

SPRINGSIDE TOWNHOMES

Part of LOT 1 of Pheasant Run Condos, City of Grand Junction, Mesa County, Colo.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That SPRINGSIDE TOWNHOMES, a Limited Liability Company, is the owner of that real property being located in the Southeast Quarter (SE 1/4) Southeast Quarter (SE 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, said property being part of Lot 1 of Pheasant Run Condos in City of Grand Junction, County of Mesa, State of Colorado, evidenced by instrument recorded in Book 2251 at Pages 641 and _____ of the records of Mesa County Clerk and Recorder, and is more specifically described as follows:

Commencing at the Southeast corner of said Section 1 from whence the Southwest corner of the said SE 1/4 SE 1/4 of Section 1 bears N 89°46'00" W, 1321.59 feet with all bearings contained herein being referenced thereto. Thence N 00°00'13" E, 480.00 feet along the East line of the said SE 1/4 SE 1/4 of Section 1; Thence N 89°46'00" W, 30.00 feet to the Northeast corner of Lot 1 of Pheasant Run Condos being the TRUE POINT OF BEGINNING; Thence N 89°46'00" W, 573.00 feet along the North boundary of said Pheasant Run Condos; Thence S 00°00'13" W, 430.00 feet to a point on the North right-of-way line of "Patterson Road"; Thence S 89°46'00" E, 265.15 feet along said North right-of-way line of "Patterson Road" to the Southeast corner of Spring Valley Townhomes Condominiums; Following the boundary of said Spring Valley Townhome condominiums the next seven (7) courses; Thence N 05°44'29" E, 115.37 feet; Thence N 84°18'04" W, 5.74 feet; Thence N 05°50'33" E, 113.70 feet; Thence N 01°07'51" W, 19.32 feet; Thence N 88°52'09" E, 119.33 feet; Thence S 89°59'47" E, 151.54 feet; S 44°59'47" E, 28.28 feet to the West right-of-way line of "28 Road". Thence N 00°00'13" E, 198.62 feet along said West right-of-way line to the True Point of Beginning.

The above parcel, as described, contains 3.94 acres, more or less.

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

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All Streets & Rights-of-Way to the City of Grand Junction for the use of the public forever;
- Tract A to owners (Homeowners Association) for irrigation facilities site or as determined appropriate by said owners. Tract B & C (Common Area) to the owners (Homeowners Association) of lots and tracts hereby platted hereon.
- 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 TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, private irrigation systems, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;
- 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 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 Irrigation Easements to the owners (Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;
- All Drainage Easements to the owners (Homeowners Association) of lots and tracts hereby platted 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.

All easements include the right of ingress and egress on, along, over, under, and 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 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 easement.

IN WITNESS WHEREOF, said owner has caused it's name to be hereunto subscribed this 24th day of

March A.D., 1998.

SPRINGSIDE TOWNHOMES, LLC
By: Ray S. Rickard, Manager

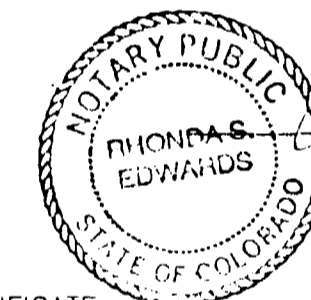
STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 24th day of March A.D., 1998

by Ray S. Rickard, Manager, Springside Townhomes, LLC.

My commission expires September 20, 2001

Witness by hand and official seal



Thomas J. Edwards
Notary Public

CLERK AND RECORDERS' CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 10:47 o'clock A M. this 17 day of APRIL A.D., 1998 and is duly recorded in Plat Book No. 2, Page 117:118, Reception No. 1841840

Drawer FF10

Clerk & Recorder

Deputy

Fees: \$ _____

CITY APPROVAL

This plat of SPRINGSIDE TOWNHOMES, a subdivision of a part of the City of Grand Junction, County of Mesa, and

State of Colorado was approved and accepted this 3rd day of April A.D., 1998.

Shirley K. Ketchum
City Manager

Paul J. Chry
President of Council

LEGEND

- FOUND SECTION CONTROL MONUMENT, AS NOTED
- FOUND NO.5 REBAR W/ I.D. CAP "COLLINS-LS 17478"
- FOUND NO.4 REBAR PART W/ I.D. CAP "CAVE-LS 14070"
- SET NO.5 REBAR W/ ALUM. I.D. CAP "MAP SURVEYS-PLS 11980"
- SET BRASS OR ALUM. I.D. CAP "PLS 11980" IN EXISTING CONCRETE.
- SET NO.6 REBAR W/ ALUM. I.D. CAP "M.A.P., INC.-PLS 11980"
- CONCRETE PLACED OR FOUND AROUND MONUMENT
- CALCULATED POSITION

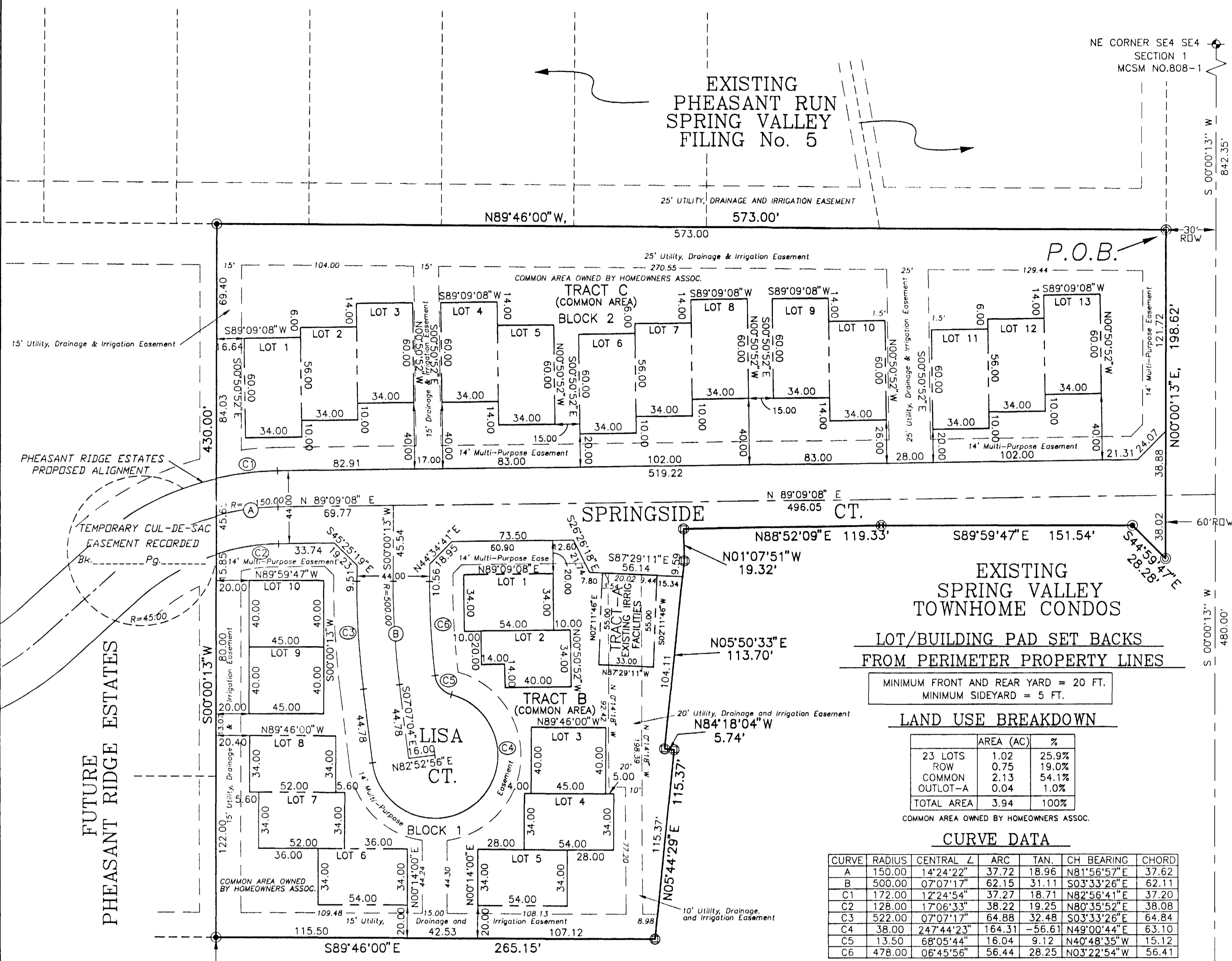
SPRINGSIDE TOWNHOMES, LLC
Part of LOT 1 of PHEASANT RUN CONDOS

SPRINGSIDE TOWNHOMES
SE4SE4 Sec.1, T1S, R1W, Ute M.

DATE: January 29, 1997 SCALE: 1" = 40'

MAP Surveys, Inc.

MAPPING - PLANNING - SURVEYING
P.O. BOX 290, MESA, COLORADO 81643
(970)268-5851 FAX (970)268-5532



EXISTING
SPRING VALLEY
TOWNHOME CONDOS
LOT/BUILDING PAD SET BACKS
FROM PERIMETER PROPERTY LINES

MINIMUM FRONT AND REAR YARD = 20 FT.
MINIMUM SIDEYARD = 5 FT.

LAND USE BREAKDOWN

	AREA (AC)	%
23 LOTS	1.02	25.9%
ROW	0.75	19.0%
COMMON	2.13	54.1%
OUTLOT-A	0.04	1.0%
TOTAL AREA	3.94	100%

COMMON AREA OWNED BY HOMEOWNERS ASSOC.

CURVE DATA

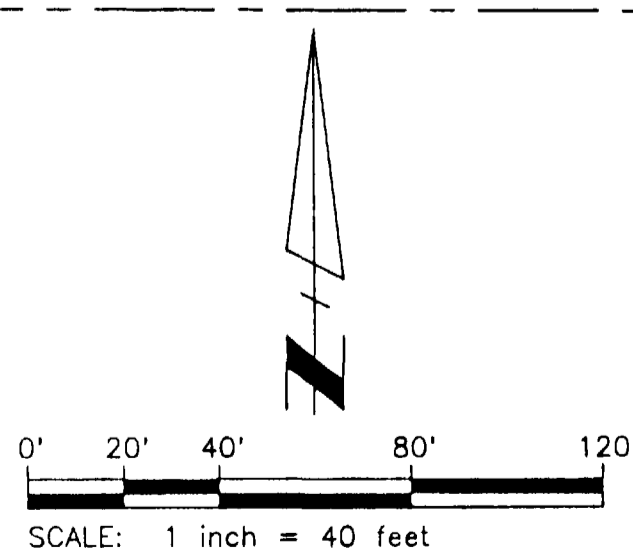
CURVE	RADIUS	CENTRAL ∠	ARC	TAN.	CH BEARING	CHORD
A	150.00	14°24'22"	37.72	18.96	N81°56'57"E	37.62
B	500.00	07°07'17"	62.15	31.11	S03°33'26"E	62.11
C1	172.00	12°24'54"	37.27	18.71	N82°56'41"E	37.20
C2	128.00	17°06'33"	38.22	19.25	N80°35'52"E	38.08
C3	522.00	07°07'17"	64.88	32.48	S03°33'26"E	64.84
C4	38.00	247°44'23"	164.31	-56.61	N49°00'44"E	63.10
C5	13.50	68°05'44"	16.04	9.12	N40°48'35"W	15.12
C6	478.00	06°45'56"	56.44	28.25	N03°22'54"W	56.41

SURVEYOR'S CERTIFICATE

I, Millard Walter Eldridge, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey as represented by this plat of SPRINGSIDE TOWNHOMES, a subdivision of the County of Mesa, was prepared by me or under my direct supervision, responsibility and checking and conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations, and that the survey and plat are correct to the best of my knowledge and belief.

Millard Walter Eldridge
Date of Certification: Feb. 21, 1997

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within six 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.



BASIS OF BEARINGS is from previous record of SPRING VALLEY TOWNHOME CONDOMINIUMS recorded as reception number 1269899 in the records of Mesa County Clerk and Recorder September 24, 1981. Said Map establishes the south line of the SE4 SE4 of Section 1, T1S, R1W, Ute Meridian to bear N 89°46'00" W between the existing Mesa County Brass Cap monuments.

BENCHMARK is the South East corner of Sec. 1 (T.1 S., R.1 W.) which is located at the intersection of 28 Road & Patterson Road. The USGS datum elevation is 4723.27.