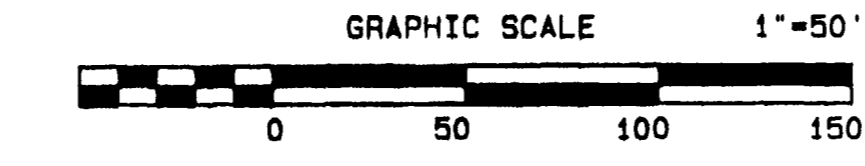
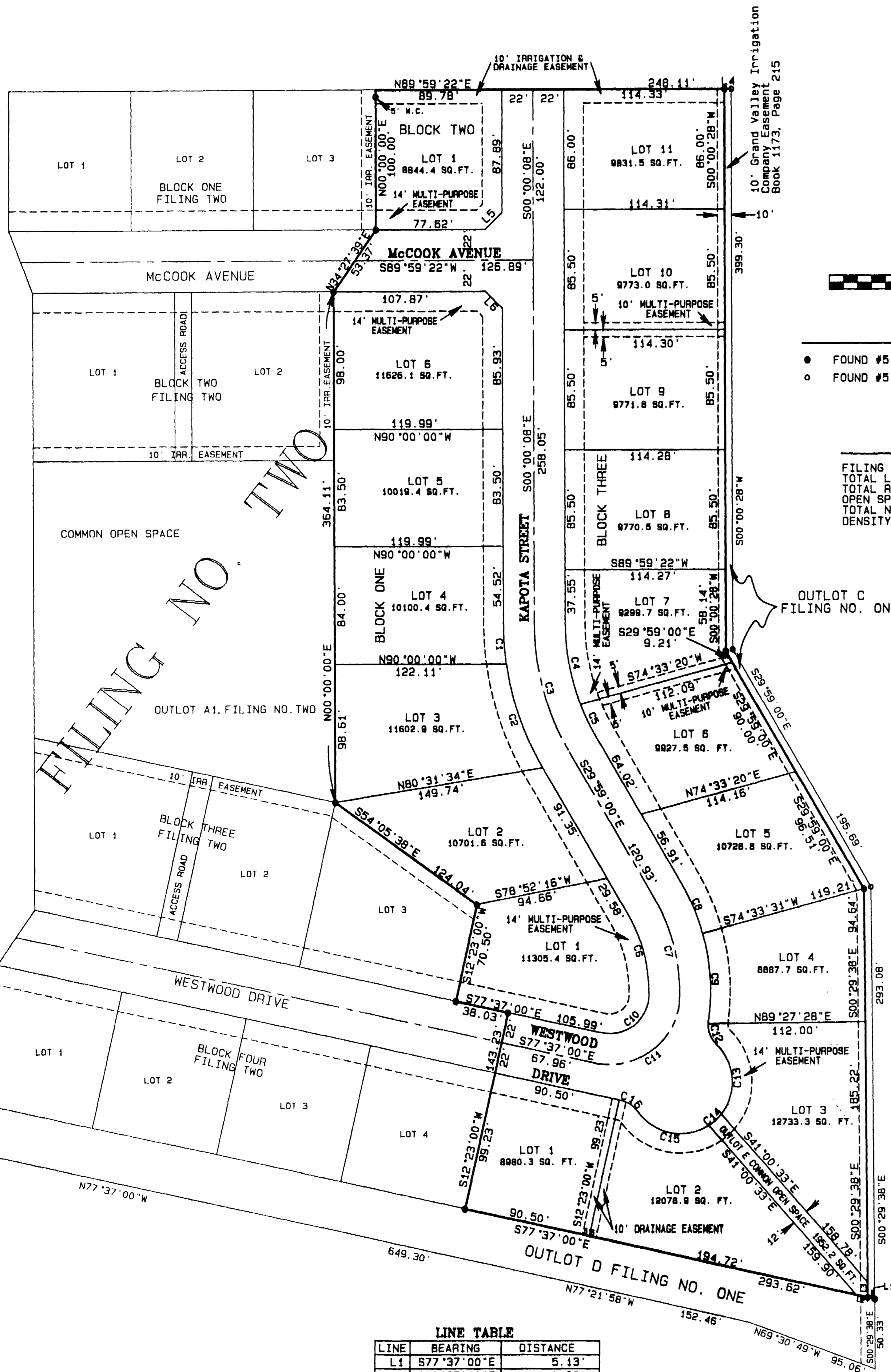


# VALLEY MEADOWS EAST — FILING No. THREE



- LEGEND**
- FOUND #5 REBAR & CAP IN CONCRETE "L.S. 18469"
  - FOUND #5 REBAR & CAP "NHPQ, L.S. 2682"

**LAND USE SUMMARY**

FILING THREE TOTAL AREA: 5.33 ACRES  
 TOTAL LOT AREA: 4.27 ACRES  
 TOTAL ROAD R.O.W. AREA: 1.02 ACRES  
 OPEN SPACE AREA: 0.04 ACRES  
 TOTAL NO. OF LOTS IN FILING THREE: 18  
 DENSITY=3.38 LOTS PER ACRE

**BUILDING SETBACKS**

FRONT : 20'  
 REAR : 20'  
 SIDE : 10'  
 32' MAXIMUM HEIGHT  
 ACCESSORY BUILDINGS  
 REAR AND SIDE : 3'

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
 John Davis is the owner of a parcel of land being that tract of land described in Plat Book 2663 at Page 377 of the records of the Mesa County Clerk and Recorder's Office, and the perimeter being more particularly described as follows:

Lot 1, Block 5 of Valley Meadows East subdivision, Filing No. Two, recorded in Plat Book 15 at Page 181-182  
 That said owner has caused the said real property to be laid out and surveyed as VALLEY MEADOWS EAST SUBDIVISION, FILING NO. THREE, a subdivision of a part 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;

All Multi-Purpose Easements to the Homeowners Association 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 and tracts hereby platted, to the Homeowners Association, as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements to the Homeowners Association 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 E to the Homeowner's Association for the use and maintenance as Common Open Space and for public right-of-way for access purposes.

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 owner has caused his name to be hereunto subscribed this 15 day of April A.D., 1997.

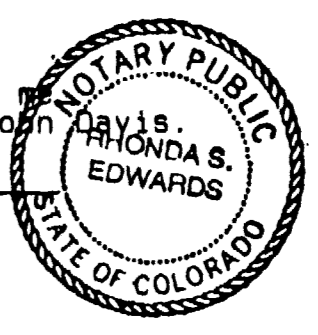
John Davis

State of Colorado )  
 ) ss  
 County of Mesa )

The foregoing instrument was acknowledged before me this 15 day of April A.D., 1997, by John Davis,

My commission expires: September 20, 1997

WITNESS MY HAND AND OFFICIAL SEAL  
 Notary Public



Covenants, Conditions and Restriction recorded in Book 2271 Pages 367

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
 COUNTY OF MESA ) ss  
 I hereby certify that this instrument was filed in my office at 3:14 o'clock P.M. this 20 day of April A.D., 1997, and is duly recorded as Reception Number 1726179 in Plat Book 15 Page 229 through inclusive.  
 DRAWER DD42

Clerk and Recorder Deputy  
 Fees

**CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL**

Accepted this 15th day of April A.D., 1997.  
 Annela Lyman Mayor  
 Shari Eichen City Manager

**SURVEYOR'S CERTIFICATE**

I Steven L. Hagedorn, do hereby certify that the accompanying plat of VALLEY MEADOWS EAST SUBDIVISION, FILING NO. THREE, 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.

Steven L. Hagedorn  
 State of Colorado Registered Professional Surveyor  
 P.L.S. 24306  
 Date 2-18-1997



**VALLEY MEADOWS EAST SUBDIVISION FILING NO. THREE**  
 SW1/4 NE1/4 OF SECTION 3, T15S, R1W, U1M MESA COUNTY COLORADO  
**D H SURVEYS INC.**  
 118 OURAY AVE. — GRAND JUNCTION, CO.  
 (970) 245-8749

**CURVE TABLE**

CURVE	ARC	DELTA	RADIUS	CHORD BEARING	CHORD
C1	29.58°	08°11'13"	207.00'	S04°05'44"E	29.55'
C2	78.74°	21°47'40"	207.00'	N19°05'10"W	78.27'
C3	96.80°	29°58'52"	185.00'	S14°58'34"E	95.70'
C4	59.72°	20°59'36"	163.00'	N10°29'56"W	59.39'
C5	25.57°	08°59'16"	163.00'	S25°29'22"E	25.54'
C6	56.05°	29°33'08"	108.66'	N15°12'25"W	55.43'
C7	78.85°	34°34'40"	130.86'	S12°41'40"E	77.66'
C8	38.74°	14°32'20"	152.66'	S22°42'50"E	38.63'
C9	64.54°	24°13'27"	152.66'	N03°19'56"W	64.08'
C10	53.45°	109°22'06"	28.00'	N47°41'57"E	45.69'
C11	81.43°	93°19'03"	50.00'	S55°43'29"W	72.73'
C12	16.12°	46°11'10"	20.00'	S21°15'04"E	15.69'
C13	54.71°	84°43'08"	37.00'	S04°16'27"E	49.86'
C14	12.06°	18°40'19"	37.00'	N47°25'17"E	12.00'
C15	56.93°	88°09'49"	37.00'	S79°09'39"E	51.48'
C16	16.25°	46°33'40"	20.00'	N58°09'39"W	15.81'

THE FOLLOWING NOTE REQUIRED BY THE CITY OF GRAND JUNCTION:  
 1. 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.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S77°37'00"E	5.13'
L2	S77°37'00"E	8.39'
L3	N00°29'38"W	10.77'
L4	N89°59'22"E	5.00'
L5	N45°07'05"E	17.17'
L6	S45°04'10"E	17.12'

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.