

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Chipeta Golf Course Inc. is the owner of that real property situated in the County of Mesa, State of Colorado, and that being part of the South 1/2 of Section 29, Township 1 South, Range 1 East which is described in Book 1863, Page 155-158, of the Mesa County Records, as shown on the accompanying plat, said real property being more particularly described as follows

A tract of land situate in the SW1/4 and the SE1/4 of Section 29, T1S, R1E of the Ute Meridian, Mesa County, Colorado being more particularly described as follows
 Commencing at the Southwest Corner of said Section 29 with said location being monumented by a Mesa County brass cap, thence N00°00'00"E 1311.45 feet to a Mesa County brass cap at the NW Corner SW1/4 SW1/4 of Section 29 with said line being the basis of bearings used in this description, thence N89°59'18"E 30.00 feet along the North line of the SW 1/4 SW 1/4 of said Section 29 to the East right-of-way line of County Road 29 and the POINT OF BEGINNING, thence continuing N89°59'18"E 2609.67 feet along the North line of the SW1/4 SW1/4 of said Section 29 to the NW Corner SW1/4 SE1/4 of said Section 29, thence N00°01'02"W 1286.18 feet along the West line of the NW1/4 SE1/4 of said Section 29 to the South right-of-way line of County Road B 1/2, thence S89°57'52"E 741.53 feet along the South right-of-way line of said Road B 1/2 which is 33 feet Southerly and parallel with the North line of the NW1/4 SE1/4 of said Section 29, thence S00°03'58"W 187.00 feet, thence S89°57'52"E 118.00 feet, thence S00°03'58"W 438.49 feet, thence S89°58'54"E 461.98 feet to the East line of the NW1/4 SE1/4 of said Section 29, thence S00°03'58"W 658.36 feet along said East line to the NE Corner SW1/4 SE1/4 of said Section 29, thence S00°05'14"W 731.16 feet along the East line of the SW1/4 SE1/4 of said Section 29, thence S59°08'58"W 1074.83 feet to the North right-of-way line of County Road B, thence N89°58'34"W 397.42 feet along the North right-of-way line of said Road B which is 33 feet Northerly and parallel with South line of the SW1/4 SE1/4 of said Section 29, thence N00°04'24"E 342.00 feet along the West line of the SW1/4 SE1/4 of said Section 29, thence N89°58'00"W 411.75 feet, thence S88°48'52"W 235.76 feet to the Northeast Corner of the Buena Ventura Subdivision as recorded in Book 7 Page 98 at Mesa County records, thence N89°58'00"W 1285.78 feet along the Northerly line of said Buena Ventura Subdivision, thence S65°32'55"W 209.88 feet along the Northwesterly line of said Buena Ventura Subdivision, thence S00°02'00"W 253.00 feet along the Westerly line of said Buena Ventura Subdivision to the North right-of-way of said Road B, thence N89°58'00"W 314.13 feet along the North right-of-way line of said Road B which is 30 feet Northerly and parallel with the South line of the SW1/4 of said Section 29 to the beginning of a curve, concave to the Northeast, having a radius of 170.00 feet, thence Northwesterly 266.93 feet along said curve through a central angle of 89°58'00" to a radial line and point of tangency, thence N00°00'00"E 1111.56 feet along the East right-of-way line of said Road 29 which is 30 feet Easterly and parallel with the West line of the SW1/4 of said Section 29 to the POINT OF BEGINNING. This parcel of land contains 125.02 acres more or less

That said owner has caused the said real property to be laid out and surveyed as Chipeta Golf Course, a Planned Unit Development of a part of the County of Mesa, State of Colorado

That said owner does hereby dedicate and set apart that part of "B Road" and "29 Road" as shown on the accompanying plat for the use of the public forever as County road right-of-way

That said owner does hereby dedicate and set apart that part of said property as shown on the accompanying plat to Mesa County as "multi-purpose easement", for the use of public utilities as perpetual easement 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

That said owner does hereby dedicate and set apart that part of said property as shown on the accompanying plat as "electric easement" for the use of Grand Valley Rural Power, and assigns, for the installation, operation, maintenance and repair of Grand Valley Rural Power utilities above or below ground

That said owner does hereby dedicate and set apart that part of said property as shown on the accompanying plat as "irrigation easement" for the use of the Lateral Users Group, and assigns for the operation and maintenance of existing irrigation ditches

That said owner does hereby dedicate and set apart that part of said property as shown on the accompanying plat as "drainage easement" to the public 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

That said owner does hereby dedicate and set apart that part of said property as shown on the accompanying plat as "recreation easement" to the public for the placement and use of tennis courts, to be constructed within said easement

All easements include the right of ingress and egress on, along, over, under, 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 easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owner of the tract hereby platted shall not burden nor overburden said easements by erecting or placing any improvement thereon which may prevent reasonable ingress and egress to and from the easement

IN WITNESS WHEREOF said owner, Chipeta Golf Course, Inc. has caused their name to be hereunto subscribed this 17th day of July A.D. 1996

[Signature]
 Representative for
 Chipeta Golf Course, Inc.

(STATE OF COLORADO)
 () §
 (COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 17th day of July A.D., 1996, by *Ned Wilson*, Representative for Chipeta Golf Course, Inc.

My Commission expires 9-3-99
 Witness by hand and official Seal

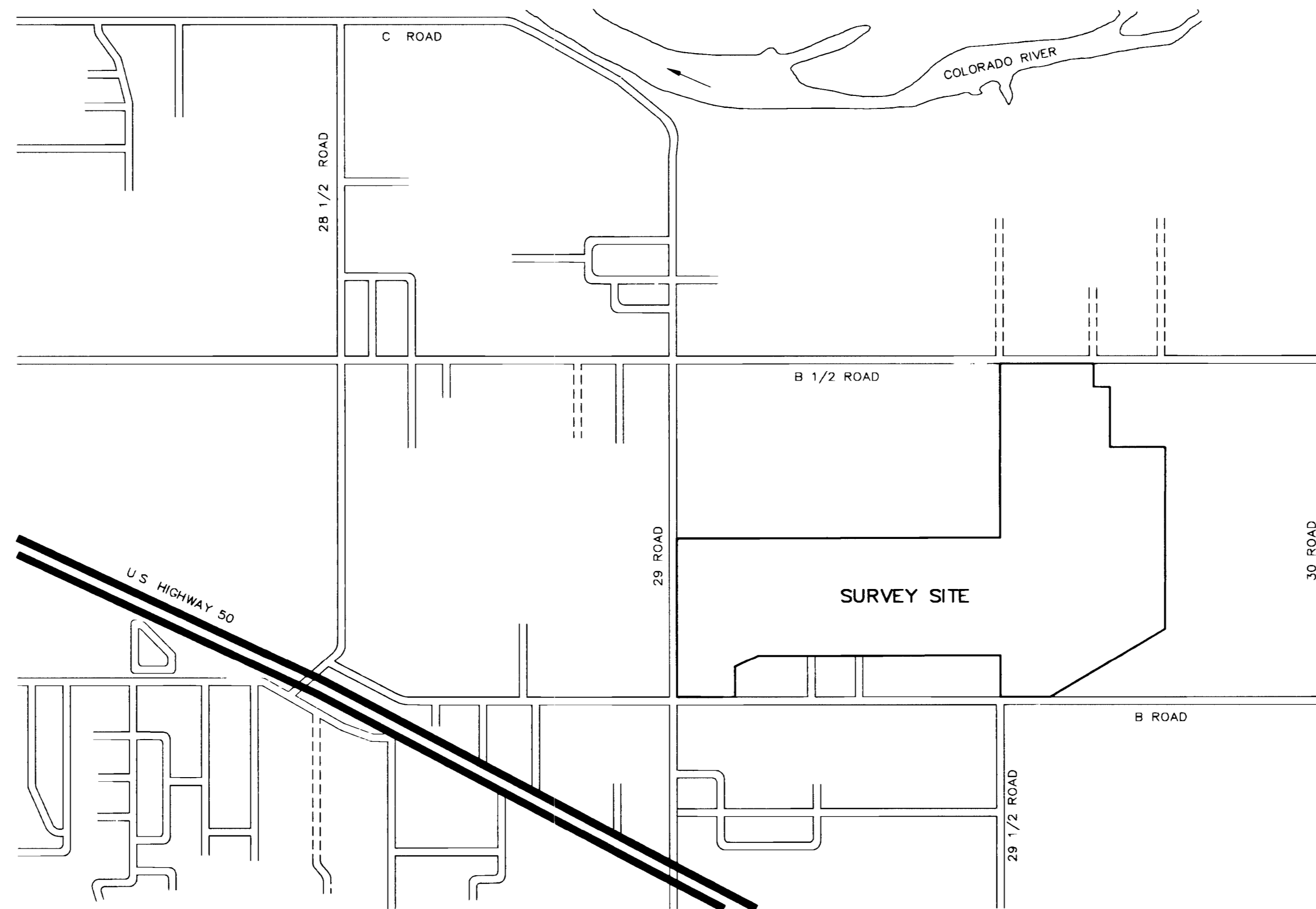
[Signature]
 Notary Public

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.

NOTE: The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or warranty.

CHIPETA GOLF COURSE

A PLANNED UNIT DEVELOPMENT



VICINITY MAP
 FROM U.S.G.S. GRAND JUNCTION QUADRANGLE
 (PHOTO REVISED 1973)
 NOT TO SCALE

NOTES.

- TITLE INFORMATION SUPPLIED BY CLIENT, INCLUDING BUT NOT LIMITED TO ABSTRACT AND TITLE COMPANY OF MESA COUNTY INC., POLICY NUMBERS 890244 AND 890245
- PROPERTY IS NOT IN A DESIGNATED FLOOD ZONE, AS PER FIRM COMMUNITY PANEL NO 080115-0490-C, REVISED DATE OF JULY 15, 1992
- GRAND VALLEY RURAL POWER EASEMENTS RECORDED IN BOOK 373, PAGE 422 ON 12-3-1938 AND BOOK 373, PAGE 498 ON 12-19-1938
- MESA COUNTY BENCH MARK #15, ELEVATION 4702.15 FEET 2" BRASS CAP IN CONCRETE IRRIGATION HEADWALL
- BASIS OF BEARING IS THE WEST LINE OF SECTION 29, T1S, R1E OF UTE MERIDIAN, FROM LOMA LINDA SUBDIVISION, RECORDED IN BOOK 11, PAGE 196, MESA COUNTY RECORDS
- POSITIONAL TOLERANCE OF ALL MONUMENTS +/- 0.3 FEET
- THE MESA COUNTY RECORDS INDICATE THAT NO LIENHOLDERS EXIST FOR THE PROPERTY

AREA SUMMARY

EXISTING PROPERTY	125.02 AC	100%
DEDICATED PUBLIC ROW	0.79 AC	0.63%
VACATED PUBLIC ROW	0.07 AC	0.05%
NET PROPERTY TOTAL	124.30 AC	99.42%

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 27th day of August A.D., 1996 County Planning Commission of the County of Mesa, Colorado

[Signature]
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 27th day of August A.D., 1996 Board of County Commissioners of the County of Mesa, Colorado

[Signature]
 Chairman

CLERK AND RECORDERS CERTIFICATE

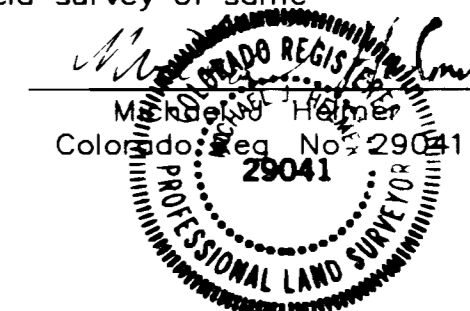
(STATE OF COLORADO)
 () §
 (COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 10:56 o'clock A.M., this 19th day of November A.D., 1996, and is duly recorded in plat Book No. 15 Pages 197-198 Reception No. 1778330, Drawer No. CC100

Fee \$20.00 1.00
[Signature] Deputy
[Signature] Clerk and Recorder

SURVEYOR'S CERTIFICATE

I, Michael J. Helmer, do hereby certify that the accompanying plat of Chipeta Golf Course, a Planned Unit Development in the County of Mesa, has been prepared under my direction and accurately represents a field survey of same



7-17-96
 Date

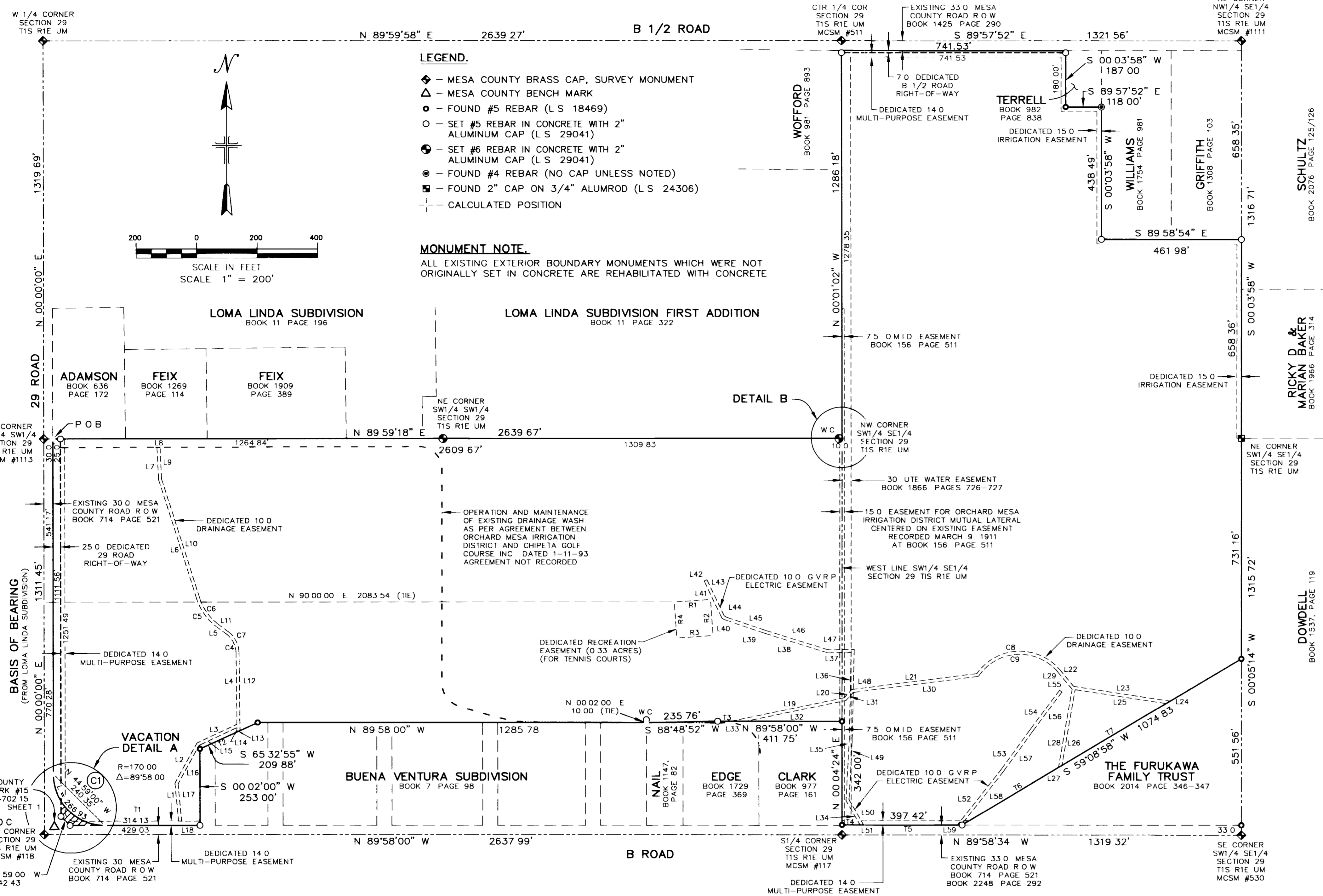
WESTERN ENGINEERS INC. CONSULTING ENGINEERS / LAND SURVEYORS
 2150 Hwy 6 & 50 Grand Junction CO (970)242-5202

PLAT FOR
CHIPETA GOLF COURSE
 A PLANNED UNIT DEVELOPMENT LOCATED
 IN THE SOUTH 1/2 OF SECTION 29
 T1S R1E OF THE UTE MERIDIAN
 MESA COUNTY, COLORADO

SURVEYED	M J H	DRAWN	B M W	CHECKED	M J L
DATE	6-27-96	WEI DWG NO		3743-1137-3	

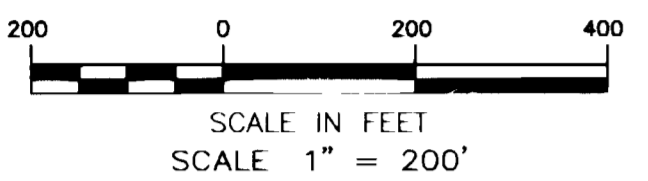
CHIPETA GOLF COURSE

A PLANNED UNIT DEVELOPMENT



- LEGEND.**
- ◆ - MESA COUNTY BRASS CAP, SURVEY MONUMENT
 - △ - MESA COUNTY BENCH MARK
 - - FOUND #5 REBAR (L S 18469)
 - - SET #5 REBAR IN CONCRETE WITH 2" ALUMINUM CAP (L S 29041)
 - - SET #6 REBAR IN CONCRETE WITH 2" ALUMINUM CAP (L S 29041)
 - - FOUND #4 REBAR (NO CAP UNLESS NOTED)
 - - FOUND 2" CAP ON 3/4" ALUMROD (L S 24306)
 - ⊕ - CALCULATED POSITION

MONUMENT NOTE.
ALL EXISTING EXTERIOR BOUNDARY MONUMENTS WHICH WERE NOT ORIGINALLY SET IN CONCRETE ARE REHABILITATED WITH CONCRETE



BOUNDARY CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	170.00'	89°58'00"	266.93'	N 44°59'00" W	240.35'
PORTIONS OF CURVE C1 (SEE DETAIL A)					
C2	170.00'	58°29'59"	173.57'	N 60°43'01" W	166.13'
C3	170.00'	31°28'01"	93.36'	N 15°44'01" W	92.20'

DRAINAGE EASEMENT CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C4	80.00'	52°59'01"	73.98'	N 27°07'49" W	71.37'
C5	185.00'	36°01'33"	116.32'	N 35°36'33" W	114.42'
C6	175.00'	36°01'33"	110.03'	S 35°36'33" E	108.23'
C7	90.00'	52°59'01"	83.23'	S 27°07'49" E	80.29'
C8	173.10'	105°29'16"	318.70'	N 87°40'35" E	275.56'
C9	163.10'	107°01'27"	304.66'	S 86°54'30" W	262.26'

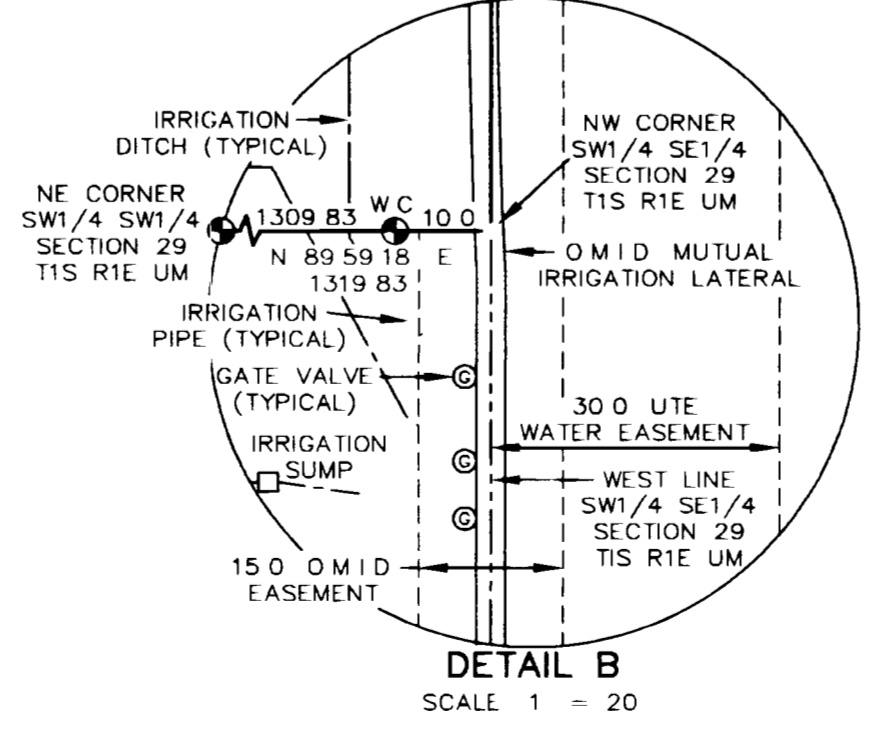
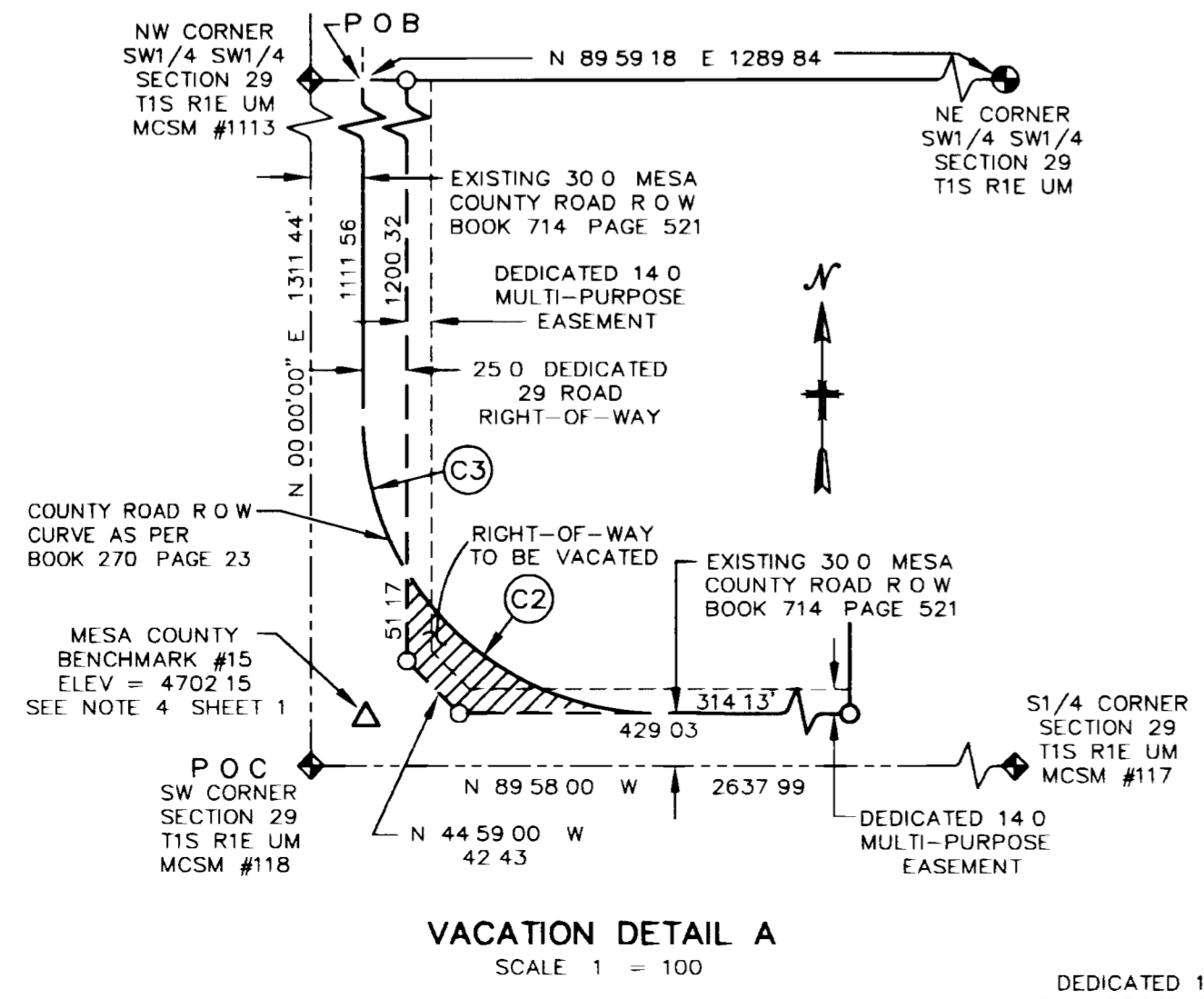
DRAINAGE, POWER AND RECREATION EASEMENT LINE DATA

LABEL	BEARING	DISTANCE	LABEL	BEARING	DISTANCE
L1	N 05°26'49" W	139.98'	L36	N 01°17'40" E	290.69'
L2	N 28°46'57" E	151.93'	L37	S 88°45'16" W	76.72'
L3	N 64°57'00" E	145.61'	L38	N 72°41'53" W	218.16'
L4	N 00°38'19" W	237.52'	L39	N 71°22'53" W	139.39'
L5	N 53°37'20" W	37.44'	L40	N 59°25'09" W	11.86'
L6	N 17°35'47" W	416.71'	L41	N 25°23'48" W	136.28'
L7	N 02°41'04" W	106.14'	L42	N 64°36'12" E	10.00'
L8	N 89°53'31" E	10.01'	L43	S 25°23'48" E	133.22'
L9	S 02°41'04" E	104.38'	L44	S 59°25'09" E	7.76'
L10	S 17°35'47" E	415.41'	L45	S 71°22'53" E	138.23'
L11	S 53°37'20" E	37.44'	L46	S 72°41'53" E	216.41'
L12	S 00°38'19" E	258.49'	L47	N 88°45'16" E	85.54'
L13	S 65°32'14" E	10.93'	L48	S 01°17'40" W	301.31'
L14	N 00°38'19" W	14.40'	L49	S 03°11'35" W	196.73'
L15	S 64°57'00" W	137.81'	L50	S 29°55'07" E	97.02'
L16	S 28°46'57" W	145.59'	L51	N 89°58'34" W	11.54'
L17	S 05°26'49" E	134.79'	L52	N 38°26'44" E	232.00'
L18	N 89°58'25" W	10.05'	L53	N 36°04'07" E	168.11'
L19	N 78°05'50" E	382.99'	L54	N 36°29'06" E	160.40'
L20	N 41°39'34" E	36.21'	L55	S 53°30'54" E	10.00'
L21	N 82°41'13" E	417.86'	L56	S 36°29'06" W	160.36'
L22	S 39°34'47" E	69.78'	L57	S 36°04'07" W	168.28'
L23	S 81°13'40" E	322.07'	L58	S 38°26'44" W	224.28'
L24	S 59°10'00" W	15.69'	L59	N 89°58'34" W	12.76'
L25	N 81°13'40" W	303.77'	T1	S 89°58'00" E	244.99'
L26	S 09°52'24" W	255.26'	T2	N 65°32'55" E	134.87'
L27	S 59°10'00" W	13.19'	T3	S 89°58'00" E	44.57'
L28	N 09°52'24" E	263.67'	T4	S 89°58'34" E	60.19'
L29	N 39°34'47" W	73.58'	T5	S 89°58'34" E	309.75'
L30	S 82°41'13" W	418.62'	T6	N 59°08'58" E	371.23'
L31	S 41°39'34" W	35.76'	T7	N 59°08'58" E	400.52'
L32	S 78°05'50" W	338.97'	R1	N 86°00'00" E	120.00'
L33	N 89°58'00" W	48.35'	R2	S 04°00'00" W	120.00'
L34	N 29°55'07" W	92.23'	R3	S 86°00'00" W	120.00'
L35	N 03°11'35" E	199.54'	R4	N 04°00'00" W	120.00'

NOTE: "L" DESIGNATIONS ARE FOR DRAINAGE AND GRAND VALLEY RURAL POWER EASEMENTS "T" DESIGNATIONS ARE FOR TIES TO EITHER THE NEAREST PROPERTY CORNER OR THE NEAREST EASEMENT LINE "R" DESIGNATIONS ARE FOR THE RECREATION EASEMENT (TENNIS COURTS)

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DEDICATED PUBLIC R O W	0.79 AC	0.63%
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SHEET 2 OF 2

WESTERN ENGINEERS, INC. CONSULTING ENGINEERS / LAND SURVEYORS
2150 Hwy 6 & 30 Grand Junction, CO (970)243-5202

PLAT FOR
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A PLANNED UNIT DEVELOPMENT LOCATED
IN THE SOUTH 1/2 OF SECTION 29
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SURVEYED	M J H	DRAWN	B M W	CHECKED	M J L
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