

VALLEY MEADOWS EAST - FILING No. TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

John Davis is the owner of a parcel of land being that tract of land described at Book _____, Page ____, Mesa County Records, and the perimeter being more particularly described, as a result of survey, by the following:

Lot 1, Block 4 of Valley Meadows East subdivision, Filing No. One Plat BK. _____ PG. _____

That said owners have caused the said real property to be laid out and surveyed as VALLEY MEADOWS EAST 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, including Outlot B, 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.

Outlot A1 to the Homeowner's Association for the use as Common Open Space.

Temporary turnaround easements to the City of Grand Junction for the use of the public forever. Temporary turnaround easements to be extinguished at future filings.

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 owners have caused their names to be hereunto subscribed this _____ day of _____ A.D., 1996.

John Davis
 John Davis

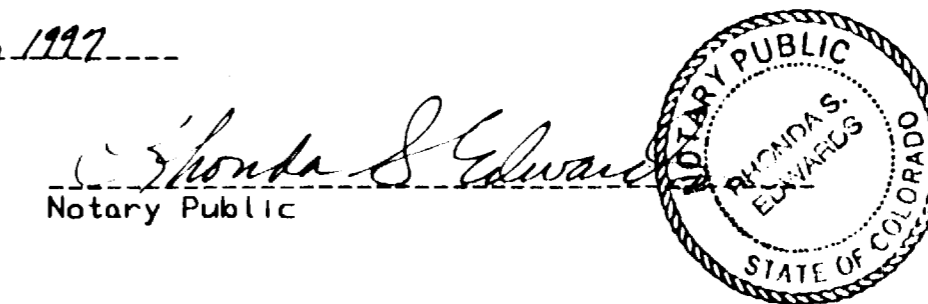
STATE OF COLORADO)

COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 1996, by John Davis.

My commission expires: September 20, 1997

WITNESS MY HAND AND OFFICIAL SEAL.



CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)

COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at _____ o'clock _____ P.M., this _____ day of _____ A.D., 1996, and is duly recorded as Reception Number _____ in Plat Book _____, Page _____ through _____ Inclusive.

Clerk and Recorder _____ Deputy _____ Fees _____
 Covenants, Conditions and Restrictions recorded in Book _____, Page _____.

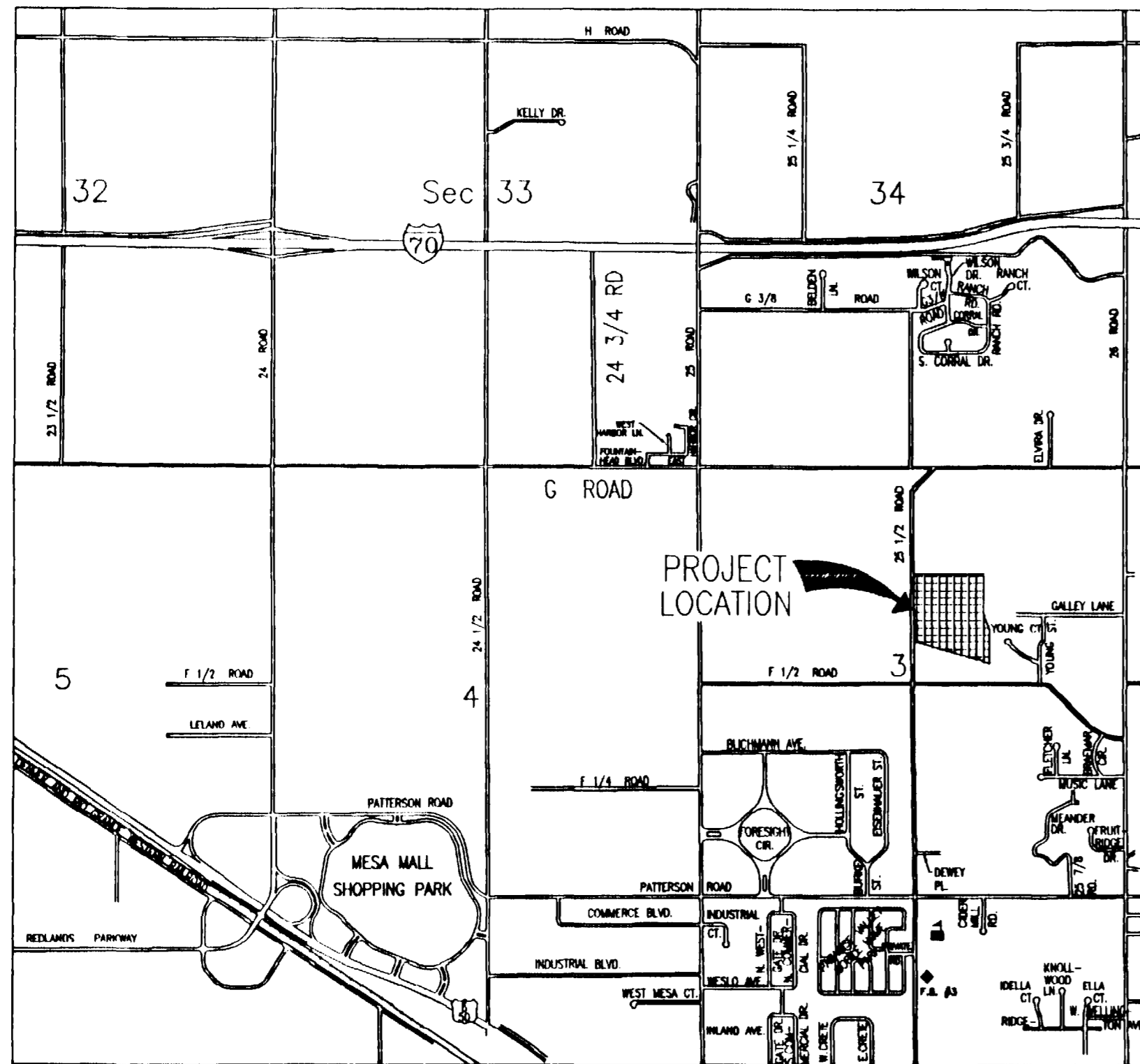
CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
 Approved this _____ day of _____ A.D. 1996.

Richard Lipman Mayor
Shirley Achen City Manager

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of VALLEY MEADOWS EAST 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
 Richard A. Mason
 Registered Professional Land Surveyor
 P.L.S. No. 18469
 Date 10-7-1996



VICINITY MAP

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.W. CORNER AND THE S.W. CORNER OF THE SW1/4 NW1/4 OF SEC. 3: BEARING EQUALS S00°00'00"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.
- ELEVATION DATUM: N.W. CORNER SW1/4NE1/4 SEC. 3, T1S, R1W, U.M. FROM NAVD-88 (City of Grand Junction).
- INTERIOR LOT CORNERS MUST BE MONUMENTED PRIOR TO ANY SALE OF LOTS, AS PER COLORADO STATUTE.

THE FOLLOWING NOTE(S) REQUIRED BY THE CITY OF GRAND JUNCTION:

- FENCING ALONG ADJOINING LOT BOUNDARIES OF OUTLOT 'A1', FILING NO. 2, SHALL BE NO MORE THAN 48 INCHES IN HEIGHT, OF A SPLIT RAIL TYPE DESIGN, AND AS PRIOR APPROVED BY THE HOMEOWNER'S ASSOCIATION. OUTLOT 'A1' INCLUDES THE ACCESS ROADS BETWEEN LOTS 1 AND 2 OF BLOCKS 2 AND 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.

	FILE E:\VME\DAVIS\FILING-2.DWG			
	VALLEY MEADOWS EAST SUBDIVISION FILING NO. TWO			
SW1/4NE1/4 OF SEC. 3, T1S, R1W U.M., MESA COUNTY, COLORADO				
Roll and Engineering 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300	Designed WL Drawn TAB	Checked RAM Date 5/30/96	F2-SHT1.PLT RV: 10/4/96	Sheet 1 OF 2

VALLEY MEADOWS EAST SUBDIVISION - FILING No. TWO

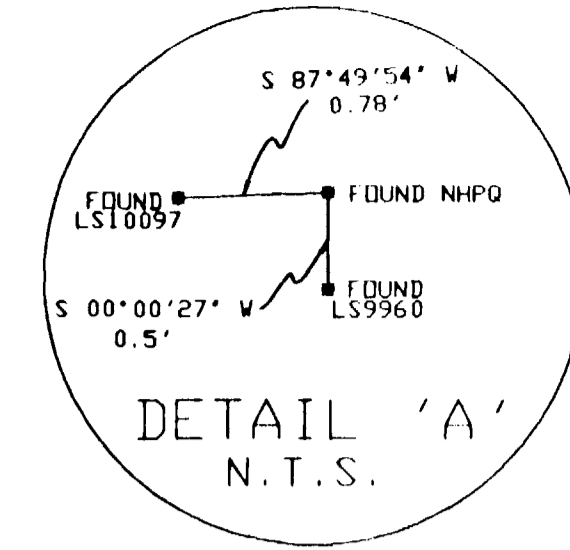
MSCM# 1122-1

BENCH MARKER
B.M. ELEVATION=4613.03
NAVD-88(CITY)
N.W. CORNER
SW 1/4 NE 1/4
SECTION 3 T1S
R1W U.M.

ATLANTIC FIDELITY INC.

AFT
PATRICK L. MORAN

AFT
GEORGE R. JACHIM



WALID BOU-MATAR

VALLEY MEADOWS SUBDIVISION
PLAT BK 14 PG 251

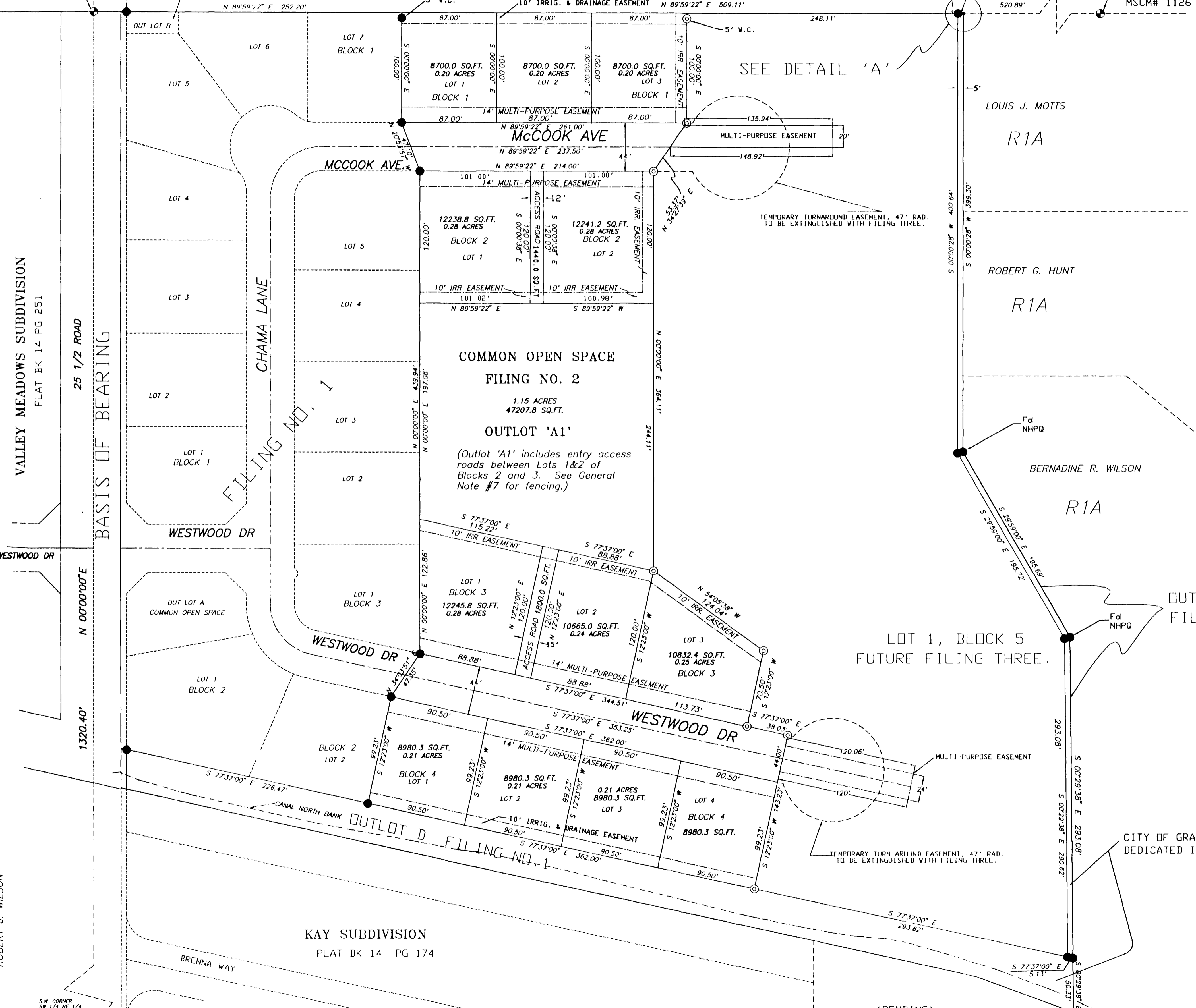
25 1/2 ROAD
BASIS OF BEARING

WESTWOOD DR
N 00°00'00" E
1320.40'

ROBERT J. WILSON

MSCM# 559-2

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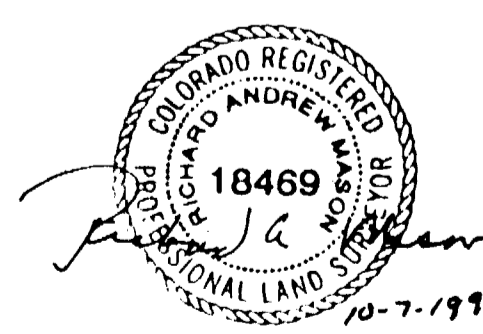
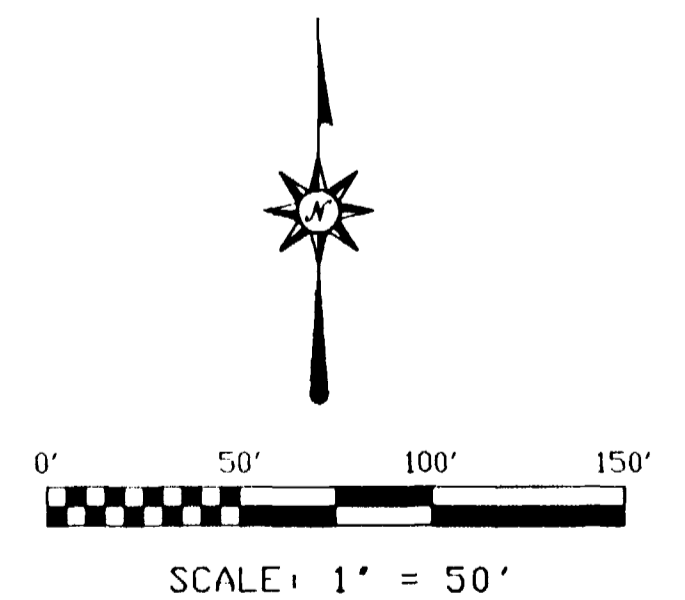


LEGEND

- - MESA COUNTY SURVEY MARKER
- ⊙ - SET 5/8" REBAR IN CONC-L.S. 18469
- - FOUND REBAR AS NOTED
- - REBAR AND CAP L.S. 18469 FOUND IN CONC.

LAND USE SUMMARY

TOTAL LAND AREA:	9.84 ACRES
FILING NO. TWO AREA:	4.51 ACRES
TOTAL LOTS AREA:	2.77 ACRES
TOTAL ROAD ROW AREA:	0.59 ACRES
OPEN SPACE AREA:	1.15 ACRES
LOT 1, BLOCK 5	5.33 ACRES
FILING NO. TWO LOTS NUMBER:	12



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

FILE: \VME\LVMS\FILING-2.DWG			
VALLEY MEADOWS EAST SUBDIVISION FILING NO. TWO			
SW1/4NE1/4 OF SEC. 3, T1S, R1W U.M., MESA COUNTY, COLORADO			
Designed	Checked	F2-SHT2 FLT	Sheet
Drawn	Date	RV	Of
TAB	5/30/96	10/4/96	2

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