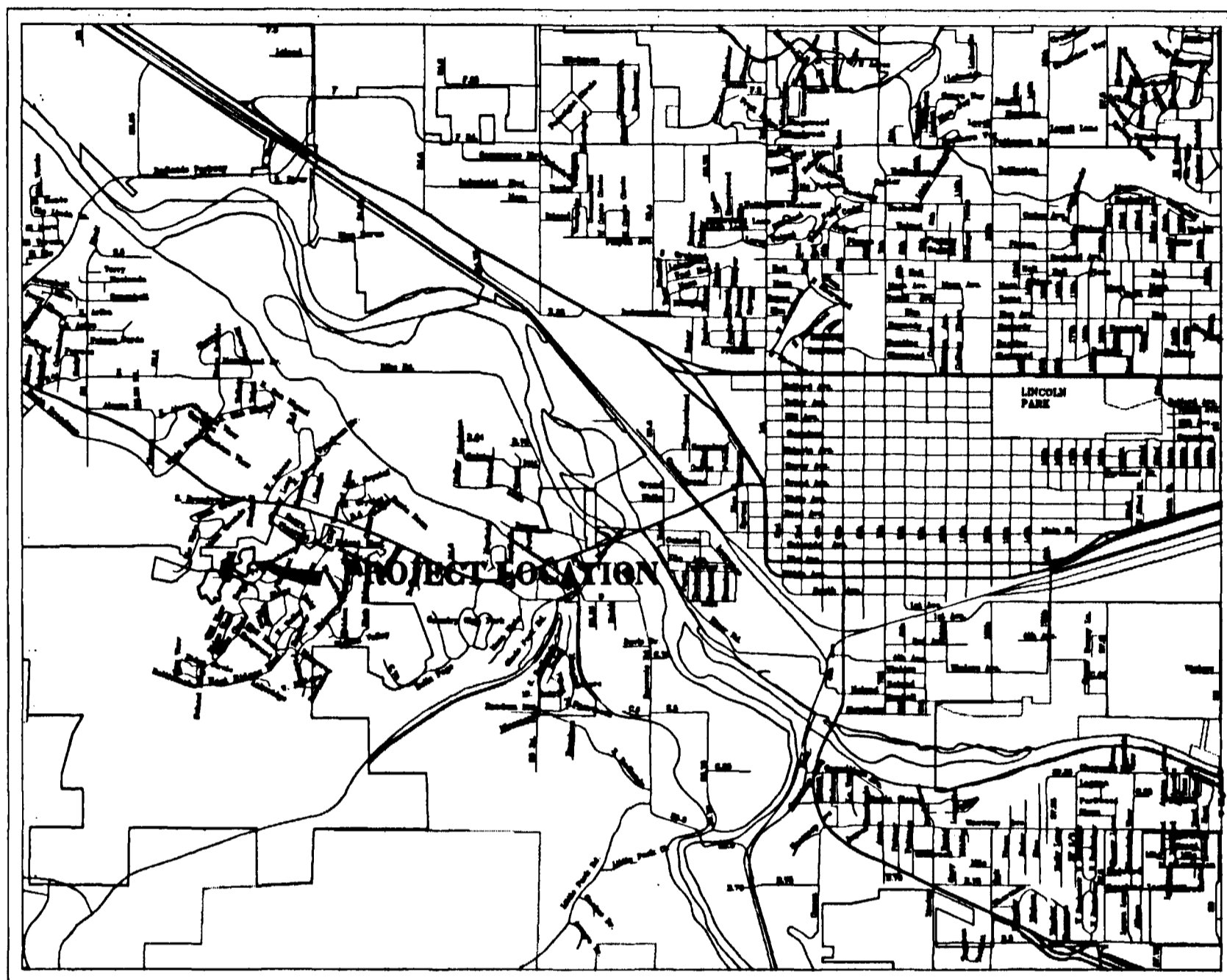


COBBLESTONE RIDGES

A REPLAT OF PORTIONS OF LOT 1 BLOCK 23 OF A REPLAT OF PART OF THE RIDGES FILING NO. SIX, & LOT 3 THE RIDGES FILING 6B CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP
NOT TO SCALE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Cobblestone Ridges, LLC, a Colorado Limited Liability Company, is the owner of that real property in the City of Grand Junction, County of Mesa, State of Colorado, being situated in the Southeast one-quarter and Southwest one-quarter of Section 17, and the Northeast one-quarter and the Northwest one-quarter of Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as described in Book 1725 at Page 368 and in Book 1759 at Page 69 of the Mesa County records, as shown on the accompanying plat, said property being more particularly described as follows:

Lot 1 Block 23, replat of Lots 48A through 73A, Block Nine; Lots 318 through 56A, Block Thirteen; Lots 3B through 40A, Block Twenty-three; Lots 1A through 7A, Block Twenty-eight; The Ridges Filing No. Six.
AND Lot 3, The Ridges Filing 6B.
Mesa County, Colorado

That said owner has caused the said real property to be laid out and surveyed as COBBLESTONE RIDGES, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

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 District Open Space tracts to the City of Grand Junction for the use of the public.
- * All Multi-Purpose 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, telephone lines, irrigation lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;
- * Those parcels designated as Common Open Space to the Homeowners Association of the lots and tracts hereby platted for the purpose of parks.
- * All Drainage Easements to the owners 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;
- * Tract A to the Homeowners Association of lots and tracts hereby platted, as open space for the purpose of detaining runoff water which originates from the area hereby platted.
- * Tracts B and C to the Homeowners Association of lots and tracts hereby platted, as common open space.
- * All Ingress/Egress Easements to the owners of lots or tract specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests and invitees, and also for use by public services including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.
- * Temporary Turnaround Easement to the City of Grand Junction for the use of the public until such time as Rana Road right-of-way is extended and construction completed beyond the limits as shown hereon.

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 Detention/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 owner has caused his name to be hereunto subscribed this 5th day of November, A.D., 1996.

Steven E. Craven
Cobblestone Ridges, LLC, a Colorado Limited Liability Company
by Cobblestone Communities, Inc., its manager,
by Steven E. Craven, President.

The undersigned, City of Grand Junction is the owner of certain portions of this property previously platted as District Open Space and hereby consents to the the ending of said Open Space as affected by this plat.

Mark Achen City Manager
Suzie Alfman Mayor

State of Colorado)
County of Mesa)ss

This plat was acknowledged before me on this 5th day of November, 1996 by: Steven E. Craven, as President of Cobblestone Communities, Inc., a Colorado corporation, manager of Cobblestone Ridges, LLC, a Colorado limited liability company, and by: Mark Achen City Manager, and Suzie Alfman Mayor, City of Grand Junction.

Suzie Alfman
Notary Public

My address is: 250 N. 5th St., Grand Junction, CO 81501
My Commission expires: 9-22-97

CITY APPROVAL

This plat of COBBLESTONE RIDGES, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 6th day of November, 1996.

Mark Achen City Manager
Suzie Alfman Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:02 o'clock P. M., this 19th day of November, 1996, and is duly recorded in Plat Book No. 15, Page 199, 200, as Reception No. 1778367 Drawer No. 0210 201

Clerk and Recorder of Mesa County

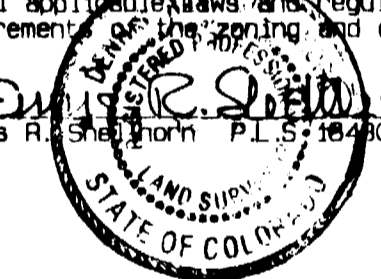
DECLARATION OF COVENANTS

This property is subject to the effect of restrictions as set forth on the plat of the Ridges, Filing No. Six, and covenants, conditions, and restrictions as contained in instrument recorded in Book 1318 at Page 22, and as amended by instrument recorded in Book 1796 at Page 564, and covenants, conditions, and restrictions as contained in instrument recorded in Book 1845 at Page 368; and covenants, conditions, and restrictions as contained in an instrument recorded in Book 220 at Page 300.

SURVEYOR'S STATEMENT:

I, Dennis R. Shellhorn, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of COBBLESTONE RIDGES were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

Dennis R. Shellhorn Date Nov 5, 1996
Dennis R. Shellhorn P.L.S. 16,980



CURVE TABLE

CURVE	DISTANCE	RADIUS	DELTA	BEARING	CHORD
C1	62.03	273.00	13°01'05"	N21°09'04"E	61.89
C2	33.42	273.00	07°00'51"	N11°08'06"E	33.40
C3	26.20	200.00	08°04'43"	N11°40'03"E	26.18
C4	60.78	200.00	17°24'47"	N24°24'47"E	60.55
C5	34.77	200.00	09°57'35"	N38°05'58"E	34.72
C6	36.40	206.00	07°17'32"	N32°05'59"E	36.38
C7	135.70	206.00	27°11'06"	N22°11'40"E	134.43
C8	22.12	206.00	04°25'50"	N06°23'12"E	22.11
C9	50.18	70.00	41°04'26"	N24°42'31"E	49.11
C10	19.96	70.00	16°20'14"	S53°24'51"W	19.89
C11	43.69	80.00	31°17'14"	S45°56'21"W	43.14
C12	37.91	80.00	27°08'56"	S16°43'16"W	37.55
C13	60.17	80.00	43°05'46"	S18°24'04"W	58.77
C14	15.67	80.00	11°13'29"	S45°33'42"E	15.65
C15	17.06	80.00	12°13'13"	S57°17'02"E	17.03
C16	69.42	80.00	49°43'04"	S98°15'11"E	67.26
C17	27.11	80.00	19°24'56"	N57°10'49"E	26.98
C18	51.89	80.00	37°09'52"	N28°53'25"E	50.99
C19	52.70	80.00	37°44'30"	N28°33'46"W	51.75
C20	9.05	200.00	02°36'37"	N25°08'13"W	9.05
C21	80.88	200.00	23°10'14"	N13°15'17"W	80.33
C22	94.11	200.00	26°57'42"	N11°48'41"E	93.25
C23	27.46	200.00	07°51'56"	N29°13'31"E	27.43
C24	41.90	242.00	09°55'17"	N38°07'07"E	41.85
C25	11.14	244.00	02°37'00"	N41°46'16"E	11.14
C26	60.13	244.00	14°07'07"	N33°24'12"E	59.97
C27	53.77	244.00	12°37'33"	N20°01'52"E	53.66
C28	25.94	244.00	06°05'25"	N10°40'24"E	25.92
C29	83.91	229.00	20°59'40"	N18°07'31"E	83.44
C30	41.72	114.00	20°58'13"	S51°05'52"W	41.49
C31	169.03	36.00	269°00'59"	S72°55'31"E	51.35
C32	44.49	244.00	10°26'50"	N22°12'36"W	44.43
C33	94.31	228.00	23°14'00"	S78°09'57"W	93.64
C34	25.95	228.00	06°31'16"	S63°03'19"W	25.94
C35	45.71	264.00	09°55'17"	N38°07'07"E	45.66
C36	234.77	222.00	60°35'30"	N02°51'44"E	223.98
C37	92.19	92.00	57°24'41"	S32°52'38"W	88.38
C38	133.56	264.00	28°59'11"	S18°39'53"W	132.14
C39	63.34	275.00	13°11'45"	S63°25'04"W	63.20
C40	57.53	275.00	12°00'28"	S70°48'57"W	57.53

RIDGE SETBACK
LINE TABLE

LINE	BEARING	DISTANCE	CHORD
L1	N26°36'42"W	39.37	39.37
L2	N08°12'17"E	48.84	48.84
L3	N54°54'52"E	31.57	31.57
L4	S81°44'42"E	44.05	44.05
L5	N87°01'23"E	44.16	44.16
L6	N69°24'00"E	47.99	47.99
L7	N26°25'06"E	41.88	41.88
L8	N18°52'08"E	39.78	39.78
L9	N32°40'51"W	42.91	42.91
L10	N50°38'56"W	58.22	58.22
L11	N16°11'33"W	31.11	31.11
L12	N34°10'11"E	44.59	44.59
L13	N35°10'46"E	45.65	45.65
L14	N02°04'15"E	43.47	43.47
L15	N14°13'41"E	35.05	35.05
L16	N48°32'22"E	94.18	94.18
L17	N81°36'55"E	34.02	34.02
L18	S80°35'51"E	44.87	44.87
L19	N88°42'10"E	46.39	46.39
L20	N72°35'05"E	45.07	45.07
L21	N58°24'24"E	42.39	42.39
L22	N65°27'30"E	42.77	42.77
L23	S88°51'02"W	28.97	28.97
L24	S40°50'21"E	30.65	30.65
L25	S01°48'23"W	35.73	35.73
L26	S15°19'46"W	47.81	47.81
L27	N11°38'47"E	42.23	42.23
L28	S04°33'33"W	53.05	53.05
L29	S11°12'07"E	45.36	45.36
L30	N03°06'51"E	43.21	43.21
L31	S13°52'09"W	45.35	45.35
L32	S14°50'11"W	33.83	33.83
L33	S15°30'24"W	37.06	37.06
L34	N41°00'57"E	47.30	47.30
L35	S52°47'05"W	46.38	46.38
L36	N53°00'39"E	46.23	46.23
L37	N28°23'01"E	47.05	47.05
L38	S06°37'38"W	71.91	71.91
L39	S04°44'00"E	22.22	22.22
L40	S06°47'48"E	45.70	45.70
L41	S03°58'29"W	45.22	45.22
L42	S28°45'59"W	47.25	47.25
L43	S30°58'37"W	45.52	45.52
L44	S76°29'15"W	26.15	26.15

LAND USE SUMMARY

LOTS:	23.390 ACRES	76.7%
STREETS:	1.211 ACRES	4.0%
COMMON OPEN SPACE:	1.498 ACRES	4.9%
DISTRICT OPEN SPACE:	4.384 ACRES	14.4%
TOTAL:	30.483 ACRES	100.0%

NOTE: OPEN SPACE TOTALS REFLECT NET NEW OPEN SPACE CREATED BY THIS PLAT. PREVIOUS OPEN SPACE CONTAINED IN LOTS & STREETS ON THIS PLAT CONVEYED TO OWNERS BY CITY OF GRAND JUNCTION. REMAINDER OF DISTRICT OPEN SPACE IS AS PREVIOUSLY PLATTED.

COBBLESTONE RIDGES

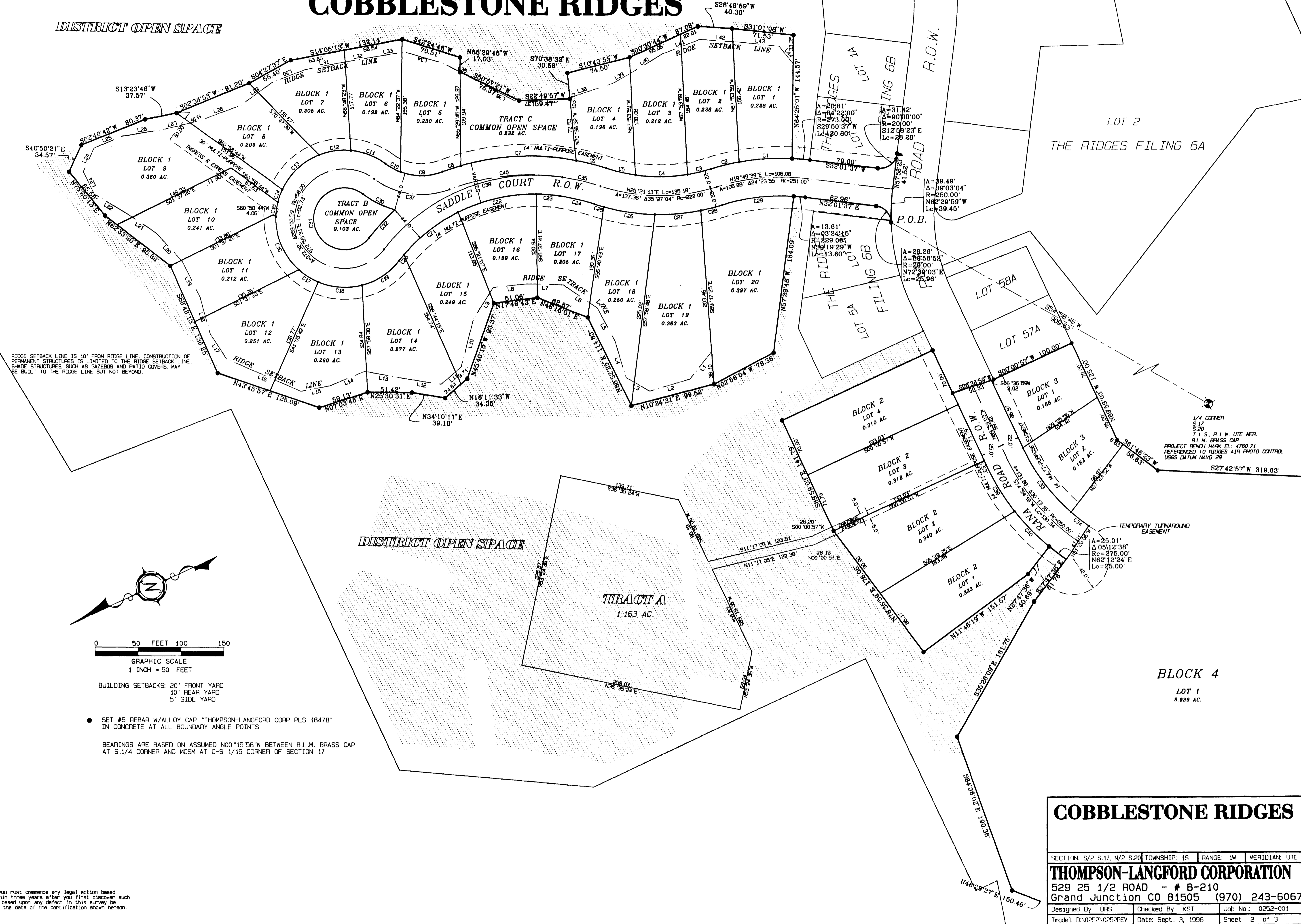
SECTION: S/2 S.17-N/2 S.20 TOWNSHIP: 1S RANGE: 1W MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

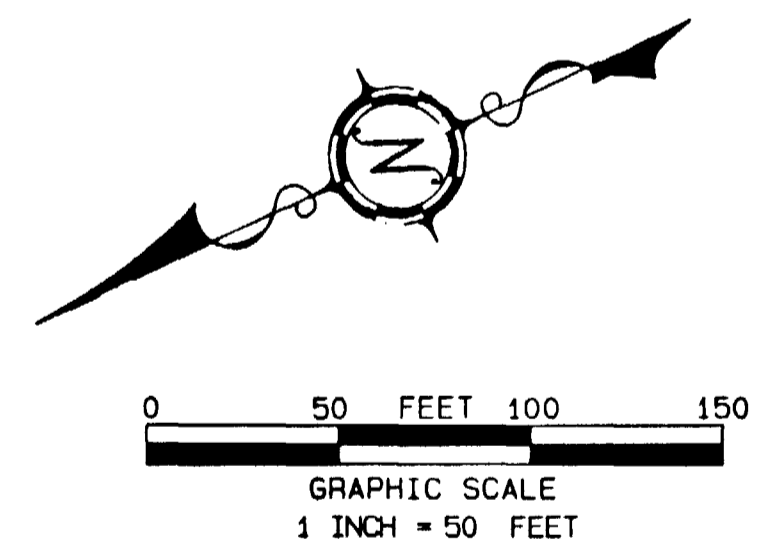
Designed By	DRS	Checked By	KST	Job No.:	0252-001
Tmodel:	D:\0252\0252REV	Date:	Sept. 3, 1996	Sheet	1 of 3

COBBLESTONE RIDGES

DISTRICT OPEN SPACE



RIDGE SETBACK LINE IS 10' FROM RIDGE LINE. CONSTRUCTION OF PERMANENT STRUCTURES IS LIMITED TO THE RIDGE SETBACK LINE. SHADE STRUCTURES, SUCH AS GAZEBOS AND PATIO COVERS, MAY BE BUILT TO THE RIDGE LINE BUT NOT BEYOND.



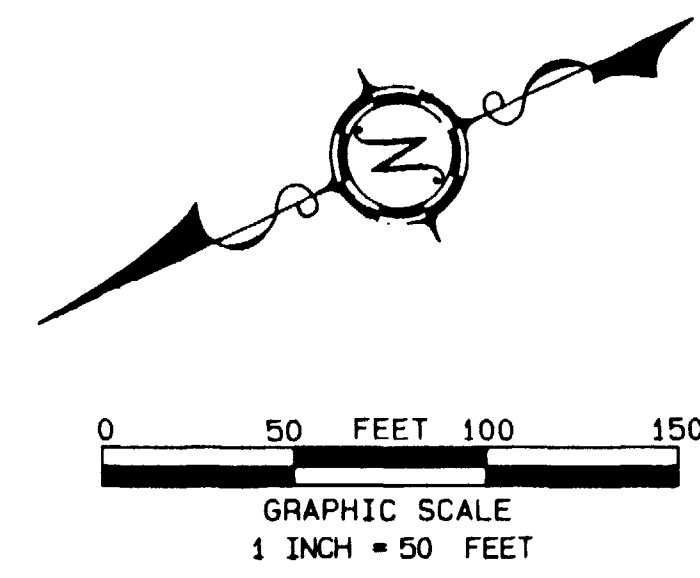
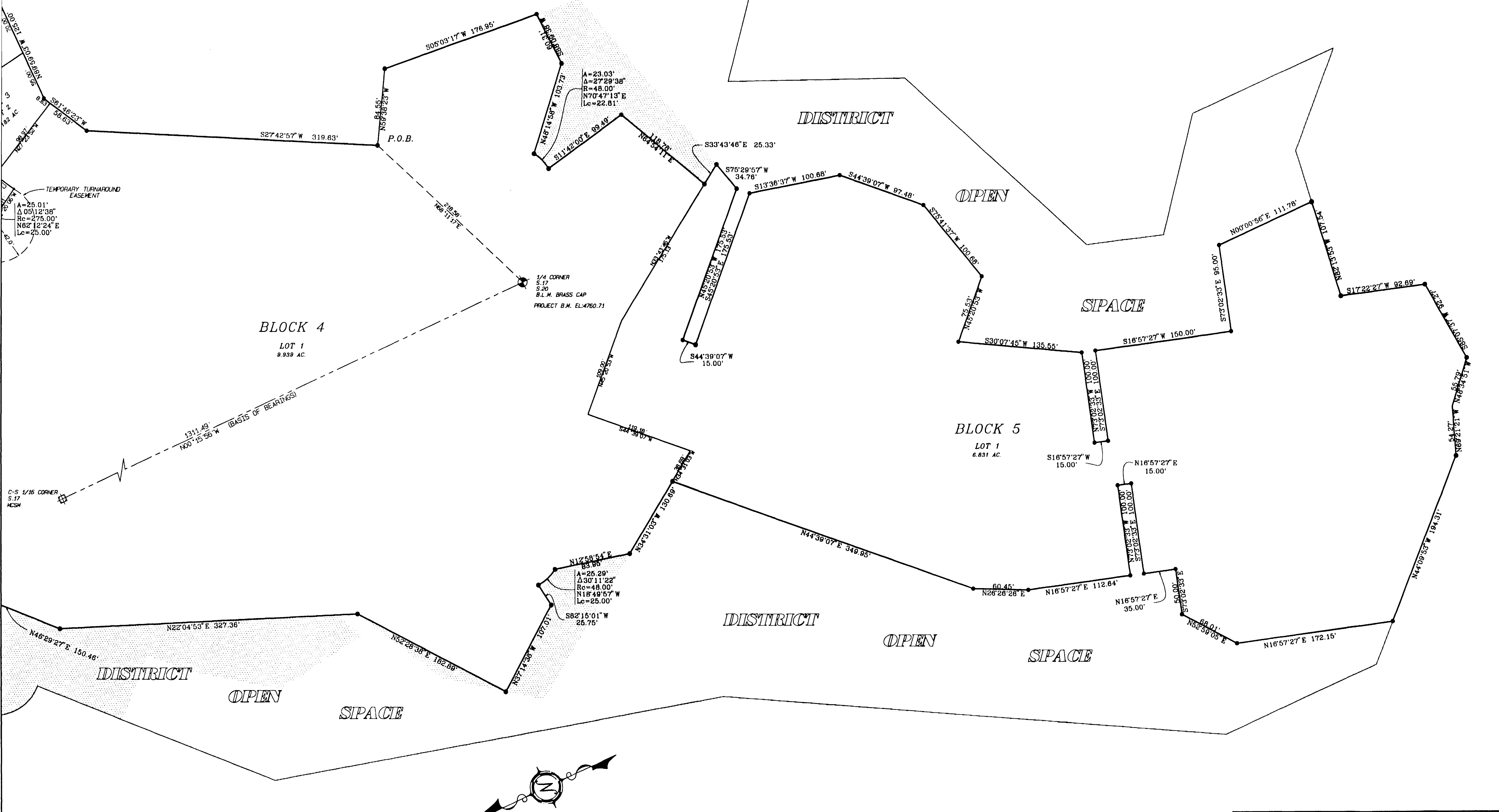
- BUILDING SETBACKS: 20' FRONT YARD
10' REAR YARD
5' SIDE YARD
- SET #5 REBAR W/ALLOY CAP "THOMPSON-LANGFORD CORP PLS 18478" IN CONCRETE AT ALL BOUNDARY ANGLE POINTS
- BEARINGS ARE BASED ON ASSUMED N00°15'56"W BETWEEN B.L.M. BRASS CAP AT S. 1/4 CORNER AND MCSM AT C-S 1/16 CORNER OF SECTION 17

COBBLESTONE RIDGES

SECTION: S/2 S.17, N/2 S.20	TOWNSHIP: 1S	RANGE: 1W	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - # B-210			
Grand Junction CO 81505 (970) 243-6067			
Designed By: DRS	Checked By: KST	Job No.: 0252-001	
Tmodel: D:\0252\0252REV		Date: Sept. 3, 1996	Sheet 2 of 3

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 hereon.

COBBLESTONE RIDGES



COBBLESTONE RIDGES

SECTION: S/2 S.17-N/2 S.20	TOWNSHIP: 1S	RANGE: 1W	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION			
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