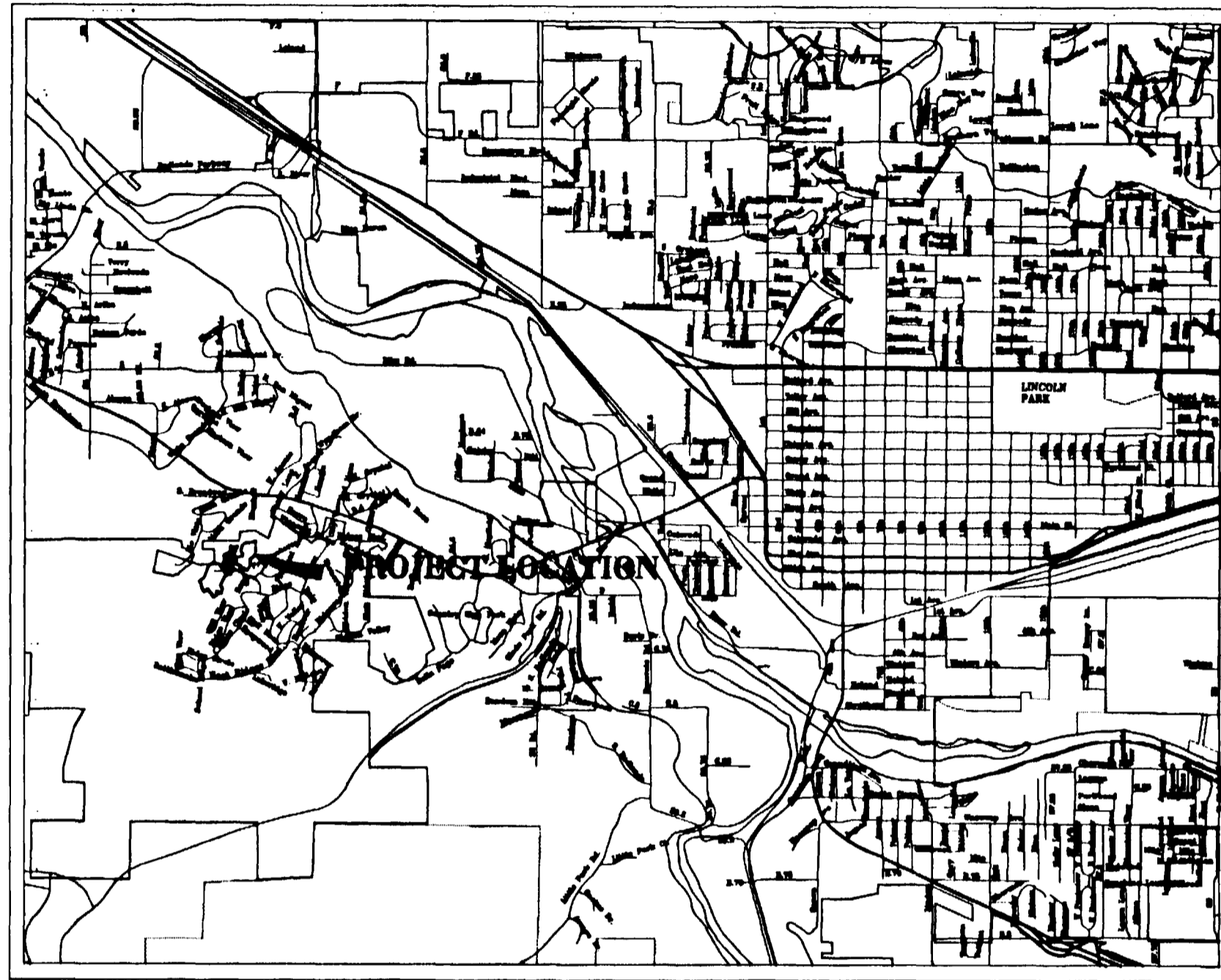


COBBLESTONE RIDGES PHASE 2

A REPLAT OF LOT 1 BLOCK 4 COBBLESTONE RIDGES CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP
NOT TO SCALE



CURVE TABLE

CURVE	DISTANCE	RADIUS	DELTA	BEARING	CHORD
C1	137.10'	297.00'	26°26'57"	S46°34'12"W	135.89'
C2	62.15'	178.00'	20°00'19"	N46°38'12"W	61.84'
C3	48.60'	112.00'	24°51'46"	N49°03'55"W	48.22'
C4	53.39'	112.00'	27°18'40"	N75°09'08"W	52.88'
C5	45.87'	112.00'	23°27'53"	S79°27'35"W	45.95'
C6	77.68'	112.00'	39°44'22"	S47°51'28"W	76.13'
C7	34.84'	112.00'	17°49'22"	S19°04'36"W	34.70'
C8	38.67'	465.00'	04°45'53"	S12°32'52"W	38.66'
C9	76.56'	465.00'	09°26'11"	S19°38'54"W	76.50'
C10	78.22'	465.00'	09°38'16"	S29°11'08"W	78.13'
C11	81.77'	465.00'	10°04'30"	S39°02'31"W	81.66'
C12	4.65'	465.00'	00°34'21"	S44°21'56"W	4.65'
C13	28.34'	23.50'	69°06'21"	S79°12'17"W	26.66'
C14	36.71'	48.00'	43°49'10"	N88°09'08"W	35.82'
C15	61.72'	48.00'	73°40'32"	S33°06'01"W	57.56'
C16	44.23'	48.00'	52°47'56"	S60°19'36"E	42.68'
C17	60.54'	48.00'	72°15'43"	N57°08'34"E	56.60'
C18	9.70'	23.50'	23°38'24"	N32°49'55"E	9.63'
C19	3.17'	509.00'	00°21'23"	N44°28'25"E	3.17'
C20	73.46'	509.00'	08°16'09"	N40°09'40"E	73.40'
C21	71.07'	509.00'	07°59'58"	N32°01'36"E	71.01'
C22	68.09'	509.00'	07°39'53"	N24°11'40"E	68.04'
C23	76.57'	509.00'	08°37'07"	N16°03'10"E	76.49'
C24	14.02'	509.00'	01°34'41"	N10°57'16"E	14.02'
C25	158.09'	68.00'	133°12'03"	N76°45'57"E	124.81'
C26	39.73'	222.00'	10°15'13"	S41°45'38"E	39.68'
C27	40.69'	222.00'	10°30'08"	N52°08'19"W	40.64'
C28	96.72'	228.00'	24°18'23"	S54°09'46"W	96.00'
C29	56.88'	228.00'	14°17'37"	S34°51'45"W	56.73'
C30	57.50'	213.00'	15°27'59"	S35°26'57"W	57.32'
C31	5.46'	213.00'	01°28'10"	S43°55'02"W	5.46'

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 Block 4, Cobblestone Ridges,
City of Grand Junction, Mesa County, Colorado

That said owner has caused the said real property to be laid out and surveyed as COBBLESTONE RIDGES PHASE 2, 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 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;
- * 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;

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 or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

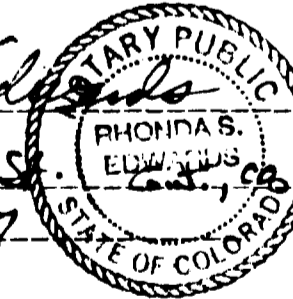
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 5th day of NOVEMBER, A.D., 1996.

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

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.

Shonda S. Edwards
Notary Public
My address is: 250 N. 5th St.
My Commission expires: 9-20-97



CITY APPROVAL

This plat of COBBLESTONE RIDGES PHASE 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 6th day of November, 1996.

Shonda S. Edwards City Manager
Shonda S. Edwards 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 202, 203 as Reception No. 1771368 Drawer No. CC102

Clerk and Recorder of Mesa County.....

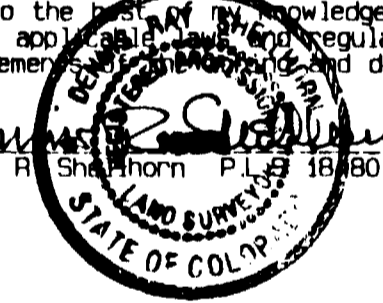
DECLARATION OF COVENANTS

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 388, and covenants, conditions, and restrictions as contained in an instrument recorded in Book 1280 at Page 500.

SURVEYOR'S STATEMENT:

I, Dennis R. Shelhorn, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of COBBLESTONE RIDGES PHASE 2 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 State of Colorado and development code of the City of Grand Junction.

Dennis R. Shelhorn
Dennis R. Shelhorn, P.L.S. 18860 Date Nov 5, 1996



LAND USE SUMMARY

LOTS:	8.832 ACRES	88.9%
STREETS:	1.107 ACRES	11.1%
TOTAL:	9.939 ACRES	100.0%

COBBLESTONE RIDGES PHASE 2

SECTION: 5/2 S.17-N/2 S.20 TOWNSHIP: 1S RANGE: 1W MERIDIAN: UTE

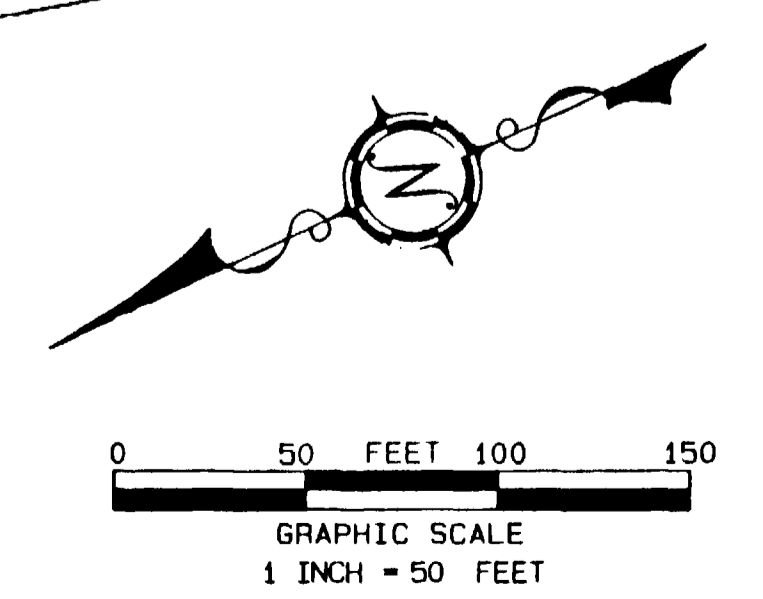
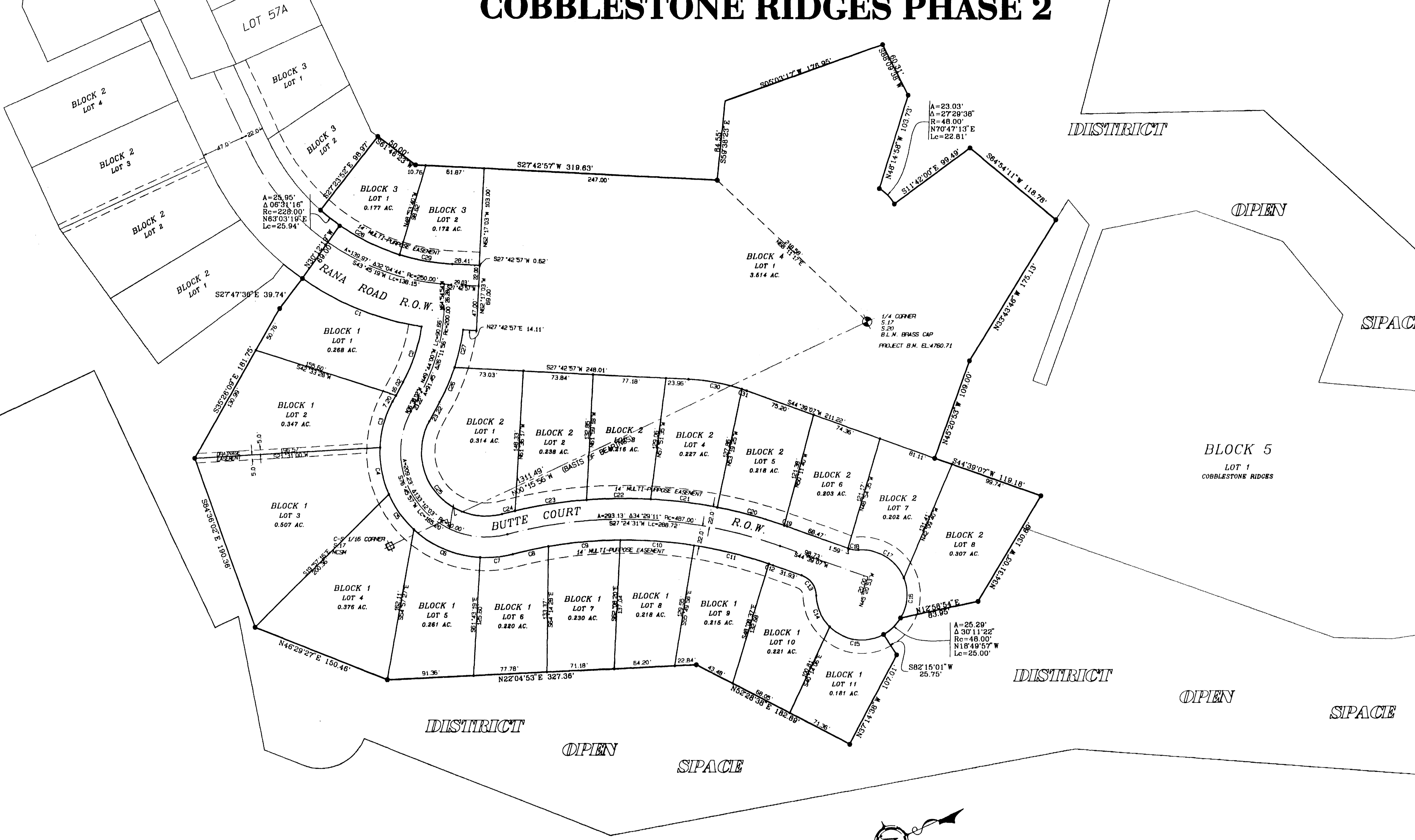
THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Designed By DRS Checked By KST Job No.: 0252-001

Imodel: D:\0252\PH2REV Date: Sept. 3, 1996 Sheet 1 of 2

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 PHASE 2



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

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• SET #5 REBAR W/ALLOY CAP THOMPSON-LANGFORD PLS 18478" IN CONCRETE AT ALL BOUNDARY POINTS