

FAIRCLOUD SUBDIVISION FILING NO. 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That J. P. White Construction, Inc. is the owner of that real property located in the West Half of the Southwest Quarter of the Northwest Quarter of Section 4, Township 1 South, Range 1 East, of the Ute Meridian as described in Book 2321, Pages 923 and 924, of the Mesa County Records and being further described as follows:

BEGINNING at the Southwest Corner of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, from whence the Northwest Corner of said SW1/4 NW1/4, Section 4 bears North 00 degrees 09 minutes 29 seconds West, a distance of 1313.05 feet for a basis of bearing, with all bearings contained herein relative thereto; thence North 00 degrees 09 minutes 29 seconds West, a distance of 1113.05 feet; thence North 89 degrees 59 minutes 04 seconds East, a distance of 435.60 feet; thence North 00 degrees 09 minutes 29 seconds East, a distance of 200.00 feet; thence North 89 degrees 59 minutes 04 seconds East, a distance of 224.21 feet; thence South 00 degrees 11 minutes 02 seconds East, a distance of 1312.85 feet; thence South 89 degrees 58 minutes 00 seconds West, a distance of 660.40 feet to the POINT OF BEGINNING.

Said parcel containing 17.896 acres, as described.

That said owners have caused the real property to be laid out and platted as Faircloud Subdivision, Filing No. 1, a subdivision of a part of the City of Grand Junction, Colorado, That said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of Faircloud Subdivision as follows:

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;

All Private Open Space (Tracts A, B, and C) to the Faircloud Homeowners Association, a Colorado non-profit corporation, for the purposes of the Association, including but not limited to drainage detention, RV Storage, landscaping and signs, and the enjoyment of homeowner members of the said Homeowners Association.

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, 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 as set forth on this plat to the Faircloud Homeowners Association and Palisade Irrigation District, as perpetual easements for the installation, operation, maintenance and repair of public and private irrigation systems;

All Drainage Easements hereby dedicated to the Faircloud Homeowners Association Inc. and the Grand Valley Drainage District, 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 Ingress/Egress Access, Drainage, and Utility Easements dedicated to the City of Grand Junction and the Grand Valley Drainage District, for the use of public utilities as 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 and 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;

The 50 foot radius Temporary Turnaround Easement for temporary use as Public right-of-way, until platting of Public right-of-way extends to F1/2 Road right-of-way, at which time said easement will be extinguished;

Common Drive Easements to the owners of the lots on which the easements fall for common driveway access from 30 Road.

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 nor 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 owners have caused their names to be hereunto subscribed this 19 day of October, A.D. 1998.

by: Darlene White
for: J. P. White Construction, Inc.

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Darlene White for J.P. White Construction, Inc., this 19th day of Oct, A.D., 1998.

Witness my hand and official seal:

[Signature]
Notary Public

My Commission Expires 5-12-2001

LEGEND

- ALIQUOT SURVEY MARKER
- SET CENTERLINE MONUMENT PER CITY CODE
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 18835 PER CRS-38-51-105, IN CONCRETE
- (R) RECORD MEASUREMENT
- FOUND REBAR, AS NOTED

ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, do hereby certify that the accompanying plat of Faircloud Subdivision, Filing No. 1, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified 10/16/98

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 10:05 o'clock

A.M., Oct 29, A.D., 1998, and was duly recorded in Plat Book 116,

Page No. 223 Reception No. 1870725 Drawer No. GS-1 Fees: _____

Clerk and Recorder

By: _____
Deputy

CITY OF GRAND JUNCTION APPROVAL

This plat of Faircloud Subdivision, Filing No. 1, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 19th day of October, A.D., 1998.

City Manager [Signature]

President of City Council [Signature]

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 Faircloud Subdivision, Filing No. 1. Signed this 19th day of October, 1998.

by: [Signature] for: [Signature]

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Jessie F. Parker this 19th day of Oct, A.D., 1998.

Witness my hand and official seal:

Notary Public [Signature]

My Commission Expires 5-12-2001

Notes:

Easement and Title Information provided by Abstract & Title Company of Colorado, Commitment No. 898351C.

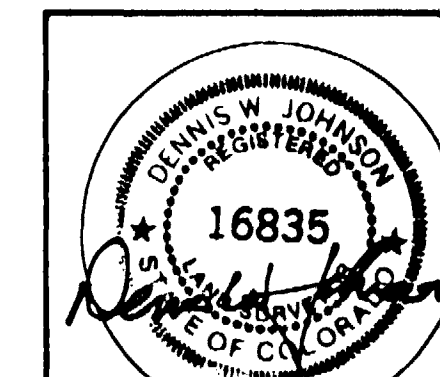
Basis of bearings assumes the West line of the SW1/4 NW1/4 of Section 4 to bear N 00°09'29" W, 1313.05 feet, from GPS observation. Both monuments on this line are found Mesa County Survey Markers, as shown.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

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

BULK REQUIREMENTS

Maximum Height of Structures	=	32 Feet
Maximum Cover of Lot by Structures	=	35%
All Lots, except Lots 2 through 11, Block 1		
Min. Front Yard Setback - Principal Structure	=	23 Feet
Min. Side Yard Setback - Principal Structure	=	5 Feet
Min. Side Yard Setback - Accessory Structures	=	5 Feet
Min. Rear Yard Setback - Principal Structures	=	25 Feet
Min. Rear Yard Setback - Accessory Structures	=	10 feet
Lots 2 through 11, Block 1		
Min. Front Yard Setback - Principal Structure	=	23 Feet
Min. Side Yard Setback - Principal Structure	=	5 Feet
Min. Side Yard Setback - Accessory Structure	=	5 Feet
Min. Side Yard Setback - Attached Garage	=	0 Feet
Min. Rear Yard Setback - Principal Structures	=	25 feet
Min. Rear Yard Setback - Accessory Structures	=	10 feet

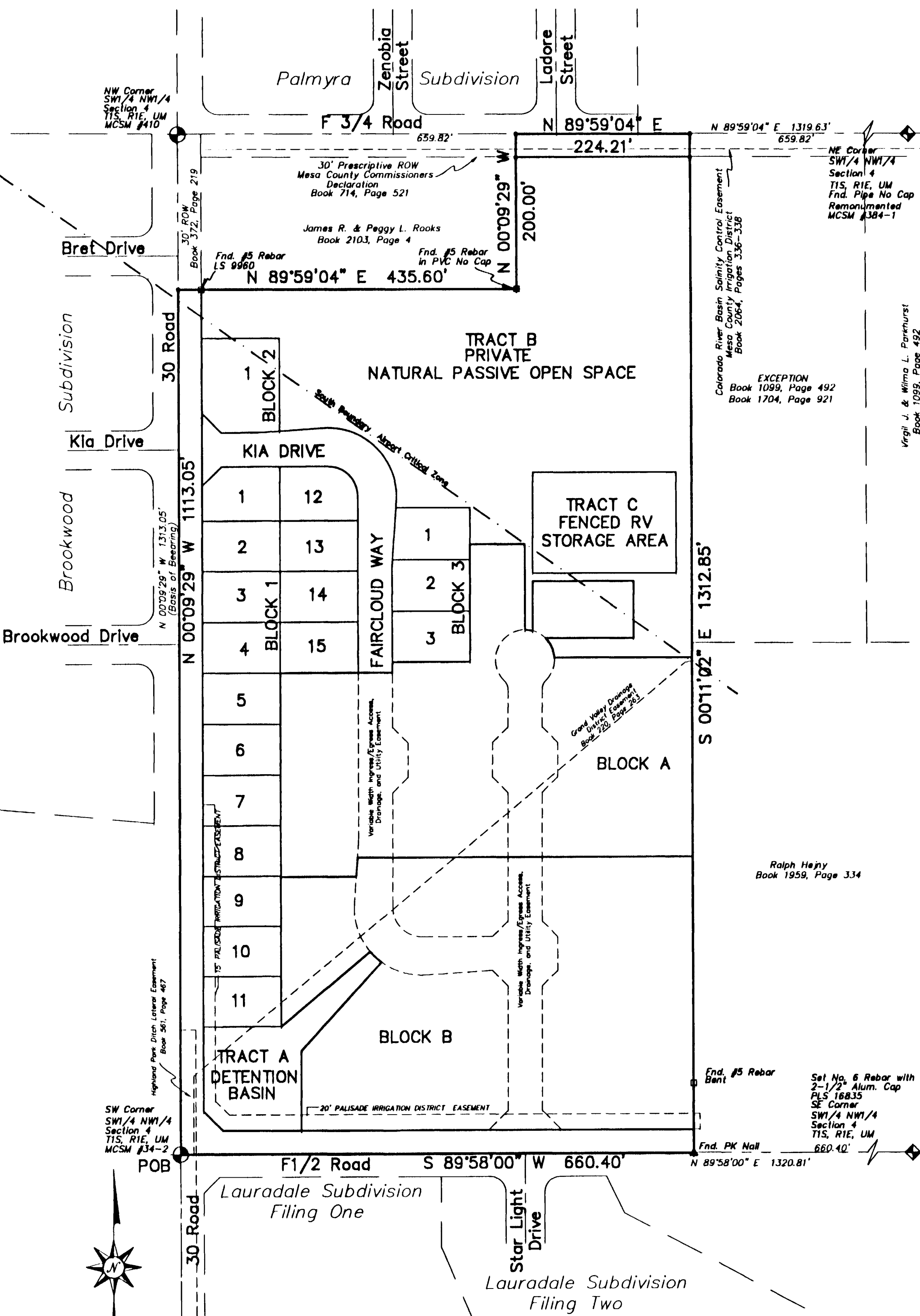


DENNIS W. JOHNSON, PLS
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 16835

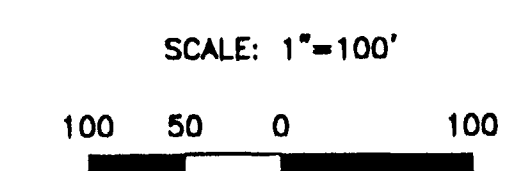
**FAIRCLOUD SUBDIVISION
FILING NO. 1**
W1/2 SW1/4 NW1/4 SECTION 4
T1S, R1E, UTE MERIDIAN
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS

250 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099			
PROJECT NO. 97017	SURVEYED	DRAWN	CHECKED
DATE: MAY, 1998	RSK		
		SHEET	OF
		1	2



AREA SUMMARY		
FILING 1 LOTS	=	2.420 Acres 13.52%
FILING 1 ROW (Kia Drive and Faircloud Way)	=	0.534 Acres 2.98%
OUTLOT A	=	0.476 Acres 2.66%
OUTLOT B	=	4.923 Acres 27.51%
OUTLOT C	=	0.551 Acres 3.08%
BLOCK A	=	3.583 Acres 19.91%
BLOCK B	=	4.087 Acres 22.73%
RIGHT-OF-WAY (30 Road, F1/2 Road, and F3/4 Road)	=	1.362 Acres 7.61%
TOTAL	=	17.896 Acres 100.00%



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 CERTIFICATION SHOWN HEREON.

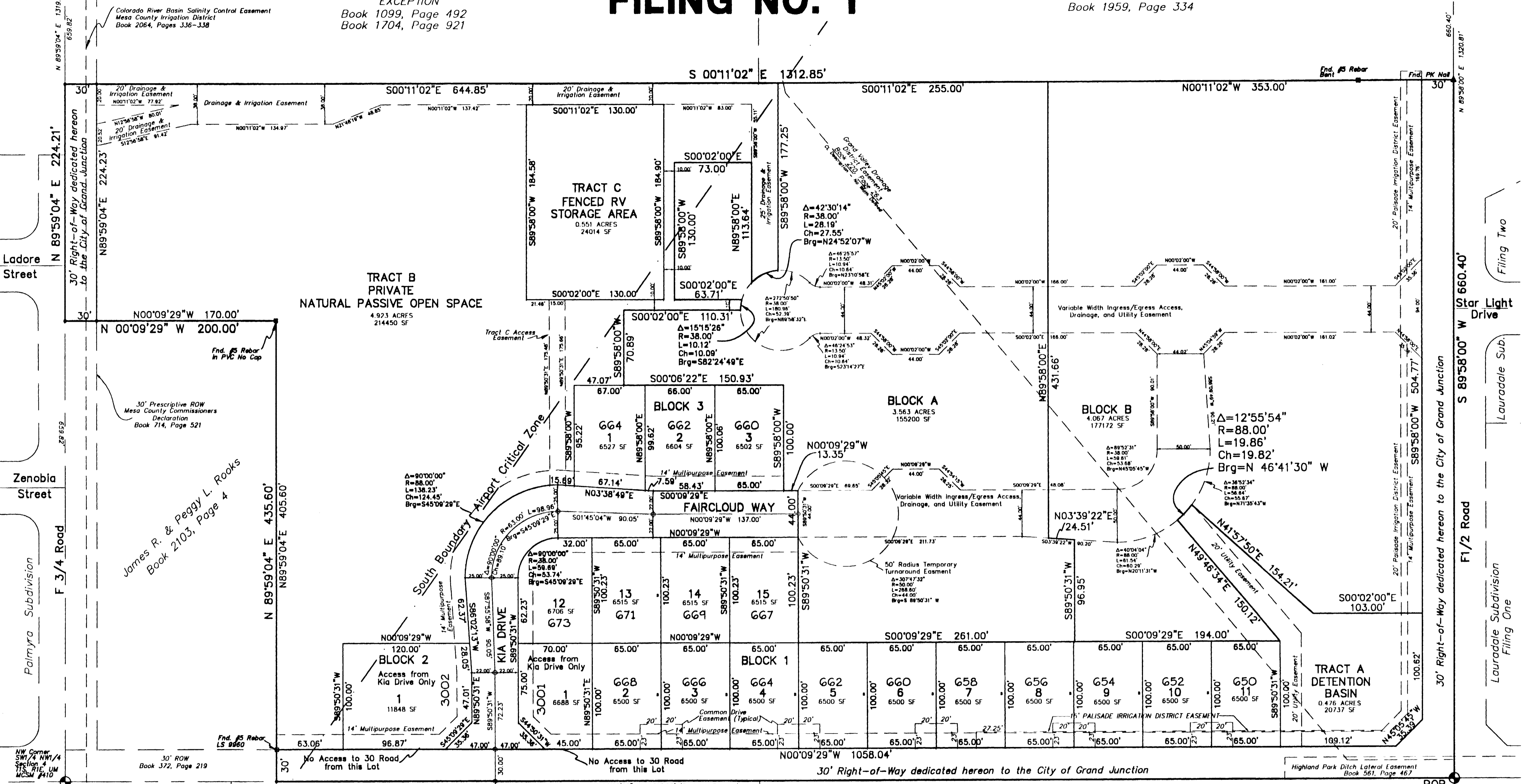
FAIRCLOUD SUBDIVISION FILING NO. 1

Ralph Hejny
Book 1959, Page 334

EXCEPTION
Book 1099, Page 492
Book 1704, Page 921

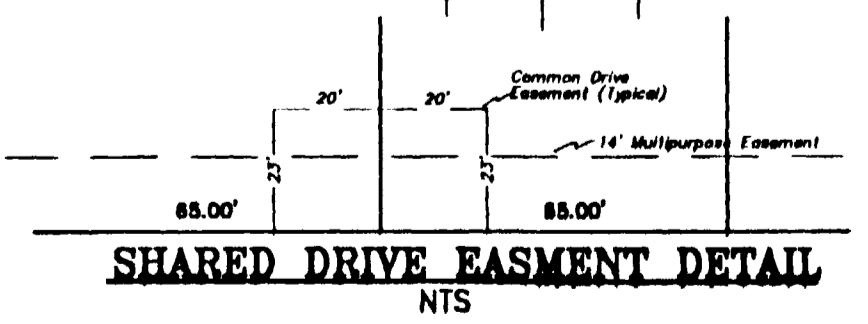
NE Corner
SW 1/4 NW 1/4
Section 4
T1S, R1E, UTM
Fnd. Pipe No Cap
Remonstrated
MCSM #384-1

Set No. 6 Rebar with
2-1/2" Alum. Cap
PLS 16835
SE Corner
SW 1/4 NW 1/4
Section 4
T1S, R1E, UTM



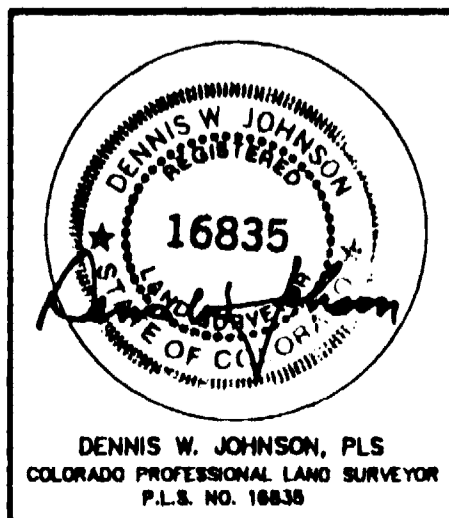
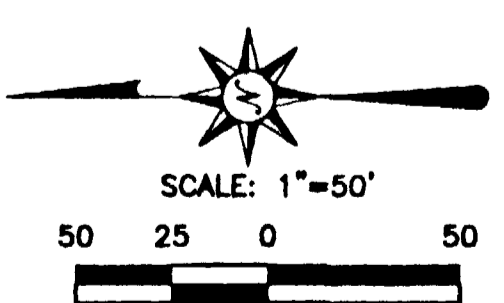
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OUTLOT C	=	0.551 Acres	3.08%
BLOCK A	=	3.563 Acres	19.91%
BLOCK B	=	4.067 Acres	22.73%
RIGHT-OF-WAY (30 Road, F1/2 Road, and F3/4 Road)	=	1.362 Acres	7.61%
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FILING NO. 1**

W 1/2 SW 1/4 NW 1/4 SECTION 4
T1S, R1E, UTE MERIDIAN
MESA COUNTY, COLORADO

LANDesign

ENGINEERS • SURVEYORS • PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 248-4098

PROJECT NO. 97017	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: MAY, 1998	RSK			2	2

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