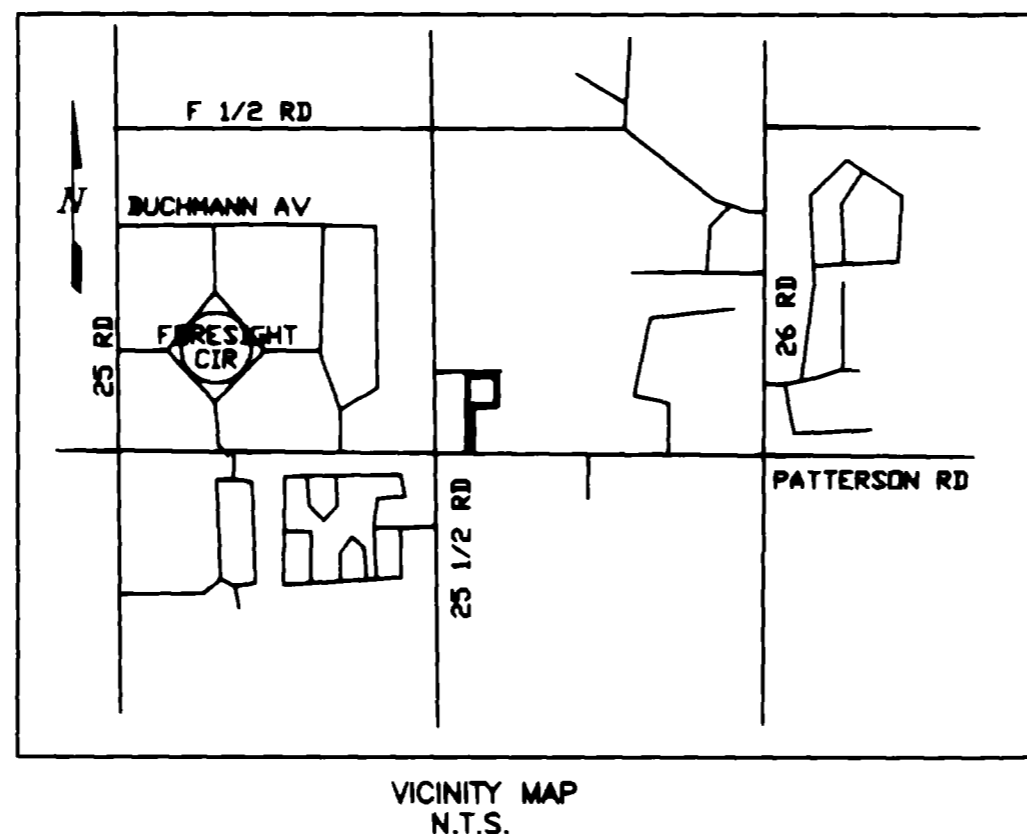


PATTERSON HEIGHTS TOWNHOMES BEING A REPLAT OF LOT 2 VOSTATEK MINOR SUBDIVISION



CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO }
COUNTY OF MESA }
SS

I hereby certify that this instrument was filed in my office at 2:51 o'clock P.M. this 2nd day of April A.D. 1999, and is duly recorded in Plat Book No. 17 Page 35 Reception No. 1896061
Drawer No. 66116

Monica Ince Clerk and Recorder Carol Lyle Deputy \$10.00 Fees

CITY OF GRAND JUNCTION, CITY MANAGER

Approved this 30th day of March A.D., 1999, City Manager of the City of Grand Junction, County of Mesa, State of Colorado.

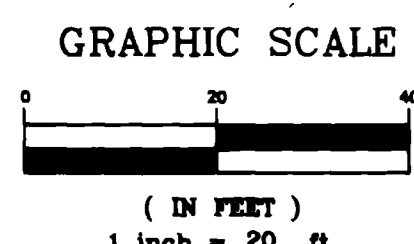
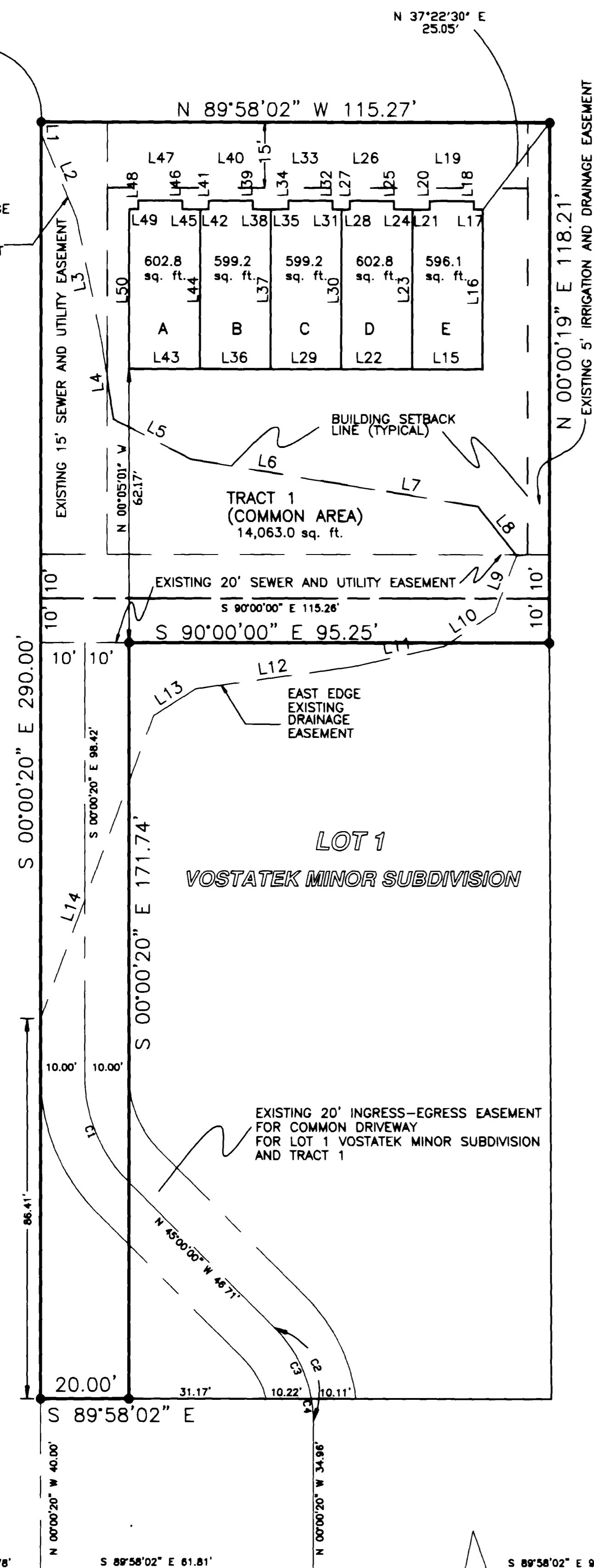
Mark Deben
City Manager

CITY OF GRAND JUNCTION, MAYOR

Approved this 30th day of March A.D., 1999, Mayor of the City of Grand Junction, County of Mesa, State of Colorado.

Janet L. Iny
Mayor

NOTE: ALL PROPERTY CORNERS FOUND IN PLACE AND ACCEPTED AS PLAT



LAND USE SUMMARY

LOTS	0.088 ACRES	17.8%
COMMON AREA	0.323 ACRES	82.4%
TOTAL	0.382 ACRES	100.0%

OWNERS STATEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned are the owners of that real property situated in Lot 2 of Vostatek Minor Subdivision in the W 1/2 SW 1/4 SE 1/4 Section 3, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado as described in Plat Book 16 Page 144 of the Mesa County Clerk and Recorders records, being described as follows:

LOT 2 OF THE VOSTATEK MINOR SUBDIVISION, MESA COUNTY, COLORADO

That said owners have caused said real property to be laid out and platted as PATTERSON HEIGHTS TOWNHOMES a subdivision of a portion of the City of Grand Junction, Mesa County, Colorado.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 29th day of MARCH A.D. 1998.

JUST COMPANY INC.
By: Edison S. Lenhart

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO }
COUNTY OF MESA }
SS

The foregoing instrument was acknowledged before me this 29 day of March A.D. 1999 by Edison S. Lenhart, PRESIDENT JUST COMPANY INC., A COLORADO CORPORATION

My commission expires: 5/10/02
R. B. Bix 722, Grand Junction, CO 81502
My address is:

LIENHOLDERS CERTIFICATE

The following party, having security interest in the subject property, does hereby ratify and confirm this plat.

GRAND VALLEY NATIONAL BANK BY [Signature]

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }
SS

The foregoing instrument was acknowledged before me this 29 day of March A.D. 1999 by B. J. Kalky Vice President of Grand Valley National Bank

My commission expires: 5/10/02
B. J. Kalky 722, Grand Junction, CO 81501
My address is:

LEGEND

- ⊕ = MESA COUNTY SURVEY MONUMENT
- = FOUND 5/8" RE-BAR WITH CAP LS 16413

SURVEYOR'S CERTIFICATE

I, Timothy M. Keogh do hereby certify that this replat of LOT 2 VOSTATEK MINOR SUBDIVISION is a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Timothy M. Keogh
Timothy M. Keogh Colorado Land Surveyor LS 25952

BASE OF BEARINGS

Base of bearings between the S 1/4 Corner Section 3 and the SE corner SW 1/4 SE 1/4 Section 3 is derived from VOSTATEK MINOR SUBDIVISION as described in Plat Book 16 Page 144 of the Mesa County Clerk and Recorders records that value being S 89°58'02" E. Monuments are both Mesa County Survey Markers described hereon.

LINE TABLE

NUMBER	DISTANCE	BEARING	NUMBER	DISTANCE	BEARING
L1	2.75'	S 00°00'20" E	L26	10.00'	N 89°57'12" W
L2	20.74'	S 22°49'44" E	L27	2.00'	S 00°02'48" W
L3	28.64'	S 11°29'18" E	L28	1.90'	N 89°57'12" W
L4	17.78'	S 08°39'31" E	L29	16.00'	S 89°57'12" E
L5	19.84'	S 82°27'49" E	L30	36.20'	N 00°02'48" E
L6	34.52'	S 80°28'24" E	L31	2.00'	N 89°57'12" W
L7	31.37'	S 80°53'18" E	L32	2.00'	N 00°02'48" E
L8	14.15'	S 38°28'15" E	L33	10.00'	N 89°57'12" W
L9	13.91'	S 20°58'16" W	L34	2.00'	S 00°02'48" W
L10	13.79'	S 56°19'42" W	L35	4.00'	N 89°57'12" W
L11	21.16'	S 77°28'47" W	L36	16.00'	S 89°57'12" E
L12	35.91'	S 82°00'00" W	L37	36.20'	N 00°02'48" E
L13	11.35'	S 57°23'56" W	L38	4.10'	N 89°57'12" W
L14	73.40'	S 20°24'03" W	L39	2.00'	N 00°02'48" E
L15	15.91'	S 89°57'12" E	L40	10.00'	N 89°57'12" W
L16	36.20'	N 00°02'48" E	L41	2.00'	S 00°02'48" W
L17	2.01'	N 89°57'12" W	L42	1.90'	N 89°57'12" W
L18	2.00'	N 00°02'48" E	L43	16.10'	S 89°57'12" E
L19	10.00'	N 89°57'12" W	L44	36.20'	N 00°02'48" E
L20	2.00'	S 00°02'48" W	L45	4.10'	N 89°57'12" W
L21	3.90'	N 89°57'12" W	L46	2.00'	N 00°02'48" E
L22	16.10'	S 89°57'12" W	L47	10.00'	N 89°57'12" W
L23	36.20'	N 00°02'48" E	L48	2.00'	S 00°02'48" W
L24	4.20'	N 89°57'12" W	L49	2.00'	N 89°57'12" W
L25	2.00'	N 00°02'48" E	L50	36.20'	S 00°02'48" W

NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHD LENGTH
C1	44°59'40"	N 22°30'10" W	34.15'	28.82'	14.14'	26.13'
C2	44°59'40"	N 22°30'10" W	30.00'	23.55'	12.42'	22.96'
C3	35°19'20"	N 27°20'20" W	30.00'	18.49'	9.55'	18.20'
C4	9°40'20"	N 04°50'30" W	30.00'	5.06'	2.54'	5.06'

PATTERSON HEIGHTS TOWNHOMES REPLAT LOT 2 VOSTATEK MINOR SUBDIVISION

SITUATED IN THE W 1/2 SW 1/4 SE 1/4 SECTION 3,

TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO

FOR: JUST COMPANIES, INC.

Field work	PC	CM
DATE	11-20-98	
SCALE	1" = 20'	
DRAWN BY	PC	
CHECKED BY		

A.I.C. - GRAND JCT., INC.
ALLIED INDEPENDENT CONSULTANTS
2956 NORTH AVE., #1B
GRAND JUNCTION, CO 81504
PHONE (970) 244-8703 FAX (970) 243-2681

S1/4 CORNER SECTION 3 T1S, R1W, U.M.

SE CORNER SW 1/4 SE 1/4 SECTION 3 T1S, R1W, U.M.

PATTERSON ROAD (BOOK 1429 PAGE 578)

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 HEREIN.