

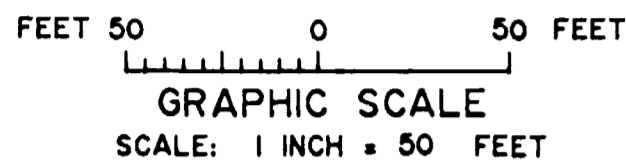
TRAILS WEST VILLAGE, FILING NO. TWO

SW 1/4, SW 1/4 OF SECTION 18, T.15S., R.1W., U.M.  
MESA COUNTY, COLORADO

N

LEGEND

- SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP IN CONCRETE P.L.S. 19597
  - FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP IN CONCRETE, P.L.S. 16835
  - FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, P.L.S. 14113
  - ⊕ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
- A REASONABLY PERMANENT MONUMENT TO BE SET PRIOR TO THE SALE OF ANY LOTS, AT ALL CORNERS TO COMPLY WITH CRS-38-SI-105(3A)



NOTES:

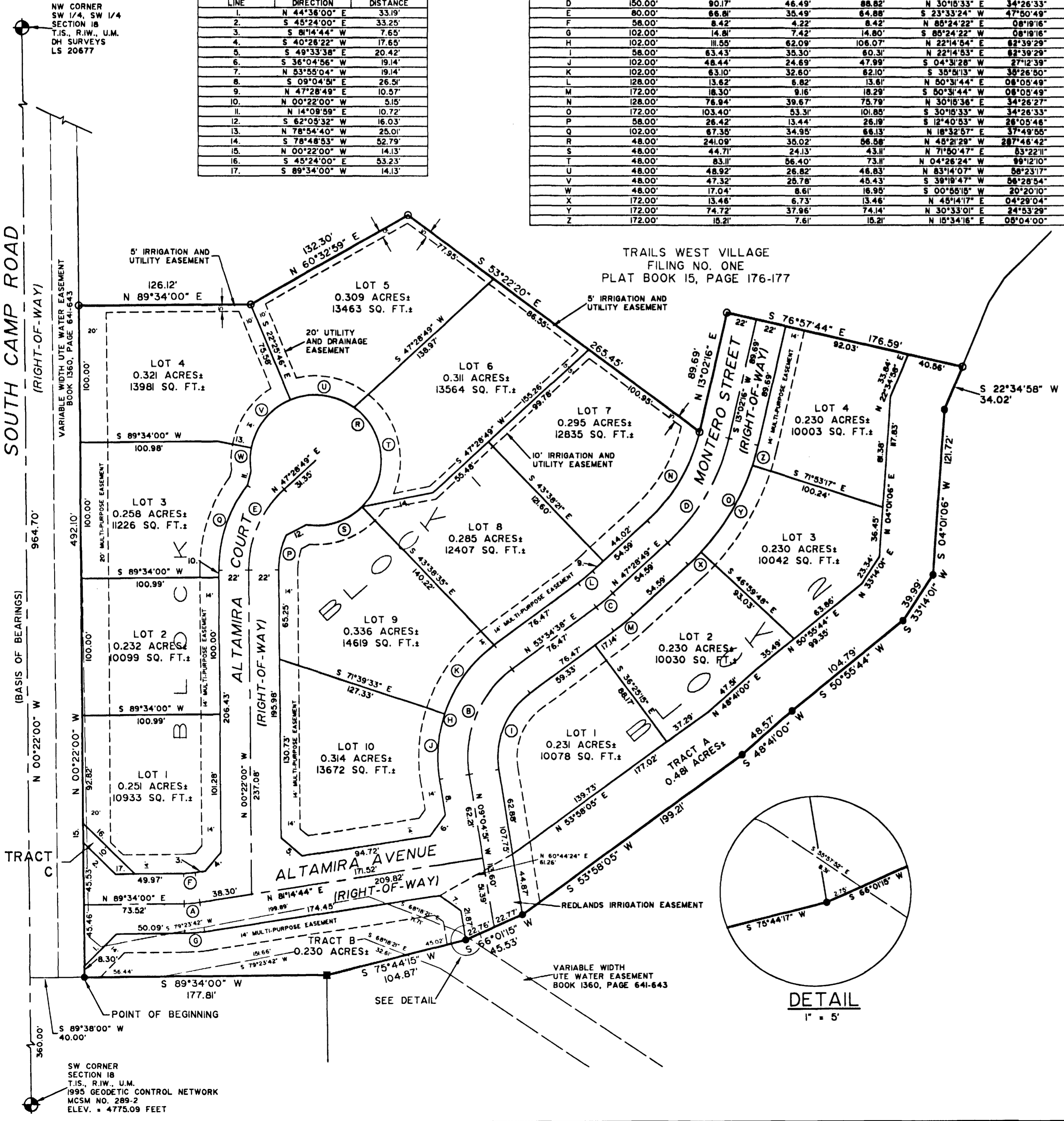
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREOF.
- BASIS OF BEARINGS: THE WEST LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN HAVING A BEARING OF N 00°22'00" W, AS RECORDED ON THE PLAT OF TRAILS WEST VILLAGE, PLAT BOOK 15, PAGE 177.
- BASIS OF BENCHMARKS: SNO-5 OF 1995 OPS GEODETIC CONTROL NETWORK, MCSM NO. 289-2 AT THE SW CORNER OF SECTION 18, T.15S., R.1W., U.M. ELEVATION = 4775.09 FEET.
- EXISTING PROPERTY CORNERS WHICH WERE RECOVERED DURING THIS SURVEY WHICH WERE WITHIN 0.25 FEET OF THE POSITION OF RECORD WERE ACCEPTED AS BEING IN THE PROPER LOCATION AS SHOWN BY RECORD.

CURVE INFORMATION

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING       | DELTA      |
|-------|---------|---------|---------|---------|---------------|------------|
| A     | 80.00'  | 11.62'  | 5.92'   | 1.81'   | N 85°24'22" E | 06°19'18"  |
| B     | 80.00'  | 87.49'  | 48.70'  | 83.91'  | N 22°14'04" E | 62°39'29"  |
| C     | 150.00' | 15.98'  | 7.99'   | 15.95'  | N 50°31'44" E | 08°00'48"  |
| D     | 150.00' | 90.17'  | 46.49'  | 88.82'  | N 30°18'33" E | 34°26'33"  |
| E     | 80.00'  | 66.81'  | 35.49'  | 64.88'  | S 23°33'24" W | 47°50'49"  |
| F     | 58.00'  | 8.42'   | 4.22'   | 8.42'   | N 89°24'22" E | 08°19'18"  |
| G     | 102.00' | 14.81'  | 7.42'   | 14.80'  | S 89°24'22" W | 08°19'18"  |
| H     | 102.00' | 11.55'  | 62.09'  | 106.07' | N 25°14'54" E | 62°39'29"  |
| I     | 58.00'  | 83.43'  | 35.50'  | 80.31'  | N 22°14'03" E | 62°39'29"  |
| J     | 102.00' | 48.44'  | 24.69'  | 47.99'  | S 04°31'28" W | 27°12'58"  |
| K     | 102.00' | 63.10'  | 32.60'  | 62.09'  | S 39°51'13" W | 38°26'50"  |
| L     | 128.00' | 13.62'  | 6.82'   | 13.61'  | N 50°31'44" E | 08°00'48"  |
| M     | 172.00' | 18.30'  | 9.16'   | 18.29'  | S 50°31'44" W | 08°00'48"  |
| N     | 128.00' | 76.84'  | 39.77'  | 75.79'  | N 30°18'33" E | 34°26'33"  |
| O     | 172.00' | 103.40' | 53.31'  | 101.85' | S 30°18'33" W | 34°26'33"  |
| P     | 58.00'  | 26.42'  | 13.44'  | 26.19'  | S 12°40'53" W | 28°05'48"  |
| Q     | 102.00' | 67.35'  | 34.95'  | 66.13'  | N 18°32'57" E | 37°49'55"  |
| R     | 48.00'  | 241.09' | 35.02'  | 26.58'  | N 48°21'29" W | 287°46'42" |
| S     | 48.00'  | 44.71'  | 24.13'  | 43.11'  | N 71°50'47" E | 53°22'11"  |
| T     | 48.00'  | 83.11'  | 56.40'  | 73.11'  | N 04°28'24" W | 89°12'10"  |
| U     | 48.00'  | 48.92'  | 26.92'  | 46.83'  | N 83°14'07" W | 58°23'17"  |
| V     | 48.00'  | 47.32'  | 28.78'  | 45.43'  | S 39°18'47" W | 58°23'17"  |
| W     | 48.00'  | 17.04'  | 8.61'   | 16.95'  | S 00°58'18" W | 20°20'10"  |
| X     | 172.00' | 13.46'  | 6.73'   | 13.46'  | N 45°14'17" E | 04°29'04"  |
| Y     | 172.00' | 74.72'  | 37.96'  | 74.14'  | N 30°33'01" E | 24°53'29"  |
| Z     | 172.00' | 15.21'  | 7.61'   | 15.21'  | N 18°34'18" E | 08°04'00"  |

LINE INFORMATION

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| 1    | N 44°36'00" E | 33.19'   |
| 2    | S 45°24'00" E | 33.25'   |
| 3    | S 89°34'00" W | 7.65'    |
| 4    | S 40°28'22" W | 17.65'   |
| 5    | S 49°33'38" E | 20.42'   |
| 6    | S 36°04'56" W | 19.14'   |
| 7    | N 53°55'04" W | 19.14'   |
| 8    | S 09°04'51" E | 26.51'   |
| 9    | N 47°28'49" E | 10.57'   |
| 10   | N 00°22'00" W | 5.15'    |
| 11   | S 40°28'22" W | 10.72'   |
| 12   | S 62°05'32" W | 16.03'   |
| 13   | N 78°54'40" W | 25.01'   |
| 14   | S 78°48'53" W | 52.79'   |
| 15   | N 00°22'00" W | 14.13'   |
| 16   | S 45°24'00" E | 53.23'   |
| 17   | S 89°34'00" W | 14.13'   |



CLERK AND RECORDER'S CERTIFICATE

State of Colorado )  
County of Mesa ) ss  
I hereby certify that this Plat of Trails West Village, Filing No. Two was filed for record in the office of the County Clerk and Recorder of Mesa County at 12:16 o'clock P.M. on this 22 day of June, A.D. 1997.  
Book 15 Reception Number 123330  
Drawer DD66

Mesa County Clerk and Recorder

Deputy

CITY APPROVAL

This Final Plat of Trails West Village, Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 22 day of June, A.D. 1997.

*Charles Clechen*  
City Manager  
*Janet L. Sney*  
President of the Grand Junction City Council

LIEN HOLDER'S CERTIFICATE

This Plat of Trails West Village, Filing No. Two is hereby approved by *Janet L. Sney*, President of The Board of *Grand Valley National Bank*, this 20th day of June, A.D. 1997.

*Janet L. Sney*  
Notary Public

ACKNOWLEDGEMENT OF LIEN HOLDER

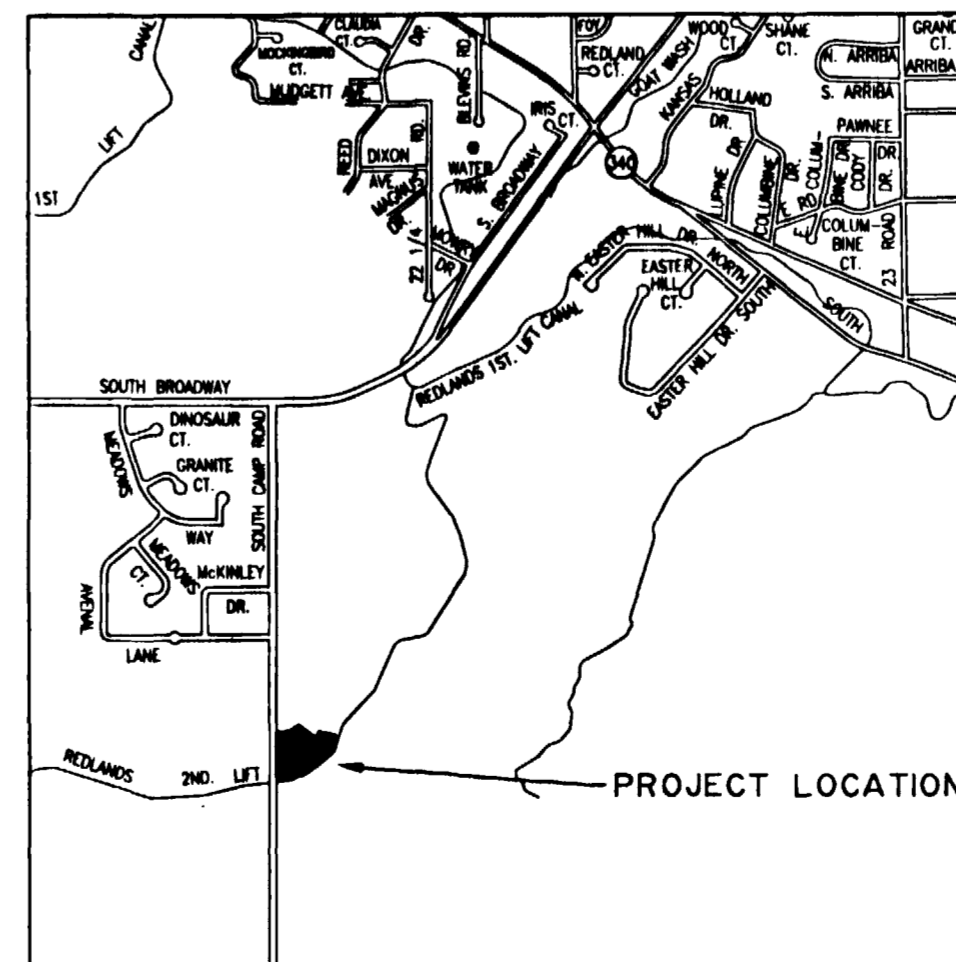
State of Colorado )  
County of Mesa ) ss  
On this 20th day of June, A.D. 1997, before me the undersigned officer, personally appeared and acknowledged that he executed the foregoing Lien Holder's Certificate for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 12 98  
*Cynthia A. Hoffer*  
Notary Public

AREA SUMMARY

| AREA            | ACRES  | PERCENTAGE |
|-----------------|--------|------------|
| LOTS            | 3.833± | 65.8%      |
| ROADS           | 1.267± | 21.8%      |
| TRACT B         | 0.230± | 3.9%       |
| TRACT A         | 0.481± | 8.3%       |
| TRACT C         | 0.010± | 0.2%       |
| TOTAL LAND AREA | 5.821± | 100.0%     |



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Camelot Investments, L.L.C., a Colorado Limited Liability Company, being the sole owners of the property described in the instrument recorded in Book 15 at Page 123330 in the records of the office of the Mesa County Clerk and Recorder, does hereby plat said real property under the name and style of TRAILS WEST VILLAGE, FILING NO. TWO, in accordance with the Plat shown hereon.

DESCRIPTION OF TRAILS WEST VILLAGE, FILING NO. TWO

Lot 2 of Trails West Village, located in part of SW 1/4 of Section 18, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, as recorded in Plat Book 15, Page 177 in the records of the office of the Mesa County Clerk and Recorder, being more particularly described as follows:

Beginning at the southwest corner of Trails West Village, Filing No. 2, whence the SW corner of Section 18, Township 1 North, Range 1 West, Ute Meridian bears S 89°34'00" W, 40.00 feet and S 00°22'00" E, 360.00 feet;

- Thence N 00° 22' 00" W, 492.10 feet;
- Thence N 89° 34' 00" E, 126.12 feet;
- Thence N 60° 32' 59" E, 132.30 feet;
- Thence S 53° 22' 20" E, 265.45 feet;
- Thence N 13° 02' 16" E, 89.69 feet;
- Thence S 76° 57' 44" E, 176.59 feet;
- Thence S 22° 34' 58" W, 34.02 feet;
- Thence S 04° 01' 08" W, 121.72 feet;
- Thence S 33° 14' 01" W, 39.99 feet;
- Thence S 50° 55' 44" W, 104.79 feet;
- Thence S 48° 41' 00" W, 48.57 feet;
- Thence S 53° 58' 05" W, 199.21 feet;
- Thence S 68° 01' 15" W, 45.53 feet;
- Thence S 75° 44' 15" W, 104.87 feet;
- Thence S 89° 34' 00" W, 177.8 feet to the point of beginning.

Trails West Village, Filing No. Two, as described above contains 5.821 acres more or less.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat hereon 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 and lines 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 Irrigation Easements 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.
- Tract A and Tract B to the City of Grand Junction for the use of the public forever and for the use of Redlands Water and Power for transmission of irrigation water.
- All Redlands Irrigation Easements to the City of Grand Junction for the use of Redlands Water and Power for transmission of irrigation water.
- Tract C to the owners (Property/Homeowners Association) of the lots and tracts as Private Open Space for the purposes of the Association, including but not limited to drainage, irrigation, utilities, landscaping, and signage.

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.

Camelot Investments, L.L.C., A Colorado Limited Liability Company  
By *Brian L. Stowell*, Member/Manager

IN WITNESS WHEREOF, I hereunto affix my hand this 15th day of June, 1997.

*Brian L. Stowell*  
Notary Public

ACKNOWLEDGEMENT OF OWNER

State of Colorado )  
County of Mesa ) ss  
On this 16th day of June, A.D. 1997, before me the undersigned officer, personally appeared *Brian L. Stowell* and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires June 27, 1998

*Roseann Krosner*  
Notary Public

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that the plat of Trails West Village, Filing No. Two, a subdivision in the County of Mesa, Colorado shown hereon has been prepared under my direct supervision and accurately represents a field survey conducted under my direct supervision. This survey complies with applicable requirements of the Zoning and Development Code of the City of Grand Junction and applicable laws and regulations of the State of Colorado to the best of my knowledge and belief.

IN WITNESS WHEREOF I hereunto affix my hand and official seal this 6 day of June, 1997.

*Dean E. Ficklin*  
P.L.S. 19997

TRAILS WEST VILLAGE  
FILING NO. TWO  
REPLAT OF LOT 2 AND THAT PART OF TRACT A  
IN LOT 2 OF TRAILS WEST VILLAGE  
SW 1/4, SW 1/4 SECTION 18, T.15S., R.1W., U.M.  
MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.  
GRAND JUNCTION, COLORADO

SCALE: 1" = 50' JOB NO: 8351-08 DATE: 6-06-97 SHEET NO: 1 of 1