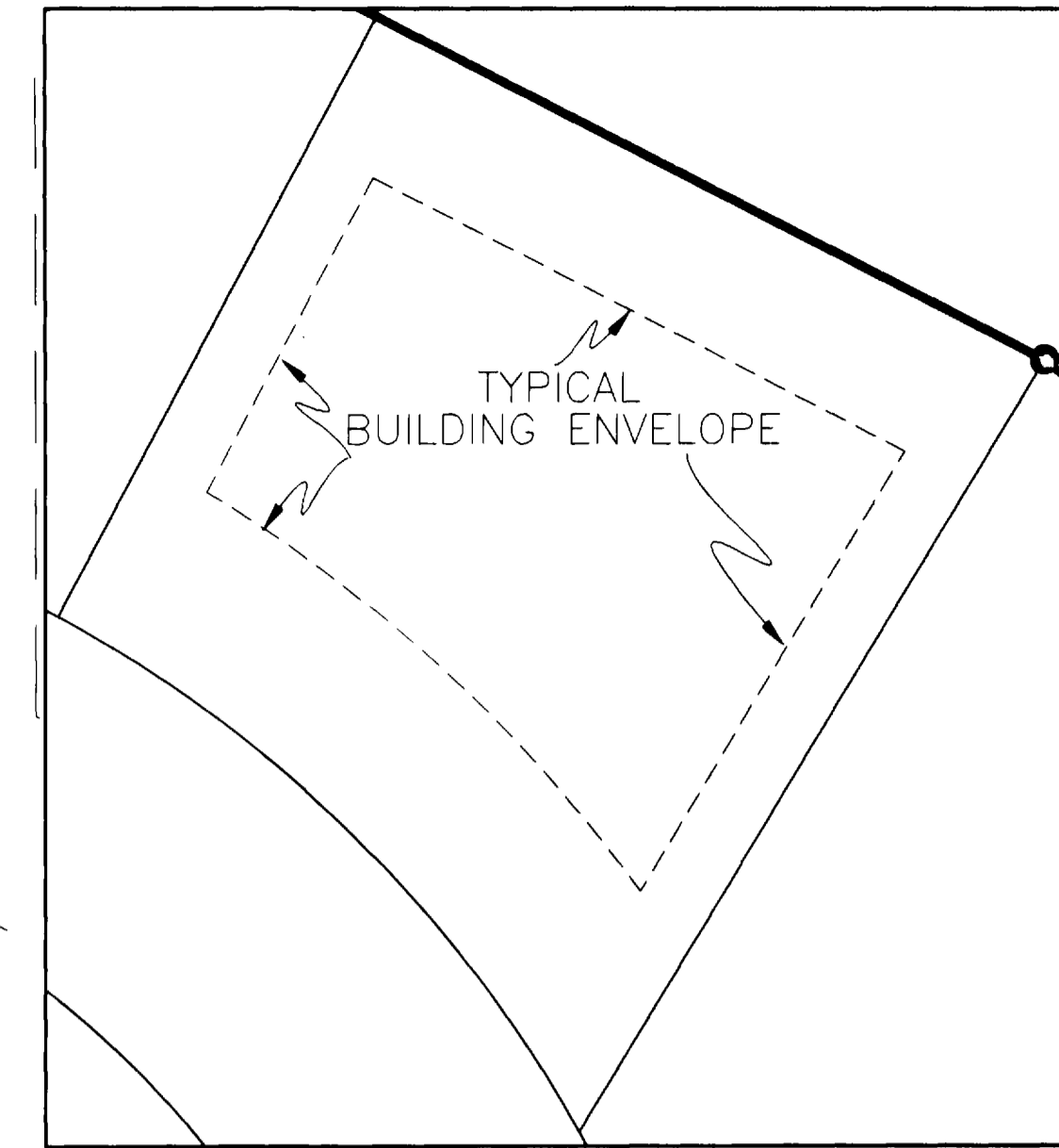
**SOUTH RIM FILING NO. THREE**  
SW1/4 SECTION 8  
T1S, R1W, UTE MERIDIAN  
MESA COUNTY, COLORADO

Professional Surveying Services  
P.O. BOX 4506, Grand Jct., CO 81502  
970-241-3841

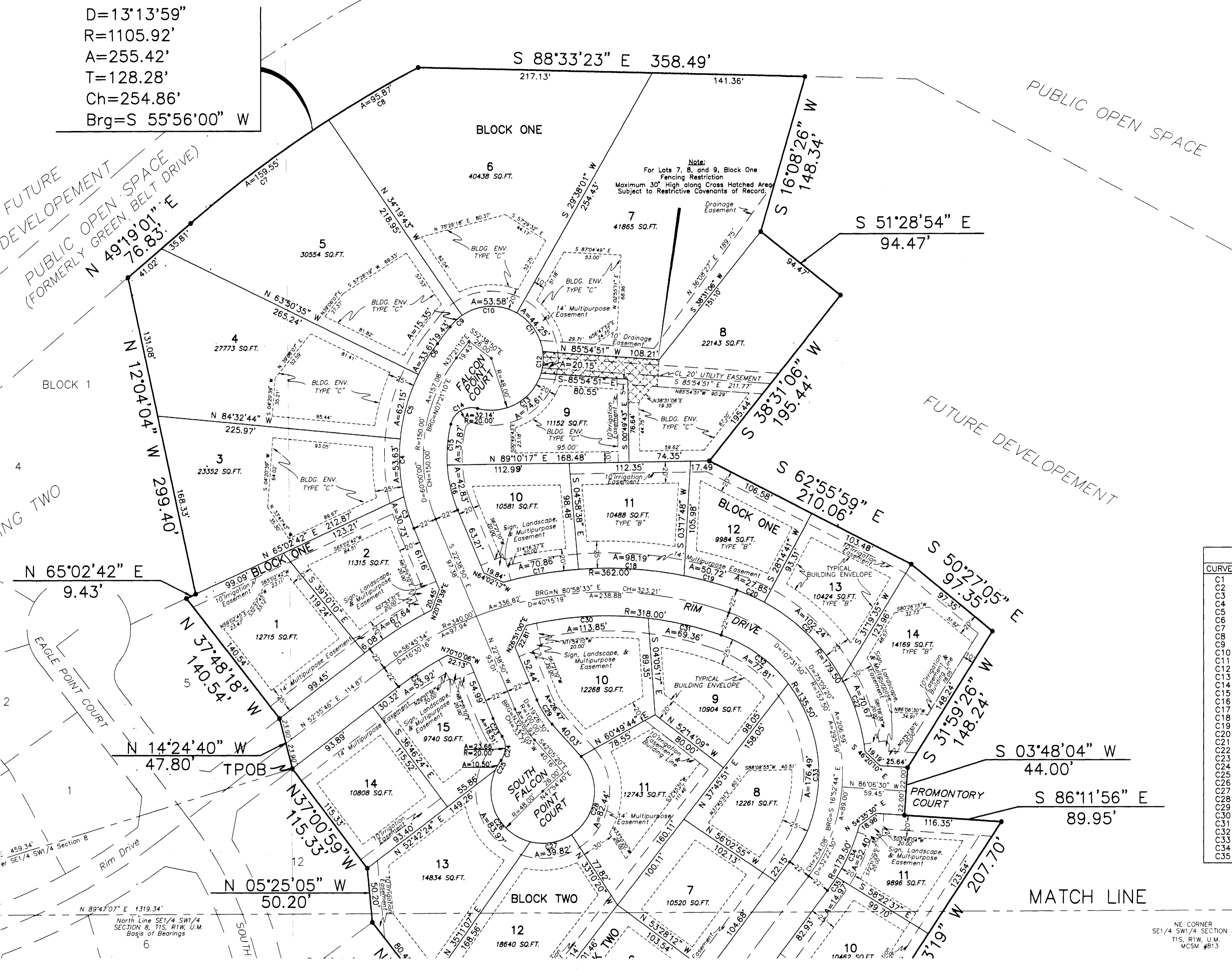
SUR. BY: DWJ/LD DRAWN BY: RSK  
JOB NO. 94119 SHEET 1 OF 3

# SOUTH RIM FILING NO. THREE

D=13'13'59"  
 R=1105.92'  
 A=255.42'  
 T=128.28'  
 Ch=254.86'  
 Brg=S 55'56'00" W



SCALE: 1"=50'



CURVE DATA TABLE						
CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	10°42'22"	362.00'	67.64'	33.92'	N 57°56'57" E	67.54'
C2	09°42'52"	318.00'	53.92'	27.02'	N 57°27'12" E	53.85'
C3	10°14'09"	172.00'	30.73'	15.41'	N 17°31'45" W	30.69'
C4	17°51'56"	172.00'	53.63'	27.04'	N 03°28'42" W	53.41'
C5	20°42'09"	172.00'	62.15'	31.42'	N 15°48'20" E	61.81'
C6	11°11'45"	172.00'	33.61'	16.86'	N 31°45'17" E	33.56'
C7	08°15'58"	1105.92'	159.55'	79.91'	N 53°24'14" E	159.41'
C8	04°58'01"	1105.92'	95.87'	47.97'	N 60°01'13" E	95.84'
C9	18°19'07"	48.00'	15.35'	7.74'	N 48°30'44" E	15.28'
C10	63°57'44"	48.00'	53.58'	29.97'	N 87°39'09" E	50.85'
C11	52°48'52"	48.00'	44.25'	23.83'	S 33°57'33" E	42.70'
C12	24°03'00"	48.00'	20.15'	10.22'	S 04°28'23" W	20.00'
C13	89°03'52"	48.00'	74.61'	47.22'	N 61°01'48" E	67.33'
C14	92°05'09"	20.00'	32.14'	20.74'	N 59°31'10" E	28.79'
C15	16°57'09"	128.00'	37.87'	19.08'	N 05°00'00" E	37.73'
C16	19°10'15"	128.00'	42.83'	21.62'	N 13°03'42" W	42.63'
C17	11°12'55"	362.00'	70.86'	35.54'	N 80°10'44" E	70.75'
C18	15°32'30"	362.00'	98.19'	49.40'	S 86°26'34" E	97.89'
C19	08°01'40"	362.00'	50.72'	25.40'	N 74°39'29" E	50.68'
C20	08°53'21"	179.50'	27.85'	13.95'	N 68°11'59" E	27.82'
C21	32°38'06"	179.50'	102.24'	52.55'	N 45°26'16" E	100.86'
C22	22°33'22"	179.50'	70.57'	35.80'	N 17°50'32" E	70.21'
C23	08°41'28"	122.00'	18.51'	9.27'	N 26°59'34" W	18.49'
C24	67°47'31"	20.00'	23.66'	13.44'	S 02°33'28" W	22.31'
C25	12°31'52"	48.00'	10.50'	5.27'	N 30°11'17" E	10.48'
C26	100°14'07"	48.00'	83.97'	57.44'	N 26°11'43" E	73.67'
C27	47°31'54"	48.00'	39.82'	21.14'	N 79°55'16" E	38.69'
C28	98°24'01"	48.00'	82.44'	55.61'	S 06°57'19" W	72.67'
C29	19°26'30"	78.00'	26.47'	13.36'	N 32°22'05" W	26.34'
C30	20°30'45"	318.00'	113.85'	57.54'	N 86°36'12" E	113.24'
C31	12°29'46"	318.00'	69.36'	34.82'	N 76°53'32" E	69.22'
C32	32°54'13"	135.50'	77.81'	40.01'	N 54°11'33" E	76.75'
C33	74°37'37"	135.50'	176.49'	103.27'	N 00°25'37" E	164.27'
C34	16°43'38"	179.50'	52.40'	26.39'	N 23°44'45" W	52.22'
C35	04°46'37"	179.50'	14.97'	7.49'	S 34°29'53" W	14.96'

Basis of bearings assume the North line of the SE1/4 SW1/4 of Section 8 to bear N 89°47'07" E, 1319.34 feet, as shown on the recorded Plat of South Rim Filing No. One, in Plat Book 14, Pages 198-199. Both monuments on this line are Mesa County Survey Markers.

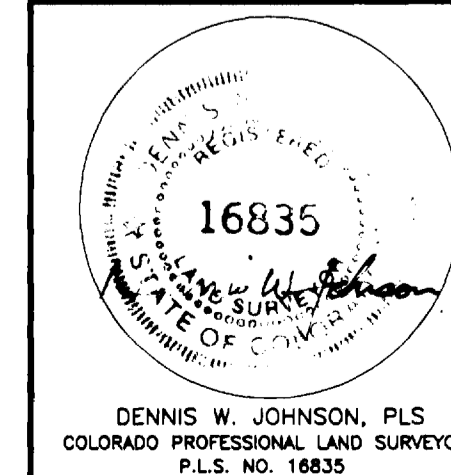
Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

- LEGEND**
- ⊕ MESA COUNTY OR BLM SURVEY MARKER
  - CALCULATED POSITION (NOT SET)
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE
  - (R) RECORD MEASUREMENT
  - FOUND REBAR, AS NOTED
  - INDICATES PC & PT OF ARCS
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 AT ALL LOT CORNERS

**SURVEYOR'S CERTIFICATION**

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF SOUTH RIM FILING NO. THREE, 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 CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.

Date certified August 9th 1995

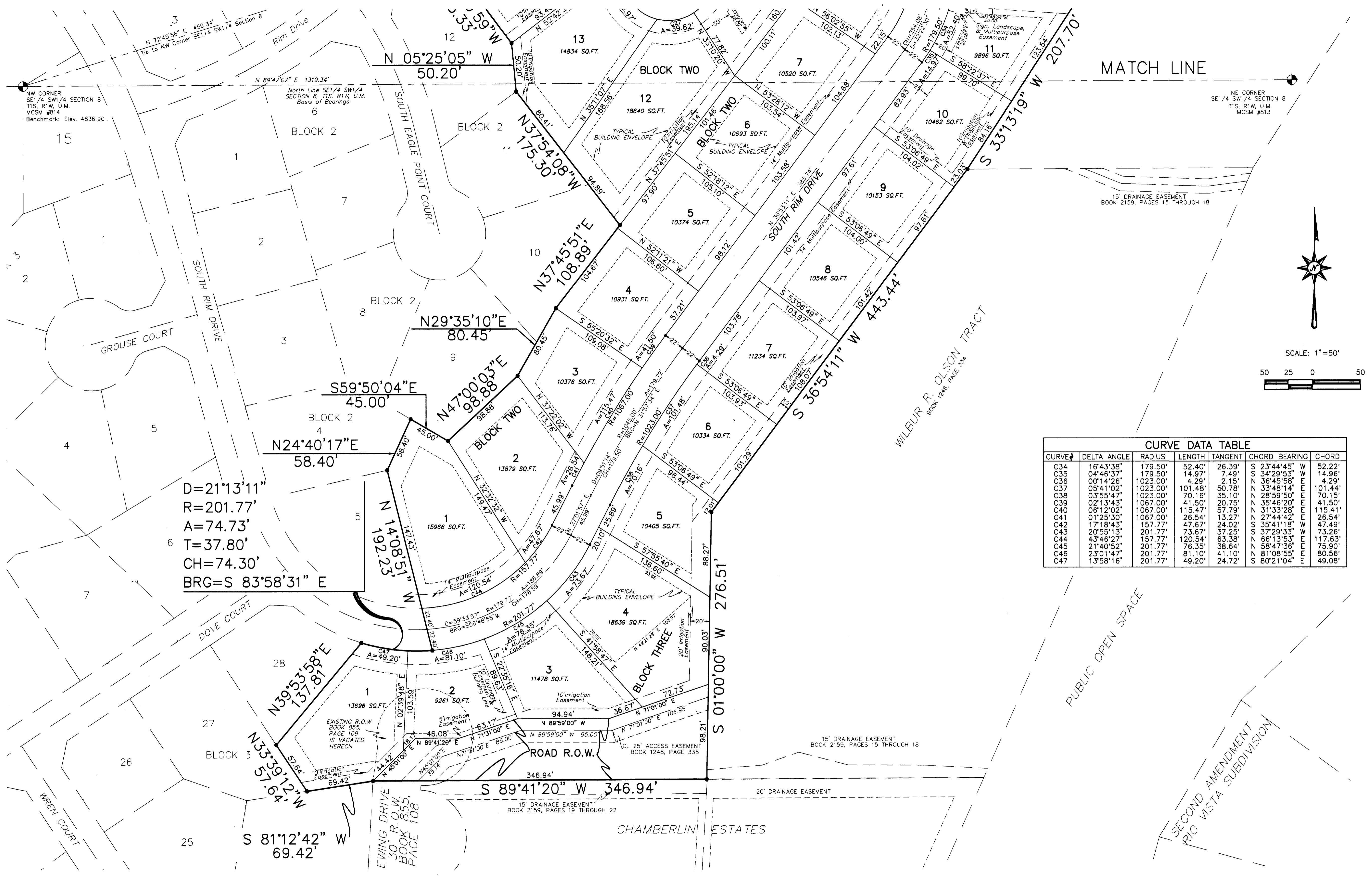


**SOUTH RIM FILING NO. THREE**  
 SW1/4 SECTION 8  
 T1S, R1W, UTE MERIDIAN  
 MESA COUNTY, COLORADO

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

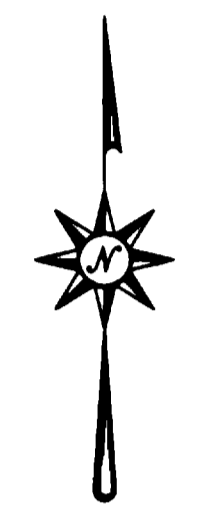
SUR. BY: DWJ/LD DRAWN BY: RSK  
 JOB NO. 94119 SHEET 2 OF 3

# SOUTH RIM FILING NO. THREE



$D=21'13.11"$   
 $R=201.77'$   
 $A=74.73'$   
 $T=37.80'$   
 $CH=74.30'$   
 $BRG=S 83^{\circ}58'31" E$

MATCH LINE



SCALE: 1"=50'

CURVE DATA TABLE						
CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C34	16°43'38"	179.50'	52.40'	26.39'	S 23°44'45" W	52.22'
C35	04°46'37"	179.50'	14.97'	7.49'	S 34°29'53" W	14.96'
C36	00°14'26"	1023.00'	4.29'	2.15'	N 36°45'58" E	4.29'
C37	05°41'02"	1023.00'	101.48'	50.78'	N 33°48'14" E	101.44'
C38	03°55'47"	1023.00'	70.16'	35.10'	N 28°59'50" E	70.15'
C39	02°13'43"	1067.00'	41.50'	20.75'	N 35°46'20" E	41.50'
C40	06°12'02"	1067.00'	115.47'	57.79'	N 31°33'25" E	115.41'
C41	01°25'30"	1067.00'	26.54'	13.27'	N 27°44'42" E	26.54'
C42	17°18'43"	157.77'	47.67'	24.02'	S 35°41'18" W	47.49'
C43	20°55'13"	201.77'	73.67'	37.25'	S 37°29'33" W	73.26'
C44	43°46'27"	157.77'	120.54'	63.38'	N 66°13'53" E	117.63'
C45	21°40'52"	201.77'	76.35'	38.64'	N 58°47'36" E	75.90'
C46	23°01'47"	201.77'	81.10'	41.10'	N 81°08'55" E	80.56'
C47	13°58'16"	201.77'	49.20'	24.72'	S 80°21'04" E	49.08'

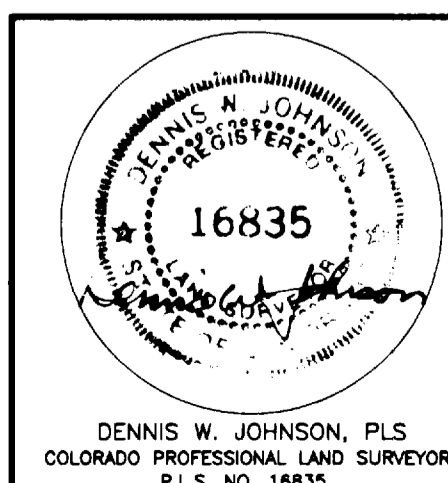
**LEGEND**

- ⊕ MESA COUNTY OR BLM SURVEY MARKER
  - CALCULATED POSITION (NOT SET)
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE
  - (R) RECORD MEASUREMENT
  - FOUND REBAR, AS NOTED
  - INDICATES PC & PT OF ARCS
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 AT ALL LOT CORNERS

**SURVEYOR'S CERTIFICATION**

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF SOUTH RIM FILING NO. THREE, 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 CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.

Date certified August 9<sup>th</sup>, 1995



SOUTH RIM FILING NO. THREE  
SW1/4 SECTION 8  
T1S, R1W, UTE MERIDIAN  
MESA COUNTY, COLORADO

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

SUR. BY: DWJ/LD DRAWN BY: RSK  
JOB NO. 94119 SHEET 3 OF 3

Basis of bearings assume the North line of the SE1/4 SW1/4 of Section 8 to bear N 89°47'07" E, 1319.34 feet, as shown on the recorded Plat of South Rim Filing No. One, in Plat Book 14, Pages 198-199. Both monuments on this line are Mesa County Survey Markers.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

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 COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.