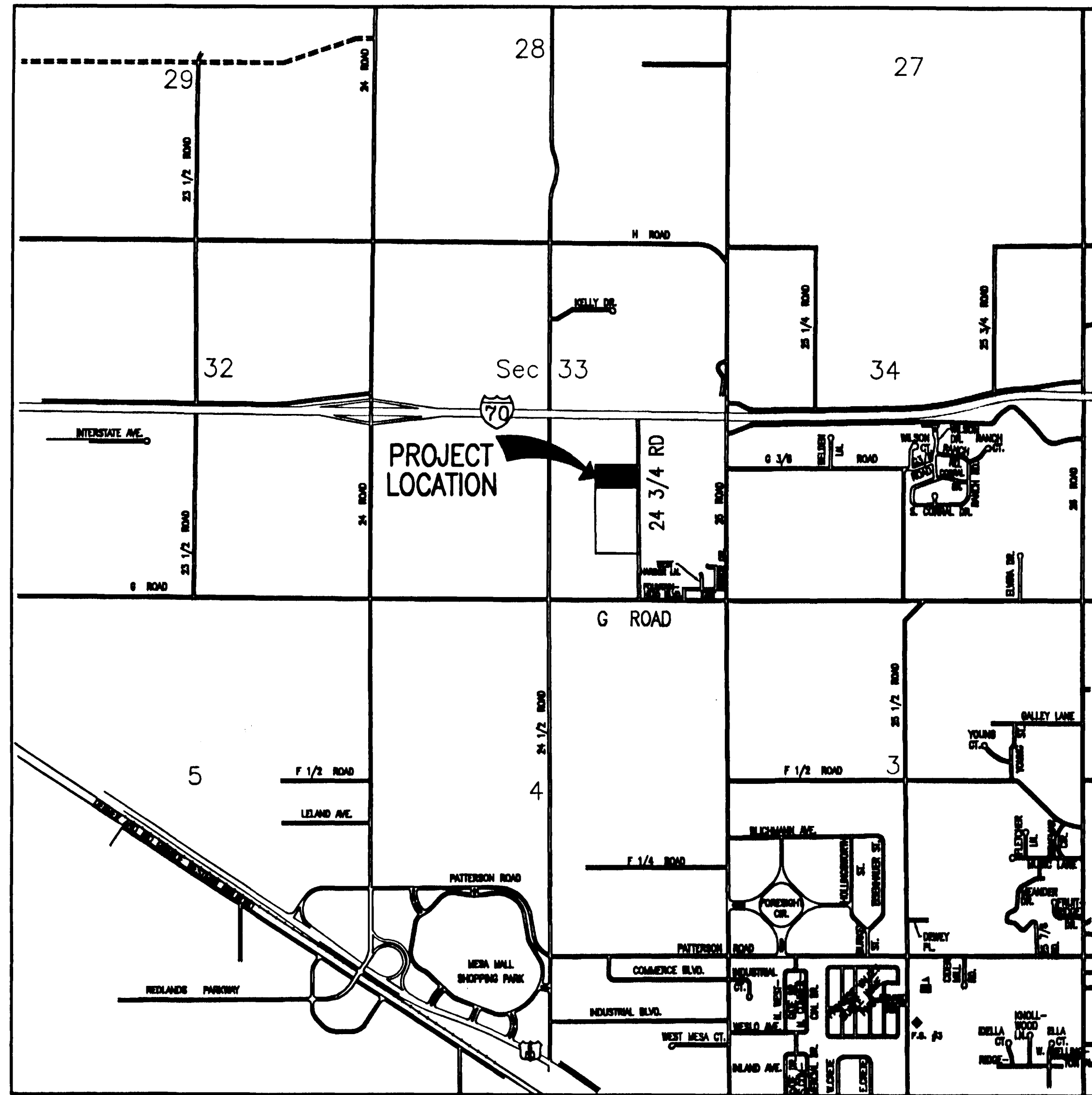


NORTH VALLEY SUBDIVISION FILING NO. FOUR

VICINITY MAP

Not To Scale



KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, G Road LLC, is the owner of a parcel of land, recorded at BK 2056, Pg 287, being a part of the SE1/4 of Section 33, Township 1 North, Range 1 West of the Ute Meridian, previously described as:

Tract 'A' of the North Valley Subdivision, Filing Three, Plat Book 15, at Page 294-295,
In Section 33, Township One North, Range One West of the Ute Meridian, Mesa County,
Colorado.

That said owner has caused said property to be laid out and surveyed as North Valley Subdivision,
Filing No. Four, a subdivision of the City of Grand Junction, County of Mesa, Colorado.

That said owner does hereby dedicate and set apart that 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 City of Grand Junction 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 to the owners (Property/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 (Property/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, 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.

Owner states that there are no lienholders of record.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this
11th day of June A. D. 1998.

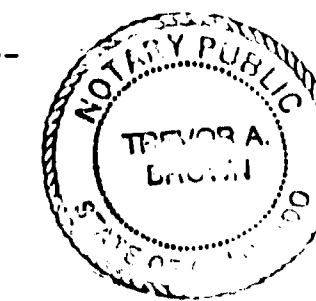
Chris Carnes
G Road LLC, Chris Carnes - Partner

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 11th day of June
A. D. 1998.

My commission expires: 6/23/2001

WITNESS MY HAND AND OFFICIAL SEAL.



STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this _____ day of _____
A. D. 1998.

My commission expires: _____

WITNESS MY HAND AND OFFICIAL SEAL.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 8:47 o'clock A. M.,
this 13th day of June A. D. 1998 and is duly recorded as Reception
Number 155255 in Plat Book 16, Page 187 through 189
inclusive. Drawer No. EF-10
Covenants, conditions and restrictions recorded in Book _____ at page(s) _____

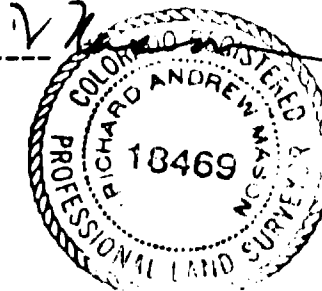
Clerk and Recorder Deputy Fees

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 11th day of June A. D. 1998.
Richard A. Mason Mayor
Shirley A. Nelson City Manager

SURVEYOR'S STATEMENT
I, Richard A. Mason, do hereby certify that the accompanying plat of NORTH VALLEY SUBDIVISION, FILING
NO. FOUR, 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.

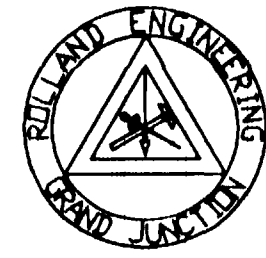
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
6-11-1998
Date



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.

GENERAL NOTES:

- Title information from Western Colorado Title Co. File No. 93-10-228, effective date 10-26-93, and from Mesa County Records.
- Basis of bearing based upon Mesa County Survey Markers at the S.E. Corner of the SW1/4SE1/4 and at the N.E. Corner of the SW1/4SE1/4 in Section 33, T1N, R1W, U.M. as per Payton Subdivision. Bearing equals N 00° 07' 32" W.
- No fences or structures shall be built within 10 feet of the west or north boundary line. No fences or structures shall be built within 15 feet of the north boundary line of Lots 3, 4, 5, of Block 4, Filing No. Four.
- Setback requirements for all lots except the western perimeter are as follows:
Front - 20 feet
Rear - 15 feet
Sideyard - 5 feet
- Setback requirements for all lots on the western and northern perimeter are as follows:
Front - 20 feet
Rear - 20 feet
Sideyard - 5 feet
- Interior lot corners must be monumented prior to any sale of lots, as per Colorado Statute.

 ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct., CO 81503 (970) 243-8300			
FILE: E:\MY-F4\DEDIF4.DWG NORTH VALLEY SUBDIVISION FILING NO. FOUR FINAL PLAT LOCATED IN THE SE1/4, SEC. 33, T.1N., R.1W., U.M. GRAND JUNCTION, COLORADO			
Designed	TAB	Checked	RAM
Drawn	TAB	Date	11/13/98
		Drawn By	RY:08/10/98
		Sheet	1
		Of	2

P. D. C.
S. E. CORNER SW1/4SE14
SEC. 33 T1N, R1W, U. M.
MCSM # 548-1

PHEASANT VALLEY
SUBDIVISION

MCSM # 1356
N. E. CORNER
SW1/4SE1/4
SEC. 33
T1N, R1W, U. M.
TBM ELEV. = 4590.72

FOUNTAINHEAD SUBDIVISION
PLAT BK 13 PP 177-188

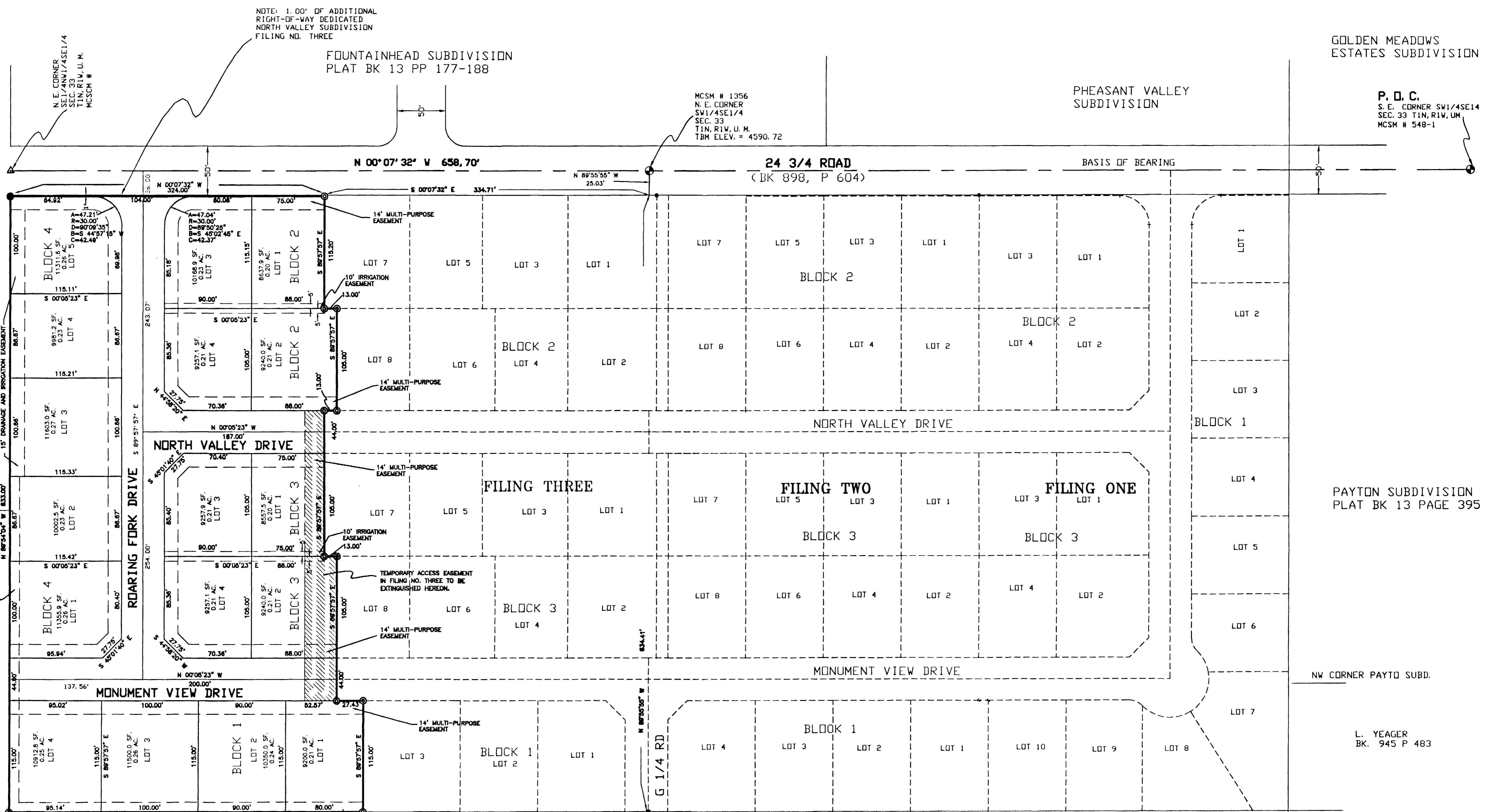
NOTE: 1.00' OF ADDITIONAL
RIGHT-OF-WAY DEDICATED
NORTH VALLEY SUBDIVISION
FILING NO. THREE

N.E. CORNER
SE1/4NW1/4SE1/4
SEC. 33
T1N, R1W, U. M.
MCSM #

A. E. PETTY JOHN

KLARA W. NICHOLSON
BK 2140 P 939

BONNY AUSTIN
BK 1807 PP 954-956



PAYTON SUBDIVISION
PLAT BK 13 PAGE 395

NW CORNER PAYTO SUBD.

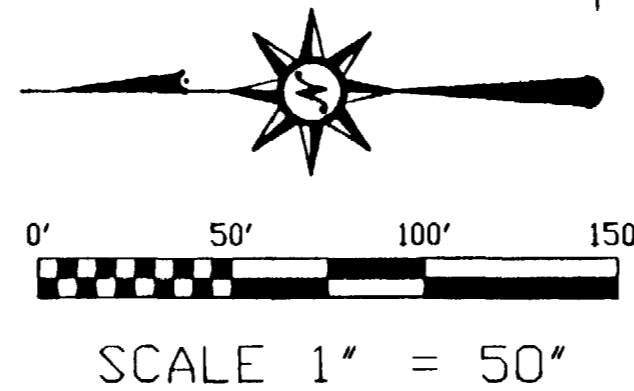
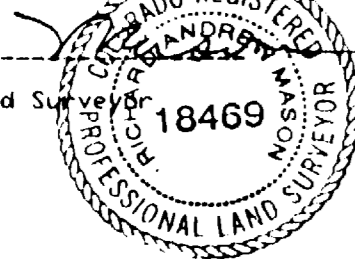
L. YEAGER
BK. 945 P 483

SW CORNER LOT 49
POMONA PARK

BOYDSTUN
MINDR SUBDIVISION

SURVEYOR'S CERTIFICATE
I, Richard A. Mason, do hereby certify that the accompanying plat of NORTH VALLEY SUB., FILING FOUR, 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.

Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
6-11-99
Date



AREA SUMMARY

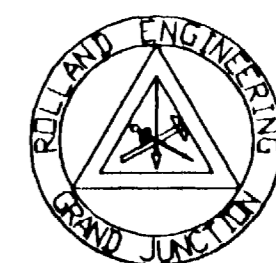
AREA IN LOTS	3.89 AC.
AREA IN ROW	1.01 AC.
TOTAL AREA	4.90 AC.

C. A. & M. V. CHAMBLEE
BK 1770 P 195

C. L. & D. D. BOYDSTUN
BK 1954 PP 926-927

LEGEND

- - MESA COUNTY SURVEY MONUMENT
- - FOUND REBAR WITH NO CAP IN CONC.
- ⊙ - SET REBAR & CAP IN CONCRETE L. S. 18469
- - FOUND 5/8" REBAR
- ⊙ - FOUND 5/8" REBAR SET IN CONC. L. S. 9960
- △ - FOUND SPIKE



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

FILE: E:\NV\F4\F4-PLAT.DWG

**NORTH VALLEY SUBDIVISION
FILING NO. FOUR
FINAL PLAT**
IN THE SE1/4 SEC 33 T1N, R1W, U. M.
GRAND JUNCTION, COLORADO

Designed	Checked	FILE: F4-PLAT.PLT	Sheet 2
Drawn TAB	Date 6/24/94	RV: 6/10/98	DF 2