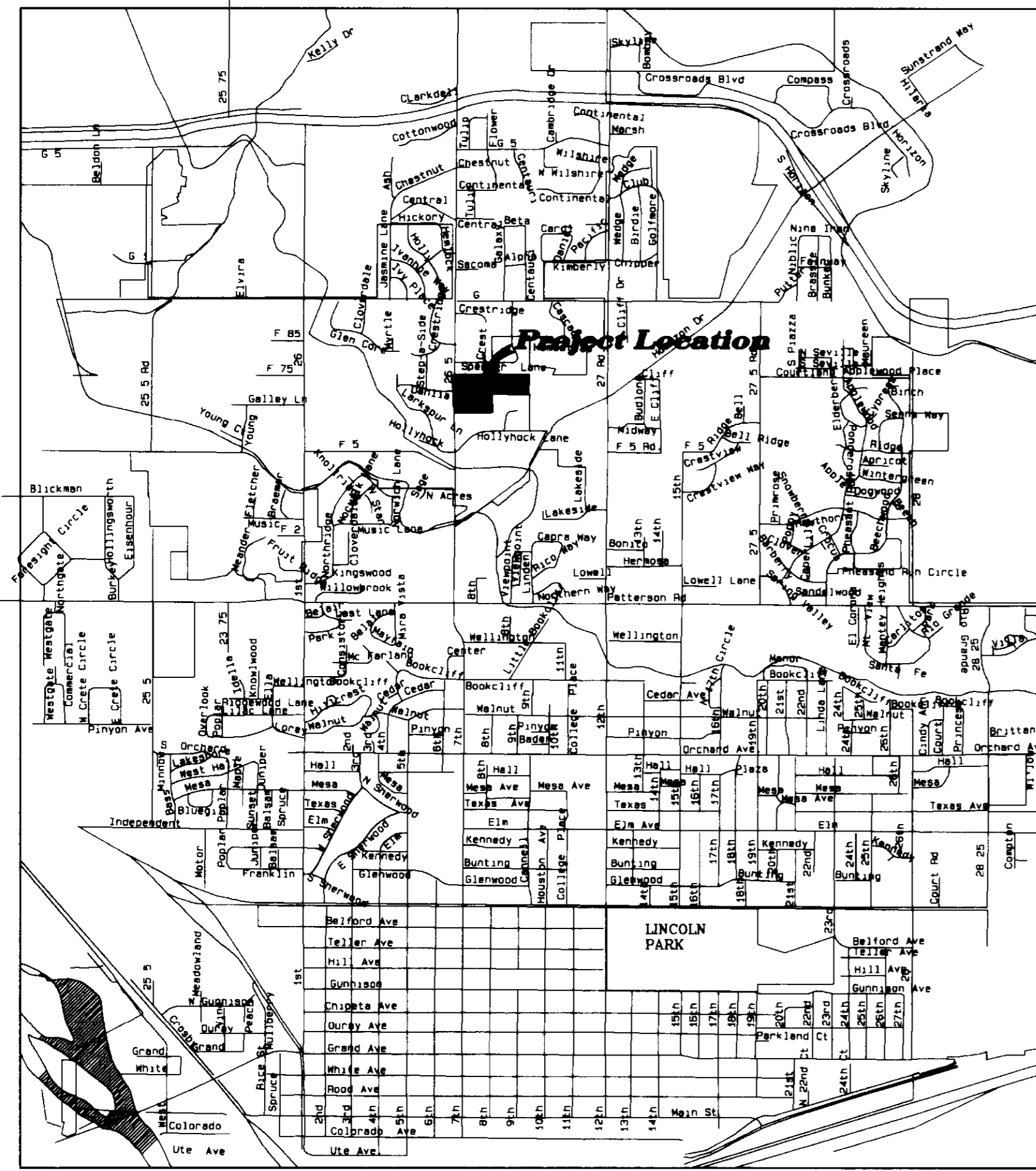


CHERRYHILL SUBDIVISION

SITUATED IN THE SW1/4 NE1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP

NOT TO SCALE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Richard Witt and Denver Cherry are the owners of that real property in the County of Mesa State of Colorado being situated in the Southwest one-quarter of the Northeast one-quarter of Section 2 Township 1 South Range 1 West of the Ute Meridian described in Book 2388 at Page 706 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 NW1/4 SW1/4 NE1/4 and the N1/2 NE1/4 SW1/4 NE1/4 of Section 2 Township 1 South Range 1 West of the Ute Meridian Except that part conveyed to the Count of Mesa by instrument recorded in Book 939 at Page 78

That said owner has caused the said real property to be laid out and surveyed as **CHERRYHILL SUBDIVISION** a subdivision of the City of Grand Junction 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 City of Grand Junction for the use of the public forever
- * All Multi-Purpose 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 telephone lines and also for the installation and maintenance of traffic control facilities street lighting street trees and grade structures
- * All Grand Valley Project Easements to the owners (Homeowners Association) of the lots and tracts hereby platted for irrigation storage and to Grand Valley Water Users Association their successors and assigns for the installation operation and maintenance of the Grand Valley Project irrigation facilities
- * All Irrigation Easements to the owners (Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation operation maintenance and repair of private irrigation systems
- * All Drainage Easements to the owners (Homeowners Association) of lots and tracts hereby platted 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
- * Sanitary Sewer Easement to the City of Grand Junction as a perpetual easement for the operation maintenance and repair of sanitary sewer lines
- * Tract A to the owners (Homeowners Association) of lots and tracts hereby platted for the purpose of retaining runoff water which originates from the area hereby platted
- * Tract B to the owners (Homeowners Association) of lots and tracts hereby platted for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted and also for the conveyance of runoff from upstream areas and as common open space
- * Tracts C and D to the owners (Homeowners Association) of lots and tracts hereby platted as common open space for landscaping and appurtenant irrigation facilities and to the City of Grand Junction as multi-purpose easements
- * Pedestrian Easement to the owners (Homeowners Association) of lots and tracts hereby platted for the use of pedestrian access to Tract B

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

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 16th day of March A D 1999

Richard Witt
Richard Witt

Denver Cherry
Denver Cherry

State of Colorado)
County of Mesa) ss

This plat was acknowledged before me by Richard Witt and Denver Cherry on this 16th day of March A D 1999 for the aforementioned purposes

Notary Public Daryl J. ...
My Commission expires ...
My address is ...

CITY APPROVAL

This plat of CHERRYHILL SUBDIVISION a subdivision of the City of Grand Junction County of Mesa State of Colorado was approved this 17th day of March 1999

Spencer ... City Manager
Janet Terry Mayor

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 3:00 o'clock P M this 19th day of March 1999 and is duly recorded in Plat Book No 17

Page 27+28 as Reception No 1893938 Drawer No GG 110

Fees 20.00 1.00
Monika Todd Clerk and Recorder of Mesa County
Debra ... Deputy

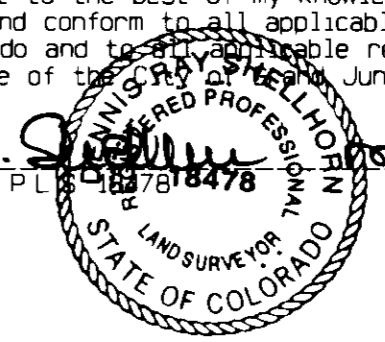
DECLARATION OF COVENANTS

This property is subject to covenants conditions and restrictions as contained in instrument recorded in Book 2515 at Page 27-35 Bk 2515 Pgs 36-49

SURVEYOR S STATEMENT

I Dennis R. Shellhorn being a registered Professional Land Surveyor in the State of Colorado do hereby state that this subdivision plat and survey of CHERRYHILL SUBDIVISION were made by me and/or under my direct supervision and that to the best of my knowledge belief and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to the reasonable requirements of the zoning and development code of the City of Grand Junction

Dennis R. Shellhorn March 3, 1999
Dennis R. Shellhorn P.L.S. # 8478 Date



LAND USE SUMMARY

LOTS	11 284 ACRES	78 0%
TRACTS	1 311 ACRES	9 0%
STREETS	1 877 ACRES	13 0%
TOTAL	14 472 ACRES	100 0%

CHERRYHILL SUBDIVISION

DENVER CHERRY/RICHARD WITT

SECTION SW1/4 NE1/4 S 2 TOWNSHIP 1 South RANGE 1 West MERIDIAN UTE

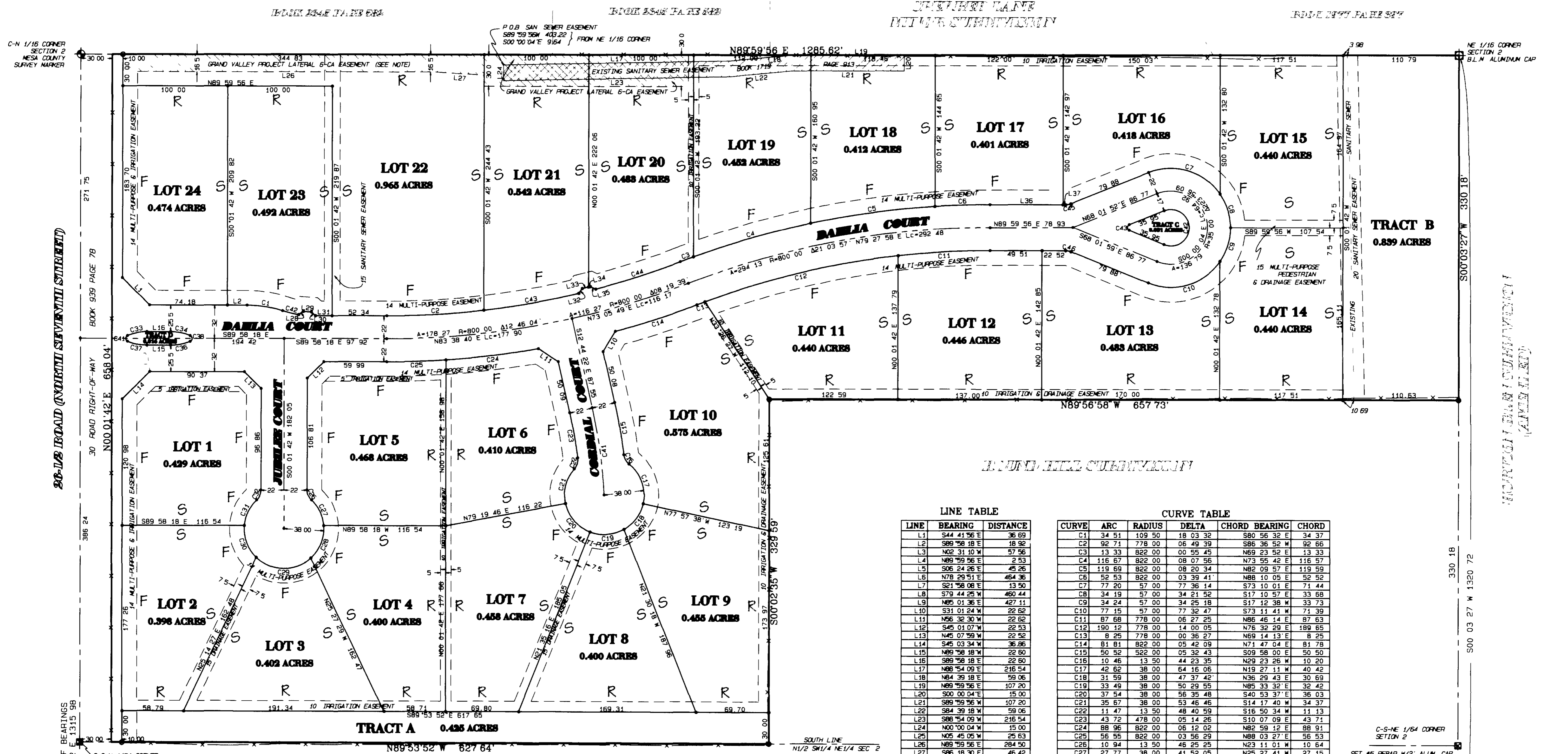
THOMPSON-LANGFORD CORPORATION

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

Designed by DRS Checked by DJM Job No 0385-001
D:\0385\PLAT pro Date Mar 3 1999 Sheet 1 of 2

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.

CHERRYHILL SUBDIVISION



LINE TABLE

LINE	BEARING	DISTANCE
L1	S44 41 56 E	36.69
L2	S89 58 18 E	18.92
L3	N02 31 10 W	57.56
L4	N89 59 56 E	2.53
L5	S06 24 26 E	45.26
L6	N78 29 51 E	464.36
L7	S21 58 08 E	13.50
L8	S79 44 25 W	460.44
L9	N85 01 36 E	427.11
L10	S31 01 24 W	22.62
L11	N56 32 30 W	22.62
L12	S45 01 07 W	22.53
L13	N45 07 59 W	22.52
L14	S45 03 34 W	36.86
L15	N89 58 18 W	22.60
L16	S89 58 18 E	22.60
L17	N88 54 09 E	216.54
L18	N84 39 18 E	59.06
L19	N89 59 56 E	107.20
L20	S00 00 04 E	15.00
L21	S89 59 56 W	107.20
L22	S84 39 18 W	59.06
L23	S88 54 09 W	216.54
L24	N00 00 04 W	15.00
L25	N05 45 05 W	25.63
L26	N89 59 56 E	284.50
L27	S86 18 30 E	46.42
L28	N54 54 06 E	5.27
L29	S86 29 29 E	7.85
L30	N47 53 02 W	5.32
L31	S89 58 18 E	15.74
L32	N37 09 51 E	5.75
L33	N75 48 18 E	6.04
L34	N75 48 18 E	1.81
L35	S65 37 15 E	5.76
L36	N89 59 56 E	69.51
L37	N89 59 56 E	2.53

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	34 51	109 50	18 03 32	S80 56 32 E	34 37
C2	92 71	778 00	06 49 39	S86 36 52 W	92 66
C3	13 33	822 00	00 55 45	N69 23 52 E	13 33
C4	116 67	822 00	08 07 56	N73 55 42 E	116 57
C5	119 69	822 00	08 20 34	N82 09 57 E	119 59
C6	52 53	822 00	03 39 41	N88 10 05 E	52 52
C7	77 20	57 00	77 36 14	S73 10 01 E	71 44
C8	34 19	57 00	34 21 52	S17 10 57 E	33 68
C9	34 24	57 00	34 25 18	S17 12 38 W	33 73
C10	77 15	57 00	77 32 47	S73 11 41 W	71 39
C11	87 68	778 00	06 27 25	N86 46 14 E	87 63
C12	190 12	778 00	14 00 05	N76 32 29 E	189 85
C13	8 25	778 00	00 36 27	N69 14 13 E	8 25
C14	81 81	822 00	05 42 09	N71 47 04 E	81 78
C15	50 52	522 00	05 32 43	S09 58 00 E	50 50
C16	10 46	13 50	44 23 35	N29 23 26 W	10 20
C17	42 62	38 00	64 16 06	N19 27 11 W	40 42
C18	31 59	38 00	47 37 42	N36 29 43 E	30 69
C19	33 49	38 00	50 29 55	N85 33 32 E	32 42
C20	37 54	38 00	56 35 48	S40 53 37 E	36 03
C21	35 67	38 00	53 46 46	S14 17 40 W	34 37
C22	11 47	13 50	48 40 59	S16 50 34 W	11 13
C23	43 72	478 00	05 14 26	S10 07 09 E	43 71
C24	88 96	822 00	06 12 02	N82 59 12 E	88 91
C25	56 55	822 00	03 56 29	N88 03 27 E	56 53
C26	10 94	13 50	48 25 25	N23 11 01 W	10 64
C27	27 77	38 00	41 52 05	N25 27 41 W	27 15
C28	34 36	38 00	51 48 06	N21 22 24 E	33 20
C29	57 57	38 00	86 48 03	S89 19 31 E	52 22
C30	33 50	38 00	50 30 32	S20 40 13 E	32 42
C31	27 77	38 00	41 52 05	S25 31 05 W	27 15
C32	10 94	13 50	46 25 25	S23 14 25 W	10 64
C33	19 06	48 00	22 44 49	S78 39 18 W	18 93
C34	19 06	48 00	22 44 49	N78 35 54 W	18 93
C35	7 04	3 00	134 30 23	N00 01 42 E	5 53
C36	19 06	48 00	22 44 49	N78 39 18 E	18 93
C37	19 06	48 00	22 44 49	S78 35 54 E	18 93
C38	7 04	3 00	134 30 23	S00 01 42 W	5 53
C39	68 40	17 50	223 56 44	S00 00 04 E	32 46
C40	7 12	3 00	136 03 51	N00 00 04 W	5 56
C41	84 45	500 00	09 40 39	S07 54 02 E	84 35
C42	15 73	93 50	09 38 29	N76 44 01 W	15 71
C43	92 19	778 00	06 47 22	S79 48 22 W	92 14
C44	84 69	778 00	06 14 14	S72 03 07 W	84 65
C45	5 18	13 50	21 58 04	N79 00 54 E	5 14
C46	5 18	13 50	21 58 04	N79 01 02 W	5 14

NOTE Grand Valley Water Users Association claims easement for Lateral 6-CA under authority of instrument recorded in Book 130 at Page 120. The easement shown hereon extends fifteen feet on each side of the existing concrete lined ditch. Additional area for O&M of delivery structures Nos 36 and 37 are provided for within the irrigation storage facility easement.

NOTE Access to Lots 1 2 and 5 shall be limited to Jubilee Court. Access to Lots 23 and 24 shall be limited to Dahlia Court. Access to Lots 6 and 10 shall be limited to Cordial Court.

NOTE There is an existing water line easement (Book 764 Page 480) described Along the North line NW1/4 SW1/4 NE1/4 that is not shown graphically. Width and location is unspecified.

NOTE No fences are allowed within the 15 multi-purpose pedestrian & drainage easement between Lots 14 and 15.

Title information from a title commitment prepared by Western Colorado Title Company Order No. 97-11-123K dated November 21 1997

Set #5 rebar w/aluminum cap THOMPSON-LANGFORD CORP PLS 18478 in concrete

—x—x— Fence line



GRAPHIC SCALE 1" = 50'



BASIS OF BEARINGS STATEMENT

Bearings are grid bearings of the Mesa County SIMLCS determined by GPS observations on Mesa County survey markers at the Center 1/4 corner and the C-N 1/16 corner of Section 2 with a measured bearing of N00 01 42 E.

NOTE: F, R or S indicates Front, Rear or Side setback required as per zoning.

CHERRYHILL SUBDIVISION
 DENVER CHERRY/RICHARD WITT
 SECTION SW1/4 NE1/4 S2 T12N R1E W1M MERIDIAN UTE
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6067
 Designed by DRS Checked by DJM Job No. 0385-001
 D:\0385\PLAT.pro Date Mar 3 1999 Sheet 2 of 2