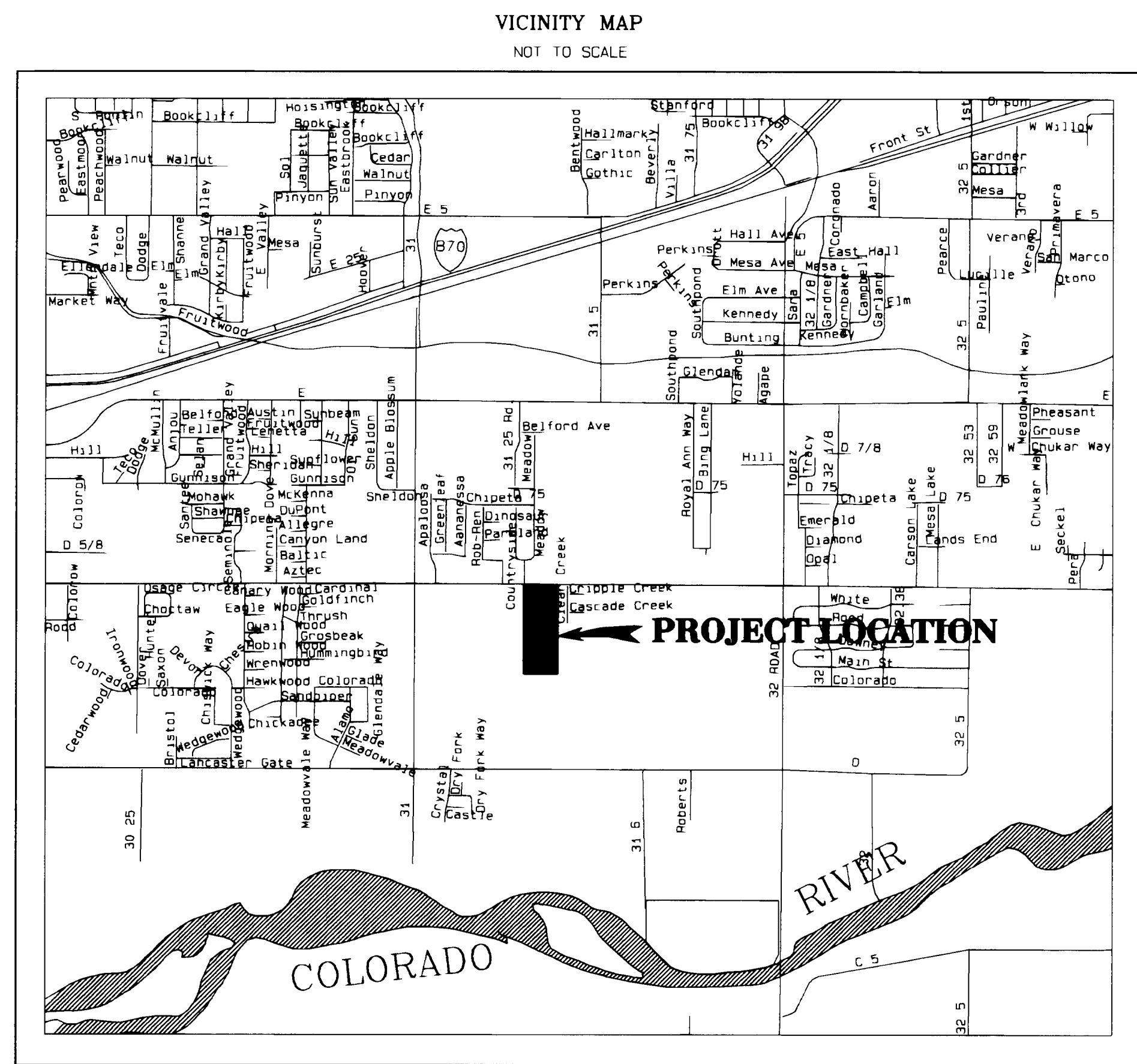


GROVE CREEK SUBDIVISION FILING 3

A SUBDIVISION OF A PART OF THE WEST 3/8 OF THE NE1/4 SW1/4 S.15, T.1 S., R.1 E., UTE MERIDIAN MESA COUNTY, COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Park Ridge Joint Venture, is the owner of that real property in the County of Mesa, State of Colorado, being situated in the northeast one-quarter of the southwest one-quarter of Section 15, Township 1 South, Range 1 East of the Ute Meridian, described in Book 2367 at Pages 389 to 390 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 West 3/8 of the NE1/4 of the SW1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian, EXCEPT commencing at the Northwest corner of the NE1/4 SW1/4 of said Section 15, thence East along the North line of said NE1/4 SW1/4 said Section 15 a distance of 120 feet thence South 27.3 feet, thence West 120 feet to a point on the West line of said NE1/4 SW1/4 said Section 15, thence North 27.3 feet to the Point of Beginning.

AND EXCEPT commencing at the Northwest corner of the NE1/4 SW1/4 said Section 15, thence North 89°59'49" East along the North line of the NE1/4 SW1/4 said Section 15 a distance of 262.25 feet to the TRUE POINT OF BEGINNING, thence continuing North 89°59'49" East along the North line of the NE1/4 SW1/4 said Section 15 a distance of 19.03 feet to the Northeast corner of the West 3/8 NE1/4 SW1/4 said Section 15, thence South 00°07'48" East along the East line of the West 3/8 NE1/4 SW1/4 said Section 15 a distance of 1319.83 feet to the Southeast corner of said West 3/8 NE1/4 SW1/4 said Section 15, thence North 89°59'49" West along the South line of the NE1/4 SW1/4 said Section 15 a distance of 19.81 feet, thence North 00°08'53" West a distance of 1319.83 feet to the TRUE POINT OF BEGINNING.

That said owner has caused the said real property to be laid out and surveyed as GROVE CREEK SUBDIVISION FILING 3, 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 personal 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 lines and grade structures.
- * Tracts A and B to the owners of the lots and tracts hereby platted as common open space, and to the County of Mesa as utility easements.
- * Tract C to the owners of the lots and tracts hereby platted for installation, operation, maintenance and repair of stormwater drainage systems, and to Central Grand Valley Sanitation District for installation, operation, maintenance, and repair of sanitary sewer.
- * All Landscape/Buffer zones to the owners of the lots and tracts hereby platted as personal easements for the installation and maintenance of private landscaped areas. Construction of permanent structures within said landscape/buffer zones is prohibited.

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.

Upon acceptance by Mesa County the operation and maintenance of the storm drain system, including Brookdale Drain, will become the responsibility of the Grand Junction Drainage District.

Said owners certify that all lienholders, if any, are represented herein.

IN WITNESS WHEREOF, said owners have caused their name to be hereunto subscribed this 27th day of October, A.D. 1998.

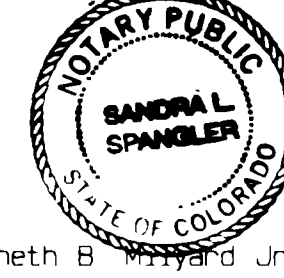
Kenneth S. Mulyard Jr.
Kenneth S. Mulyard Jr.
Park Ridge Joint Venture

Dennis Phillips
Dennis Phillips
Park Ridge Joint Venture

State of Colorado)
County of Mesa)

This plat was acknowledged before me by Kenneth S. Mulyard Jr. and Dennis Phillips on this 27th day of October, A.D. 1998, for the aforementioned purposes.

Notary Public *Sandra L. Spangler*
My Commission expires 6-22-99
My address is 326 Main St., Grand Junction, CO. 81501.



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 3:27 o'clock P.M. this 6th day of October, 1998, and is duly recorded in Plat Book No. 3, Page 303-304 as Reception No. 1872641. Drawer No. 66-10.
Fees 20.00 / 1.00

Monika Todd by *Shirley Howard*
Clerk and Recorder of Mesa County Deputy Clerk

COUNTY PLANNING COMMISSION CERTIFICATE

This project was reviewed and approved by the County Planning Commission of Mesa County, Colorado, on this 5th day of October, A.D. 1998.

PLANNING COMMISSION
MESA COUNTY, COLORADO

By *Thomas R. Butts* 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 5th day of October, A.D. 1998.

BOARD OF COUNTY COMMISSIONERS
MESA COUNTY, COLORADO

By *Kathryn A. Hall* Attest
Chairman Clerk of Record

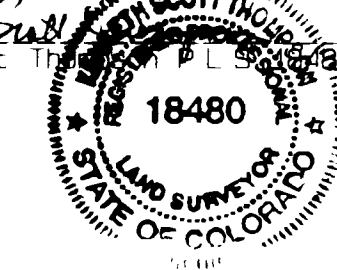
DECLARATION OF COVENANTS

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 FILING 3 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 October 22, 1998
Kenneth Scott Date



LAND USE SUMMARY		
LOTS	8 980 ACRES	64.7%
OPEN SPACE	1 841 ACRES	13.3%
STREETS	3 052 ACRES	22.0%
TOTAL	13 873 ACRES	100.0%

RIGHT TO FARM ACT

NOTE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence in compliance with C.R.S. 35-35-101.

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 herein.

GROVE CREEK FILING 3

PARK RIDGE JOINT VENTURE

SECTION NE1/4 SW1/4 S15 T1S R1E MERIDIAN UTE

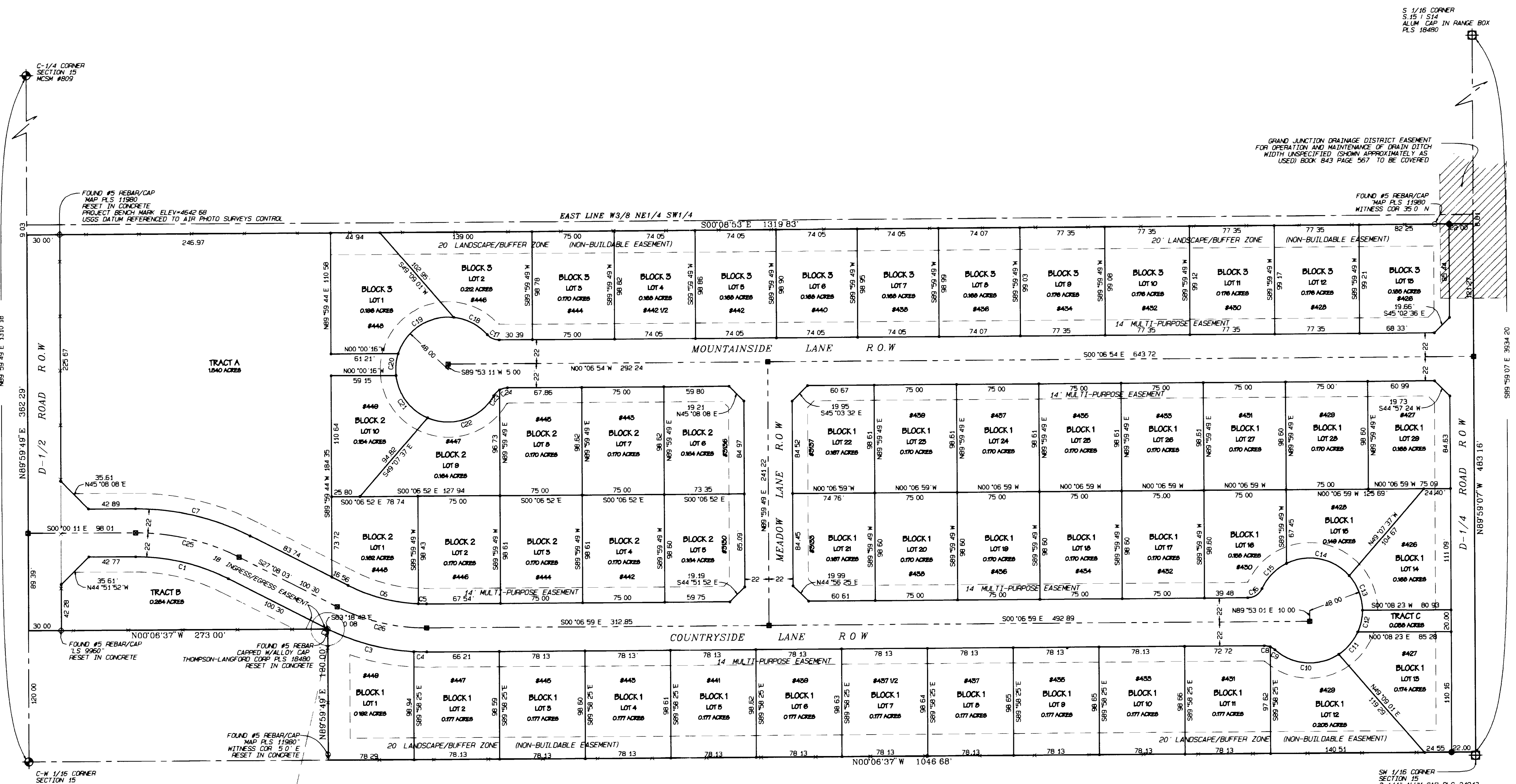
THOMPSON-LANCFORD CORPORATION

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

Designed by DRS Checked by KST Job No 0300-001
D:\0300\001\PLAT.pro Date Oct. 22, 1998 Sheet 1 of 2

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GROVE CREEK SUBDIVISION FILING 3



CURVE TABLE

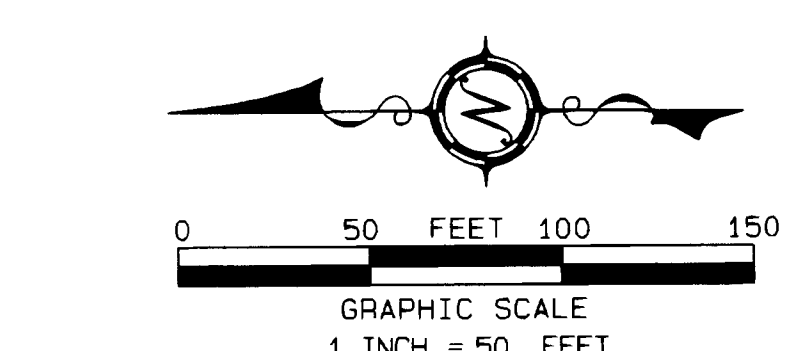
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	87.62	185.00	27°08'14"	S13°33'56"W	86.81
C2	1.96	200.00	00°26'45"	S85°34'40"W	1.96
C3	81.64	200.00	23°23'13"	S14°59'42"W	81.07
C4	11.93	200.00	03°25'04"	S01°35'33"W	11.93
C5	7.45	196.00	02°44'28"	S01°15'15"W	7.46
C6	65.73	196.00	24°20'13"	S14°30'13"W	65.22
C7	108.48	229.00	27°08'14"	N13°33'56"E	107.45
C8	5.99	14.50	21°05'03"	S10°29'33"W	5.51
C9	5.06	14.50	20°00'18"	S11°38'12"W	5.04
C10	62.69	48.00	74°50'11"	S04°29'14"W	58.33
C11	27.08	48.00	32°19'13"	S49°11'28"E	25.72
C12	20.62	48.00	24°06'50"	S72°06'50"E	20.45
C13	15.43	48.00	41°18'27"	N69°22'52"E	33.86
C14	62.68	48.00	74°49'24"	N11°18'36"E	58.32
C15	32.63	48.00	36°56'12"	S65°33'33"W	32.00
C16	15.43	14.50	84°74'29"	N32°34'29"E	15.56
C17	12.25	14.50	48°23'39"	N24°04'26"E	11.89
C18	35.04	48.00	41°49'13"	N67°22'09"E	34.28
C19	65.75	48.00	78°29'02"	N52°52'52"E	60.73
C20	20.26	48.00	24°10'44"	N84°06'52"W	20.11
C21	50.66	48.00	60°28'12"	S93°33'40"W	48.34
C22	69.88	48.00	83°34'24"	S13°33'56"E	63.72
C23	7.95	14.50	30°13'41"	N44°44'09"W	7.56
C24	7.47	14.50	29°30'25"	N14°52'06"W	7.39
C25	88.04	207.00	22°08'14"	S13°33'56"W	87.14
C26	84.66	178.00	27°15'03"	S13°30'32"W	83.86

- ### LEGEND
- ◆ FOUND MESA COUNTY SURVEY MARKER
 - ◆ FOUND SURVEY MARKER AS NOTED
 - ◆ SET #5 REBAR/WALLOP CAP "THOMPSON-LANCFORD PLS 18480" IN CONCRETE.
 - ◆ BRASS DISK STREET MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION.

THIS PROPERTY IS ZONED PR6 AND THE FOLLOWING BUILDING SETBACKS MUST BE ADHERED TO:
 RIGHT-OF-WAY FOR INTERIOR ROADS 20'
 REAR YARD 7.5'
 FRONT YARD 10'

NOTE: THE REAR YARD SETBACKS ON LOTS 1-13, BLOCK 1 AND LOTS 1-19, BLOCK 3 SHALL BE 10 FEET AS MEASURED FROM THE TWENTY-FOOT BUFFER/LANDSCAPE ZONE.

INFORMATION CONCERNING OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, NO 19051 DATED JUNE 23, 1995.



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 herein.

GROVE CREEK FILING 3

PARK RIDGE JOINT VENTURE

SECTION NE1/4 SW1/4 S15 T1S R1E MERIDIAN UTE

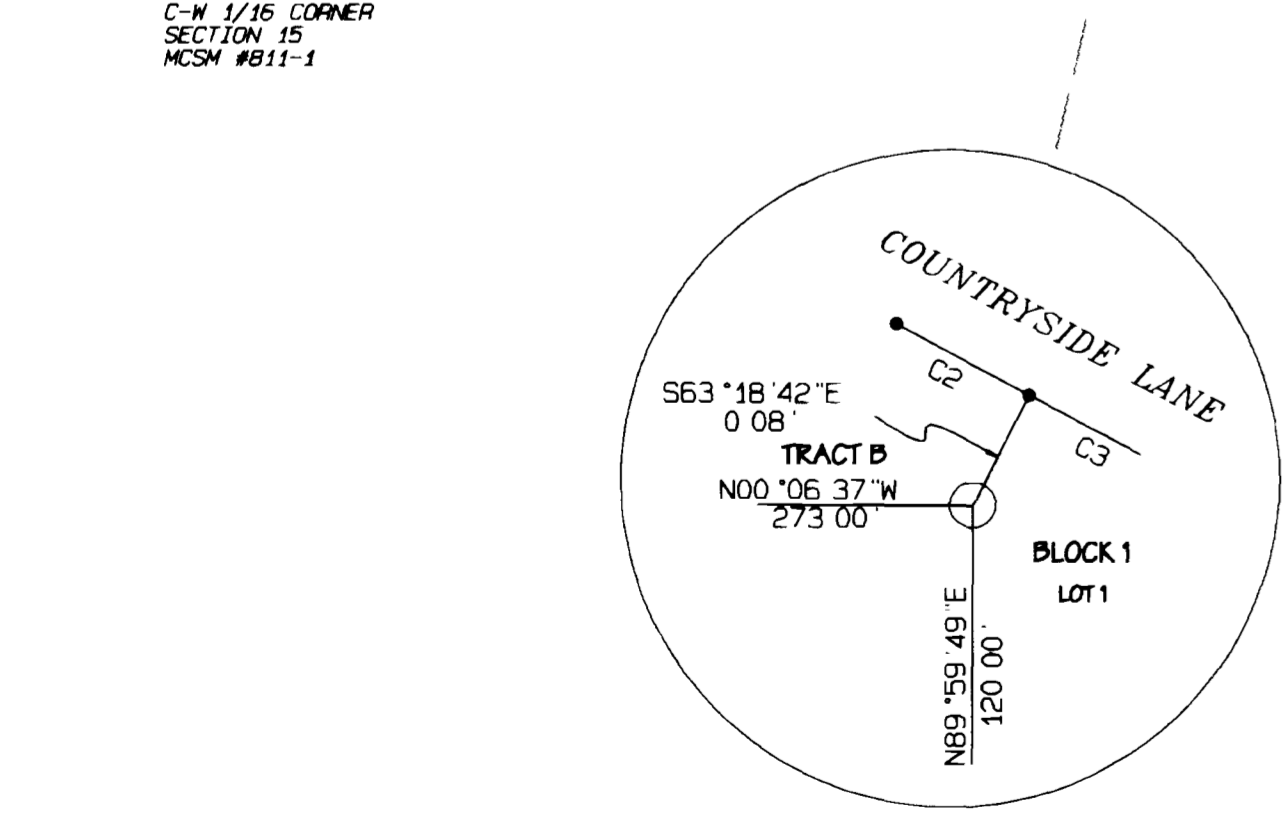
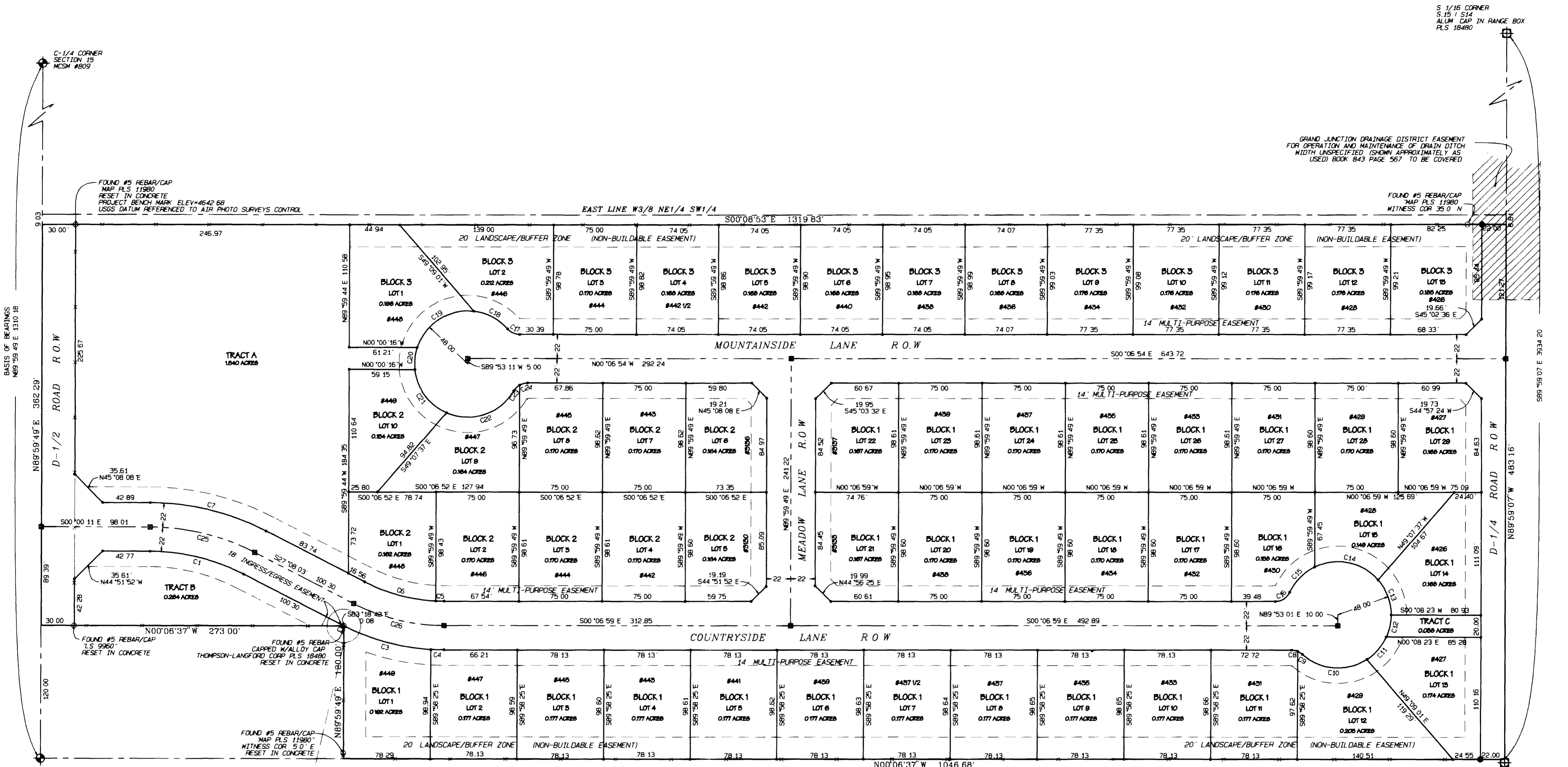
THOMPSON-LANCFORD CORPORATION

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

Designed by DRS Checked by KST Job No 0300-001
0300001\PLAT.pro Date Nov. 3, 1998 Sheet 2 of 2

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GROVE CREEK SUBDIVISION FILING 3



CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
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C14	62.68	48.00	74°49'24"	N11°18'56"E	58.32
C15	32.62	48.00	38°56'12"	N45°33'51"W	32.00
C16	16.43	14.50	64°54'59"	N32°34'28"W	15.56
C17	12.25	14.50	48°23'39"	N24°04'56"E	11.89
C18	35.04	48.00	41°49'13"	N27°22'09"E	34.26
C19	65.75	48.00	78°29'02"	N32°46'59"W	60.73
C20	20.26	48.00	24°10'44"	N84°06'52"W	20.11
C21	50.66	48.00	60°28'12"	S53°33'40"W	48.34
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 - ⊕ FOUND SURVEY MARKER AS NOTED
 - ⊙ SET #5 REBAR W/ALLOY CAP "THOMPSON-LANGFORD PLS 18480" IN CONCRETE
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REAR YARD 10'

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INFORMATION CONCERNING OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, AND ENCUMBRANCES AFFECTING THIS PROPERTY IS FROM A TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, NO 19051 DATED JUNE 23, 1995.

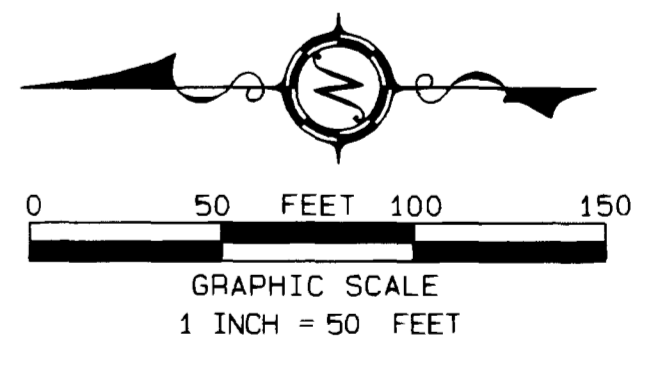
S 1/16 CORNER
S.15 1 S14
ALUM CAP IN RANGE BOX
PLS 18480

GRAND JUNCTION DRAINAGE DISTRICT EASEMENT FOR OPERATION AND MAINTENANCE OF DRAIN DITCH WIDTH UNSPECIFIED (SHOWN APPROXIMATELY AS USED) BOOK 843 PAGE 567 TO BE COVERED

FOUND #5 REBAR/CAP
MAP PLS 11980
WITNESS COR 35 0' N

BASIS OF BEARINGS
N89°59'49"E 1310'18"

N89°59'07"E 483'16"



GROVE CREEK FILING 3

PARK RIDGE JOINT VENTURE

SECTION NE1/4 SW1/4 S15 T19N R1E
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: 0300-001
030001PLAT pro	Date: Nov 3, 1998	Sheet 2 of 2

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