

THE VILLAS AT COUNTRY CLUB FILING NO. TWO

A REPLAT OF BLOCK 2, THE VILLAS AT COUNTRY CLUB FILING NO. ONE
IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned THE VILLAS AT COUNTRY CLUB, LLC., a Colorado Limited Liability Company, is the owner of that real property situated in the NW1/4 NW 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Block 2, The Villas at Country Club Filing No. One, as recorded in Plat Book 15, Page 56 and 57, Mesa County Records, a subdivision located in the City of Grand Junction, Mesa County, Colorado.

That said owners have caused the real property to be laid out and platted as The Villas At Country Club, Filing No. Two, a subdivision of a part of the City of Grand Junction, Colorado. That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat of The Villas At Country Club, Filing No. Two as follows:

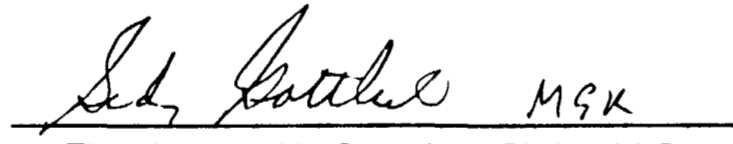
All Areas labeled as Common Areas (TRACT A) to The Villas At Country Club Homeowners Association Inc., a Colorado nonprofit corporation, for the purposes of the Association, including but not limited to ingress, egress, landscaping and signs.

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 those portions of said real property not occupied by building structures on the accompanying plat as perpetual utility easements to the City of Grand Junction, and the Public Utilities for use 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 lots or tracts hereby platted shall not burden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress on, along, over, under, through and across the easements.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 8th day of MAY, A.D. 1998.


The Villas At Country Club, LLC
By: Sidney Gottlieb
Manager/Member

STATE OF }
COUNTY OF } ss

The foregoing instrument was acknowledged before me by Sidney Gottlieb, Manager/Member of The Villas Country Club, LLC, this 8th day of MAY, A.D., 1998.
Witness my hand and official seal:


Notary Public

My Commission Expires _____

ELLEN DONOGHUE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 21, 2000

The Declaration of Covenants and Restrictions are recorded at Book 2439, Pages 11 through 14, Mesa County Records.

Easement and title documents (schedules A&B) provided by Meridian Land Title Company - Title policy file No. 29834 dated February 5th, 1998 at 8:00 AM.

SURVEYOR'S CERTIFICATE

I, PATRICK R. GREEN, do hereby certify that the accompanying plat of The Villas At Country Club, Filing No. Two, a Replat of Block 2, The Villas At Country Club Filing No. One, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of same. This plat conforms to the requirements for subdivision plats as specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado.

Certified this 11 day of MAY, 1998.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)ss
COUNTY OF MESA)


I hereby certify that this instrument was filed in my office at 2:40 o'clock P.M., May 14, A.D., 1998, and was duly recorded in Plat Book No. 16 Page No. 168-169, Reception No. 1846047, Drawer No. FF 74.

Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of The Villas At Country Club, Filing No. Two, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 12th day of May, A.D., 1998.


City Manager


President of City Council

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of THE VILLAGES AT COUNTRY CLUB, FILING NO. TWO.
Signed this 11th day of MAY, 1998.

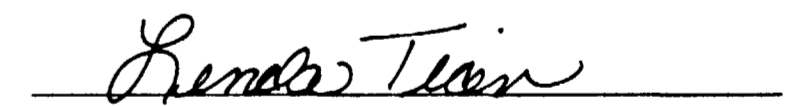
by: _____
TITLE _____

by: 
TITLE VICE PRESIDENT

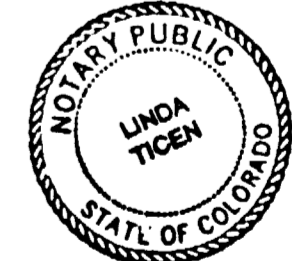
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO) ss
COUNTY OF MESA)

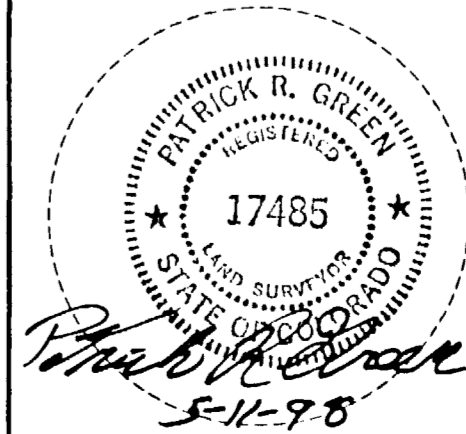
The foregoing instrument was acknowledged before me by Dave Zoller this 11th day of May, A.D., 1998.
Witness my hand and official seal:


Notary Public

My Commission Expires 4-11-01

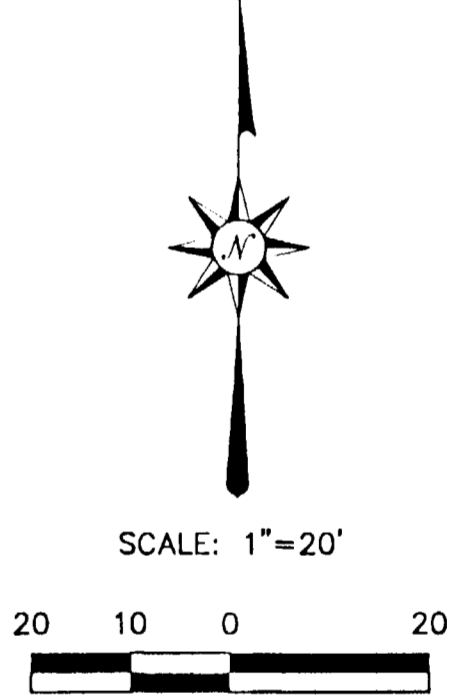
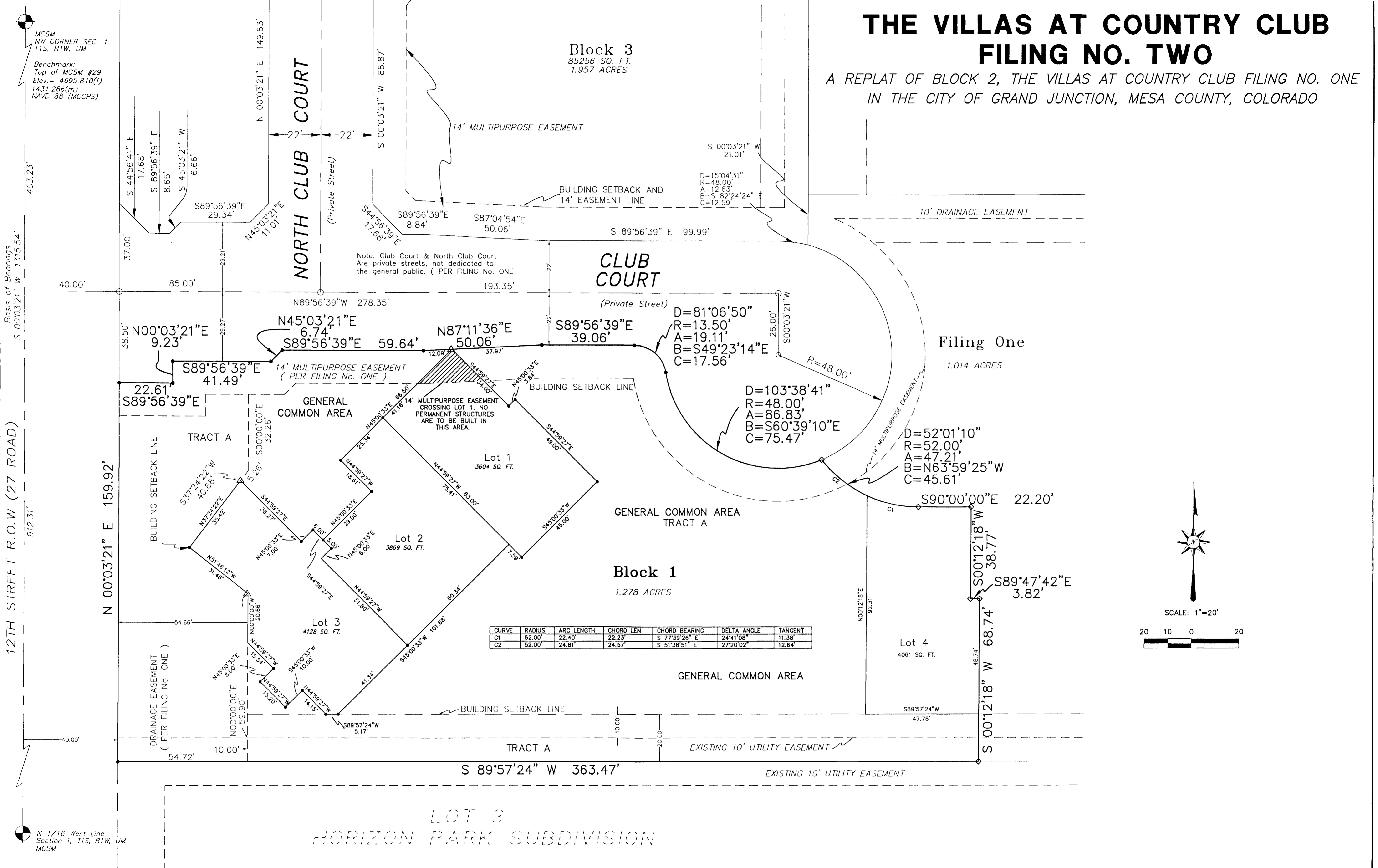


Located in the NW1/4 Section 1, T1S, R1W, U1E M.

		THE VILLAS AT COUNTRY CLUB FILING NO. TWO A REPLAT OF BLOCK 2, THE VILLAS AT COUNTRY CLUB FILING NO. ONE UTE MERIDIAN, MESA COUNTY, CO			
		LANDesign ENGINEERS • SURVEYORS • PLANNERS 259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 244-9180			
PROJECT NO. 97090	SUR. BY: RM/SA	DRAWN: RSK	CHECKED: RM	SHEET: 1	OF: 2
DATE: Jan., 1998					

THE VILLAS AT COUNTRY CLUB FILING NO. TWO

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IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



AREA SUMMARY

LOTS	=	0.361 Acres	28.25%
G.C.A.	=	0.917 Acres	71.75%
BLOCK 2 TOTAL	=	1.278 Acres	100.00%

- LEGEND**
- △ SET 1" BRASS DISC 17485
 - ⊙ ALIQUOT SURVEY MARKER
 - FOUND CENTERLINE MONUMENT, PLS 16835
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 IN CONCRETE
 - ◇ FOUND ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR, PLS 17485, TO BE SET AT ALL LOT CORNERS

SURVEYOR'S CERTIFICATE

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Certified this 11 day of MAY, 1998.

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**THE VILLAS AT COUNTRY CLUB
FILING NO. TWO**

A REPLAT OF
BLOCK 2, THE VILLAS AT COUNTRY CLUB
FILING NO. ONE
UTE MERIDIAN, MESA COUNTY, CO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 244-9180

PROJECT NO. 97090	SUR. BY: DRAWN	CHECKED	SHEET	OF
DATE: Jan., 1998	RM/SA	RSK	RM	2 OF 2