

THE VILLAS AT COUNTRY CLUB FILING NO. TWO AMENDED

A REPLAT OF THE VILLAS AT COUNTRY CLUB FILING NO. TWO
IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

A replat to clarify the area, designated as Tract B, as an area for future development.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned THE VILLAS AT COUNTRY CLUB, H.O.A.,
WRIGHTS MESA, LLC, a Colorado Limited Liability Company, Forrest E.
Nelson & Barbara R. Nelson, Wilhmetta Jo Cortese, and Thomas Curtin

are the owner of that real property situated in the NW1/4 NW 1/4 of Section 1, Township 1
South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more
particularly described as follows:

The Villas at Country Club Filing No. Two, as recorded in Plat Book 16, Page 168 and 169,
Mesa County Records, a subdivision located in the City of Grand Junction, Mesa County, Colorado.

That said owners have caused the real property to be laid out and platted as The Villas At
Country Club, Filing No. Two Amended, a subdivision of a part of the City of Grand Junction, Colorado,
That said owners do hereby dedicate and set apart real property as shown and labeled on
the accompanying plat of The Villas At Country Club, Filing No. Two Amended as follows:

All Areas labeled as Common Areas (TRACT A) to The Villas At Country Club Homeowners Association
Inc., a Colorado nonprofit corporation, for the purposes of the Association, including but not
limited to ingress, egress, landscaping and signs.

All Areas labeled as (TRACT B) For future development.

All Utility 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, and telephone lines.

All those portions of said real property not occupied by building structures on the
accompanying plat as perpetual utility easements to the City of Grand Junction, and the Public
Utilities for use 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, and telephone lines.

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, 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 said easements by erecting or placing any improvements
thereon which may prevent reasonable ingress and egress on, along, over, under, through and
across the easements.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this
26 day of APRIL, A.D. 1999.

Larry Heiserman
The Villas At Country Club, H.O.A.
By: Larry Heiserman
President

Ted A. Martin
WRIGHTS MESA, LLC
By: Ted A. Martin
Manager

Forrest E. Nelson
Forrest E. Nelson

Barbara R. Nelson
Barbara R. Nelson

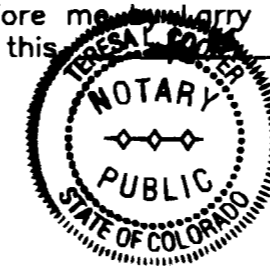
Ted Martin
Ted Martin as attorney in fact for
Wilhmetta Jo Cortese and Thomas D. Curtin.

STATE OF Colorado } SS
COUNTY OF Mesa }

The foregoing instrument was acknowledged before me by Larry Heiserman,
President of The Villas At Country Club, H.O.A., this April day of
April, A.D. 1999.

Debra C. Cooper
Notary Public

My Commission Expires 8/27/2001

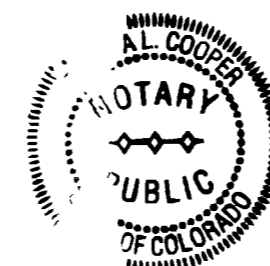


STATE OF Colorado } SS
COUNTY OF Mesa }

The foregoing instrument was acknowledged before me by Ted A. Martin,
Manager Wrights Mesa, LLC, this April day of April,
A.D. 1999.

Debra C. Cooper
Notary Public

My Commission Expires 8/27/2001

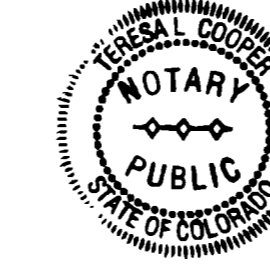


STATE OF Colorado } SS
COUNTY OF Mesa }

The foregoing instrument was acknowledged before me by Forrest E. Nelson,
this April day of April, A.D., 1999.

Debra C. Cooper
Notary Public

My Commission Expires 8/27/2001

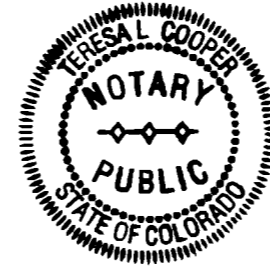


STATE OF Colorado } SS
COUNTY OF Mesa }

The foregoing instrument was acknowledged before me by Barbara R. Nelson,
this April day of April, A.D., 1999.

Debra C. Cooper
Notary Public

My Commission Expires 8/27/2001

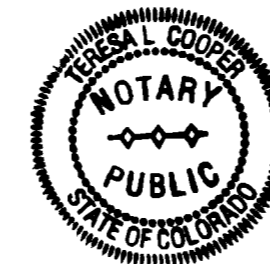


STATE OF Colorado } SS
COUNTY OF Mesa }

The foregoing instrument was acknowledged before me by Ted A. Martin
as attorney in fact for Wilhmetta Jo Cortese and Thomas D. Curtin this
April day of April, A.D., 1999.

Debra C. 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 VILLAGES AT COUNTRY CLUB,
FILING NO. TWO.
Signed this 27th day of April, 1999.

by Allyne BANK
TITLE

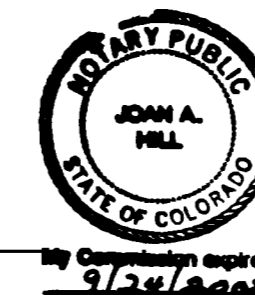
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Richard K. Brown,
this 27th day of April, A.D., 1999.
Witness my hand and official seal:

My Commission Expires 9/24/2002

Joan A. Hill
Notary Public



SURVEYORS CERTIFICATION

I, PATRICK R. GREEN, do hereby certify that the accompanying plat of The Villas At Country
Club, Filing No. Two Amended, a Replat of The Villas At Country Club Filing No. Two, a
subdivision of a part of the City of Grand Junction, Mesa County, Colorado has been
prepared under my direct supervision and accurately represents a field survey of same. This
plat conforms to the requirements for subdivision plats as specified in the City of Grand
Junction Development Code and the applicable laws of the State of Colorado.

Certified this 9th day of JUNE, 1999.

LIENHOLDERS RATIFICATION OF PLAT

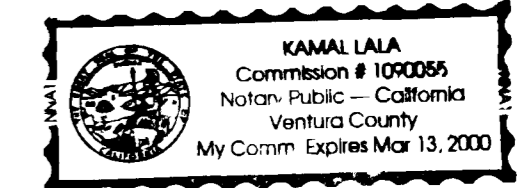
THE UNDERSIGNED, having property interests in or encumbrances upon the real property
involved, DO HEREBY RATIFY AND AFFIRM the Plat of THE VILLAGES AT COUNTRY CLUB,
FILING NO. TWO.
Signed this 24 day of May, 1999.

by: Shari Solman
TITLE Assistant Secretary

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Shari Solman
this 24 day of MAY, A.D., 1999.
Witness my hand and official seal:



My Commission Expires _____

Kamal Lala
Notary Public

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 VILLAGES AT COUNTRY CLUB,
FILING NO. TWO.
Signed this 8th day of June, 1999.

by: Karen Goff
TITLE VICE PRESIDENTS

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by KAREN ZIEGLER
this 8th day of June, A.D., 1999.
Witness my hand and official seal:

My Commission Expires 8/10/03

Patricia J. Meloni
Notary Public
Notary Public
State of New Jersey
Patricia L. Meloni
My Appointment Expires August 31, 2000

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at
2:46 o'clock P.M., June 29th
A.D., 1999, and was duly recorded in Plat Book No. 17 Page
No. 106-107, Reception No. 1709132, Drawer No. GG 176, Fees: 20.00 1.00

Lucille McElroy
Deputy

Monika Todd
Clerk and Recorder

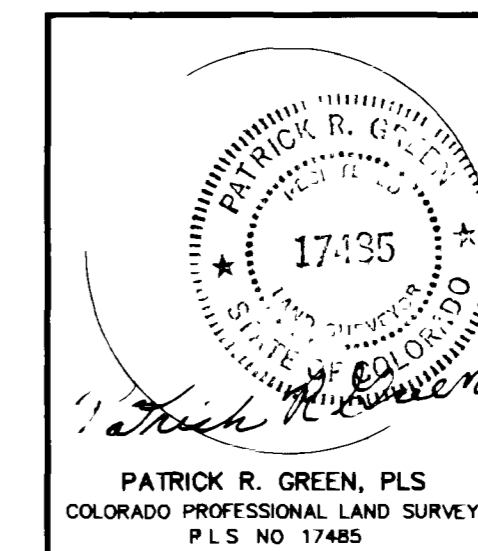
CITY OF GRAND JUNCTION APPROVAL

This plat of The Villas At Country Club, Filing No. Two, a subdivision of a
part of the City of Grand Junction, County of Mesa, State of Colorado, is
approved and accepted this 21 day of JUNE, A.D., 1999.

David Varney
City Manager

Gene Kinsay
President of City Council

Located in the NW1/4 Section 1, T1S, R1W, UTE M



**THE VILLAS AT COUNTRY CLUB
FILING NO. TWO AMENDED**
A REPLAT OF
THE VILLAS AT COUNTRY CLUB
FILING NO. TWO
GRAND JUNCTION, MESA COUNTY, CO

LANDesign

ENGINEERS * SURVEYORS * PLANNERS

259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 244-9180

PROJECT NO. 97090	SUR BY	DRAWN	CHECKED	SHEET	OF
DATE Jan., 1999	RM/SA	PRG	RM	1	2

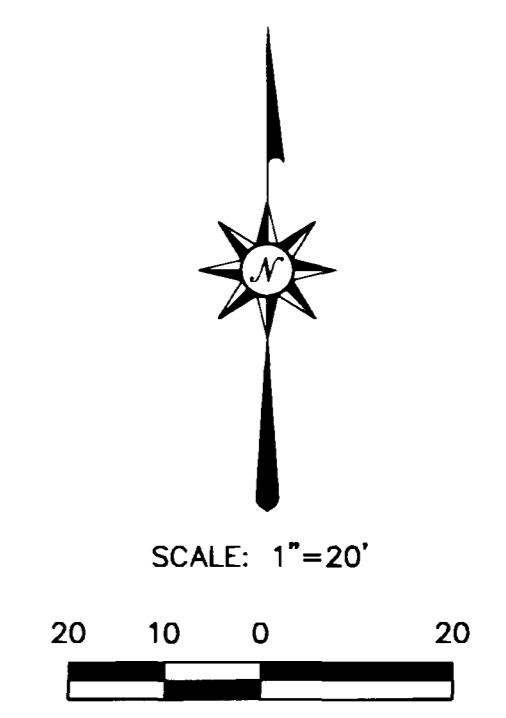
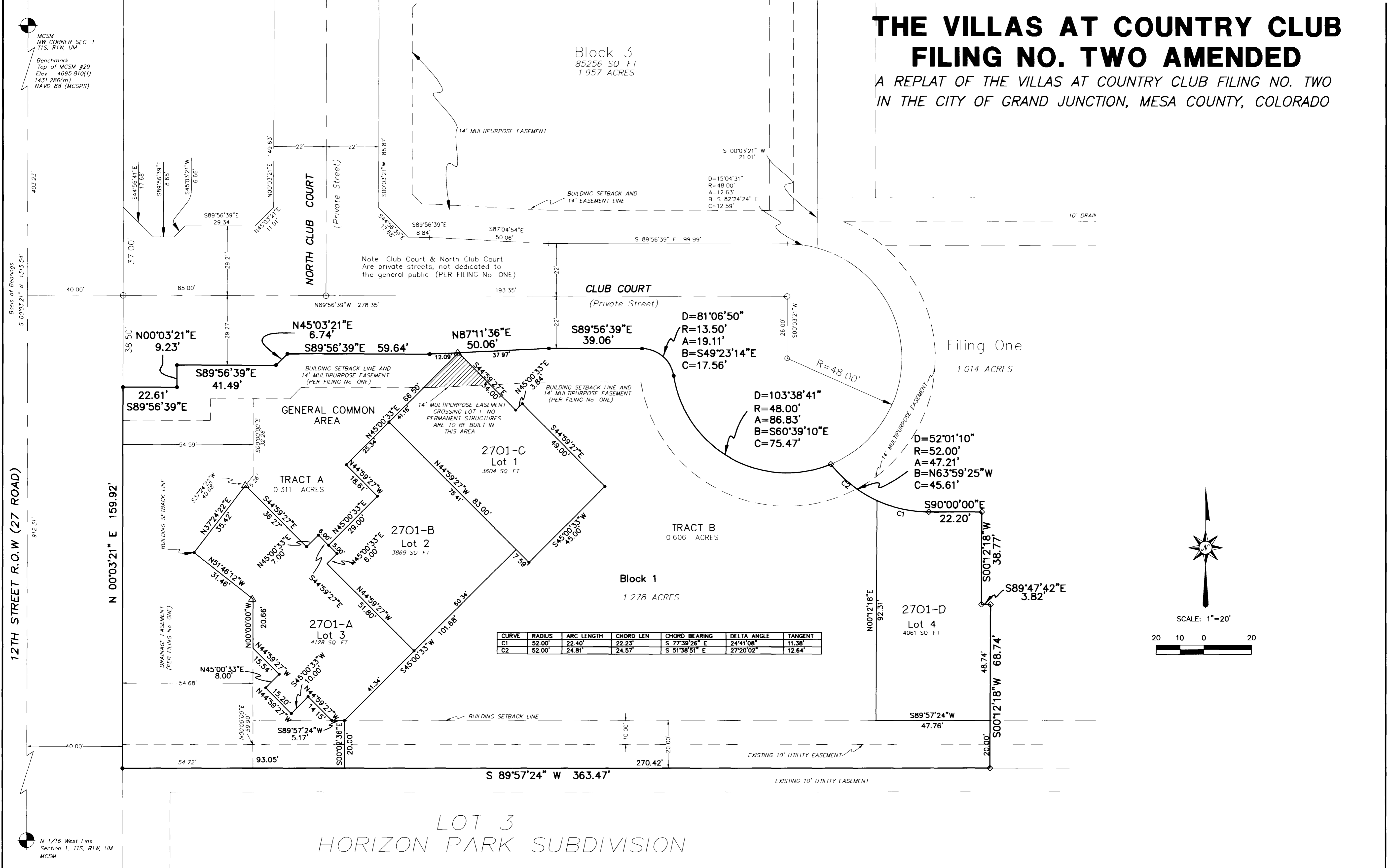
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL
ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS
AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY
ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE
THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

The Declaration of Covenants and Restrictions are recorded at
Book 2439, Pages 11 through 14, Mesa County Records,
and are one in the same as Recorded for The Villas At
Country Club, Filing No. Two.

Easement and title documents (schedules A&B) provided
by Meridian Land Title Company - Title policy file No. 29834
dated February 5th, 1998 at 8:00 AM.

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IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



LOT 3
HORIZON PARK SUBDIVISION

AREA SUMMARY

LOTS	=	0.361 Acres	28.25%
TRACT B	=	0.606 Acres	47.42%
G.C.A.(TRACT A)	=	0.311 Acres	24.33%
TOTAL BLOCK 2	=	1.278 Acres	100.00%

- LEGEND**
- △ SET 1" BRASS DISC 17485
 - ⊙ ALIQUOT SURVEY MARKER
 - FOUND CENTERLINE MONUMENT, PLS 16835
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 IN CONCRETE
 - ◇ FOUND ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR, PLS 17485, TO BE SET AT ALL LOT CORNERS

SURVEYOR'S CERTIFICATE

I, PATRICK R. GREEN, do hereby certify that the accompanying plat of The Villas At Country Club, Filing No. Two Amended, a replat of The Villas at Country Club Filing No. Two, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of same. This plat conforms to the requirements for subdivision plats as specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado.

Certified this _____ day of _____, 1999.

Located in the NW1/4 Section 1, T1S, R1W, UTE M

**THE VILLAS AT COUNTRY CLUB
FILING NO. TWO AMENDED**

A REPLAT OF
THE VILLAS AT COUNTRY CLUB
FILING NO. TWO
GRAND JUNCTION, MESA COUNTY, CO

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

PROJ NO 97090Amd	SUR BY:	DRAWN	CHECKED	SHEET	OF
DATE: Jan., 1999	RM/SA	PRG	RM	2	2