

VALLEY MEADOWS - FILING No. TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

GWHC, Inc. is the owner of a parcel of land being that tract of land described at Book 2175, Page 779, Mesa County Records, and the perimeter being more particularly described, as a result of survey, by the following:

Commencing at a Mesa County Survey Marker for the Northeast Corner of the SE1/4 NW1/4 of Section Three, Township One South Range One West of the Ute Meridian, Mesa County, Colorado, from whence a Mesa County Survey Marker for the Northwest Corner of the SE1/4 NW1/4 of said Section Three bears S89°29'30"W 1318.59 feet; thence S89°29'30"W 316.01 feet to the point of beginning; thence S00°00'00"W on the west line of Valley Meadows Subdivision 411.85 feet; thence S32°56'49"W 47.00 feet; thence S12°21'23"W 118.91 feet to the Southwest Corner of said Valley Meadows Subdivision; thence leaving said west line N77°38'37"W 457.54 feet; thence N69°02'21"W 97.42 feet; thence N00°00'00"E 429.46 feet to the north line of the SE1/4 NW1/4 of said Section Three; thence N89°29'30"E 588.95 feet to the beginning.

That said owners have caused the said real property to be laid out and surveyed as VALLEY MEADOWS SUBDIVISION, FILING NO. TWO, a Subdivision of a part of the County of Mesa.

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 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 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 Irrigation Easements to the owners (Property/Homeowners Association) 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 owners (Property/Homeowners Association) 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 and Retention/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 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 26 day of SEPTEMBER, A.D., 1995.

Phyllis Watson - SECRETARY
 GWHC, Inc. Officer

STATE OF COLORADO)
 COUNTY OF MESA) ss
 The foregoing instrument was acknowledged before me this 26th day of September, A.D., 1995, by GWHC, INC.

My commission expires: May 2, 1999

WITNESS MY HAND AND OFFICIAL SEAL.

Frances Ratchaw
 Notary Public

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 9:23 o'clock A.M., this day of October, A.D., 1995, and is duly recorded as Reception Number 173294 in Plat Book 14, Page 390 through inclusive.

Clerk and Recorder _____ Deputy _____ Fees _____
 Covenants, Conditions and Restrictions recorded in Book 2020, Page 408 - 427

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
 Approved this 22 day of September, A.D. 1995.

Ron Munsin Mayor
David Chen City Manager

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of VALLEY MEADOWS SUB., FILING No. TWO, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason
 Registered Professional Land Surveyor
 P.L.S. No. 18469

10-6-95
 Date

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
CC1	150.00'	32.35'	32.29'	06°10'42" W	12°21'23"	16.24'
CC2	170.00'	32.09'	32.05'	07°00'40" W	10°41'26"	16.09'
CC3	128.00'	27.60'	27.55'	06°10'42" W	12°21'23"	13.86'
CC4	172.00'	5.00'	5.00'	00°49'59" W	01°39'57"	2.50'
CC5	20.00'	14.68'	14.35'	21°01'29" W	42°02'58"	7.69'
CC6	48.00'	48.34'	46.32'	13°12'04" W	57°41'48"	26.44'
CC7	48.00'	35.44'	34.64'	36°47'46" W	42°17'53"	18.57'
CC8	48.00'	53.71'	50.95'	50°00'00" W	64°06'34"	30.06'
CC9	48.00'	39.44'	34.64'	36°47'47" W	42°17'53"	18.57'
CC10	48.00'	63.78'	59.19'	22°24'59" W	76°07'38"	37.59'
CC11	48.00'	63.78'	59.19'	22°24'59" W	76°07'38"	37.59'
CC12	20.00'	13.47'	13.22'	19°17'41" W	38°35'23"	7.00'
CC13	200.00'	42.22'	42.14'	06°18'33" W	12°05'41"	21.19'
CC14	220.00'	22.81'	22.80'	09°24'48" W	05°53'10"	11.41'
CC15	220.00'	24.06'	24.04'	03°21'58" W	06°12'31"	12.04'
CC16	178.00'	37.57'	37.50'	06°18'33" W	12°05'41"	18.86'

LINE TABLE

LINE#	BEARING	DISTANCE
L1	S 32°38'37" E	28.28'
L2	N 12°21'23" E	26.08'
L3	S 00°00'00" W	28.28'
L4	S 00°00'00" W	26.08'
L5	S 00°00'00" W	16.92'
L6	S 90°00'00" E	8.48'
L7	N 32°38'37" E	28.28'
L8	S 12°21'23" E	47.00'
L9	N 77°38'37" E	28.08'
L10	S 12°21'23" E	47.00'
L11	S 00°15'42" W	5.72'



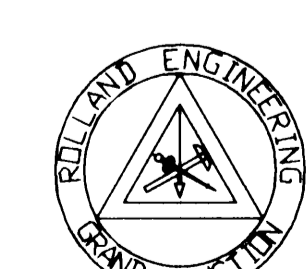
GENERAL NOTES

- TITLE INFORMATION FROM MESA COUNTY RECORDS, AND WESTERN COLORADO TITLE Co., Order file No. 93-6-7K, effective date July 15, 1993.
- BASIS OF BEARING BETWEEN MESA COUNTY SURVEY MARKERS FOR THE N.E. CORNER AND THE N.W. CORNER OF THE SE1/4 NW1/4 OF SEC. 3; BEARING EQUALS S89°29'30"W ACCORDING TO VALLEY MEADOWS SUB.
- ALL EASEMENTS ARE MULTI-PURPOSE EASEMENTS UNLESS OTHERWISE NOTED.
- MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- BEARING ON NORTHLINE OF SUBDIVISION EQUATION MOONRIDGE FALLS FILING NO. 2 = S89°13'48"W VALLEY MEADOWS FILING NO. 2 = S89°29'30"W
- ELEVATION DATUM FROM MOONRIDGE FALLS FILING NO. ONE AND TWO.

LEGEND

- - MESA COUNTY SURVEY MARKER
- - FOUND 5/8" REBAR IN CONC-P.E.-L.S. 16835
- ⊙ - SET 5/8" REBAR IN CONC-L.S. 18469
- ⊔ - SET REBAR & CAP AT LOT CORNERS-L.S. 18469

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 the certification shown herein.



ROLLAND ENGINEERING
 405 Ridges Blvd
 Grand Jct, CO 81503
 (303) 243-8300

VALLEY MEADOWS
FILING No. TWO

LOCATED IN SE1/4 NW1/4 SECTION 3, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO

Designed	Checked	RAM	Sheet
Drawn	Date	4/27/95	DF 1