

SOUTH RIM FILING NO. FOUR LOCATED IN THE SW1/4 SECTION 8, T1S, R1W, U.M.

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 Northeast 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 Northwest Corner of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 8 bears South 89 degrees 47 minutes 07 seconds West (S 89°47'07" W), 1319.34 feet for a basis of bearings with all bearings contained herein relative thereto;

BEGINNING at a point bearing South 74 degrees 45 minutes 48 seconds West (S 74°45'48" W), a distance of 349.77 feet from the aforementioned Northeast Corner of the SE1/4 SW1/4; thence North 33 degrees 13 minutes 19 seconds East (N 33°13'19" E), a distance of 207.70 feet; thence North 86 degrees 11 minutes 56 seconds West (N 86°11'56" W), a distance of 89.95 feet; thence North 03 degrees 48 minutes 04 seconds East (N 03°48'04" E), a distance of 44.00 feet; thence North 31 degrees 59 minutes 26 seconds East (N 31°59'26" E), a distance of 148.24 feet; thence North 50 degrees 27 minutes 05 seconds West (N 50°27'05" W), a distance of 97.35 feet; thence North 62 degrees 55 minutes 59 seconds West (N 62°55'59" W), a distance of 210.06 feet; thence North 38 degrees 31 minutes 06 seconds East (N 38°31'06" E), a distance of 195.44 feet; thence North 51 degrees 28 minutes 54 seconds West (N 51°28'54" W), a distance of 94.47 feet; thence North 15 degrees 08 minutes 26 seconds East (N 15°08'26" E), a distance of 94.47 feet; thence North 15 degrees 08 minutes 26 seconds East (N 15°08'26" E), a distance of 148.34 feet; thence South 88 degrees 33 minutes 23 seconds East (S 88°33'23" E), a distance of 102.81 feet; thence South 61 degrees 41 minutes 03 seconds East (S 61°41'03" E), a distance of 401.86 feet; thence South 54 degrees 22 minutes 59 seconds East (S 54°22'59" E), a distance of 198.69 feet; thence South 23 degrees 31 minutes 15 seconds East (S 23°31'15" E), a distance of 194.47 feet; thence South 74 degrees 36 minutes 17 seconds West (S 74°36'17" W), a distance of 135.46 feet; thence South 15 degrees 23 minutes 43 seconds East (S 15°23'43" E), a distance of 18.06 feet; thence South 46 degrees 45 minutes 25 seconds East (S 46°45'25" E), a distance of 30.55 feet; thence South 28 degrees 36 minutes 04 seconds West (S 28°36'04" W), a distance of 115.64 feet; thence South 86 degrees 05 minutes 15 seconds West (S 86°05'15" W), a distance of 47.47 feet; thence South 32 degrees 46 minutes 27 seconds West (S 32°46'27" W), a distance of 230.42 feet; thence South 89 degrees 47 minutes 07 seconds West (S 89°47'07" W), a distance of 297.09 feet to the POINT OF BEGINNING; Said parcel containing 8.602 acres, as described.

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, as amended.

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;

Outlot A as Public Open Space to the City of Grand Junction for the purpose of public access to the Public Open Space adjoining subdivision boundary and for the installation of underground utilities and appurtenances thereto including electric lines, sanitary sewer lines, telephone lines, and also for the installation and maintenance of a bicycle and pedestrian path, traffic control facilities, landscaping subject to a right of the owners of Lots 11 and 12 to construct fencing along the common boundaries, as approved by the South Rim Architectural Control Committee for aesthetic and safety purposes, 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.

The owners hereby declare there are no lienholders against herein described property.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 5th day of January, A.D. 1996.

Lowe Development Corporation, a California Corporation

David G. Behrhorst
by: David G. Behrhorst, Vice President

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by David G. Behrhorst, Vice President this 5th day of January, A.D., 1996.
Witness my hand and official seal:

Charles M. [Signature]
Notary Public

My Commission Expires 10-09-1999

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

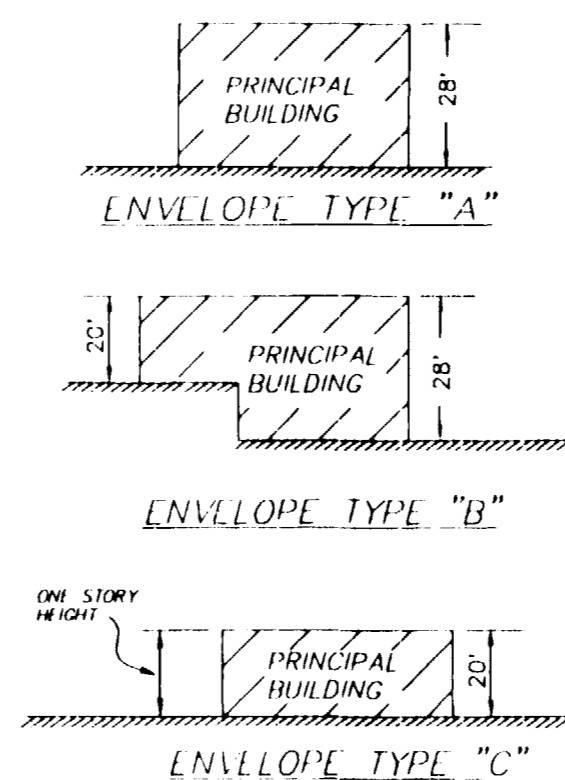
I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., _____ A.D., 1996, and was duly recorded in Plat Book No. _____ Page No. _____ Reception No. _____ Drawer No. _____

Clerk and Recorder

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, 2, and Lots 5 through 15.	

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.
3. SECOND STORY OPEN AND UNCOVERED BALCONY DECK MAY ENCRoACH SIX FEET MAXIMUM OUTSIDE OF BUILDING ENVELOPE ON REAR YARD ONLY, SUBJECT TO SOUTH RIM ARCHITECTURAL CONTROL COMMITTEE WRITTEN APPROVAL.
4. GROUND LEVEL OPEN AND UNCOVERED PORCHES, DECKS, AND PATIOS MAY EXTEND BEYOND BUILDING ENVELOPES SUBJECT TO SOUTH RIM ARCHITECTURAL CONTROL COMMITTEE WRITTEN APPROVAL.



CURVE TABLE						
CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	01°31'38"	122.00'	3.25'	1.63'	S 86°52'19" E	3.25'
C2	34°57'46"	122.00'	74.45'	38.42'	N 74°52'59" E	73.30'
C3	34°16'53"	122.00'	73.00'	37.63'	S 40°15'40" W	71.91'
C4	34°03'24"	122.00'	72.52'	37.37'	S 06°05'31" W	71.45'
C5	07°13'27"	122.00'	15.38'	7.70'	S 14°32'54" E	15.37'
C6	11°59'34"	122.00'	25.54'	12.82'	S 24°09'25" E	25.49'
C7	12°02'42"	78.00'	168.87'	146.84'	S 31°52'09" W	137.77'
C8	16°45'57"	78.00'	22.82'	11.49'	S 38°32'11" E	22.74'
C9	16°45'57"	78.00'	22.82'	11.49'	S 55°18'08" E	22.74'
C10	23°06'36"	122.00'	49.21'	24.94'	S 52°07'48" E	48.88'
C11	10°25'18"	122.00'	22.19'	11.13'	S 35°21'51" E	22.16'
C12	76°23'28"	20.00'	26.67'	15.74'	N 25°29'22" W	24.73'
C13	11°27'44"	48.00'	94.22'	71.79'	S 43°31'30" E	79.80'
C14	31°42'37"	48.00'	26.57'	13.63'	S 64°23'20" E	26.23'
C15	55°00'57"	48.00'	46.09'	25.00'	N 21°01'33" E	44.34'
C16	57°12'10"	48.00'	47.92'	26.17'	N 35°05'01" W	45.96'

CITY OF GRAND JUNCTION APPROVAL

This plat of South Rim Filing No. Four, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 5th day of January, A.D., 1996.

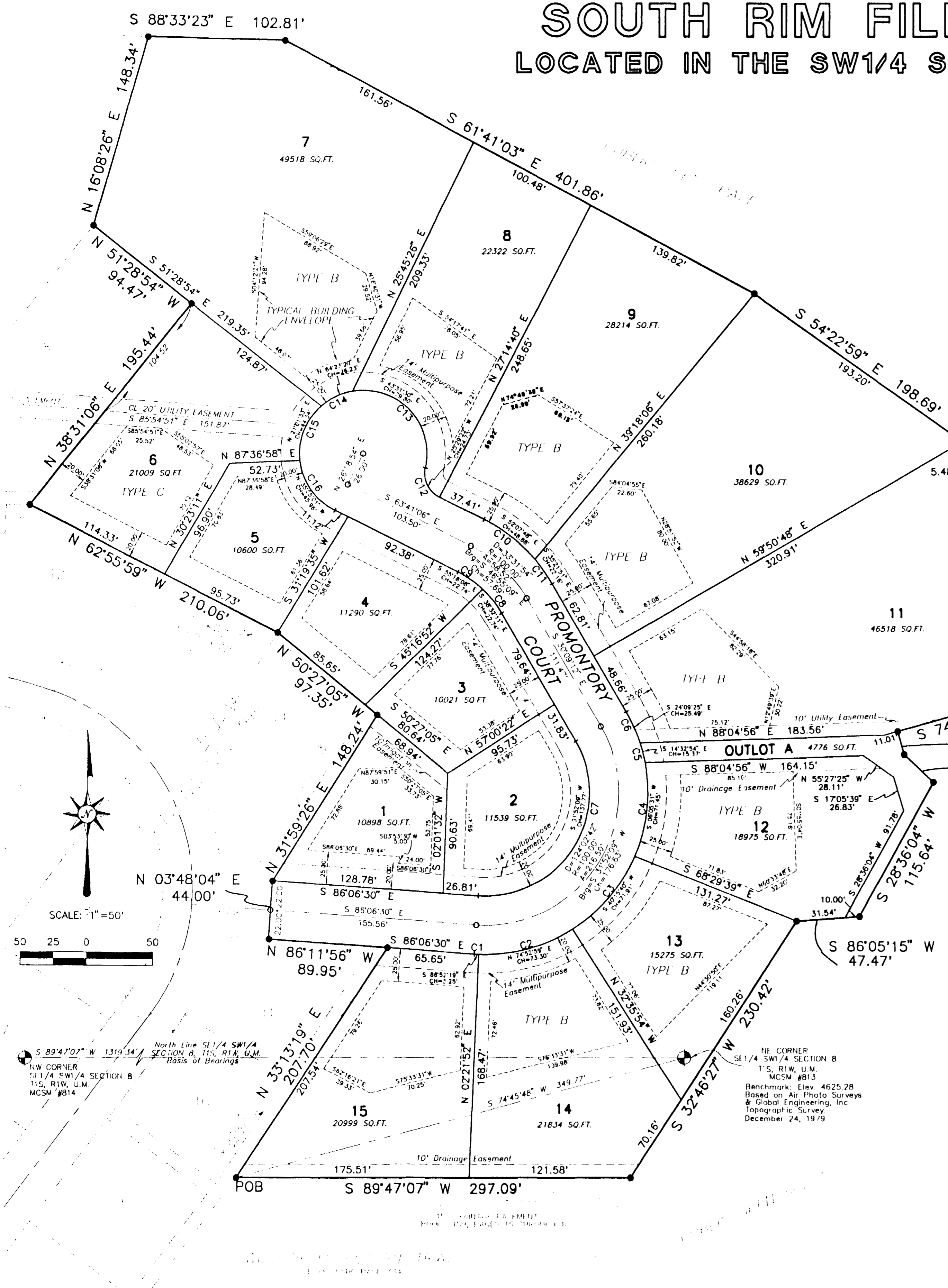
Mark Kleber
City Manager

Ron Murphy
President of City/Council

SURVEYOR'S CERTIFICATION

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF SOUTH RIM FILING NO. FOUR, 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 Jan 04 1996



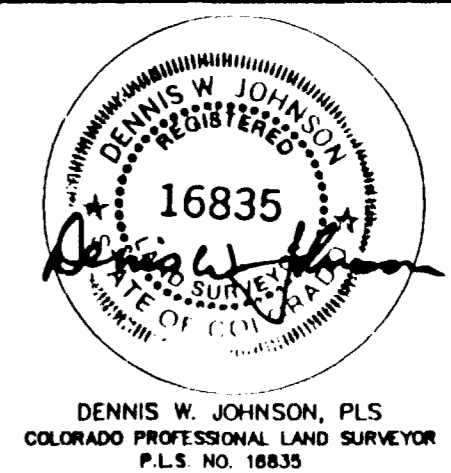
Basis of bearings assume the North line of the SE1/4 SW1/4 of Section 8 to bear N 89°47'07" E, 1319.34 feet, as shown on the recorded Plat of South Rim Filing No. One, in Plat Book 14, Pages 198-199.
Both monuments on this line are Mesa County Survey Markers.

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 FOUR 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.

AREA SUMMARY		
AREA IN LOTS	=	7.750 ACRES 93.35%
AREA IN ROWS	=	0.742 ACRES 8.93%
OUTLOT A	=	0.110 ACRES 1.32%
TOTAL	=	8.602 ACRES 100.00%

- ### LEGEND
- MESA COUNTY OR BLM SURVEY MARKER
 - INDICATES SET CENTERLINE MONUMENT, No. 5 REBAR WITH ALUM. CAP LS 16835, IN MONUMENT BOX
 - 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



SOUTH RIM FILING NO. FOUR
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: <u>LD/MT</u>	DRAWN BY: <u>RSK</u>
JOB NO. <u>95092</u>	SHEET <u>1</u> OF <u>1</u>