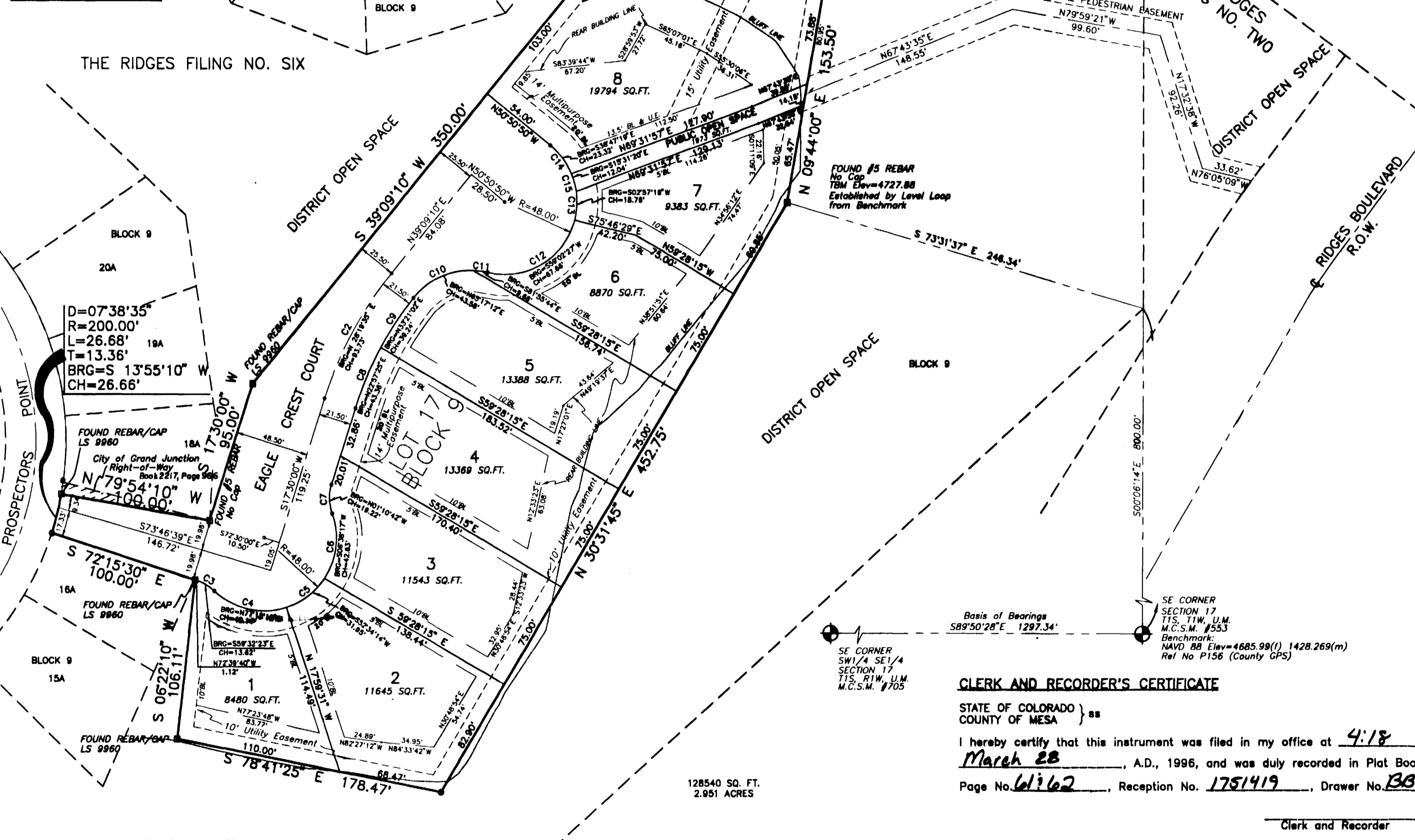
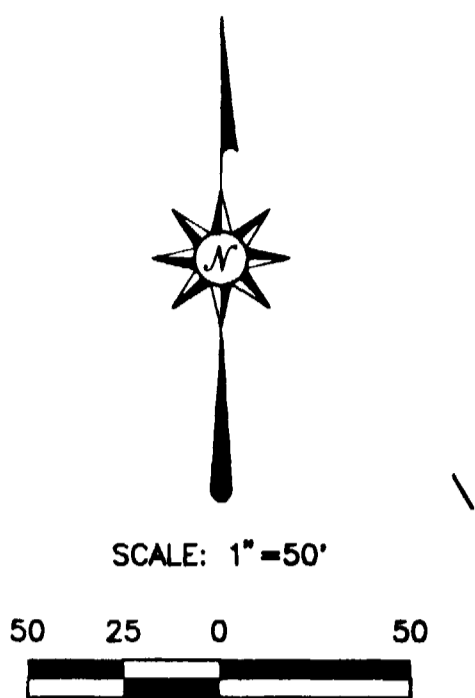


EAGLE CREST SUBDIVISION

A REPLAT OF LOT 17, BLOCK 9, THE RIDGES, FILING NO. SIX
MESA COUNTY, COLORADO

CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C2	21°39'10"	249.50'	94.29'	47.71'	N28°19'35"E	93.73'
C3	26°14'34"	30.00'	13.74'	6.99'	S59°32'23"E	13.62'
C4	61°34'24"	48.00'	51.58'	28.60'	S77°12'18"E	49.14'
C5	38°52'30"	48.00'	32.57'	16.94'	S52°34'14"W	31.95'
C6	52°59'24"	48.00'	44.39'	23.93'	S06°38'17"W	42.83'
C7	37°21'25"	30.00'	19.56'	10.14'	N01°10'42"W	19.22'
C8	10°54'49"	228.00'	43.43'	21.78'	N22°57'25"E	43.36'
C9	09°52'25"	228.00'	39.29'	19.69'	N33°21'02"E	39.24'
C10	53°59'55"	48.00'	45.24'	24.48'	N65°17'12"E	43.58'
C11	11°34'15"	48.00'	9.69'	4.86'	S81°55'44"E	9.68'
C12	89°37'53"	48.00'	75.09'	47.69'	N59°02'27"E	67.66'
C13	22°32'23"	48.00'	18.88'	9.57'	S02°57'19"W	18.76'
C14	28°07'02"	48.00'	23.56'	12.02'	S36°47'19"E	23.32'
C15	14°24'56"	48.00'	12.08'	6.07'	S15°31'20"E	12.04'



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Eagle Crest, L.L.C., is the owner of that real property located in part of the SE1/4 SE1/4 of Section 17, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:
(Original Warranty Deed Book 2158, Page 231 through 233.)

Lot 17, Block 9, The Ridges Filing No. Six, as recorded in Plat Book 12, Page 385, Official Records of Mesa County, Colorado, with the Declaration of Covenants and Restrictions being recorded in Book 1318, Page 22 through 41 of the Mesa County Official Records, and being further described by metes and bounds as follows:

COMMENCING at the Southeast Corner of Section 17, Township 1 South, Range 1 West, of the Ute Meridian, from whence the Southeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 17 bears North 89 degrees 50 minutes 28 seconds East, a distance of 1207.34 feet on a basis of bearings with all bearings contained herein relative thereto; thence North 00 degrees 06 minutes 14 seconds West, a distance of 800.00 feet; thence North 73 degrees 31 minutes 37 seconds West to the POINT OF BEGINNING; thence North 09 degrees 44 minutes 00 seconds East, a distance of 153.50 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 160.00 feet; thence South 39 degrees 09 minutes 10 seconds West, a distance of 350.00 feet; thence South 17 degrees 30 minutes 00 seconds West, a distance of 95.00 feet; thence North 79 degrees 54 minutes 10 seconds West, a distance of 100.00 feet; thence with a curve to the right, having a delta angle of 07 degrees 38 minutes 35 seconds, a radius of 200.00', an arc length of 26.68 feet, a chord bearing of South 13 degrees 55 minutes 10 seconds East, and a chord length of 26.66 feet; thence South 72 degrees 15 minutes 30 seconds East, a distance of 100.00 feet; thence South 06 degrees 22 minutes 10 seconds West, a distance of 106.11 feet; thence South 78 degrees 41 minutes 25 seconds East, a distance of 178.47 feet; thence North 30 degrees 31 minutes 45 seconds East, a distance of 452.75 feet to the POINT OF BEGINNING.
Said parcel containing 2.951 Acres, as described.

That said owners have caused the real property to be laid out and platted as Eagle Crest Subdivision, 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 Eagle Crest Subdivision 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, 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 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.

Public Open Space to the City of Grand Junction forever, that real property which is labeled Public Open Space for the common use, enjoyment and benefit by the General Public.

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

IN WITNESS WHEREOF, said owners, Eagle Crest, L.L.C., has caused their names to be hereunto subscribed this 26th day of March, A.D. 1996.

by Dennis L. Groom Managing Member
for Eagle Crest, L.L.C. Title: _____

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Dennis L. Groom, Managing Member
this 26th day of March, A.D., 1996. EAGLE CREST L.L.C.

Witness my hand and official seal:

Charles M. Best
Notary Public

My Commission Expires 10-9-1999



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 4:18 o'clock P.M.,
March 28, A.D., 1996, and was duly recorded in Plat Book No. 15
Page No. 61162, Reception No. 1751419, Drawer No. 38117.

Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of EAGLE CREST SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 27th day of MARCH, A.D., 1996.

Shirley Achen
City Manager

Ron Mumpkin
President of City Council

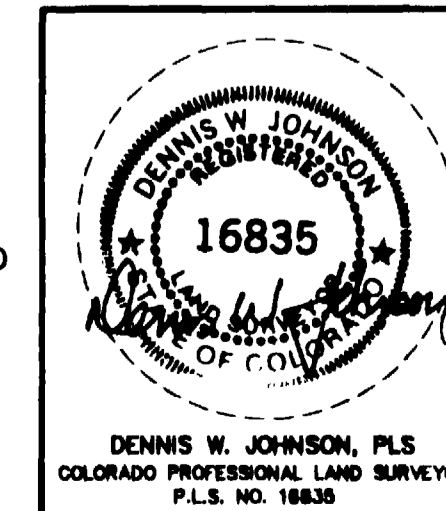
SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF EAGLE CREST SUBDIVISION, 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.

March 26, 1996
DATE

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.

Located in the SE1/4 SE1/4 Section 17, T1S, R1W, U.M.



EAGLE CREST SUBDIVISION
A REPLAT OF LOT 17 BLOCK 9
THE RIDGES, FILING NO. SIX
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 244-9180
PROJECT NO. 94006 SUR. BY: DRAWN CHECKED SHEET OF
DATE: March, 1996 LD/AM RSK 1 1

AREA SUMMARY		
LOTS	2.208 Acres	74.82%
OPEN SPACE	0.045 Acres	1.52%
R.O.W.	0.698 Acres	23.65%
TOTAL	2.951 Acres	100.00%

LEGEND

- MESA COUNTY OR BLM SURVEY MARKER
- CALCULATED POSITION (NOT SET)
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 SET IN CONCRETE
- (R) RECORD MEASUREMENT
- FOUND REBAR, AS NOTED Remonumented in Concrete
- BL BUILDING LINE

SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835, At All Lot Corners

Basis of bearings assume the South line of the SE1/4 SE1/4 of Section 17 to bear S 89°50'28" E, 1297.34 feet, as per recorded plat of The Ridges Filing No. Six, Plat Book 12, Page 385, Official Records of Mesa County, Colorado. Both monuments on this line are Mesa County Survey Markers.

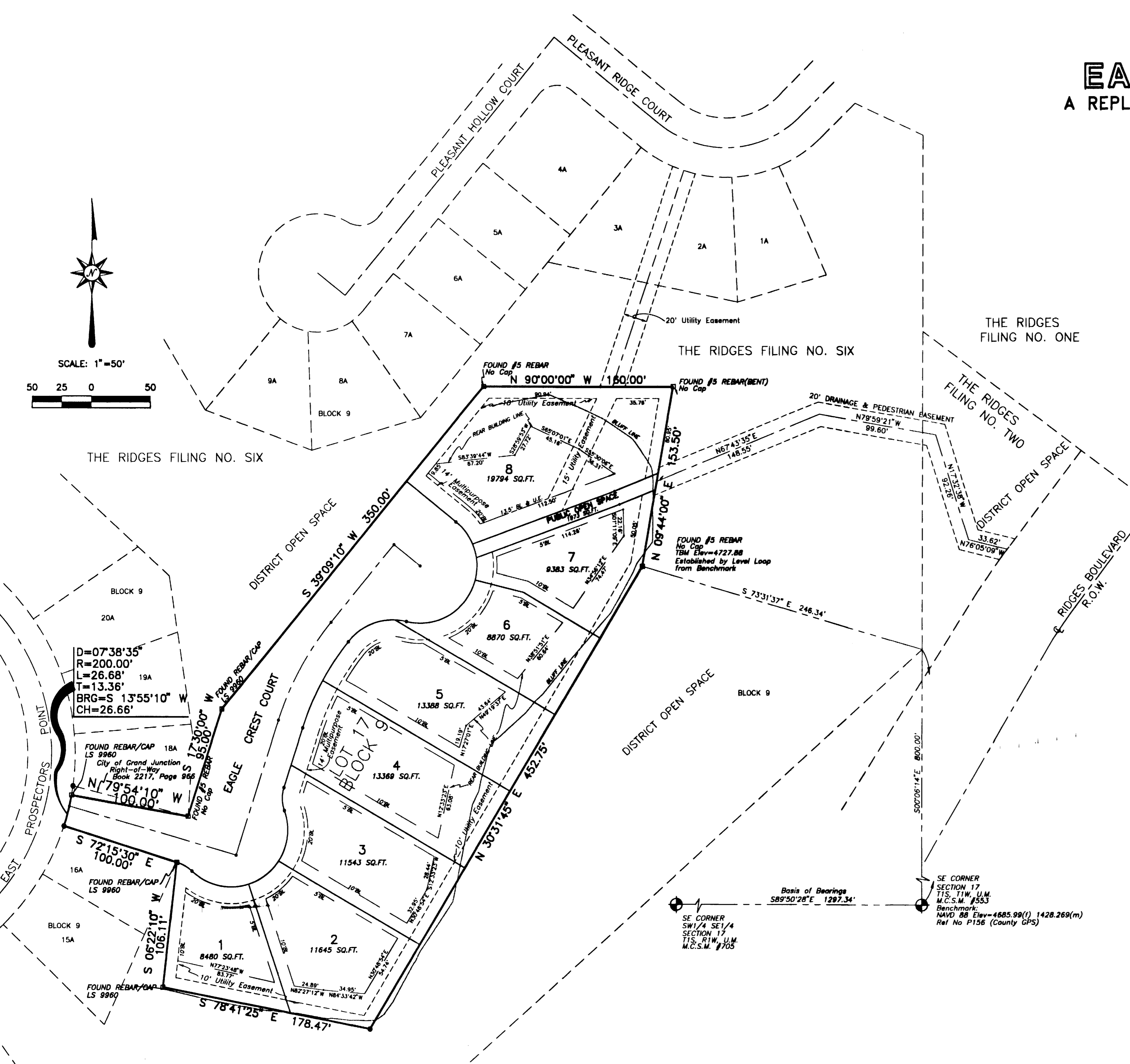
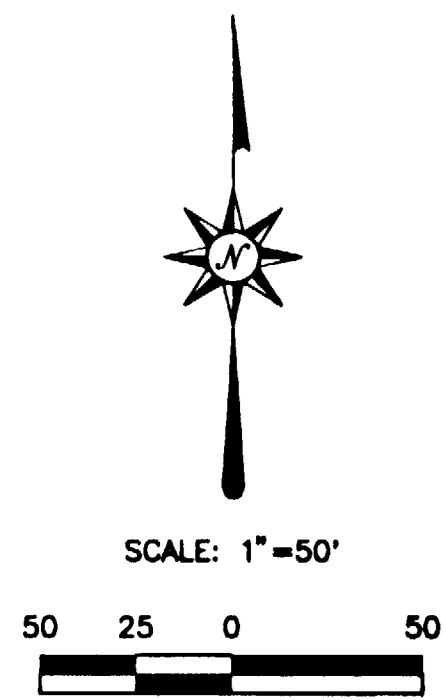
Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information were provided in Commitment for Title Insurance from American Land Title Association, Policy No. ALTC-8183 dated October 14, 1993, and the Final Plat of The Ridges Filing No. Six, as recorded in Plat Book 12, Page 385.

SITE PLAN

EAGLE CREST SUBDIVISION

A REPLAT OF LOT 17, BLOCK 9, THE RIDGES, FILING NO. SIX
MESA COUNTY, COLORADO



$D=0738'35''$
 $R=200.00'$
 $L=26.68'$
 $T=13.36'$
 $BRG=S 13'55'10'' W$
 $CH=26.66'$

FOUND REBAR/CAP
 LS 9960
 $N 79'54'10'' W$
 $100.00'$

FOUND REBAR/CAP
 LS 9960
 $S 72'15'30'' E$
 $100.00'$

FOUND REBAR/CAP
 LS 9960
 $S 06'22'10'' W$
 $106.11'$

FOUND REBAR/CAP
 LS 9960
 $S 78'41'25'' E$
 $178.47'$

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 - (R) RECORD MEASUREMENT
 - ▣ FOUND REBAR, AS NOTED Remonumented in Concrete
 - BL BUILDING LINE
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835, At All Lot Corners

Basis of Bearings
 $S 89'50'28'' E 1297.34'$

SE CORNER
 SW1/4 SE1/4
 SECTION 17
 T15, R1W, U.M.
 M.C.S.M. #705

SE CORNER
 SECTION 17
 T15, T1W, U.M.
 M.C.S.M. #553
 Benchmark:
 NAVD 88 Elev=4685.99(1) 1428.269(m)
 Ref No P156 (County GPS)

Located in the SE1/4 SE1/4 Section 17, T15, R1W, U.M.

SITE PLAN
EAGLE CREST SUBDIVISION
 A REPLAT OF LOT 17 BLOCK 9
 THE RIDGES, FILING NO. SIX
 MESA COUNTY, COLORADO

LANDesign
 ENGINEERS • SURVEYORS • PLANNERS
 250 GRAND AVENUE
 GRAND JUNCTION, COLORADO 81501 (970) 244-8180

PROJECT NO. 94008	SUR. BY: LD/LA	DRAWN: RSK	CHECKED:	SHEET: 1	OF: 1
DATE: March, 1998					