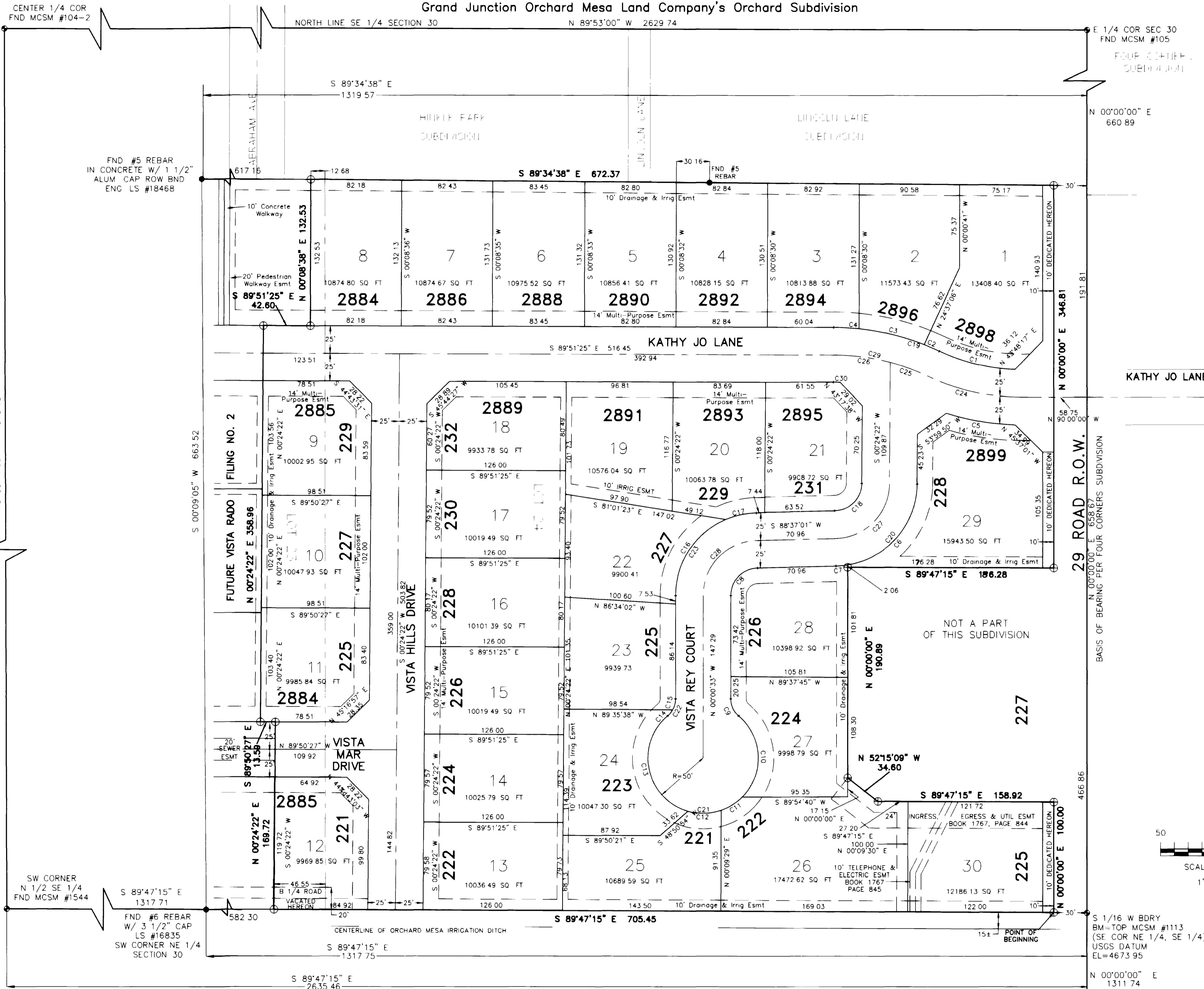


VISTA RADO FILING NO. 1

Being a part of Lots 23 and 24 of the
Grand Junction Orchard Mesa Land Company's Orchard Subdivision



LEGEND

- FOUND SECTION CONTROL MONUMENT, AS NOTED
- FOUND NO 5 REBAR
- FOUND AS NOTED
- SET NO 5 REBAR W/PLS #9331
- ⊕ SET NO 5 REBAR W/ID CAP PLS #9331 IN CONCRETE UNLESS OTHERWISE NOTED
- ⊙ SET 5/8" IRON ROD W/1-1/2" CAP PLS #9331 AS SHOWN

SET BACKS/HEIGHT

Front yard = 50 ft
Side yard = 15 ft
Rear yard = 25 ft
Max height = 35 ft

AREA SUMMARY

Easement = 1.73 acres 17.60%
Street = 2.262 acres 23.13%
Lot = 7.517 acres 76.86%
TOTAL = 9.779 acres 100.00%

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.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LEN
C1	175.00'	23°13'30"	70.94'	35.96'	N 76°20'25" W	70.45'
C2	225.00'	03°46'41"	14.84'	7.42'	S 66°36'57" E	14.83'
C3	225.00'	15°30'50"	60.92'	30.64'	S 76°15'46" E	60.73'
C4	225.00'	05°50'14"	22.92'	11.47'	S 86°56'18" E	22.91'
C5	225.00'	16°05'57"	63.22'	31.62'	S 80°21'22" E	63.01'
C6	75.00'	80°09'33"	104.93'	63.11'	N 40°29'09" E	96.58'
C7	75.00'	08°03'06"	10.54'	5.28'	N 84°35'28" E	10.53'
C8	25.00'	88°37'34"	38.67'	24.41'	N 44°18'14" E	34.93'
C9	20.00'	49°59'41"	17.45'	9.33'	S 25°00'23" E	16.90'
C10	50.00'	94°50'58"	82.77'	54.42'	S 02°34'45" E	73.64'
C11	50.00'	26°07'51"	22.80'	11.60'	N 57°54'40" E	22.61'
C12	50.00'	34°57'56"	30.51'	15.25'	N 88°27'33" E	30.04'
C13	50.00'	124°02'33"	1.08'25"	0.94'12"	S 12°02'10" E	88.51'
C14	20.00'	20°23'03"	7.11'	3.60'	N 39°47'37" E	7.08'
C15	20.00'	29°36'38"	10.34'	5.29'	N 14°47'46" E	10.22'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the undersigned, Vista Rado, LLC, A COLORADO LIMITED COMPANY, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2464 of Page 658 of the Mesa County Clerk and Recorder's Office, a parcel of land being part of Lots 23 and 24 of the GRAND JUNCTION ORCHARD MESA LAND COMPANY'S ORCHARD SUBDIVISION, TOGETHER WITH, the North 20 feet of B 1/4 Road (vacated) adjacent to Lot 24 all located in the SE 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, and being more specifically described as follows:

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being a part of Lots 23 and 24 of Grand Junction Orchard Mesa Land Company's Orchard Subdivision, together with a part of the North 20 feet of B 1/4 Road (as vacated), more particularly described as follows: Considering the East line of said NE 1/4 of the SE 1/4 to bear N00°00'00"E as shown on the recorded plot of Four Corners Subdivision and all bearings contained herein being relative thereto. Commencing at the Southeast corner of said NE 1/4 of the SE 1/4, thence N89°47'15"W a distance of 30.00 feet to the point of beginning, thence N89°47'15"W a distance of 705.45 feet, thence N00°24'22"E a distance of 189.72 feet, thence N89°50'27"W a distance of 13.59 feet, thence N00°24'22"E a distance of 358.96 feet, thence S89°51'25"E a distance of 42.60 feet, thence N00°08'38"E a distance of 132.53 feet, thence S89°34'38"E a distance of 672.37 feet, thence S00°00'00"E a distance of 346.81 feet, thence N89°47'15"W a distance of 176.28 feet, thence S00°00'00"E a distance of 190.89 feet, thence S52°15'09"E a distance of 34.60 feet, thence S89°47'15"E a distance of 148.92 feet, thence S00°00'00"E a distance of 100.00 feet, which is the point of beginning, having an area of 428,090.02 square feet, or 9.828 acres.

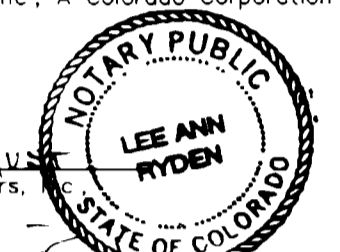
That said owners have caused the said real property to be laid out and surveyed as VISTA RADO, Filing No. 1, a subdivision of a part of Mesa County, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser not the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 13th day of August, 1998.

William Ogle, Notary Public
Gerry Dalton, President of GD Builders, Inc., A Colorado Corporation



My commission expires _____ Notary Public

Covenants and Restrictions for Vista Rado are recorded in Book 2472 at Page 728-742 of the Mesa County Clerk and Recorder's Office.

LIENHOLDER'S STATEMENT

ALPINE BANK does hereby certify that it is the holder of a Mortgage Lien against the lands shown on this subdivision and hereby consents to and ratifies the Vista Rado Subdivision land shown hereon.



EXECUTED this 13th day of August, 1998.

Notary Public

My commission expires _____ Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) S S
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:14 o'clock P.M. this 30th day of September, 1998, and is duly recorded in Plat Book No. 16, Page 281.

RECEPTION NO. 1866868 DRAWER NO. FF170 FEES 10.00 + 1.00

Monika Todd, Clerk and Recorder
Lucille McGray, Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of September, A.D. 1998, County Planning Commissioner of the County of Mesa, Colorado.

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 24th day of September, A.D. 1998, Board of County Commissioners of the County of Mesa, Colorado.

SURVEYOR'S CERTIFICATE

I, William G. Ryden, certify that the accompanying plat of VISTA RADO, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of described property.



Acklam Associates, Inc.

Acklam Associates, Inc.
2764 Compass Drive, Ste. 234
Grand Junction, CO 81506
Bus (970) 263-0533
Fax (970) 263-0553

Vista Rado
FILING NO. 1
BEING A PART OF LOTS 23 AND 24
OF GRAND JUNCTION ORCHARD MESA
LAND COMPANY'S ORCHARD SUBDIVISION
FINAL PLAT

bb wf
rt

8/13/98