

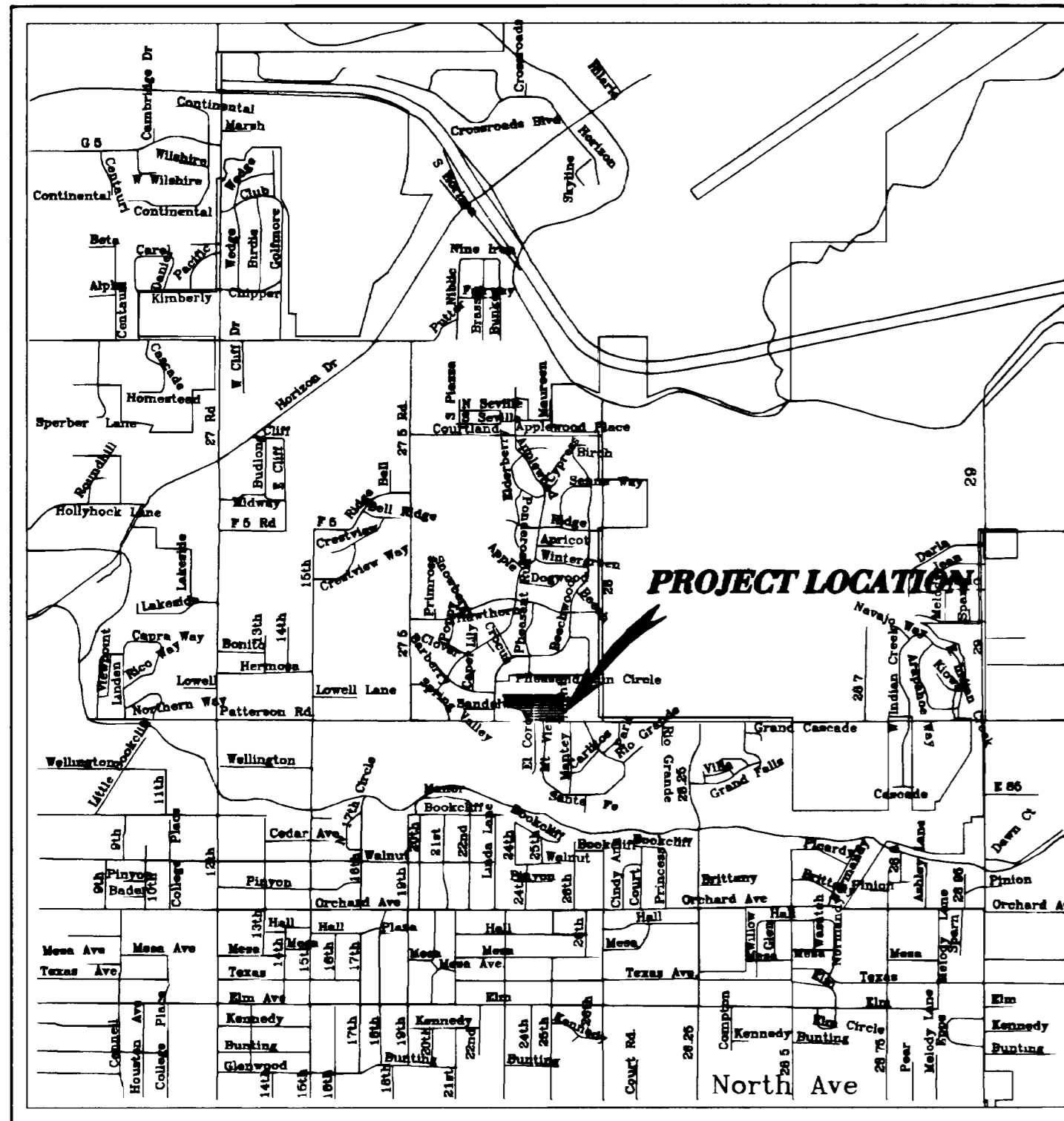
PHEASANT RIDGE ESTATES

SE1/4 SE1/4 S.1, T.1 S., R.1 W. UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP

NOT TO SCALE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Just Companies, Inc. a Colorado Corporation, is the owner of that real property in the County of Mesa, State of Colorado, being situated in the Southeast quarter of the Southeast quarter (SE1/4 SE1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, described in Book 2245 at Page 377 of the records of the Mesa County Clerk and Recorder and as shown on the accompanying plat said property being more particularly described as follows

Lot 1 in PHEASANT RUN CONDOS
EXCEPT Beginning at the Southeast Corner of Section 1
Township 1 South Range 1 West Ute Meridian
Thence North 89°46' West 603 feet,
Thence North 480 feet
Thence South 89°46' East 603 feet to the East line of
said Section 1
Thence South 480 feet to the Point of Beginning

That said owners have caused the said real property to be laid out and surveyed as PHEASANT RIDGE ESTATES a subdivision of the City of Grand Junction Mesa County 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

Those parcels designated hereon as Tracts A C and D to the owners of lots and tracts hereby platted for the purpose of private open space subject to ingress-egress and utility easements as shown hereon

Subject to utility and access easements as indicated herein that parcel designated hereon as Tract E to the owners of Lots 20 21 and 22 in Block 1 and Lots 1 and 2 in Block 2 for ingress and egress purposes for the use by said lot owners their guests and invitees and to the City of Grand Junction for its use and for the use of public utilities including but not limited to postal service trash collection fire, police, emergency vehicles

All Multi-Purpose Easements to the City of Grand Junction for its use and the use of public utilities for the installation operation maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines cable television lines natural gas pipelines sanitary sewer lines water lines telephone lines and also for the installation and maintenance of traffic control facilities street lighting street trees and grade structures Tracts B C and D are hereby subject to Multi-Purpose Easements as are the lots as indicated

All Utility Easements to the City of Grand Junction as perpetual easements for its use and the use of public utilities for the installation operation maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines cable television natural gas sanitary sewer water and telephone

All Irrigation Easements not otherwise identified to the owners of the lots and tracts hereby platted as perpetual easements for the installation operation maintenance and repair of private irrigation systems Easement A and Tract A are also dedicated to the City for the benefit of the Spring Valley Homeowner's Association Filing 5 to be used to operate and maintain the presently existing irrigation system and facilities located near or in said Easement A

All Landscape Easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation and maintenance of private landscaping

All Drainage Easements, including the tract and areas designated hereon as Tract B and Easement A as perpetual easements for the conveyance of drainage through natural or man-made facilities above or below ground to the City of Grand Junction for its use and for the use of the public and the owners of lots and tracts hereby platted

All Ingress/Egress Easements to the City of Grand Junction as perpetual easements for non-vehicular (bicycles and similar devices shall be allowed) ingress and egress by the general public and for the use by public services including but not limited to postal service trash collection fire police emergency vehicles and the City

Easement A to the City for its use and the use of the public utilities including Grand Valley Water User's Association for utility drainage and irrigation purposes the Spring Valley Homeowner's Association Filing 5 in order that such Filing 5 Association may continue to operate and maintain existing irrigation piping and related facilities

All easements include the right of ingress and egress on along over under through and across by the beneficiaries their successors and assigns together with the right to trim or remove interfering trees and brush and in Drainage 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 easement(s) by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from and the use of the easement

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 1st day of July A.D. 1997

Edison S. Lenhart
Edison S. Lenhart President
Just Companies, Inc

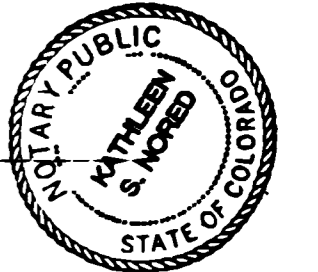
LAND USE SUMMARY

LOTS	4 463 ACRES	70 2%
STREETS	1 292 ACRES	20 3%
OPEN SPACE (INCL TRACT E)	0 600 ACRES	9 5%
TOTAL	6 355 ACRES	100%

State of Colorado }
County of Mesa }

This plat was acknowledged before me by EDISON S. LENHART and _____ on this 1st day of JULY A.D. 1997 for the aforementioned purposes

Notary Public Richard D. Shaw
My Commission expires 5/10/98
My address is P.O. Box 788, Grand Junction, Co. 81502



CITY APPROVAL

This plat of PHEASANT RIDGE ESTATES a subdivision of the City of Grand Junction County of Mesa State of Colorado was approved on this 2nd day of July A.D. 1997

David Kleben
City Manager
Janet L. Terry
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 2:28 o'clock P.M. this 3rd day of July 1997, and is duly recorded in Plat Book No. 15 Page 343 as Reception No. 1804584 Drawer No. DD74 Fee 1.00

Monika J. Lee
Clerk and Recorder of Mesa County
Carol Zink
Deputy Clerk

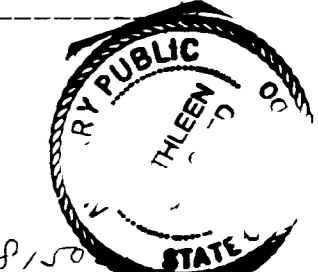
CONSENT OF MORTGAGEE

The following party, having security interest in the subject property does hereby ratify and confirm this plat
John R. ... CHAIRMAN
Grand Valley National Bank
Date 7/1/97

State of Colorado }
County of Mesa }

This plat was acknowledged before me by PAUL K. BELAND on this 1st day of JULY A.D. 1997, for the aforementioned purposes

Notary Public Richard D. Shaw
My Commission expires 5/10/98
My address is P.O. Box 788, Grand Junction, Co. 81502



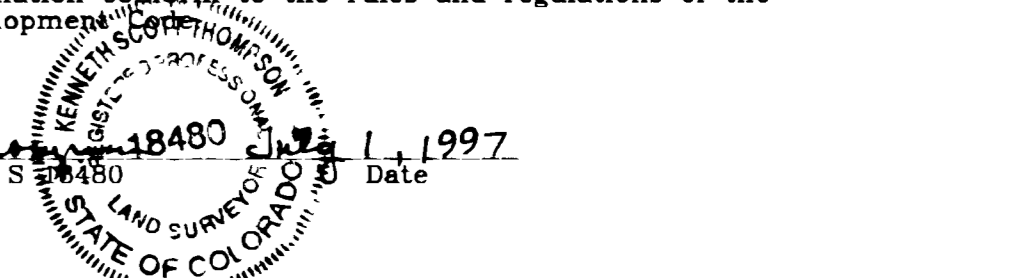
DECLARATION OF COVENANTS

This property is subject to the effects of covenants, conditions, and restrictions as contained in an instrument recorded in Book 2339 at Pages 162-175.

SURVEYOR'S STATEMENT

I hereby state that this survey and plat of PHEASANT RIDGE ESTATES were prepared by me or under my direct responsibility, supervision, and checking, and that in my professional opinion, they are true and correct to the best of my knowledge, belief and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado and to the best of my knowledge, belief, and information conform to the rules and regulations of the City of Grand Junction Development Department

Kenneth Scott Thompson
Kenneth Scott Thompson P.L.S. #1480
Date July 1, 1997



PHEASANT RIDGE ESTATES
JUST COMPANIES, INC

SECTION	SE/4 SE/4 S.1	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	KST	Checked By	DRS	Job No		0283-002	
TMDWIN	002111LE PRO	Date	July 1 1997	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.

PHEASANT RIDGE ESTATES SUBDIVISION 6.35 ACRES

LAND USE BREAKDOWN

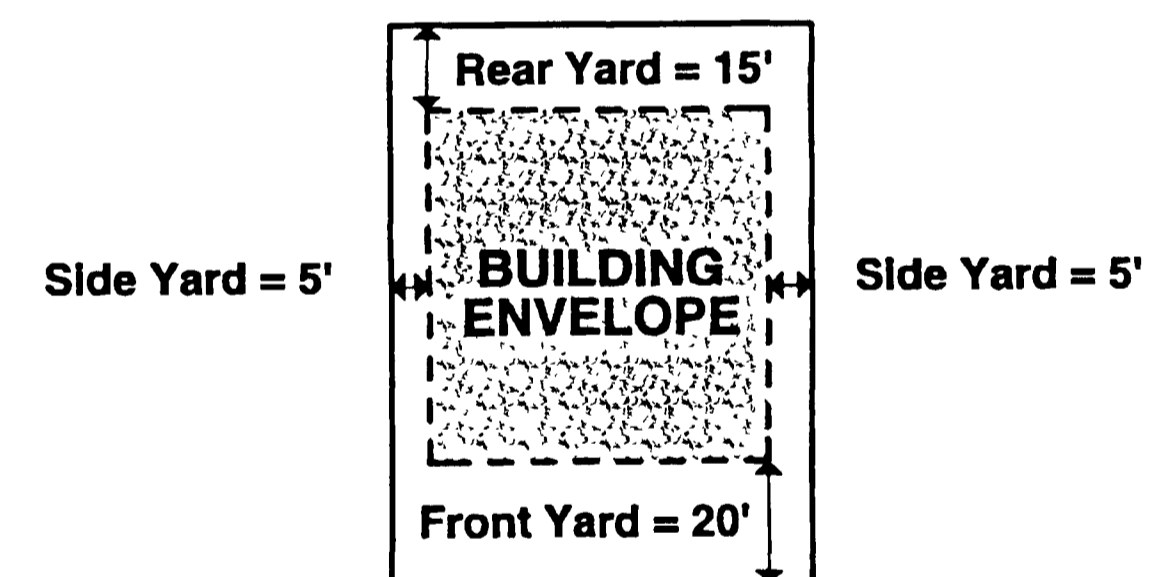
ROW	1.313 AC	20.7 %
TRACTS	0.579 AC	9.1 %
LOTS	4.463 AC	70.2 %
TOTALS	6.35 AC	100 %

UTILITY VENDORS

GAS/ELECTRIC: Public Service Company
TELEPHONE: U.S. West Communications
WATER: Ute Water Conservancy District
CABLE TV: TCI Cablevision of Western Colorado Inc.
SANITARY SEWER: City of Grand Junction

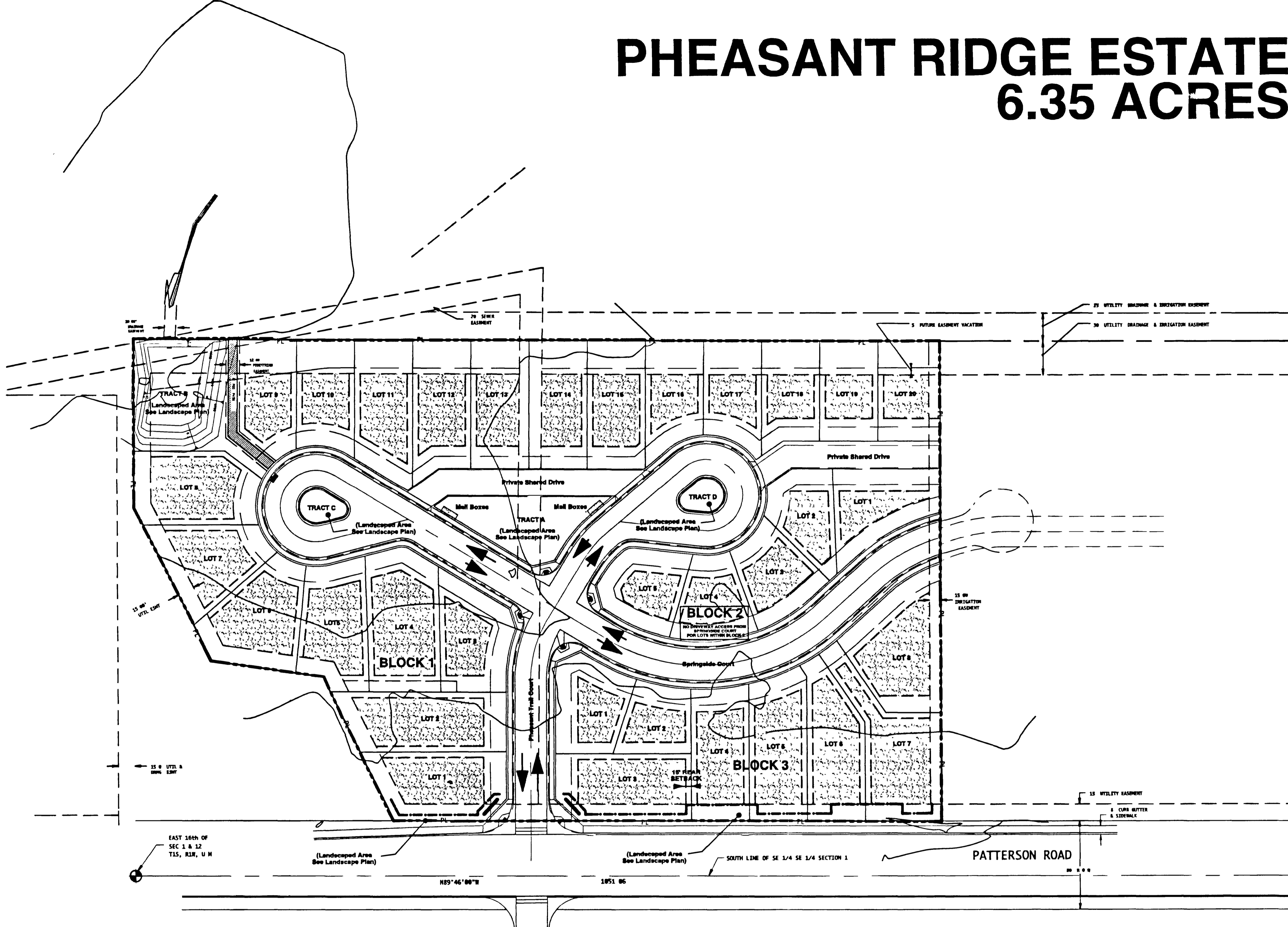
STANDARD SETBACKS

Diagram Not To Scale



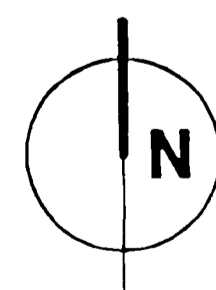
Typical Setbacks-
Detached Units*

* Exception:
Block 3 Lots 1 & 2 - Rear Setbacks are 10'



LEGEND

- BUILDING ENVELOPES
- PL PROPERTY LINE
- DECORATIVE FENCE
- DIRECTION OF TRAFFIC FLOW
- IDENTIFICATION SIGN



Contour Interval = 5'

SIGNATURE _____ DATE _____
 CITY OF GRAND JUNCTION ENGINEERING

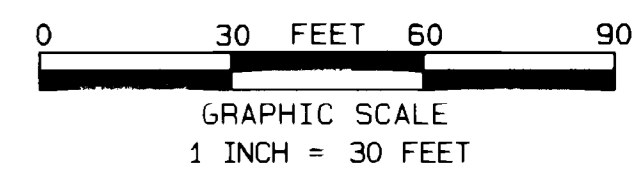
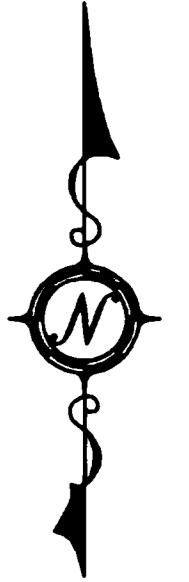
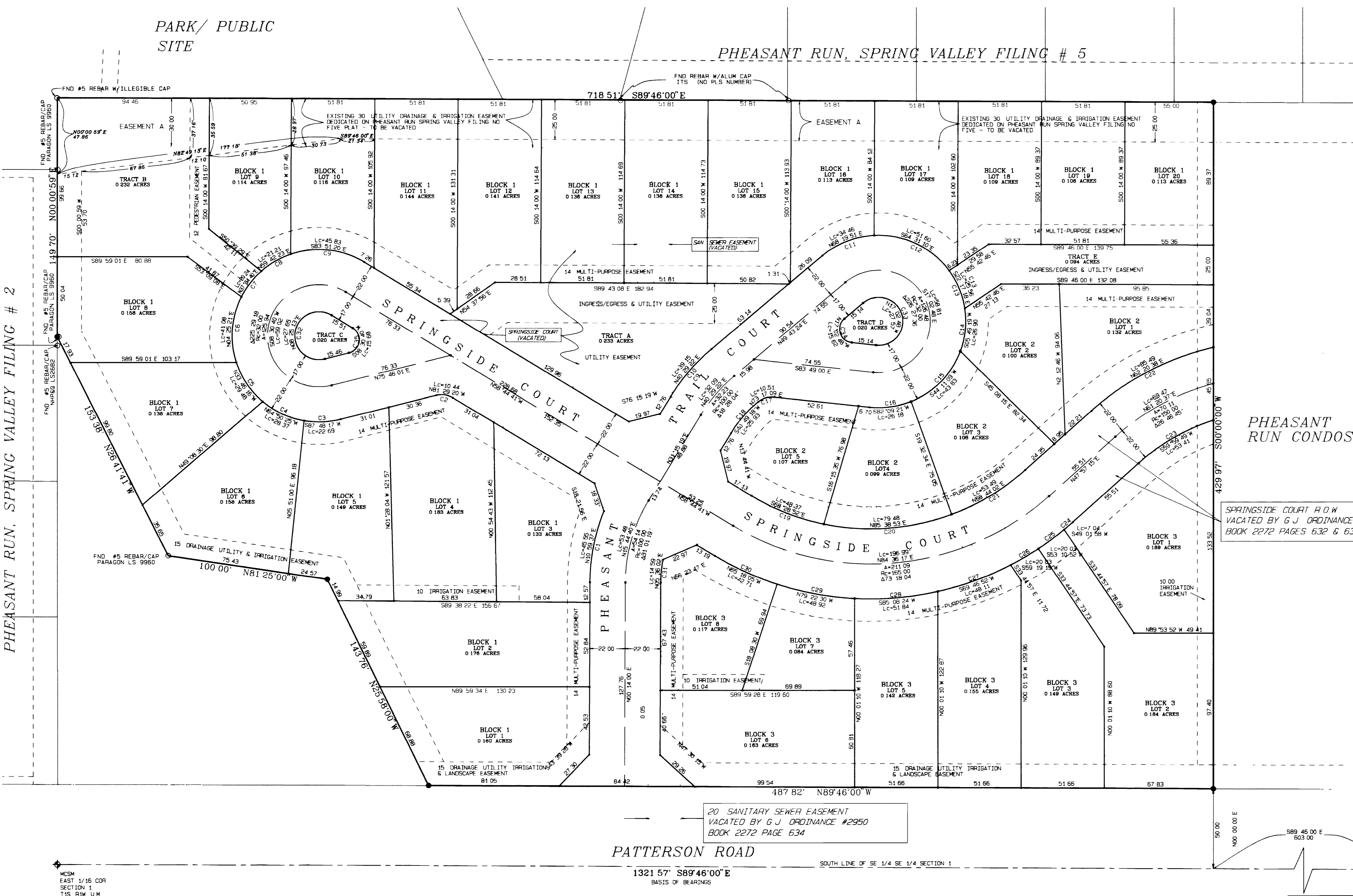
SIGNATURE _____ DATE _____
 MESA COUNTY CLERK AND RECORDER

DRAWN BY	MARC E MAURER ARCHITECT	Genesis Designs Architecture and Planning GRAND JUNCTION, COLORADO PH. (970) 245-6093	REVISION	DATE	DESCRIPTION	BY	CH'D	JUST COMPANIES, INC.	PHEASANT RIDGE ESTATES SUBDIVISION	SCALE	JOB NO	DATE
DESIGNED BY			1	8-28-96	Blk 2, Lots 1&2 Setback Adjustment; Blk 3, Lots 1,2 & 8 Setback Adjustment Per City of G.J. - Telecom K. Ashbeck, Planner 8-27-96	MEM	MEM	<h1 style="font-size: 2em;">SITE PLAN</h1>		1" = 50'	951201	8/20/96
CHECKED BY	REVIEWED _____ DATE _____		2	4-10-97	Blk 2, Driveway access note, Blk 3, Lot 3 Rear Setback Adjustment to 15', Signature Block for M.C. Clerk & Recorder Per City of G.J. - K. Ashbeck, Planner Directive 2-6-97	MEM	MEM		1 OF 1			
			3	8-24-97	5' Proposed Easement Vacation - Per City Attorney	MEM	MEM					

PARK/ PUBLIC SITE

PHEASANT RUN, SPRING VALLEY FILING # 5

PHEASANT RUN, SPRING VALLEY FILING # 2



- LEGEND**
- FOUND PIN & CAP AS NOTED
 - SET PIN & CAP PLS 18480 SET IN CONCRETE
 - ◆ MESA COUNTY SURVEY MARKER

PHEASANT RUN CONDOS

SPRINGSIDE COURT R.O.W VACATED BY G.J. ORDINANCE #2944 BOOK 2272 PAGES 632 & 633

MCSM SOUTH 1/16 COR SECTION 1 T1S R1W U.M

MCSM SOUTH-EAST COR SECTION 1 T1S R1W U.M

MCSM EAST 1/16 COR SECTION 1 T1S R1W U.M

1321 57' S89°46'00"E
BASIS OF BEARINGS

NOTE THERE SHALL BE NO DRIVEWAY ACCESS TO SPRINGSIDE COURT FOR LOTS WITHIN BLOCK 2



PHEASANT RIDGE ESTATES

JUST COMPANIES, INC

SECTION SE/4 SE/4 S 1 TOWNSHIP 1S RANGE 2W MERIDIAN UTE

THOMPSON-LANGFORD CORPORATION

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

Designed By KST Checked By DRS Job No 0283-002

TMDWIN 002PLAT PRO Date July 3 1997 Sheet 2 of 2

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