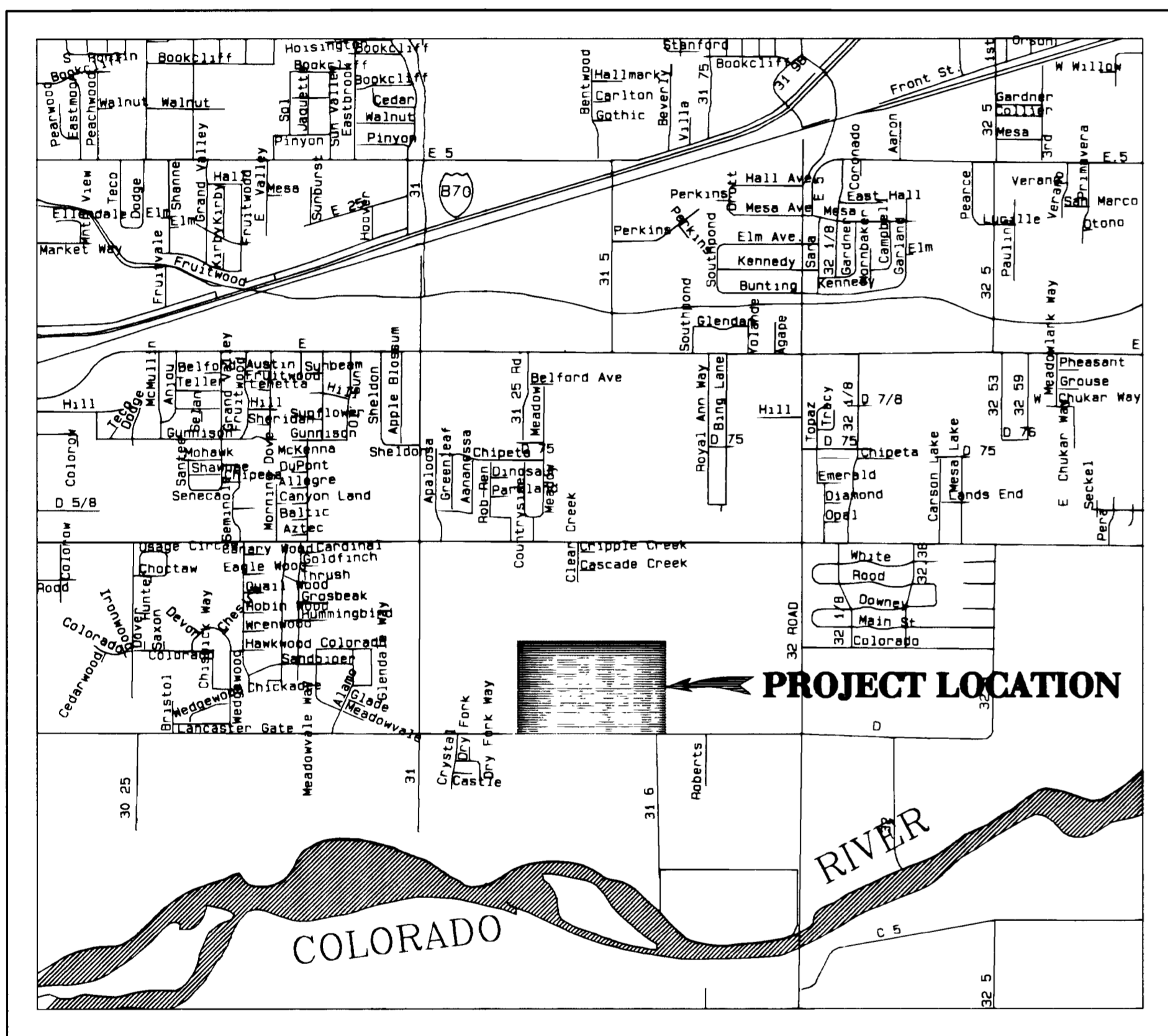


GROVE CREEK SUBDIVISION

SE1/4 SW1/4 & SW1/4 SE1/4 SECTION 15, T.1 S., R.1 E., UTE MERIDIAN

MESA COUNTY, COLORADO

VICINITY MAP
NOT TO SCALE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Constructors West Inc is the owner of that real property in the County of Mesa State of Colorado, being situated in the southeast one-quarter of the southwest one-quarter and the southwest one-quarter of the southeast one-quarter of Section 15 Township 1 South Range 1 East of the Ute Meridian described by deed in Book 2329 at Page 417 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

The southeast quarter of the southwest quarter and the west 23 1/2 acres of the southwest quarter of the southeast quarter of Section 15 in Township 1 South Range 1 East of the Ute Meridian Mesa County Colorado

That said owner has caused the said real property to be laid out and surveyed as GROVE CREEK SUBDIVISION a subdivision of a part of Mesa County Colorado

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

- * All Streets and Rights-of-Way to the County of Mesa for the use of the public forever
 - * All Multi-Purpose Easements to the County of Mesa 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 and also for the installation and maintenance of traffic control facilities street lighting street trees and grade structures
 - * All Drainage Easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation maintenance and repair of stormwater drainage systems
 - * Drainage Easements so noted to the Grand Junction Drainage District as perpetual easements for the installation operation maintenance and repair of stormwater drainage systems
 - * All Landscape Easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation and maintenance of private landscaped areas
- 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

All expenses for street paving or improvements shall be furnished by the seller or purchaser not the County of Mesa

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 27th day of May A D 1997

Kenneth B. Milyard Jr.
Kenneth B. Milyard Jr. President
Constructors West Inc

State of Colorado)
County of Mesa)

This plat was acknowledged before me by *Kenneth B. Milyard Jr. President of Constructors West, Inc* on this 27th day of May A D 1997 for the aforementioned purposes

Notary Public *Juan R. Carrero*
My Commission expires 10-24-98
My address is 1111 Horizon Drive, #510, Grand Junction, CO 81506



LAND USE SUMMARY			
LOTS	60 999	ACRES	96.4%
STREETS	2 267	ACRES	3.6%
TOTAL	63 266	ACRES	100.0%

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 11:41 o'clock A M this 4th day of June 1997 and is duly recorded in Plat Book No 15 Page 323-326 as

Reception No 1801147 Drawer No DD60

Barbara L. Brown deputy
Clerk and Recorder of Mesa County

Fec: \$40.00
\$1.00 surcharge

COUNTY PLANNING COMMISSION CERTIFICATE

This project was reviewed and approved by the County Planning Commission of Mesa County Colorado on this 3rd day of June A D 1997

PLANNING COMMISSION
MESA COUNTY, COLORADO

By *Chali Hunt* Attest
Chairman Clerk of Record

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

This project was reviewed and approved by the Board of County Commissioners of Mesa County Colorado on this 4th day of June A D 1997

BOARD OF COUNTY COMMISSIONERS
MESA COUNTY, COLORADO

By *Joseph B. Senova* Attest
Chairman Clerk of Record

DECLARATION OF COVENANTS

This property is subject to covenants conditions and restrictions contained in an instrument recorded in Book 2329 at Page 429 of the Mesa County records

SURVEYOR'S STATEMENT

I hereby state that this survey and plat of GROVE CREEK SUBDIVISION 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 care of Professional Land Surveyors practicing in the State of Colorado

Kenneth Scott Thompson
Kenneth Scott Thompson Date May 23, 1997

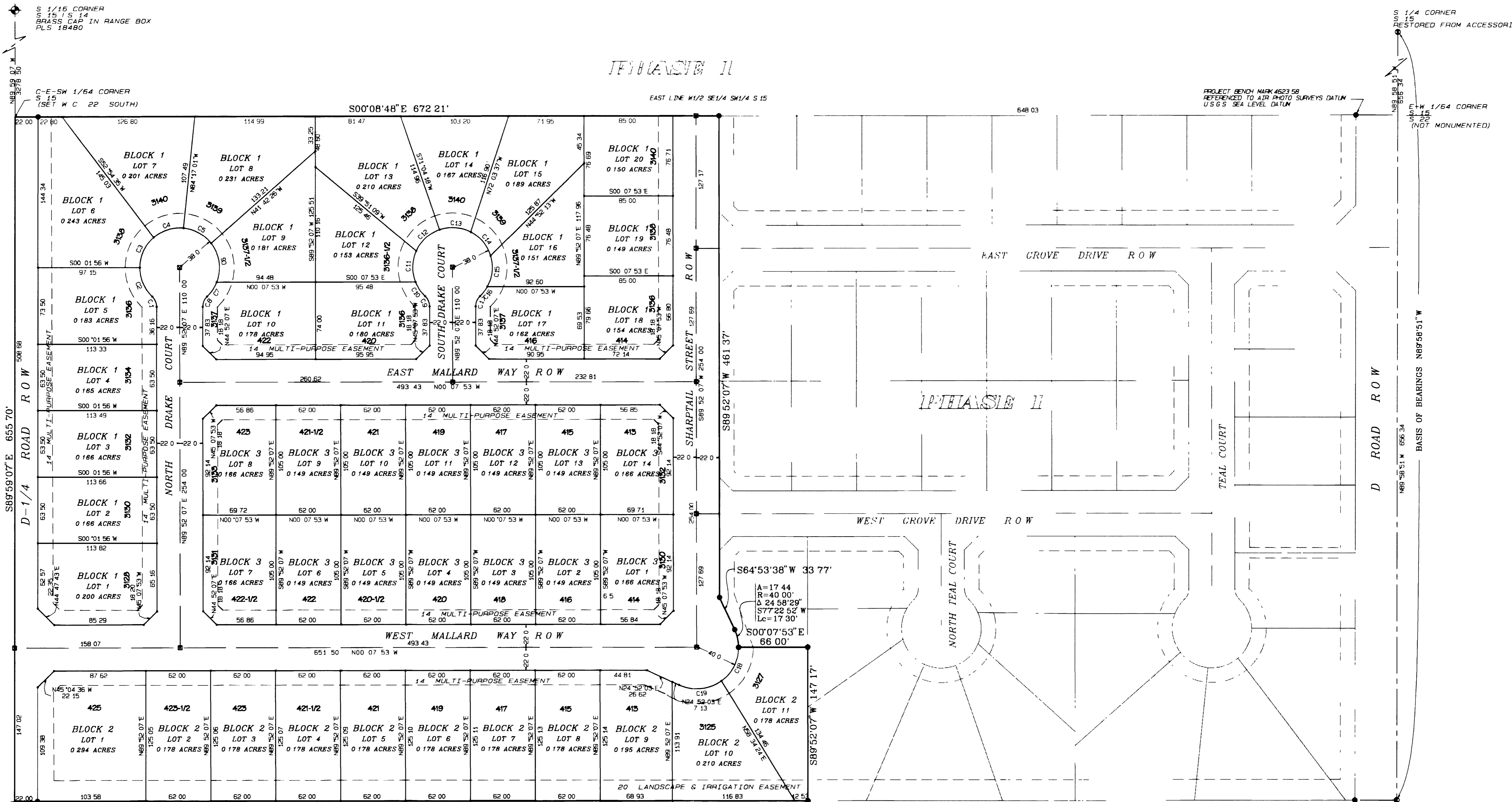


GROVE CREEK SUBDIVISION
CONSTRUCTORS WEST

SECTION SE SW SW SE 15	TOWNSHIP 1 South	RANGE 1 East	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 0187-010	
D:\010PLAT pro	Date May 22 1997	Sheet 1 of 4	

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

GROVE CREEK SUBDIVISION PHASE 2

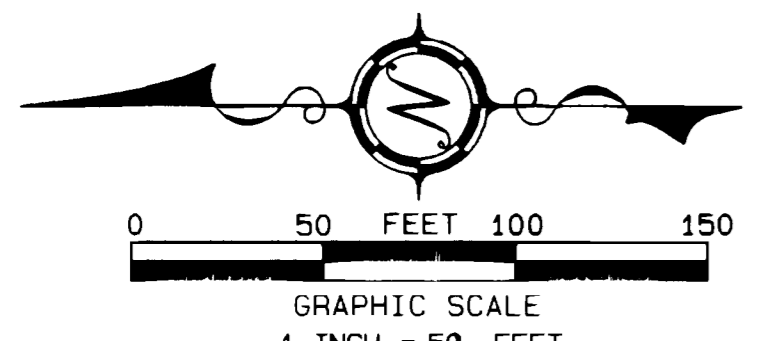


1/16 CORNER
S 15
BRASS CAP IN RANGE BOX
PLS 18480

1/4 CORNER
S 15
RESTORED FROM ACCESSORIES

SW 1/16 CORNER S 15
REBAR W/3 ALLOY CAP
PLS 24943
W C 3 0 WEST

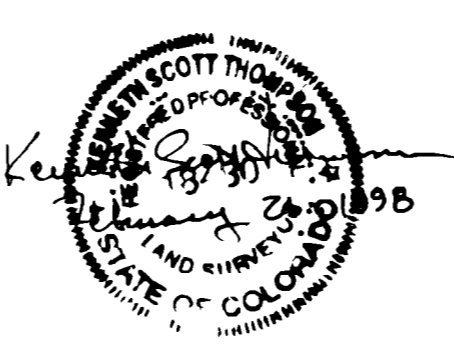
W 1/16 CORNER
S 15
RESTORED FROM ACCESSORIES



- FOUND/SET #5 REBAR/CAP IN CONCRETE THOMPSON-LANGFORD CORP PLS 18480
- ☒ BRASS DISK STREET MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION

BASIS OF BEARINGS STATEMENT
Bearings on this plat are based on the assumption that the South line of the SE1/4 SW1/4 between the S1/4 corner and the W1/16 corner of Section 15 as restored from accessories bears N89°58'51" W

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	10 94	13 50	46 25 25	N66 39 24 E	10 64
C2	30 86	38 00	46 32 05	N56 42 44 E	30 02
C3	32 53	38 00	49 11 32	S65 25 28 E	31 63
C4	30 87	38 00	46 32 40	S17 33 21 E	30 03
C5	30 96	38 00	46 40 59	S29 03 28 W	30 11
C6	39 19	38 00	59 05 15	S81 56 35 W	37 47
C7	16 45	38 00	24 48 19	N56 06 38 W	16 32
C8	10 94	13 50	46 25 25	N66 55 11 W	10 64
C9	10 94	13 50	46 25 27	N66 39 25 E	10 64
C10	16 45	38 00	24 48 19	N56 50 51 E	16 32
C11	30 34	38 00	45 45 12	S88 52 23 E	29 54
C12	31 16	38 00	46 58 56	S42 30 19 E	30 29
C13	30 82	38 00	46 28 35	S04 13 26 W	29 99
C14	30 34	38 00	45 44 43	S50 20 05 W	29 54
C15	30 34	38 00	45 44 43	N83 55 12 W	29 54
C16	11 50	38 00	17 20 23	N62 22 40 W	11 46
C17	10 94	13 50	46 25 25	N66 55 11 W	10 64
C18	37 56	40 00	53 48 10	N63 13 48 W	36 20
C19	42 72	40 00	61 11 46	N05 43 50 W	40 72



THIS PROPERTY IS ZONED R1C AND THE FOLLOWING BUILDING SETBACKS MUST BE ADHERED TO
 RIGHT-OF-WAY FOR INTERIOR ROADS 25
 RIGHT-OF-WAY FOR D ROAD 40
 SIDE YARD 10
 REAR YARD 10
 NOTE THE REAR YARD SETBACK ON LOTS 6-8 AND 13-15 BLOCK 2 SHALL BE MEASURED FROM THE 20 LANDSCAPE & IRRIGATION EASEMENT LINE AS SHOWN HEREON

INFORMATION CONCERNING OWNERSHIP EASEMENTS RIGHTS-OF-WAY AND ENCUMBRANCES AFFECTING THIS PROPERTY IS FROM A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY FILE NUMBER 95-11-114K DATED NOVEMBER 2 1996

400 STREET ADDRESS (TYP)

GROVE CREEK SUBDIVISION PHASE 2

CONSTRUCTORS WEST

SECTION SE 1/4 SW 1/4 15 TOWNSHIP 1 South RANGE 1 East MERIDIAN UTE

THOMPSON-LANGFORD CORPORATION

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

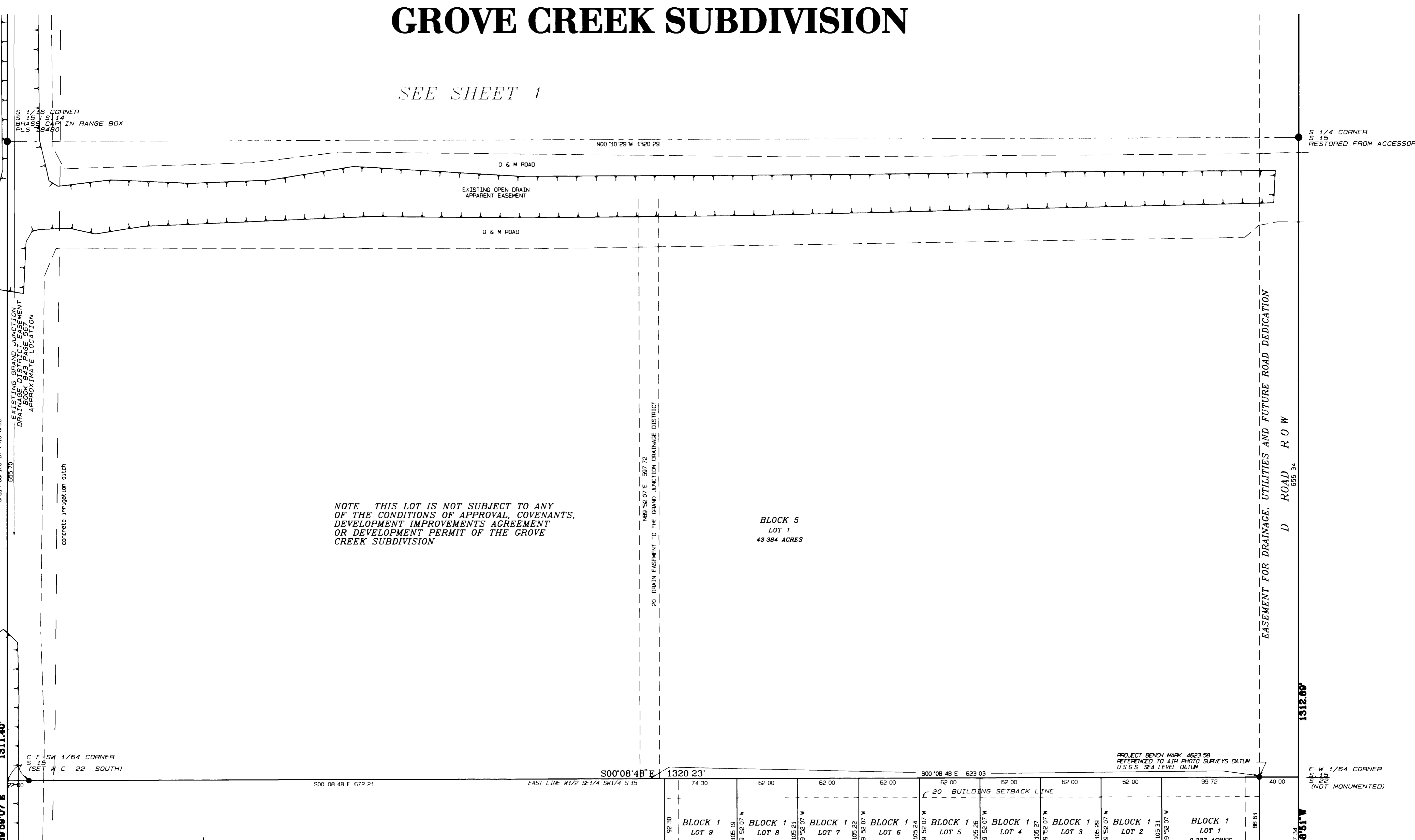
Designed by DRS	Checked by KST	Job No 0187-010
D:\0187\0187-014 PHO	Date Feb 26 1998	Sheet 2 of 2

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GROVE CREEK SUBDIVISION

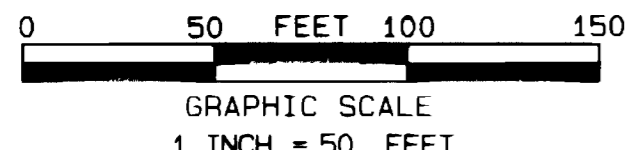
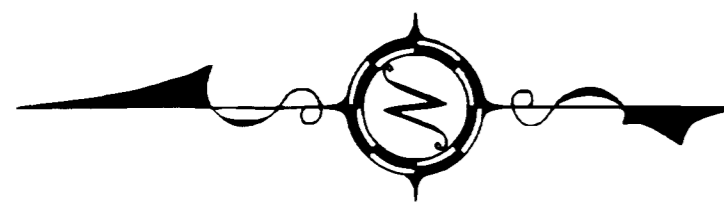
SEE SHEET 1



NOTE THIS LOT IS NOT SUBJECT TO ANY OF THE CONDITIONS OF APPROVAL, COVENANTS, DEVELOPMENT IMPROVEMENTS AGREEMENT OR DEVELOPMENT PERMIT OF THE GROVE CREEK SUBDIVISION

BLOCK 5 LOT 1 43.384 ACRES

74.30	62.00	62.00	62.00	62.00	500'08'48" E 623.03'	62.00	62.00	62.00	99.72	40.00
20' BUILDING SETBACK LINE										
92.30	105.19	121.12	105.22	105.24	105.26	105.27	105.28	105.31	86.61	
BLOCK 1 LOT 9	BLOCK 1 LOT 8	BLOCK 1 LOT 7	BLOCK 1 LOT 6	BLOCK 1 LOT 5	BLOCK 1 LOT 4	BLOCK 1 LOT 3	BLOCK 1 LOT 2	BLOCK 1 LOT 1		
								0.237 ACRES		



- SET #5 REBAR/CAP IN CONCRETE THOMPSON-LANGFORD CORP PLS 18480
- ☑ BRASS DISK STREET MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION

SEE SHEET 2



THIS PROPERTY IS ZONED R1C AND THE FOLLOWING BUILDING SETBACKS MUST BE ADHERED TO

RIGHT-OF-WAY FOR INTERIOR ROADS	25
RIGHT-OF-WAY FOR D ROAD	40
SIDE YARD	10
REAR YARD	10

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THE GRAND JUNCTION DRAINAGE DISTRICT EASEMENT RECORDED IN BOOK 843 AT PAGE 567 IS NON-SPECIFIC AS TO DIMENSIONS AND LOCATION

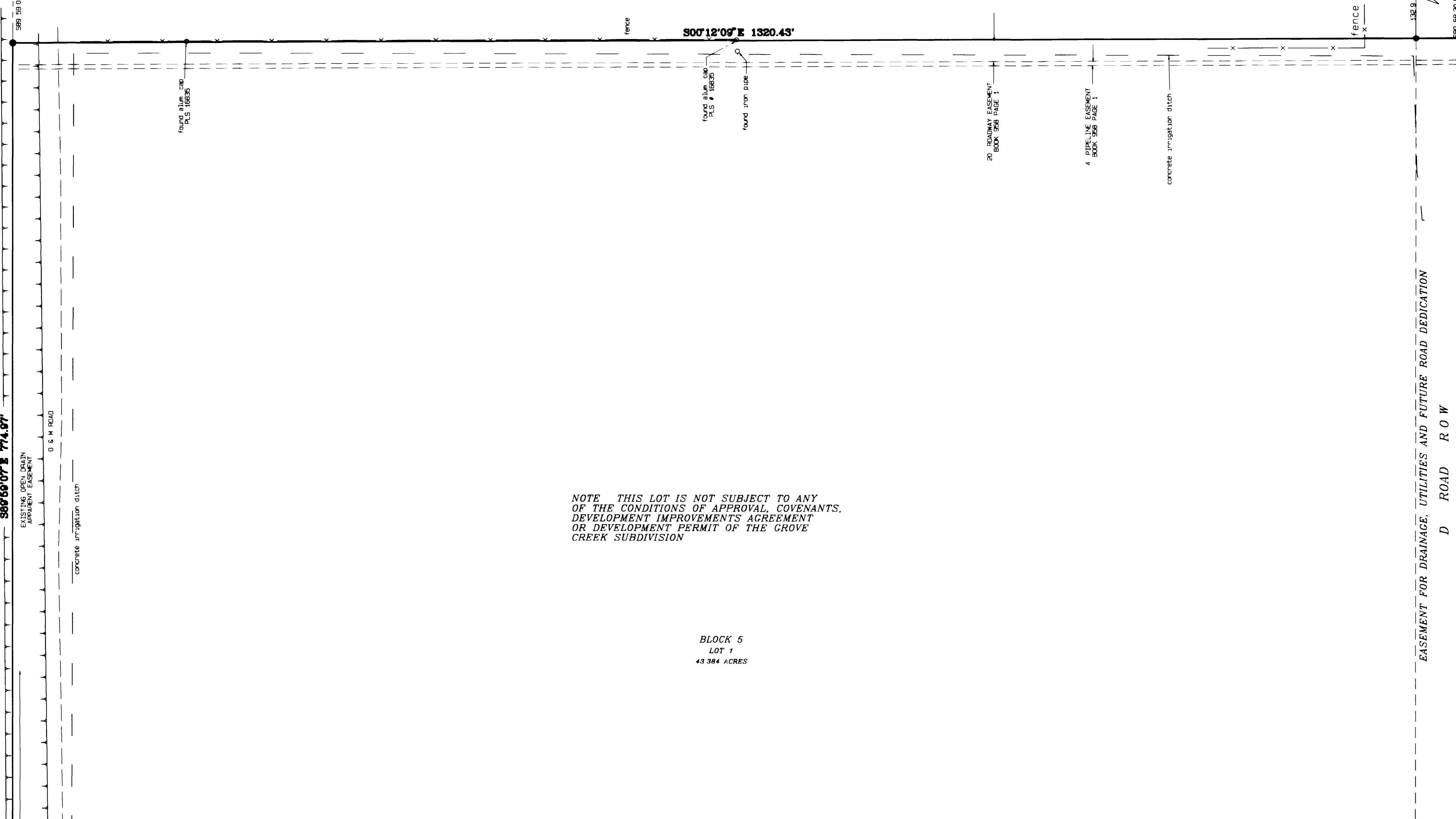
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CONSTRUCTORS WEST			
SECTION SE SW SW SE 15	TWNSHP 1 South	RANGE 1 East	MERIDIAN UTE
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - # B-210			
Grand Junction CO 81505 (970) 243-6067			
Designed by DRS	Checked by KSI	Job No 0187-010	
D:\010PLAT pro	Date May 22 1997	Sheet 3 of 4	

GROVE CREEK SUBDIVISION

2 1/2 ALUM CAP
 PLS 16835
 SECTION 15

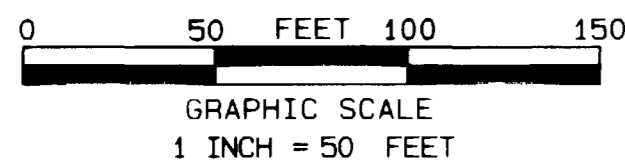
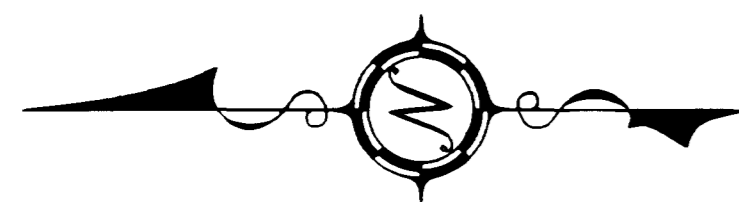
M.C.S.M. #1486
 EAST 1/16 COR
 SO LINE S 15



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BLOCK 5
 LOT 1
 43.384 ACRES

SEE SHEET 3



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GROVE CREEK SUBDIVISION

CONSTRUCTORS WEST

SECTION SE SW SW SE 15 T14NSHP 1 South R1NGE 1 East MERIDIAN UTE

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

Designed by DRS	Checked by KSL	Job No 0187-010
D:\010PLAT pro	Date May 22 1997	Sheet 4 of 4