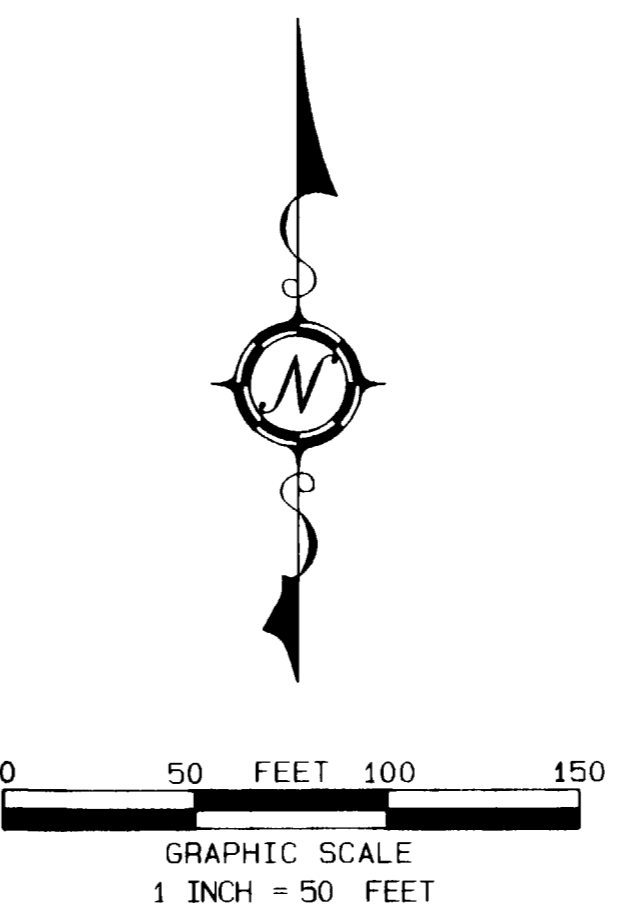
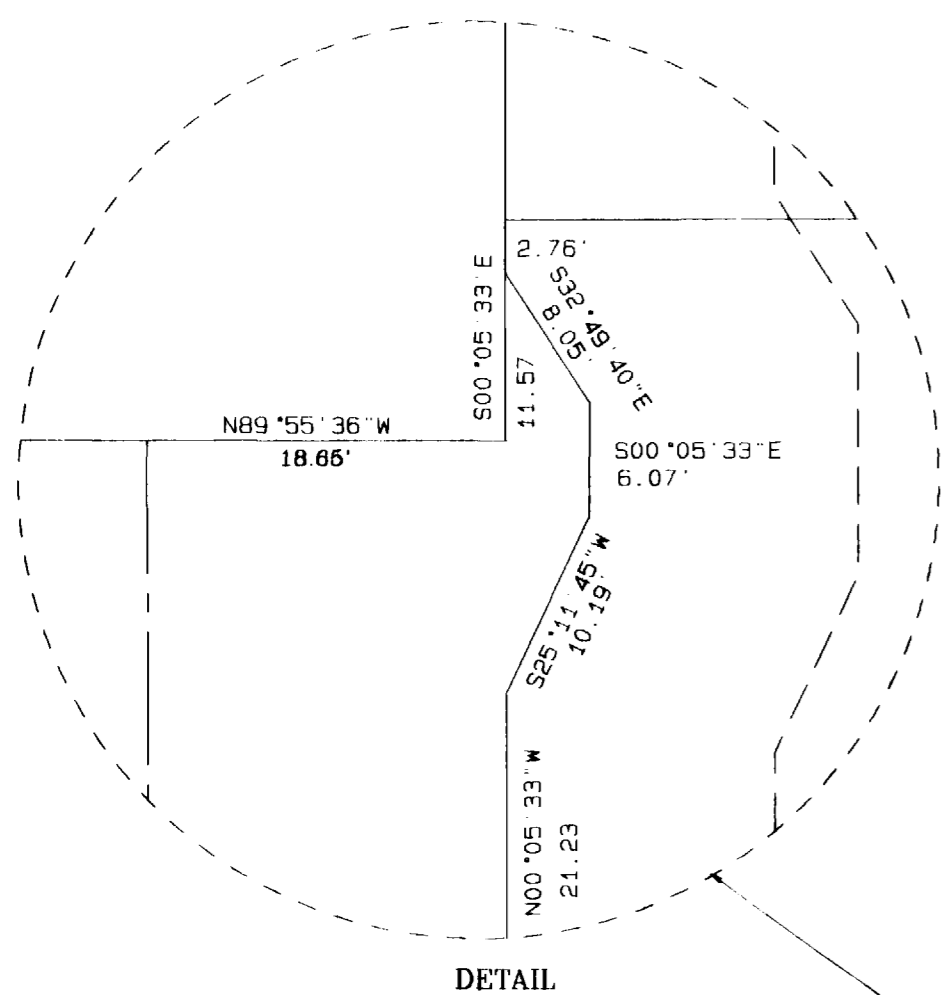
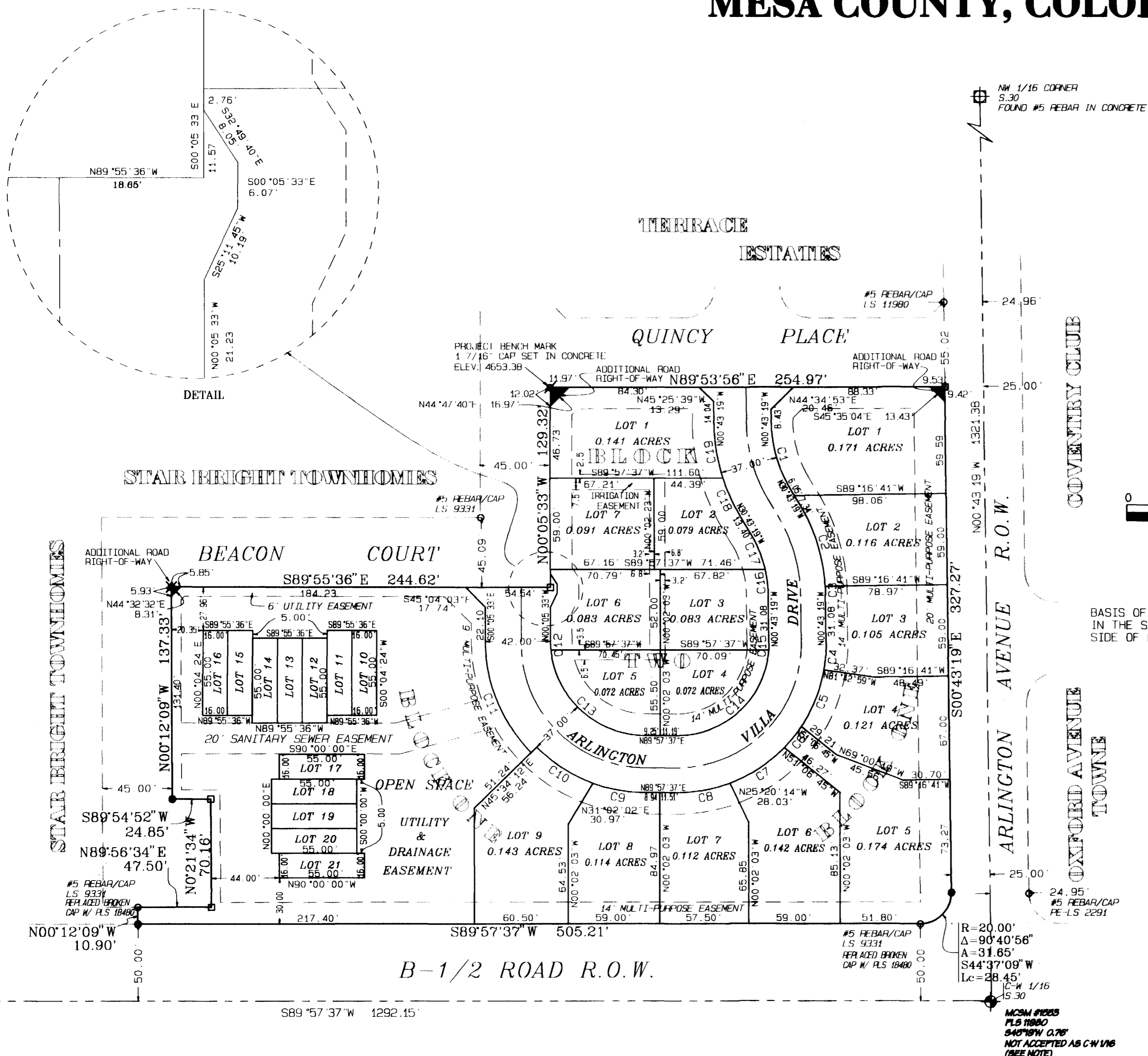


ARLINGTON VILLA ESTATES

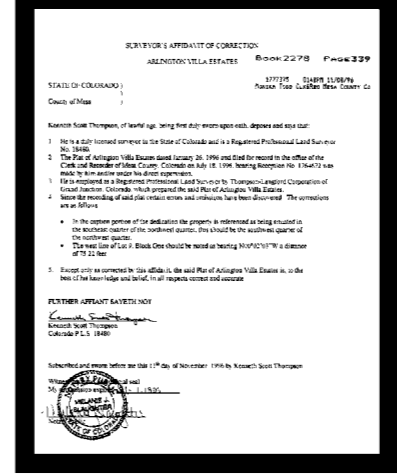
A REPLAT OF LOT B, VILLAGE NINE SUBDIVISION FILING 3

MESA COUNTY, COLORADO



BASIS OF BEARINGS: S89°55'36"E BETWEEN AN "X" IN THE SIDEWALK AND A #5 REBAR ON THE SOUTH SIDE OF BEACON COURT AS SHOWN HEREON.

A GEOTECHNICAL REPORT WAS MADE ON THIS PROJECT BY LINCOLN DEVORE, FOR JUST COMPANIES, INC. JOB #84818 J. DATED FEB. 19, 1996. FUTURE HOMEOWNERS ARE ADVISED TO OBTAIN AND REVIEW THIS REPORT FOR RECOMMENDATIONS.



| CURVE | ARC | DELTA | RADIUS | CHORD BEARING | CHORD |
|-------|--------|-----------|---------|---------------|--------|
| C1 | 43.98' | 30°00'00" | 84.00' | N15°43'19"W | 43.48' |
| C2 | 55.38' | 27°21'05" | 116.00' | S17°02'47"E | 54.85' |
| C3 | 5.36' | 02°38'55" | 116.00' | N02°02'47"W | 5.36' |
| C4 | 17.59' | 10°29'52" | 96.00' | S04°31'37"W | 17.56' |
| C5 | 39.85' | 23°47'08" | 96.00' | S21°40'07"W | 39.57' |
| C6 | 17.52' | 10°27'33" | 96.00' | S38°47'27"W | 17.50' |
| C7 | 42.21' | 25°11'37" | 96.00' | S56°37'02"W | 41.87' |
| C8 | 34.77' | 20°45'06" | 96.00' | S79°35'31"W | 34.58' |
| C9 | 34.80' | 20°14'36" | 98.50' | N79°54'40"W | 34.62' |
| C10 | 43.60' | 25°21'37" | 98.50' | N57°06'39"W | 43.24' |
| C11 | 80.09' | 44°20'17" | 103.50' | S22°15'42"E | 78.11' |
| C12 | 5.95' | 05°32'52" | 61.50' | N02°51'59"W | 5.95' |
| C13 | 90.59' | 84°23'38" | 61.50' | N47°50'12"W | 82.62' |
| C14 | 89.18' | 86°36'17" | 59.00' | S46°39'51"W | 80.93' |
| C15 | 4.20' | 04°04'59" | 59.00' | S01°19'11"W | 4.20' |
| C16 | 16.87' | 12°14'01" | 79.00' | S06°50'20"E | 16.84' |
| C17 | 24.50' | 17°45'59" | 79.00' | S21°50'20"E | 24.40' |
| C18 | 27.28' | 12°54'59" | 121.00' | S24°15'50"E | 27.22' |
| C19 | 36.08' | 17°05'01" | 121.00' | N09°15'50"W | 35.94' |

- FOUND REBAR AND CAP AS NOTED SET IN CONCRETE.
- FOUND BARE #5 REBAR - REPLACED WITH #5 REBAR W/ALLOY CAP IN CONCRETE "THOMPSON-LANGFORD PLS 18480"
- ⊗ FOUND CROSS IN CONCRETE SIDEWALK
- SET #5 REBAR W/ALLOY CAP IN CONCRETE STAMPED "THOMPSON-LANGFORD CORP PLS 18480"

Note: Lots 10 through 21 are multi-family connected lots, 16.00' x 55.00' (typ.) containing 880 square feet each.

Note: the boundary of this property was determined from existing monumentation of Lot B of Village Nine Filing 3, accepted as original.

Note: it is the opinion of this surveyor that Mesa County Survey Marker No. 1553 does not conform to the position for the C-W 1/16 corner of Section 30 as evidenced by previously documented accessories and monumentation of adjoining subdivisions. The C-W 1/16 corner was positioned as shown hereon in consideration of the supporting evidence.

| ITEM | ACRES | PERCENT |
|--------------|--------------|-------------|
| LOTS | 2.063 | 63.7% |
| STREETS | 0.426 | 13.2% |
| OPEN SPACE | 0.747 | 23.1% |
| TOTAL | 3.236 | 100% |

LEINHOLDER'S CERTIFICATE

Norwest Bank Colorado N. A. does hereby certify that it is the holder of a deed of trust against the lands shown on this plat and hereby consents to the subdivision of the lands shown hereon.

EXECUTED this 9th day of July, 1996.

Kenneth Scott Thompson

Norwest Bank Colorado N. A.

SURVEYOR'S STATEMENT:

I hereby state that this survey and plat of ARLINGTON VILLA 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 professional land surveyors practicing in the State of Colorado.

Kenneth Scott Thompson
Kenneth Scott Thompson
PLS 18480
July 9, 1996

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 northwest quarter of Section 30, Township 1 South, Range 1 East of the Ute Meridian, described in Book 2108 Page 279 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 B, Village Nine Subdivision Filing 3, according to the plat thereof recorded in Plat Book 12 at Page 153, Reception No. 1190206.

That said owner has caused the said real property to be laid out and surveyed as ARLINGTON VILLA ESTATES, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown hereon to the use of the public forever, and hereby dedicates to the Arlington Villa Homeowners Association on behalf of the Public Utilities those portions of said real property which are labeled as utility easements and/or Open Space on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

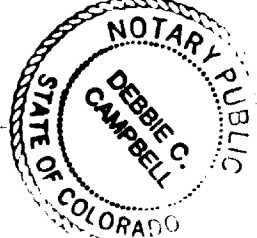
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this _____ day of _____, A.D., 1996.

Edison S. Lenhart, President
Just Companies, Inc.

State of Colorado }
County of Mesa } ss

This plat was acknowledged before me by Edison S. Lenhart, President of Just Companies, Inc. and _____ on this 10th day of July, 1996, for the aforementioned purposes.

Notary Public *Debbie C. Campbell*
My Commission expires: 7/1/97
My address is: 321 South Avenue, Grand Junction, Co. 81501



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 11:28 o'clock A. M., this 18th day of July, 1996, and is duly recorded in Plat Book No. 15, Page 118 as Reception No. 1764672, Drawer No. CC36.

Monika Todd
Clerk and Recorder of Mesa County

COUNTY PLANNING COMMISSION CERTIFICATE:

This project was reviewed and approved by the County Planning Commission of Mesa County, Colorado, on this 18th day of July, 1996.

PLANNING COMMISSION MESA COUNTY, COLORADO
By: *Thomas R. Deaton* Attest: _____
Chairman Clerk of Record

DECLARATION OF COVENANTS

This property is subject to the effect of covenants, conditions, and restrictions as contained in an instrument recorded in Book _____ at Page _____ of the Mesa County records.

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE:

This project was reviewed and approved by the Board of County Commissioners of Mesa County, Colorado, on this 18th day of July, 1996.

BOARD OF COUNTY COMMISSIONERS MESA COUNTY, COLORADO
By: *Kathryn A. Hall* Attest: _____
Chairman Clerk of Record

ARLINGTON VILLA ESTATES
JUST COMPANIES, INC.

SECTION: SW/4 NW/4 S.30 TOWNSHIP: 1S RANGE: 1E MERIDIAN: UTE

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

Designed By: DRS Checked By: KST Job No.: 0783 001
Model: 0283-001.PRD Date: January 26, 1996 Sheet: 1 of 1

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.