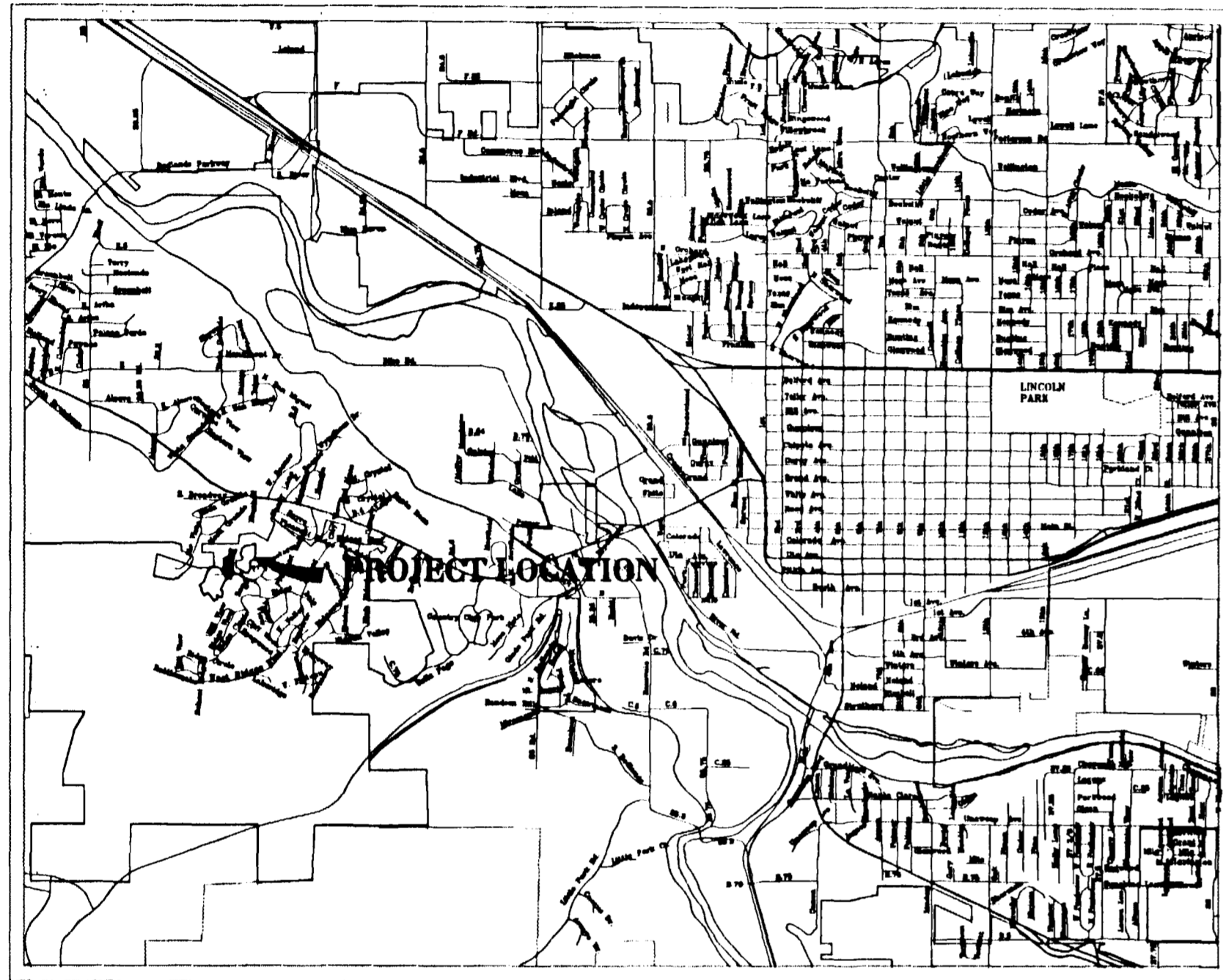


COBBLESTONE RIDGES PHASE 2 REPLAT

A REPLAT OF COBBLESTONE RIDGES PHASE 2 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	62.45'	178.00'	20°00'19"	N46°38'12"W	61.84'
C3	48.60'	112.00'	24°51'46"	N49°03'59"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	45.55'
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	76.58'	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	73.46'	509.00'	08°16'09"	N40°09'40"E	73.40'
C13	71.07'	509.00'	07°59'59"	N32°01'36"E	71.01'
C14	68.89'	509.00'	07°39'53"	N24°11'40"E	68.84'
C15	76.57'	509.00'	06°37'07"	N16°01'19"E	76.49'
C16	14.02'	509.00'	01°34'41"	N10°57'16"E	14.02'
C17	158.09'	68.00'	133°12'03"	N76°45'57"E	124.81'
C18	39.73'	222.00'	10°15'13"	S41°45'38"E	39.68'
C19	40.69'	222.00'	10°30'06"	N52°08'19"W	40.64'
C20	96.72'	228.00'	24°18'23"	S54°09'46"W	96.00'
C21	56.88'	228.00'	14°17'37"	S34°51'45"W	56.73'
C22	57.50'	213.00'	15°27'59"	S35°26'57"W	57.32'
C23	5.46'	213.00'	01°28'10"	S43°56'02"W	5.46'
C24	4.65'	465.00'	00°34'21"	S44°21'56"W	4.65'
C25	14.20'	13.50'	60°16'07"	S74°47'10"W	13.55'
C26	30.72'	48.00'	36°40'24"	S86°36'03"W	30.20'
C27	47.12'	48.00'	56°14'25"	S40°07'36"W	45.25'
C28	25.00'	48.00'	29°50'35"	S02°54'53"E	24.72'
C29	56.51'	48.00'	67°27'10"	S51°33'46"E	53.30'
C30	75.47'	48.00'	90°05'05"	N49°40'07"E	67.93'
C31	7.36'	48.00'	08°47'10"	N00°14'00"E	7.35'
C32	11.50'	13.50'	48°48'42"	N20°14'46"E	11.16'
C33	3.17'	509.00'	00°21'23"	N44°28'25"E	3.17'

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:

Cobblestone Ridges Phase 2, a subdivision of the City of Grand Junction, Colorado, recorded in Plat Book 15 at Page 202 of the Mesa County records.
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 REPLAT, 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;
- * Tract A to the City of Grand Junction as Public Open Space.

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 9th day of January, A.D., 1997.

Steven E. Craven, President
Cobblestone Ridges, LLC, a Colorado Limited Liability Company
by Steven E. Craven, President.

State of Colorado)
)ss
County of Mesa)

This plat was acknowledged before me on this 9th day of January, 1997 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. Grand Junction, CO 81501
My Commission expires: September 20, 1997

CITY APPROVAL

This plat of COBBLESTONE RIDGES PHASE 2 REPLAT, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 9th day of January, 1997.

City Manager: *Mark Decker*
Mayor: *Shonda S. Edwards*

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 10:13 o'clock A.M. this 28 day of FEB, 1997, and is duly recorded in Plat Book No. 185, Page 266/267 as Reception No. 1799624 Drawer No. DD12

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 2260 at Pages 522-530.

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 PHASE 2 REPLAT 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 provisions of the State of Colorado and to all applicable requirements of the development code of the City of Grand Junction.

Dennis R. Shellhorn
Dennis R. Shellhorn
Date: Jan 6, 1997



LAND USE SUMMARY

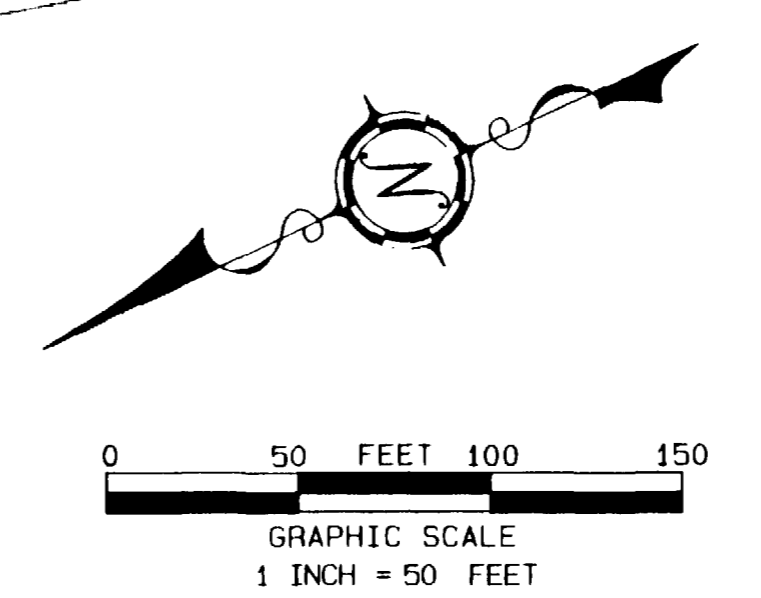
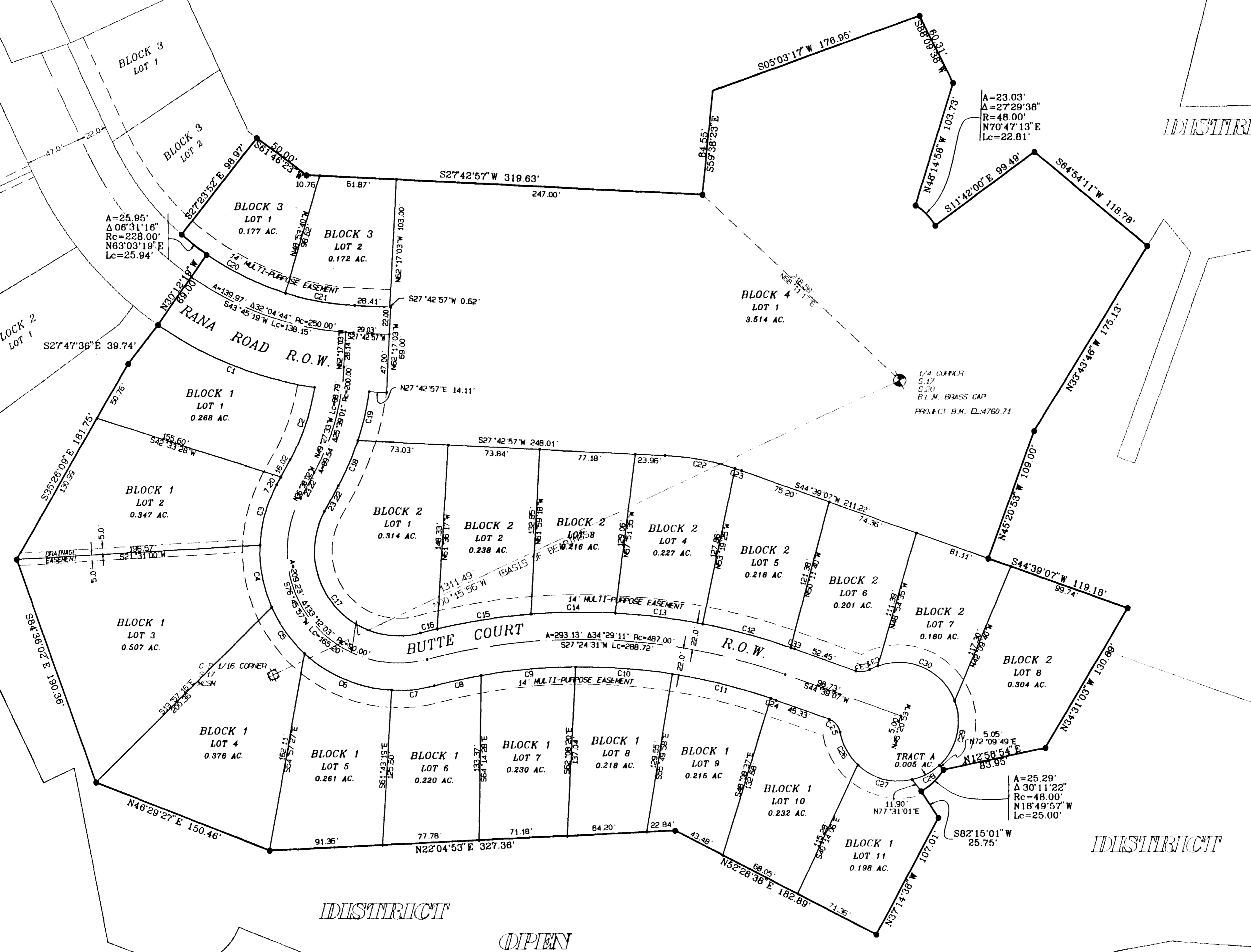
LOTS:	8.834 ACRES	88.9%
STREETS:	1.101 ACRES	11.0%
OPEN SPACE:	0.005 ACRES	00.1%
TOTAL:	9.939 ACRES	100.0%

COBBLESTONE RIDGES PHASE 2 REPLAT

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	
Traxle: D:\0252\PH2REV	Date: Dec. 13, 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 REPLAT



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

COBBLESTONE RIDGES PHASE 2 REPLAT			
SECTION: S/2 S.17-N/2 S.20	TOWNSHIP: 15	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: KSI	Job No.: 0252-001	
Tmodel: D:\0252\0252REV	Date: Dec. 13, 1996	Sheet 2 of 2	

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