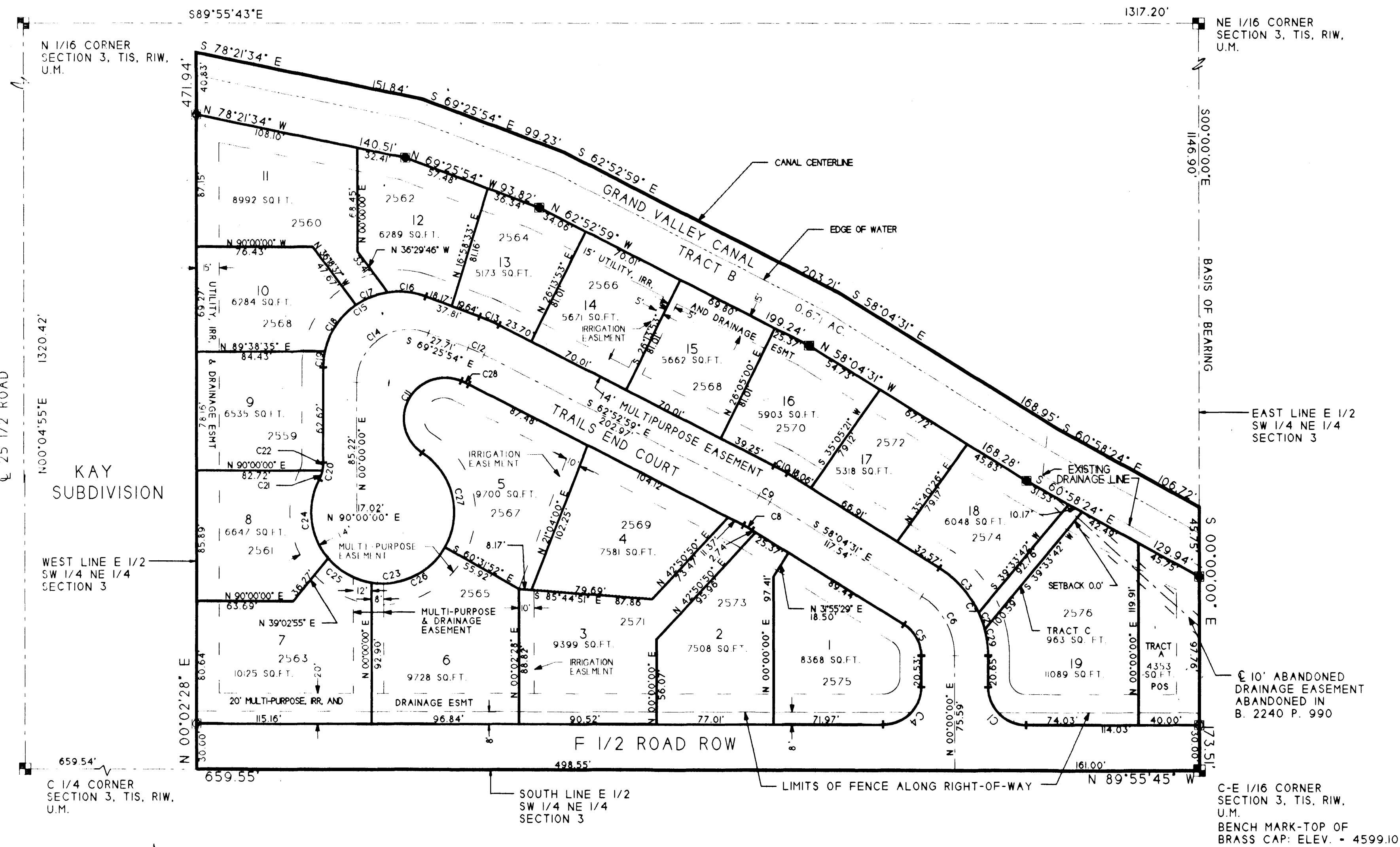


CIMARRON NORTH SUBDIVISION

A PART OF THE SW 1/4 NE 1/4,
SECTION 3, T.1S. R.1W. UTE MERIDIAN



KNOW ALL MEN BY THESE PRESENTS:

DEDICATION

That the undersigned are the owners of that real property being located in the East Half (E 1/2) Southwest Quarter (SW 1/4) Northeast Quarter (NE 1/4) of Section 3, Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colo., as recorded in Book 2240, Page 644 of the deed records of Mesa County, Colorado, and being more specifically described as follows:

Beginning at the Southeast corner of the SW 1/4 NE 1/4 of Section 3, T.1S. R.1W. U.M.: thence N89°55'45"W 659.55 feet along the South line of the E 1/2 SW 1/4 NE 1/4 of said Section 3; thence N00°02'28"E 471.94 feet along the West line of the E 1/2 SW 1/4 NE 1/4 of said Section 3 to a point in the center of the Grand Valley Canal; thence following the center of the Grand Valley Canal the following five courses and distances: S78°21'34"E 151.84 feet; thence S69°25'54"E 99.23 feet; thence S62°52'59"E 203.21 feet; thence S58°04'31"E 168.95 feet; thence S60°58'24"E 106.72 feet to a point on the East line of the E 1/2 SW 1/4 NE 1/4 of said Section 3; thence S00°00'00"E 173.51 feet along the East line of the E 1/2 SW 1/4 NE 1/4 of said Section 3 to the point of beginning containing 5.278 acres, more or less.

That said owner has caused said real property to be laid out and surveyed as CIMARRON NORTH SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner do 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 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 television lines, natural gas pipelines, sanitary sewer lines, water lines, and irrigation lines; and also for the installation and maintenance of traffic control facilities, street lighting, street trees, grade structures, and wheel chair ramps;
- 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 a private irrigation line and appurtenances thereto including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and irrigation lines;
- All IRRIGATION EASEMENTS to the owners (Homeowners Association) of the lots hereon created for their use as a perpetual easement for the operation, maintenance and repair of a private irrigation line and appurtenances thereto, AND ALSO to the owners of that property on the south side of F 1/2 Road, their successors and assigns, which are served by three existing irrigation transportation lines located within these easements, with the restriction that said owners will be responsible for the operation, maintenance and repair of said irrigation transportation lines and appurtenances thereto;
- All DRAINAGE EASEMENTS to the owners (Homeowners Association) of the lots hereon created for their use as a perpetual easement 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 Cimarron North Homeowners Association as Private Open Space for their use as a perpetual easement for the conveyance and detention of runoff water which originates within the area hereby platted or from upstream areas;
- TRACT B to the Cimarron North Homeowners Association subject to a non-exclusive perpetual easement to the City of Grand Junction for its use and for the use of the public over such part of TRACT B as is not carrying irrigation water from time to time provided, however, that no motorized use by the public thereon is authorized hereby; and further provided that such easement is subject to an easement to the Grand Valley Irrigation Company, its successors and assigns, in the scope of its historical rights and usage, for the installation, operation, maintenance and repair of irrigation transmission facilities, which easement is also dedicated hereby; and further provided that such easement is subject to an easement to the Grand Junction Drainage District, its successors and assigns, across a portion of such TRACT B as shown hereon, which easement is also dedicated hereby;
- TRACT C to the Cimarron North Homeowners Association, subject to a perpetual non-exclusive easement to the City of Grand Junction for use by the public for ingress and egress to and from TRACT B and for bicycling, walking and other access; provided, however, that no motorized use by the public is authorized hereby, but the City of Grand Junction shall have access by motorized maintenance vehicles and equipment for the purpose of maintaining its easement on TRACT B and this TRACT C.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their assigns or successors, 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 above described easements.

Further that said owners do hereby acknowledge and affirm that there are no lienholders or other adverse claimants that could affect the validity of this dedication.

IN WITNESS WHEREOF said owner, Great Homes Ltd., a Colorado Corporation, by Bret D. Seligman, Vice President, has caused their name to be hereunto subscribed this 27 day of February, 1997.

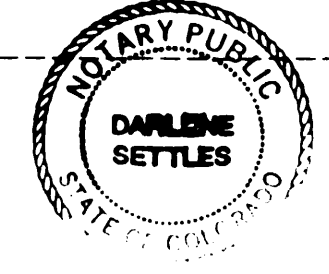
Bret D. Seligman
Bret D. Seligman, Vice President
Great Homes Ltd., a Colorado Corporation
Bret D. Seligman, Vice President

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27 day of February, 1997, by Great Homes Ltd., a Colorado Corporation, Bret D. Seligman, Vice President

My Commission expires 2-23-2001
Witness my hand and official Seal

Darlene Settles
Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., this 30 day of June, 1997, and is duly recorded in Plat Book No. 16 Page 327, Reception No. _____ Drawer No. DD70

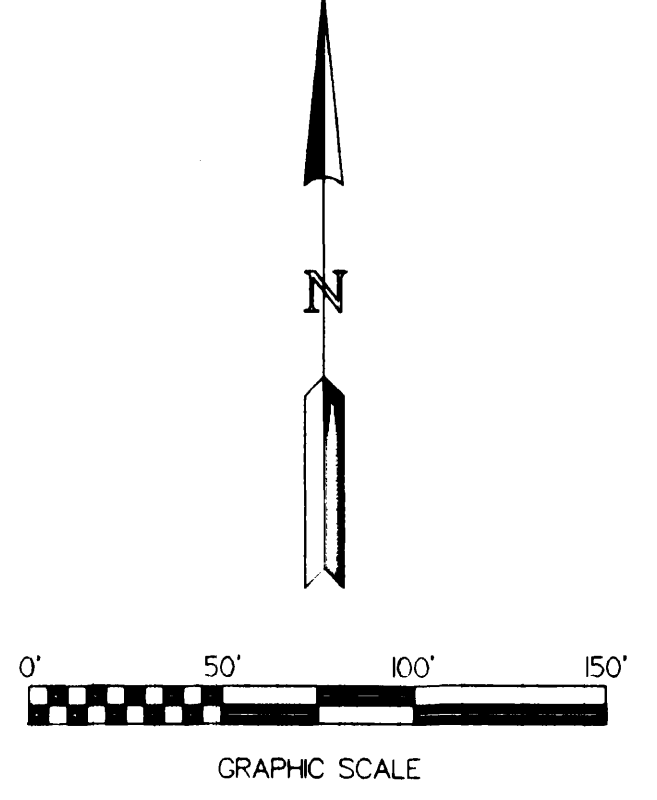
Clerk and Recorder _____ Deputy _____

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

This plat of CIMARRON NORTH SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 27 day of February, 1997.

Jude Loman
Mayor

Charles Clehon
City Manager



CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	25.00'	39.24'	89°55'45"	35.33'	N 44°57'52" W
C2	68.00'	11.66'	09°49'35"	11.65'	N 19°35'27" W
C3	68.00'	39.84'	33°34'17"	39.28'	N 41°17'22" W
C4	25.00'	39.30'	90°04'15"	35.38'	S 45°02'08" E
C5	24.00'	24.33'	58°04'31"	23.30'	S 29°02'16" E
C6	46.00'	46.63'	58°04'31"	44.66'	N 29°02'16" E
C7	68.00'	68.92'	58°04'31"	68.01'	N 60°28'45" W
C8	78.00'	6.55'	04°48'28"	6.54'	S 60°28'45" W
C9	100.00'	8.39'	04°48'28"	8.39'	N 60°28'45" W
C10	122.00'	10.24'	04°48'28"	10.22'	N 60°28'45" W
C11	27.00'	79.81'	169°21'51"	53.77'	N 28°25'02" E
C12	100.00'	11.43'	06°32'55"	11.42'	N 66°09'27" W
C13	122.00'	13.94'	06°32'55"	13.92'	N 66°09'27" W
C14	35.00'	67.55'	110°34'06"	57.54'	S 55°17'03" W
C15	50.00'	96.49'	110°34'06"	82.20'	S 55°17'03" W
C16	50.00'	25.37'	29°04'02"	25.10'	N 83°57'55" W
C17	50.00'	22.98'	26°20'18"	22.78'	S 68°19'55" W
C18	50.00'	37.35'	42°41'58"	36.49'	06°10'44" W
C19	50.00'	10.79'	12°41'58"	10.77'	S 60°45'47" W
C20	24.00'	11.49'	27°25'34"	11.38'	S 13°42'47" W
C21	24.00'	6.08'	14°31'18"	6.07'	S 20°09'56" W
C22	24.00'	5.41'	12°54'18"	5.39'	S 06°27'09" W
C23	47.00'	216.31'	263°41'28"	70.02'	N 75°34'50" W
C24	47.00'	55.53'	67°41'13"	55.35'	N 06°25'09" W
C25	47.00'	33.46'	40°47'45"	32.76'	S 60°39'44" E
C26	47.00'	56.99'	69°28'15"	53.56'	N 64°12'16" E
C27	47.00'	63.95'	85°44'02"	63.95'	N 13°23'53" W
C28	78.00'	5.47'	04°01'03"	5.47'	S 64°53'31" W
C29	68.00'	17.42'	14°40'39"	17.37'	N 07°20'20" W

AREA SUMMARY

LOTS	3.34 AC	62.9%
STREETS	1.224 AC	23.2%
TRACT A	0.0000 AC	00.8%
TRACT B	0.671 AC	12.7%
TRACT C	0.022 AC	0.4%

TOTAL 5.278 AC 100.0%
NO. OF LOTS - 19, 3.6 UNITS PER ACRE

BUILDING SETBACKS

PRIMARY STRUCTURE	
FRONT	20'
SIDE	7.5'
REAR	20'
REAR (IF 1/2 RD.)	30'
WEST SIDE LOT 19	0'
SECONDARY STRUCTURE IN BACK 1/2 OF LOT	
REAR	5' OR EDGE EASEMENT
SIDE	5' OR EDGE EASEMENT
MAXIMUM BUILDING HEIGHT	30'

- LEGEND
- FOUND MESA COUNTY SURVEY MARKER
 - FOUND #5 REBAR AND CAP, L.S. 14113 RE-SET IN CONCRETE
 - SET #5 REBAR AND CAP IN CONCRETE - L.S. 27266
 - SET #5 REBAR AND CAP, L.S. 27266 AT ALL LOT CORNERS

- NOTES:
- BEARINGS ARE BASED UPON THE EAST LINE OF THE SW 1/4 NE 1/4 SECTION 3. FOUND A MESA COUNTY SURVEY MARKER AT BOTH THE C-E 1/16 CORNER AND THE NE 1/16 CORNER FOR SECTION 3. THE VALUE USED, N 00°00'00" E, IS 17.5' FROM THE EAST LINE ON THE PLAT FOR KAY SUBDIVISION, AS RECORDED IN PLAT BOOK 14 AT PAGE 330 OF THE MESA COUNTY RECORDS.
 - THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY DECLARED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS SHOWN.
 - ALL FOUND FOUNDATIONS ARE REQUIRED IN THIS SUBDIVISION.
 - UTILITY MARKERS WILL BE INSTALLED ALONG F 1/2 ROAD. THE HOMEOWNERS ASSOCIATION WILL MAINTAIN THE AREA BETWEEN THE FENCE AND THE SIDEWALK.

SURVEYOR'S CERTIFICATE

I, Barry L. Haag, do hereby certify that the accompanying plat of CIMARRON NORTH SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same, and that this plat conforms with all applicable regulations of the City of Grand Junction Zoning and Development Code.

Barry L. Haag
P.L.S. 27266
3004 Bookcliff Avenue
Grand Junction, Colorado 81504



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

CIMARRON NORTH SUBDIVISION

SITUATE

A PART OF THE SW 1/4 NE 1/4,
SECTION 3, T. 1S. R.1W. UTE MERIDIAN

MESA COUNTY CITY OF GRAND JUNCTION COLORADO

PREPARED FOR
GREAT NEW HOMES

SCALE: 1"=50'

MAY 20, 1996