

THE PRESERVE, FILING NO. THREE

PART OF SECTIONS 15 AND 22, T11S, R101W, 6th PM

AND A REPLAT OF OUTLOT B, THE PRESERVE, FILING NO. ONE

AND OUTLOTS E AND F, THE PRESERVE, FILING NO. TWO

DEDICATION

That the undersigned PRSV Company, LLC, a Colorado Limited Liability Company, is the owner of that real property situated in the North Half of Section 22 and the South Half of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, as recorded in Warranty Deed Book 1502, Pages 921 through 982, Mesa County records, and Outlot B of the Preserve, Filing No. One, as recorded in Plat Book 16, Pages 42 and 43, and Outlot E and F, The Preserve, Filing No. Two, as recorded in Plat Book 16, Pages 218 and 219, and being more particularly described as follows:

BEGINNING at the Southwest corner of the NW1/4 NE1/4 of Section 22; thence, along the South line of the NW1/4 NE1/4 of Section 22, South 89 degrees 12 minutes 39 seconds East, a distance of 60.40 feet, to a point at the Southwesterly corner of The Preserve, Filing No. One, as recorded in Plat Book 16, Pages 42 and 43; thence along the Southwesterly line of The Preserve, Filing No. One the following two (2) courses: (1) North 16 degrees 02 minutes 24 seconds West, a distance of 314.47 feet; (2) North 30 degrees 21 minutes 21 seconds West, a distance of 148.29 feet, to a point at the Southernmost corner of OUTLOT B, The Preserve, Filing No. One; thence, along the boundary of said OUTLOT B the following five (5) course: (1) North 59 degrees 38 minutes 39 seconds East, a distance of 40.59 feet; (2) North 06 degrees 56 minutes 21 seconds East, a distance of 75.00 feet; (3) along the arc of a non-tangent curve to the right, having a delta angle of 59 degrees 55 minutes 07 seconds, with a radius of 50.00 feet, an arc length of 52.29 feet, a chord bearing of North 53 degrees 06 minutes 06 seconds West, and a chord length of 49.94 feet; (4) along the arc of a non-tangent curve to the right, having a delta angle of 09 degrees 15 minutes 34 seconds, with a radius of 125.00 feet, an arc length of 20.20 feet, a chord bearing of North 74 degrees 50 minutes 23 seconds West, and a chord length of 20.18 feet; (5) North 70 degrees 12 minutes 36 seconds West, a distance of 82.07 feet, to a point on the boundary of The Preserve, Filing No. One; thence, along the boundary of The Preserve, Filing No. One the following two (2) courses: (1) North 30 degrees 21 minutes 21 seconds West, a distance of 231.82 feet; (2) along the arc of a non-tangent curve to the right, having a delta angle of 14 degrees 45 minutes 54 seconds, with a radius of 783.00 feet, an arc length of 201.78 feet, a chord bearing of North 22 degrees 52 minutes 47 seconds West, and a chord length of 201.22 feet, to a point at the Southernmost corner of OUTLOT E, The Preserve, Filing No. Two, as recorded in Plat Book 16, Pages 218 and 219; thence, around the boundary of said OUTLOT E, The Preserve, Filing No. Two the following five (5) courses: (1) North 31 degrees 15 minutes 01 seconds East, a distance of 144.76 feet; (2) North 55 degrees 43 minutes 34 seconds East, a distance of 229.20 feet; (3) North 74 degrees 30 minutes 59 seconds East, a distance of 145.33 feet; (4) South 89 degrees 38 minutes 47 seconds East, a distance of 105.20 feet; (5) North 64 degrees 39 minutes 02 seconds West, a distance of 531.79 feet, to a point at the Southernmost corner of OUTLOT F, The Preserve, Filing No. Two; thence, along the boundary of said OUTLOT F, The Preserve, Filing No. Two the following four (4) courses: (1) North 36 degrees 52 minutes 39 seconds East, a distance of 331.00 feet; (2) North 00 degrees 45 minutes 53 seconds East, a distance of 122.48 feet; (3) North 68 degrees 25 minutes 58 seconds West, a distance of 208.35 feet; (4) North 32 degrees 42 minutes 01 seconds East, a distance of 477.86 feet, to a point on the Southerly right-of-way line of State Highway 340, as established by Colorado State Highway Department Project No. S 0143 (4); thence along the said Southerly right-of-way line the following four (4) courses: (1) along the arc of a non-tangent curve to the left, having a delta angle of 05 degrees 30 minutes 25 seconds, with a radius of 1232.50 feet, an arc length of 118.46 feet, a chord bearing of North 70 degrees 03 minutes 54 seconds West, and a chord length of 118.42 feet; (2) North 47 degrees 40 minutes 42 seconds West, a distance of 204.90 feet; (3) along the arc of a non-tangent curve to the left, having a delta angle of 09 degrees 24 minutes 52 seconds, with a radius of 1332.50 feet, an arc length of 218.95 feet, a chord bearing of North 85 degrees 31 minutes 12 seconds West, and a chord length of 218.70 feet; (4) South 89 degrees 46 minutes 48 seconds West, a distance of 426.80 feet; thence South 00 degrees 41 minutes 29 seconds West, a distance of 196.39 feet; thence North 76 degrees 31 minutes 02 seconds West, a distance of 224.97 feet; thence North 02 degrees 33 minutes 23 seconds East, a distance of 195.27 feet, to a point on the said Southerly right-of-way line of State Highway 340; thence, along said Southerly right-of-way line the following two (2) courses: (1) North 69 degrees 09 minutes 27 seconds West, a distance of 10.74 feet; (2) along the arc of a non-tangent curve to the right, having a delta angle of 15 degrees 14 minutes 40 seconds, with a radius of 1482.50 feet, an arc length of 394.45 feet, a chord bearing of North 78 degrees 07 minutes 02 seconds West, and a chord length of 393.28 feet, to a point on the Southerly Mesa County right-of-way line of F¹/₄ Road, as described in Book 997, Page 328; thence, along said Southerly right of way line, North 89 degrees 10 minutes 42 seconds West, a distance of 525.66 feet; thence South 09 degrees 54 minutes 23 seconds East, a distance of 34.61 feet; thence South 15 degrees 32 minutes 23 seconds East, a distance of 754.53 feet; thence South 74 degrees 00 minutes 26 seconds West, a distance of 26.64 feet, to a point on the centerline of Redlands Water and Power Company First Lift Canal; thence, along said centerline to the First Lift Canal the following ten (10) courses: (1) South 12 degrees 21 minutes 14 seconds East, a distance of 61.24 feet; (2) South 22 degrees 43 minutes 2 seconds East, a distance of 50.40 feet; (3) South 29 degrees 37 minutes 58 seconds East, a distance of 72.50 feet; (4) South 38 degrees 32 minutes 15 seconds East, a distance of 62.15 feet; (5) South 52 degrees 17 minutes 21 seconds East, a distance of 106.46 feet; (6) South 60 degrees 12 minutes 07 seconds East, a distance of 30.57 feet; (7) South 71 degrees 58 minutes 19 seconds East, a distance of 32.05 feet; (8) South 78 degrees 12 minutes 12 seconds East, a distance of 333.68 feet; (9) South 71 degrees 14 minutes 45 seconds East, a distance of 36.19 feet; (10) South 55 degrees 12 minutes 40 seconds East, a distance of 52.36 feet; thence South 02 degrees 25 minutes 34 seconds East, a distance of 157.37 feet, to the Northwest corner of the NE1/4 NW1/4 of said Section 22; thence South 02 degrees 38 minutes 14 seconds East, a distance of 601.77 feet; thence South 03 degrees 13 minutes 18 seconds East, a distance of 206.80 feet; thence South 01 degrees 09 minutes 42 seconds West, a distance of 526.14 feet, to a point on the South line of the NE1/4 NW1/4 of said Section 22; thence, along the said South line of the NE1/4 NW1/4 of said Section 22, South 89 degrees 13 minutes 01 seconds East, a distance of 1283.61 feet to the POINT OF BEGINNING.

Said parcel containing an area of 81.088 Acres, as described.

That said owners have caused the said real property to be laid out and surveyed as THE PRESERVE, Filing No. Three a subdivision of a part of Mesa County, Colorado. That said owners do hereby dedicate and set apart all of the private roads as shown on the accompanying plat to the use of the Preserve Homeowners Association, Inc., as private roads to be maintained by the Preserve Homeowners Association, Inc., and hereby dedicates to the Public Utilities and the Preserve Homeowners Association, Inc., those portions of said real property which are labeled as ingress/egress access, multipurpose, and utility easements on the accompanying plat as easements for ingress/egress access, the installation and maintenance of such utilities as telephone and electric lines, and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation and drainage easements, with further right of ingress and egress to and from the above described easements. Also subject to Sanitary Sewer easements to the City of Grand Junction Department of Public Works for the installation and maintenance of a sanitary sewer main, with further right of ingress and egress to and from the above described easement. Also subject to Conservation Zones for the preservation of existing natural vegetation as depicted on this plat, and as described in the Covenants, Conditions, and Restrictions as recorded in Book 2373, Pages 947 through 968, and in the First Amendment to the Conditions, Covenants, and Restrictions, as recorded in Book 2424, Page 242, and in the First Supplement to the Conditions, Covenants, and Restrictions, as recorded in Book 2459, Pages 462 through 464, and as set forth in the Second Supplement to the Conditions, Covenants, and Restrictions, as recorded in Book 2500, Pages 299 through 301, of the Mesa County Records, and as set forth on the Building Envelope Site Plan as recorded in Book 2, Pages 150 and 151, Mesa County Records. Such easements and rights shall be used in a reasonable and prudent manner.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 26 day of October, A.D., 1998.

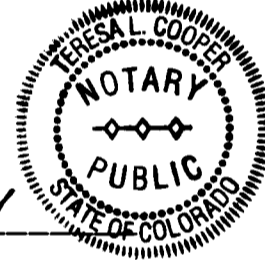
David G. Behrhorst
 David G. Behrhorst, Manager
 PRSV Company, L.L.C.

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA

The foregoing instrument was acknowledged before me by David G. Behrhorst, Manager, PRSV Company, L.L.C. this 26th day of October, A.D., 1998. Witness my hand and official seal

Terrie J. Cooper
 Notary Public



My Commission Expires 8/27/2001

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 PRESERVE, Filing No. Three. Signed this 21st day of October, 1998.

Stanley Willhoite
 By: Stanley Willhoite

Barbara Wilkerson Willhoite
 By: Barbara Wilkerson Willhoite

NOTARY PUBLIC CERTIFICATION

COLORADO } ss
 STATE OF COLORADO } ss
 COUNTY OF MESA

The foregoing instrument was acknowledged before me by Stanley Willhoite, this 21st day of October, A.D., 1998. Witness my hand and official seal:

Spina J. Petersen
 Notary Public

My Commission Expires 10/2/2002

NOTARY PUBLIC CERTIFICATION

COLORADO } ss
 STATE OF COLORADO } ss
 COUNTY OF MESA

The foregoing instrument was acknowledged before me by Barbara Wilkerson Willhoite this 21st day of October, A.D., 1998. Witness my hand and official seal:

Spina J. Petersen
 Notary Public

My Commission Expires 10/2/2002

SURVEYORS CERTIFICATION

I hereby certify that this plat of The Preserve, Filing No. Three and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 30th day of Oct, 1998

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 17th day of November, A.D., 1998, by the County Planning Commission of the County of Mesa, State of Colorado.
 Chairman *Thomas R. Bentes*

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 20th day of November, A.D., 1998, by the Board of County Commissioners of the County of Mesa, State of Colorado.
 Chairman *Kathryn H. Hall*

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:15 o'clock P.M., Nov. 23, A.D., 1998, and was duly recorded in Plat Book No. 16 Page No. 315, 316, 317, & 318

Reception No. 1875505

Monika Jaki
 Clerk and Recorder

Drawer No. GG 19

By: *Shirley Howard*
 Deputy

Fees: 40.00 1.00

GENERAL NOTES

Basis of bearings assumes the West line of the SW1/4 NE1/4 of Section 22 to bear S 00°19'17" W, 1333.09 feet from GPS observation. Both monuments on this line are BLM or Mesa County Markers as shown on the accompanying plat.

BENCHMARK: Found #5 Rebar with Alum Cap LS 20677 at the Southeast corner of property. Elev=4699.16 NAVD '88

Easement and title documents (schedules A&B) provided by First American Title Company - Title policy No. 00132245.

Note: Existing property corners which were recovered during this survey which were within 0.25 feet± of the calculated position were accepted as being "in position".

Located in portions of Section 15 & 22, T11S, R101W, 6th PM

		THE PRESERVE FILING NO. THREE A Part of SECTIONS 15 & 22, T11S, R101W, 6th PM, MESA COUNTY, CO	
LANDesign ENGINEERS • SURVEYORS • PLANNERS 259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099		PROJECT NO. 97056 DATE June, 1998	
DENNIS W. JOHNSON COLORADO REGISTERED SURVEYOR P.L.S. No. 16835		SUR. BY: DRAWN CHECKED SHEET OF LED RSK 1 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 CERTIFICATION SHOWN HEREON.

THE PRESERVE, FILING NO. THREE

PART OF SECTIONS 15 AND 22, T11S, R101W, 6th PM
AND A REPLAT OF OUTLOT B, THE PRESERVE, FILING NO. ONE
AND OUTLOTS E AND F, THE PRESERVE, FILING NO. TWO



SCALE: 1"=200'
200 100 0 200

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 PER CRS-38-51-105, IN CONCRETE
 - ▲ FOUND COLORADO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY MARKER
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR AT ALL LOT CORNERS TO BE SET PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105
ALL BOUNDARY MARKERS TO BE SET IN CONCRETE PER MESA COUNTY CODE.

AREA SUMMARY

LOTS	= 53.126 Acres	65.52%
BLOCK A	= 26.121 Acres	32.21%
PRIVATE ROAD ROW	= 1.841 Acres	2.27%
TOTAL	= 81.088 Acres	100.00%

LINE	BEARING	DISTANCE
L1	N 59°38'39" E	40.59'
L2	N 06°56'21" E	75.00'
L3	N 70°12'36" W	82.07'
L4	N 31°15'01" E	144.76'
L5	N 74°30'59" E	145.33'
L6	S 89°38'47" E	105.20'

These curves are all non-tangent.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING
C1	59°55'07"	50.00'	52.29'	49.94'	N 53°06'06" W
C2	09°15'34"	125.00'	20.20'	20.18'	N 74°50'23" W
C3	14°45'54"	783.00'	201.78'	201.22'	N 22°52'47" W

GENERAL NOTES

Basis of bearings assumes the West line of the SW1/4 NE1/4 of Section 22 to bear S 00°19'17" W, 1333.09 feet from GPS observation. Both monuments on this line are BLM or Mesa County Markers as shown on the accompanying plat.

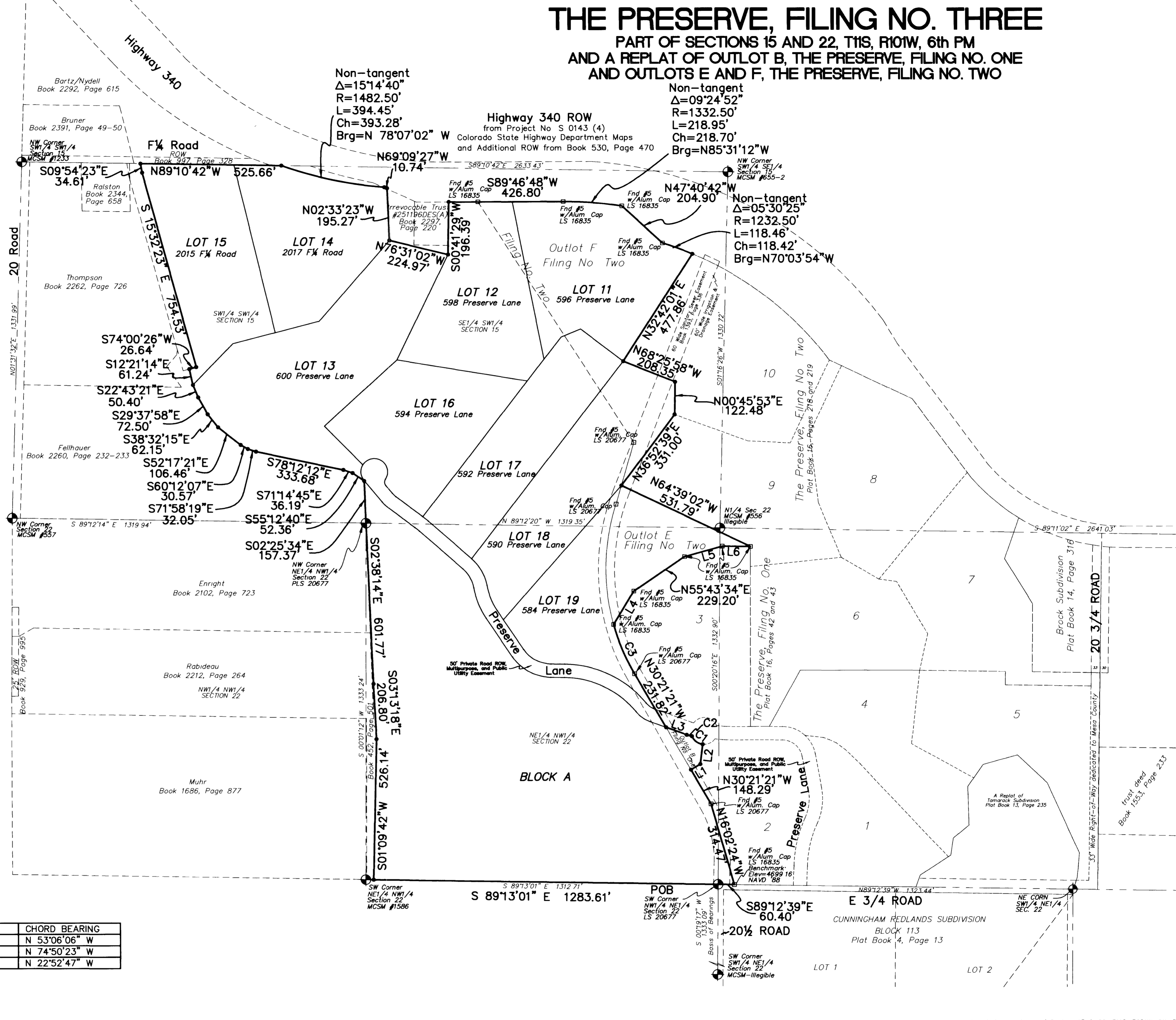
BENCHMARK: Found #5 Rebar with Alum Cap LS 20677 at the Southeast corner of property. Elev=4699.16 NAVD '88

Note: Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

SURVEYORS CERTIFICATION

I hereby certify that this plat of The Preserve, Filing No. Three and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 9th day of Nov. 1998



Located in portions of Section 15 & 22, T11S, R101W, 6th PM

DENNIS W. JOHNSON
REGISTERED PROFESSIONAL SURVEYOR
NO. 16835

THE PRESERVE FILING NO. THREE

A Part of
SECTIONS 15 & 22, T11S, R101W,
6th PM, MESA COUNTY, CO

LANDesign

ENGINEERS • SURVEYORS • PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO. 97056 SUR. BY DRAWN CHECKED SHEET OF
DATE: June, 1998 LED RSK 2 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 CERTIFICATION SHOWN HEREON.

S60°12'07"E
30.57'
S71°58'19"E
32.05'

S78°12'12"E
333.68'
S71°14'45"E
36.19'
S55°12'40"E
52.36'

Easement "A"
50' Easement/ROW to
Redlands Water & Power Company
Book 2379, Pages 64 through 73
To be replaced by Road ROW
except as indicated by hatching

S02°25'34"E
157.37'

NW Corner
NE1/4 NW1/4
Section 22
PLS 20677

Δ=13°46'35"
R=125.00'
L=30.06'
Ch=29.98'
Brg=N46°43'24"W

Δ=04°41'40"
R=275.00'
L=22.53'
Ch=22.53'
Brg=N51°15'52"W

Δ=04°41'40"
R=300.00'
L=24.58'
Ch=24.58'
Brg=N51°15'52"W

Δ=38°21'18"
R=125.00'
L=83.65'
Ch=82.12'
Brg=N29°44'23"W

Δ=23°36'04"
R=300.00'
L=123.58'
Ch=122.70'
Brg=N22°21'46"W

Δ=23°36'04"
R=102.98'
L=102.25'
Ch=102.25'
Brg=N22°21'46"W

Δ=56°00'53"
R=125.00'
L=120.02'
Ch=115.47'
Brg=N61°40'15"W

Δ=49°42'00"
R=350.00'
L=303.60'
Ch=294.17'
Brg=N64°19'42"W

Δ=30°43'54"
R=125.00'
L=87.05'
Ch=86.25'
Brg=N54°50'39"W

Δ=30°43'54"
R=125.00'
L=87.05'
Ch=86.25'
Brg=N54°50'39"W

Non-tangent
Δ=14°45'54"
R=783.00'
L=201.78'
Brg=N22°52'47"W
Ch=201.22'

Non-tangent
Δ=09°15'34"
R=125.00'
L=20.20'
Ch=20.18'
Brg=N74°50'23"W

Non-tangent
Δ=59°55'07"
R=50.00'
L=52.29'
Ch=49.94'
Brg=N53°06'06"W

BLOCK A
26.121 ACRES

S 89°13'01" E 1283.61'
N 89°13'00" W 1312.71'

POB
SW Corner
NW1/4 NE1/4
Section 22
LS 20677

Fnd #5
w/Alum. Cap
LS 16835
Benchmark
Elev=4699.16
NAVD '88

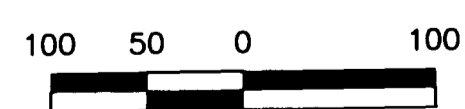
S89°12'39"E
60.40'

LOT 1
CUNNINGHAM REDLANDS SUBDIVISION
BLOCK 113
Plat Book 4, Page 13

BENCHMARK: Found #5 Rebar with Alum Cap LS 20677
At Southeast Corner of property. Elev=4699.16 NAVD '88
Located in portions of Section 15 & 22, T11S, R101W, 6th PM



SCALE: 1"=100'



LEGEND

- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 PER CRS-38-51-105, IN CONCRETE
- ▲ FOUND COLORADO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY MARKER
- FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR AT ALL LOT CORNERS TO BE SET PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105
- ALL BOUNDARY MARKERS TO BE SET IN CONCRETE PER MESA COUNTY CODE.

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TOTAL	= 81.088 Acres	100.00%

SURVEYORS CERTIFICATION

I hereby certify that this plat of The Preserve, Filing No. Three and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 13 day of Nov, 1998



DENNIS W. JOHNSON
COLORADO REGISTERED SURVEYOR
P.L.S. No 16835

THE PRESERVE
FILING NO. THREE
A Part of
SECTIONS 15 & 22, T11S, R101W,
6th PM, MESA COUNTY, CO

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ENGINEERS • SURVEYORS • PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO. 97056	SUR BY. DRAWN	CHECKED	SHEET	OF
DATE: June, 1998	LED	RSK	3	4

01211303.tif

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.

