

THE VILLAS AT COUNTRY CLUB FILING NO. ONE

A REPLAT OF LOT A, BLOCK 1, COUNTRY CLUB TOWNHOMES
IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned THE VILLAS AT COUNTRY CLUB, LLC., a Colorado Limited Liability Company, is the owner of that real property situated in the NW1/4 NW 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: (Warranty Deed Book 2180, Page 147 - Plat Book 14, Page 377 through 379)

Lot A, Block 1, Country Club Townhomes, a subdivision located in the City of Grand Junction, Mesa County, Colorado.

That said owners have caused the real property to be laid out and platted as The Villas At Country Club, Filing No. One, a subdivision of a part of the City of Grand Junction, Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of The Villas At Country Club, Filing No. One as follows:

All Streets and Rights-of-way as private streets to The Villas At Country Club Homeowners Association Inc., for ingress and egress purposes for the use by said homeowners, their guests, and invitees, and also for use by the public services, including but not limited to; postal service, trash collection, fire, police, and emergency vehicles, utility providers, including but not limited to the City of Grand Junction.

All Areas labeled as Common Areas to The Villas At Country Club Homeowners Association Inc., a Colorado nonprofit corporation, for the purposes of the Association, including but not limited to landscaping and signs.

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, 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 Villas At Country Club Homeowners Association Inc., as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All those portions of said real property not occupied by building structures on the accompanying plat as perpetual utility easements to the City of Grand Junction, and the Public Utilities for use 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 Pedestrian Easements and rights-of-way to the City of Grand Junction as perpetual easements for ingress and egress use by the general public pedestrian;

All Drainage Easements hereby platted to The Villas At Country Club 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 said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress on, along, over, under, through and across the easements.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 21 day of MARCH, A.D. 1996.

Sidney Gottlieb

The Villas At Country Club, LLC
By: Sidney Gottlieb
Manager/Member

The Declaration of Covenants and Restrictions are recorded at Book 2212, Pages 627 through 658, Mesa County Records.

Easement and title documents (schedules A&B) provided by Meridian Land Title Company - Title policy No. OP 000899

STATE OF ~~NEW JERSEY~~ } ss
COUNTY OF ~~BERGEN~~ }

The foregoing instrument was acknowledged before me by Sidney Gottlieb, Manager/Member of The Villas Country Club, LLC, this 21st day of MARCH, A.D., 1996. Witness my hand and official seal:

Eustacia Black

Notary Public

EUSTACIA BLACK
NOTARY PUBLIC OF NEW JERSEY

My Commission Expires April 10, 1997

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:19 o'clock P. M., March 25

A.D., 1996, and was duly recorded in Plat Book No. 15 Page No. 56:57, Reception No. 1750959, Drawer No. BB114.

Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of The Villas At Country Club, Filing No. One, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 25 day of MARCH, A.D., 1996.

Mark T. Ochan

City Manager

Ken Mungin

President of City Council

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of THE VILLAGES AT COUNTRY CLUB, FILING NO. ONE.

Signed this 22 day of March, 1996.

MESA NATIONAL BANK

by: G. Dennis Simon Sr. VP

TITLE

by: _____

TITLE

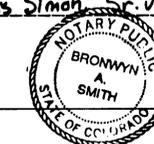
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by G. Dennis Simon Sr. VP this 22nd day of March, A.D., 1996. Witness my hand and official seal:

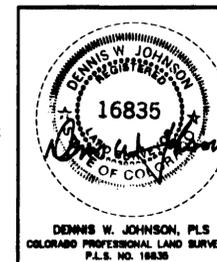
Denise A. Smith

Notary Public



My Commission Expires 12-22-99

Located in the NW1/4 Section 1, T1S, R1W, UTE M.



THE VILLAS AT COUNTRY CLUB
FILING NO. ONE
A REPLAT OF
LOT A, BLOCK 1, COUNTRY CLUB TOWNHOMES
SECTION 1, T1S, R1W,
UTE MERIDIAN, MESA COUNTY, CO

LANDesign

ENGINEERS • SURVEYORS • PLANNERS

250 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 244-0180

PROJECT NO. 93083	SUR. BY: JFLD	DRAWN	CHECKED	SHEET	OF
DATE: MARCH, 1996	JFLD	RSK		1	2

SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, do hereby certify that the accompanying plat of The Villas At Country Club, Filing No. One, a Replat of Country Club Townhomes, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of same. This plat conforms to the requirements for subdivision plats as specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado.

Certified this 22 day of March, 1996.

