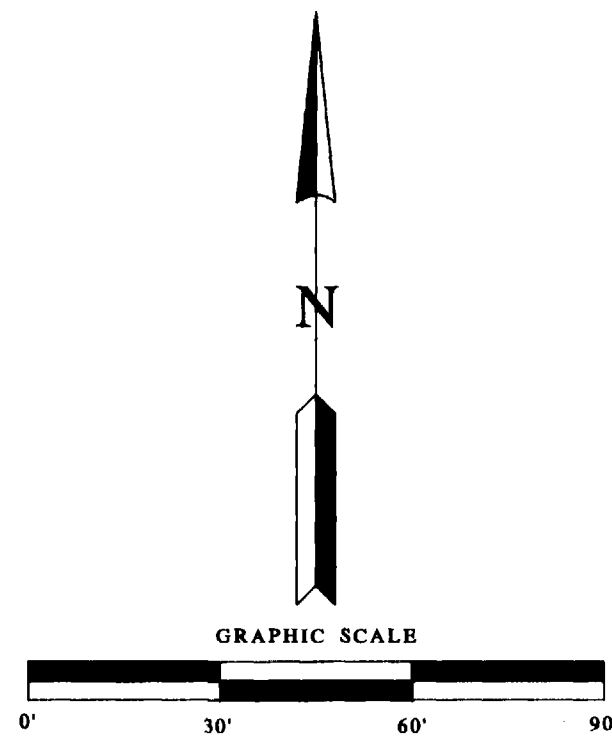


SECOND REPLAT OF COLUMBINE VILLAGE

A REPLAT OF LOT 25, BLOCK 9 OF THE RIDGES FILING NO. SIX



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	10.00	17.86	12.42	15.58	N 37° 52' 06" E	102° 18' 48"
B	45.00	58.00	33.82	54.07	N 52° 05' 58" E	73° 51' 03"
C	70.00	23.53	11.88	23.42	N 05° 32' 40" E	19° 15' 35"
D	220.00	112.89	57.72	111.66	N 18° 47' 09" W	29° 24' 02"
E	70.00	13.00	6.52	12.98	S 17° 50' 50" W	10° 38' 12"
F	70.00	20.96	10.56	20.88	S 21° 06' 21" W	17° 09' 15"
G	70.00	40.64	20.91	40.07	N 13° 03' 05" E	33° 15' 48"
H	388.78	117.59	59.25	117.14	N 12° 14' 42" W	19° 19' 47"
I	19.40	40.84	34.04	33.70	N 30° 38' 46" W	170° 39' 29"
J	5.00	7.85	5.00	7.07	S 44° 01' 30" W	90° 00' 00"
K	5.00	7.85	5.00	7.07	N 45° 58' 30" E	90° 00' 00"
L	19.00	24.49	14.28	22.83	S 52° 05' 58" W	73° 51' 03"
M	5.00	7.85	5.00	7.07	S 29° 49' 33" E	90° 00' 00"
N	5.00	7.85	5.00	7.07	S 60° 10' 27" W	90° 00' 00"
O	44.00	14.79	7.47	14.72	S 05° 32' 39" W	19° 15' 35"
P	194.00	99.55	50.90	98.46	S 18° 47' 09" E	29° 24' 02"
Q	2.95	8.42	20.36	5.84	N 64° 45' 25" E	163° 30' 50"
R	1.10	2.68	3.01	2.07	S 86° 55' 02" E	139° 50' 04"
S	44.00	8.17	4.10	8.16	N 17° 50' 50" E	10° 38' 12"
T	5.00	7.85	5.00	7.07	N 32° 28' 16" W	90° 00' 00"
U	5.00	14.21	33.15	9.89	N 21° 06' 21" E	162° 50' 45"
V	5.00	7.85	5.00	7.07	N 74° 40' 58" E	90° 00' 00"

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	S 60° 19' 01" E	26.00
L2	S 00° 58' 30" E	15.00
L3	N 00° 58' 30" W	15.00
L4	S 74° 49' 33" E	15.00
L5	N 74° 49' 33" W	15.00
L6	N 17° 00' 00" E	18.00
L7	N 73° 00' 00" E	27.00
L8	S 17° 00' 00" E	17.57
L9	N 77° 28' 16" W	15.00
L10	S 77° 28' 16" E	15.00
L11	N 60° 19' 01" W	16.35
L12	N 29° 40' 59" E	27.00
L13	S 60° 19' 01" E	15.00

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That the Mesa County Columbine Village Homeowners Association, a Colorado Non-Profit Corporation are the owners of that real property situated in the County of Mesa, State of Colorado, and that being Lots 24 through 28 inclusive, Replat of Columbine Village, a Replat of Lot 25 of Block 9 of the Ridges, Filing No. 6 as recorded in Book 2095 Page 697 of the Mesa County Records and also the Private Open Space shown on the aforementioned Replat of Columbine Village, conveyed in the Covenants of Columbine Village as recorded in Book 1420 Page 355 of the Mesa County Records, all as shown on the accompanying plat, being more particularly described as follows:

Beginning at the Southeast corner of Lot 26A of Block 9 of The Ridges Filing No. 6; thence N 20°54'36" W, 46.63 feet; thence along a curve to the right having a radius of 388.78 feet, a central angle of 17°19'47"; an arc length of 17.59 feet, and a chord which bears N 12°14'42" W, 17.14 feet; thence along a curve to the right having a radius of 70.00 feet, a central angle of 33°15'48"; an arc length of 40.64 feet, and a chord which bears N 13°03'05" E, 40.07 feet; thence S 60°19'01" E, 26.00 feet to the True Point of Beginning; thence N 29°40'59" E, 66.35 feet; thence along a curve to the right having a radius of 5.00 feet, a central angle of 90°00'00"; an arc length of 7.85 feet, and a chord which bears N 74°40'58" E, 7.07 feet; thence S 60°19'01" E, 15.00 feet; thence N 29°40'59" E, 27.00 feet; thence N 60°19'01" W, 16.35 feet; thence along a curve to the right having a radius of 5.00 feet, a central angle of 162°50'45"; an arc length of 14.21 feet, and a chord which bears N 21°06'21" E, 9.89 feet; thence S 77°28'16" E, 15.00 feet; thence N 12°31'44" E, 45.00 feet; thence N 77°28'16" W, 15.00 feet; thence along a curve to the right having a radius of 5.00 feet, a central angle of 90°00'00"; an arc length of 7.85 feet, and a chord which bears N 32°28'16" W, 7.07 feet; thence N 12°31'44" E, 40.00 feet; thence along a curve to the right having a radius of 44.00 feet, a central angle of 10°38'12"; an arc length of 8.17 feet, and a chord which bears N 17°50'50" E, 8.16 feet; thence N 32°28'16" E, 33.88 feet; thence along a curve to the right having a radius of 110 feet, a central angle of 139°50'04"; an arc length of 2.68 feet, and a chord which bears S 86°55'02" E, 2.07 feet; thence S 17°00'00" E, 17.57 feet; thence N 73°00'00" E, 27.00 feet; thence N 17°00'00" W, 18.00 feet; thence along a curve to the right having a radius of 2.95 feet, a central angle of 163°30'50"; an arc length of 8.42 feet, and a chord which bears N 64°45'25" E, 5.84 feet; thence S 33°29'10" E, 53.72 feet; thence along a curve to the right having a radius of 194.00 feet, a central angle of 29°24'02"; an arc length of 99.55 feet, and a chord which bears S 18°47'09" E, 98.46 feet; thence S 04°05'08" E, 28.67 feet; thence along a curve to the right having a radius of 44.00 feet, a central angle of 19°15'35"; an arc length of 14.79 feet, and a chord which bears S 05°32'39" W, 14.72 feet; thence along a curve to the right having a radius of 5.00 feet, a central angle of 90°00'00"; an arc length of 7.85 feet, and a chord which bears S 60°10'27" W, 7.07 feet; thence N 74°49'33" W, 15.00 feet; thence S 15°02'27" W, 55.20 feet; thence S 74°49'33" E, 15.00 feet; thence along a curve to the right having a radius of 5.00 feet, a central angle of 90°00'00"; an arc length of 7.85 feet, and a chord which bears S 29°49'33" E, 7.07 feet; thence along a curve to the right having a radius of 19.00 feet, a central angle of 73°51'03"; an arc length of 24.49 feet, and a chord which bears S 52°05'58" W, 22.83 feet; thence along a curve to the right having a radius of 5.00 feet, a central angle of 90°00'00"; an arc length of 7.85 feet, and a chord which bears N 45°58'30" W, 7.07 feet; thence N 00°58'30" W, 15.00 feet; thence S 89°01'30" W, 27.00 feet; thence S 00°58'30" E, 15.00 feet; thence along a curve to the right having a radius of 5.00 feet, a central angle of 90°00'00"; an arc length of 7.85 feet, and a chord which bears S 44°01'30" W, 7.07 feet; thence S 89°01'30" E, 9.67 feet; thence along a curve to the right having a radius of 19.40 feet, a central angle of 120°39'29"; an arc length of 40.84 feet, and a chord which bears N 30°38'46" W, 33.70 feet to the point of beginning.

That said owners have caused said real property to be laid out as SECOND REPLAT OF COLUMBINE VILLAGE, a subdivision of a part of Mesa County, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as PRIVATE OPEN SPACE to the Mesa County Columbine Village Homeowners Association, for the use and enjoyment of said Association and their individual members.
That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as UTILITY EASEMENT 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 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, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of tract hereby platted shall not burden nor overburden said easement by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF the officers of said Mesa County Columbine Village Homeowners Association, a Colorado Non-Profit Corporation have caused their names to be hereunto subscribed this 31th day of July, 1995.

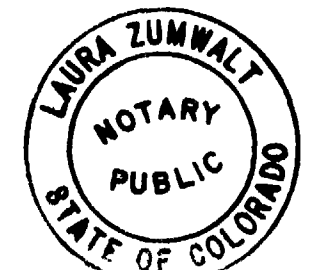
Ted Munkres Pres.
Ted Munkres, President
Cheri Bahrike
Cheri Bahrike, Secretary-treasurer

STATE OF COLORADO)
)SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 31th day of July, 1995.

My Commission expires 01-07-1998
Witness my hand and official Seal

Laura Zumwalt
Notary Public



NOTES:

- 1) THE PURPOSE OF THIS REPLAT IS TO VACATE LOTS 24 THROUGH 28, INCLUSIVE, REPLAT OF COLUMBINE VILLAGE, MESA COUNTY, COLORADO, AS RECORDED IN BOOK 13 PAGE 219. ALL PRIVATE OPEN SPACE HAS BEEN CONVEYED TO THE MESA COUNTY COLUMBINE VILLAGE HOMEOWNERS ASSOCIATION AS PER COVENANTS RECORDED AT BOOK 1420 PAGE 393 OF THE MESA COUNTY RECORDS.
- 2) BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SW 1/4 SE 1/4 OF SECTION 17, T1S, R1W, U1M, AS PER THE ORIGINAL PLAT, (B 13 P 219), WHICH SHOWS THIS LINE TO BE N 89°49'09" W, AS MARKED BY MESA COUNTY SURVEY MARKERS.

CITY APPROVAL

This plat, SECOND REPLAT OF COLUMBINE VILLAGE, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 8th day of November, 1995.

Shirley Cleben City Manager
Ron Marquis Mayor

CLERK AND RECORDERS CERTIFICATE

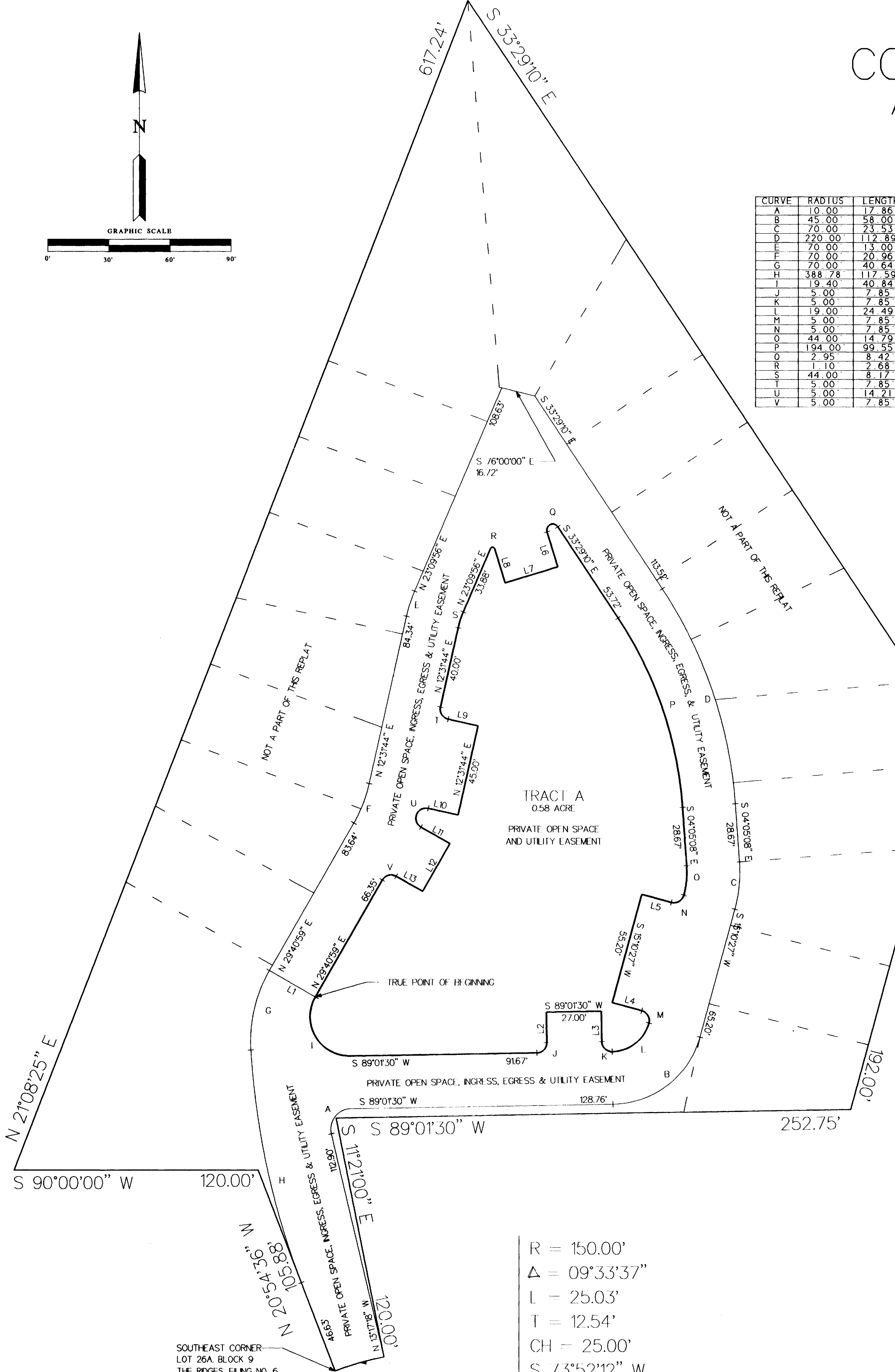
STATE OF COLORADO)
)SS
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:13 o'clock P.M., this 8th day of November, 1995, and is duly recorded in Plat Book No. 17 Page 400, Reception No. 1735824, Drawer 3366, Fee \$1000 +100
Marika Todd Clerk and Recorder
Kathy Wort Deputy

SURVEYOR'S CERTIFICATE

I, Barry L. Haag, do hereby certify that the accompanying plat of SECOND REPLAT OF COLUMBINE VILLAGE, 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



R = 150.00'
Δ = 09°33'37"
L = 25.03'
T = 12.54'
CH = 25.00'
S 13°52'12" W

SOUTHEAST CORNER
LOT 26A, BLOCK 9
THE RIDGES, FILING NO. 6

SECOND REPLAT OF
COLUMBINE VILLAGE
A REPLAT OF LOT 25, BLOCK 9 OF THE RIDGES, FILING NO. SIX
SITUATE
SECTION 17 - T. 1 S. - R. 1 W. - U.M.
MESA COUNTY COLORADO
PREPARED FOR
MESA COUNTY COLUMBINE VILLAGE HOMEOWNERS ASSOCIATION
SCALE: 1"=30'
DECEMBER 29, 1994