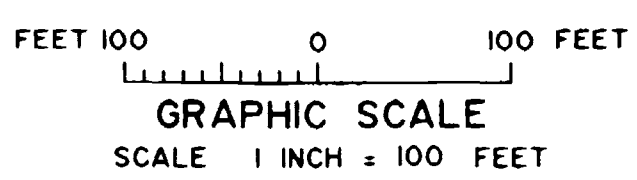
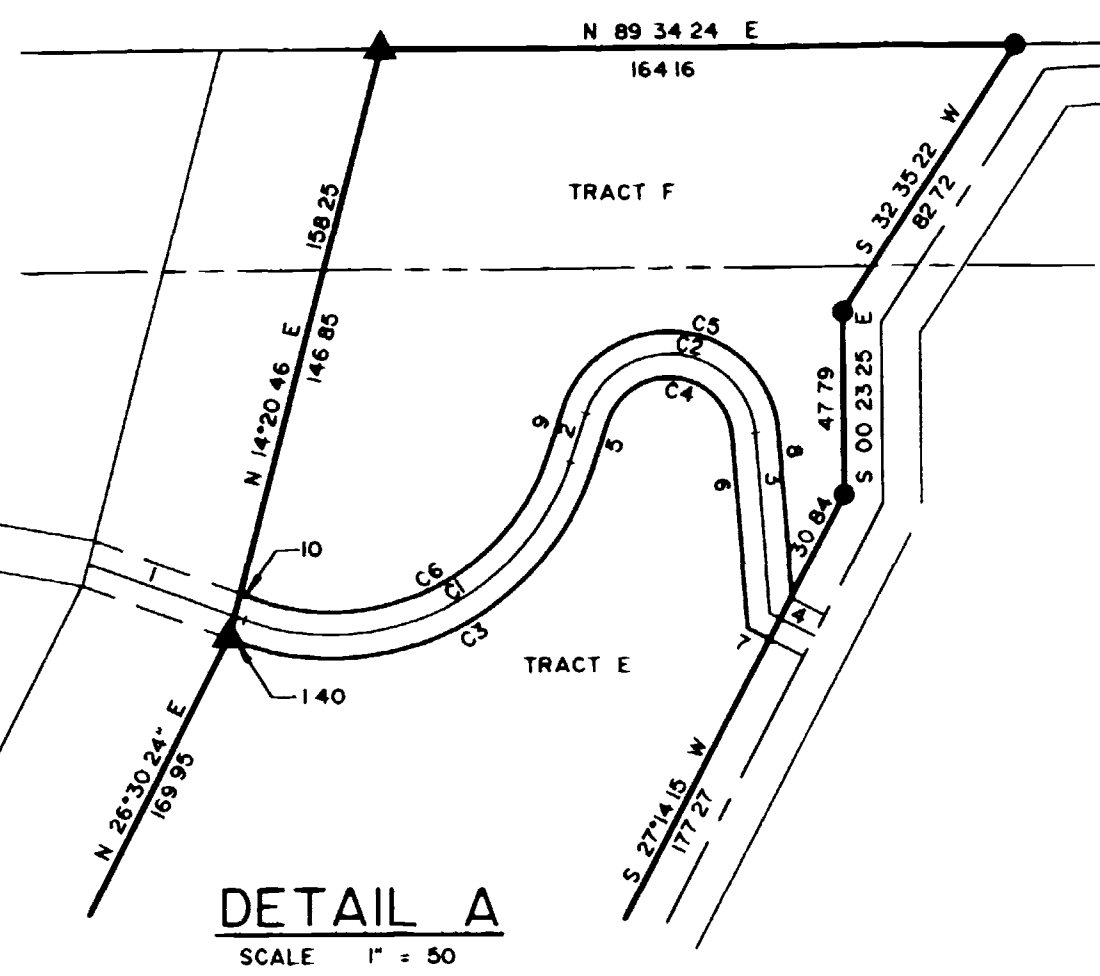


TRAILS WEST VILLAGE, FILING NO THREE

SW 1/4, SW 1/4 OF SECTION 18, T1S, R1W, U1M
MESA COUNTY, COLORADO

LEGEND

- SET THIS SURVEY 5/8" REBAR AND ALUMINUM CAP IN CONCRETE PLS 19597
 - FOUND THIS SURVEY 5/8" REBAR AND ALUMINUM CAP IN CONCRETE PLS 19597
 - FOUND THIS SURVEY 5/8" REBAR AND ALUMINUM CAP PLS 1413
 - ▲ FOUND THIS SURVEY 5/8" REBAR AND ALUMINUM CAP IN CONCRETE PLS 16835
 - ⊕ FOUND THIS SURVEY MONUMENT AS DESCRIBED
 - A REASONABLY PERMANENT MONUMENT TO BE SET PRIOR TO THE SALE OF ANY LOTS AT ALL CORNERS TO COMPLY WITH CRS 38.5.105(3A)
- 1 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
 - 2 BASIS OF BEARINGS THE WEST LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 18 TOWNSHIP 1 SOUTH RANGE 1 WEST UTE MERIDIAN HAVING A BEARING OF N 00°22'00" W AS RECORDED ON THE PLAT OF TRAILS WEST VILLAGE PLAT BOOK 15 PAGE 177
 - 3 BASIS OF BENCHMARKS SNO 5 OF 1995 GPS GEODETIC CONTROL NETWORK MCSM NO 289 2 AT THE SW CORNER OF SECTION 18 T1S R1W U1M ELEVATION = 4775.09 FEET
 - 4 EXISTING PROPERTY CORNERS WHICH WERE RECOVERED DURING THIS SURVEY WHICH WERE WITHIN 0.25 FEET OF THE POSITION OF RECORD WERE ACCEPTED AS BEING IN THE PROPER LOCATION AS SHOWN BY RECORD
 - 5 GEOTECHNICAL REPORTS INDICATE THE NEED FOR SPECIALIZED FOUNDATIONS WITHIN THIS SUBDIVISION THESE FOUNDATIONS MUST BE DESIGNED BY A COMPETENT PROFESSIONAL ENGINEER IN ADDITION LOTS 6 THROUGH 12 HAVE SPECIAL GRADING AND DRAINAGE REQUIREMENTS AS INDICATED ON THE GRADING AND DRAINAGE SHEETS PROVIDED IN THE FINAL SUBMITTAL TO THE CITY OF GRAND JUNCTION
 - 6 REDLANDS WATER AND POWER COMPANY MAY NOT ALLOW FENCING WITHIN THE EXISTING 20' ROADWAY EASEMENT AFFECTING LOTS 12 AND 16
 - 7 NO FENCING SHALL BE ALLOWED WITHIN THE NO DISTURBANCE ZONE EXCEPT FOR A 2 RAIL FENCE ON 10 FOOT CENTERS ALONG THE LOT PERIMETER (SIDE AND REAR PROPERTY LINES)
 - 8 FURTHER RESTRICTIONS APPLY PER MEMORANDUM RECORDED IN BOOK _____ PAGE _____ RECEPTION NO _____



CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa) ss
I hereby certify that Trails West Village Filing No Three was filed for record in the office of the County Clerk and Recorder of Mesa County at 9:52 o'clock A.M. on this 30 day of July A.D. 1999 in Plat Book 17 Page 135, 136 Reception Number 1913712
Drawer No 44-10 Fees 20.00

Mesa County Clerk and Recorder

Deputy

CITY APPROVAL

This Final Plat of Trails West Village Filing No Three a subdivision of the City of Grand Junction County of Mesa State of Colorado is approved and accepted this 24th day of July A.D. 1999

David Varley
City Manager

Gene Kinsey
President of the Grand Junction City Council

LIEN HOLDER'S CERTIFICATE

THE UNDERSIGNED having property interests in or encumbrances upon the property involved hereby approve this Plat of Trails West Village Filing No Three this 22 day of July A.D. 1999

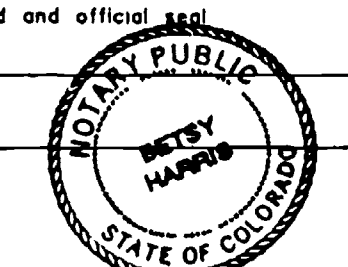
Grand Valley National Bank
Lien Holder
By: [Signature] Sr VP

ACKNOWLEDGEMENT OF LIEN HOLDER

State of Colorado)
County of Mesa) ss
On this 22nd day of July A.D. 1999 before me the undersigned officer personally appeared [Signature] and acknowledged that he executed the foregoing Lien Holder's Certificate for the purposes therein contained

IN WITNESS WHEREOF I hereunto affix my hand and official seal
My commission expires 7-15-01

Buster Harris
Notary Public

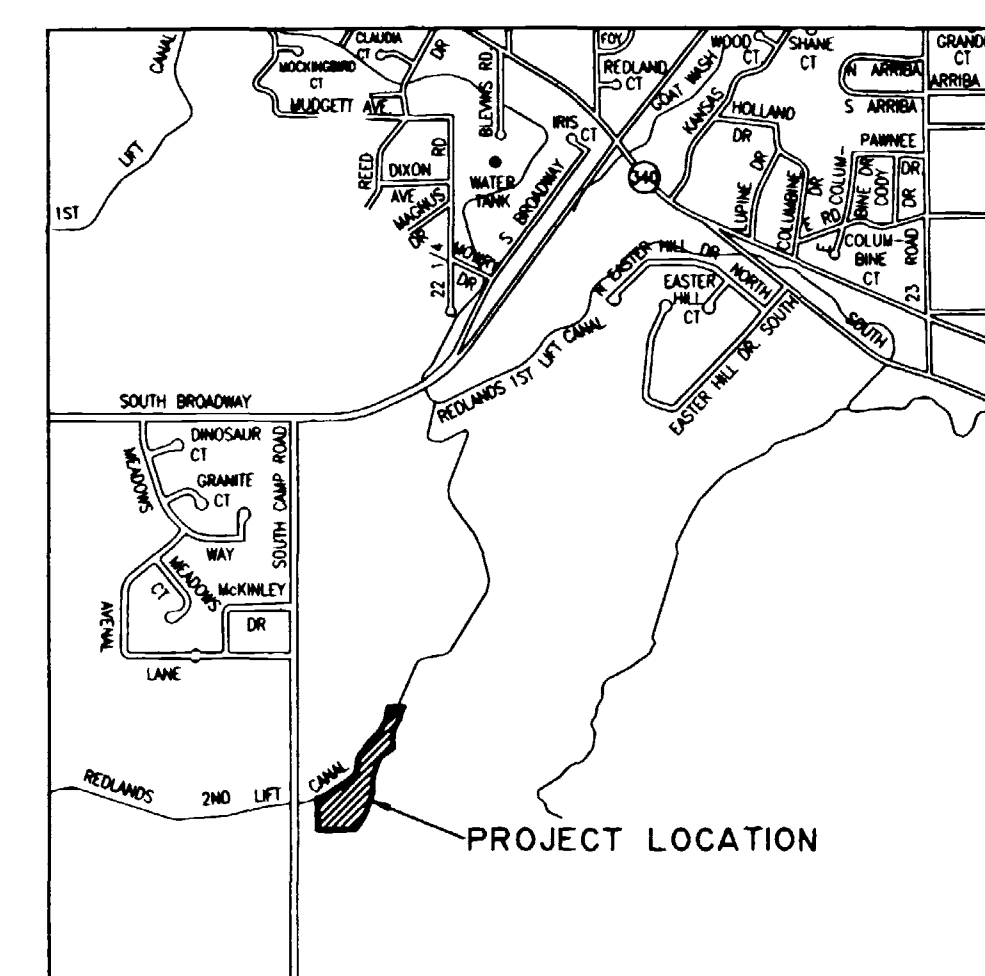
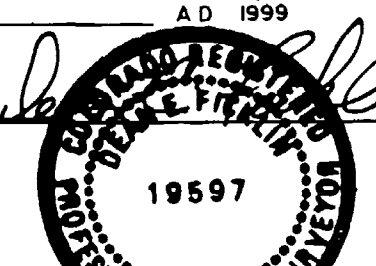


SURVEYOR'S CERTIFICATE

I Dean E Ficklin an employee of Banner Associates Inc and a Professional Land Surveyor licensed under the laws of the State of Colorado do hereby state that the survey and plat of Trails West Village Filing No Three shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief

IN WITNESS WHEREOF I hereunto set my hand and official seal this 21 day of July A.D. 1999

Dean E Ficklin
PLS 19597



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Camelot Investments LLC a Colorado Limited Liability Company being the sole owners of the property described in the instrument recorded in Plat Book 15 of Page 177 in the records of the office of the Mesa County Clerk and Recorder does hereby plat said real property under the name and style of TRAILS WEST VILLAGE FILING NO THREE in accordance with the Plat shown hereon

DESCRIPTION OF THE TRAILS WEST VILLAGE, FILING NO THREE

Lot 3 of Trails West Village located in part of SW 1/4 of Section 18 Township 1 South Range 1 West Ute Meridian County of Mesa State of Colorado as recorded in Plat Book 15 Page 177 in the records of the Mesa County Clerk and Recorder being more fully described as follows:

Beginning at the southwest corner of Trails West Village Filing No Three whence the SW corner of Section 18 Township 1 South Range 1 West Ute Meridian being a Mesa County Survey Marker bears S 89° 33' 55" W 217.81 feet

- 1 Thence N 00° 22' 00" W 360.00 feet
- 2 Thence N 75° 44' 15" E 104.87 feet
- 3 Thence N 66° 01' 15" E 40.53 feet
- 4 Thence N 53° 58' 05" E 199.21 feet
- 5 Thence N 48° 41' 00" E 48.57 feet
- 6 Thence N 50° 55' 44" E 104.79 feet
- 7 Thence N 33° 14' 01" E 39.99 feet
- 8 Thence N 04° 01' 06" E 121.72 feet
- 9 Thence N 22° 34' 58" E 85.22 feet
- 10 Thence N 32° 36' 02" E 20.58 feet
- 11 Thence N 45° 11' 27" E 175.75 feet
- 12 Thence N 39° 47' 58" E 115.01 feet
- 13 Thence N 26° 30' 24" E 169.95 feet
- 14 Thence N 14° 20' 45" E 158.25 feet
- 15 Thence N 89° 34' 24" E 164.16 feet
- 16 Thence S 32° 35' 22" W 82.72 feet
- 17 Thence S 00° 23' 25" E 47.79 feet
- 18 Thence S 27° 14' 15" W 177.27 feet
- 19 Thence S 00° 18' 26" E 181.17 feet
- 20 Thence S 55° 37' 37" W 187.98 feet
- 21 Thence S 18° 15' 12" W 227.29 feet
- 22 Thence S 00° 18' 30" W 165.44 feet
- 23 Thence S 18° 29' 36" W 250.26 feet
- 24 Thence S 29° 46' 18" W 114.96 feet
- 25 Thence S 36° 34' 54" W 109.51 feet
- 26 Thence S 89° 33' 55" W 415.16 feet to the Point of Beginning

Final area of Trails West Village Filing No Three as described above contains 9.865 acres more or less (1998 ac - 0.053 ac = 9.865)

That said owner does hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:

- 1 All Streets and Right of Way to the City of Grand Junction for the use of the public forever
- 2 All Multi-Purpose Easements to the City of Grand Junction for the use of the City and 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 irrigation lines telephone lines and also for the installation and maintenance of traffic control facilities street lighting street trees and grade structures
- 3 All Utility Easements to the City of Grand Junction for the use of the City and 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
- 4 All Irrigation Easements to the Homeowners Association for the benefit of the owners of the lots and tracts hereby platted as perpetual easements for the installation operation maintenance and repair of private irrigation systems
- 5 All Drainage Easements to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easement 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
- 6 Tract A and Tract B to the owners (Property/Homeowners Association) of the lots and tracts for the use of the City of Grand Junction for the installation operation maintenance and repair of domestic water transmission facilities
- 7 Tract C to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easement for the installation operation maintenance and repair of domestic water transmission facilities and as a pedestrian easement to the City of Grand Junction for ingress and egress use by the general public pedestrian
- 8 Tract D Tract E and Tract F to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as Private Open Space for the purposes of the Association
- 9 Tract G to the owners (Property/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 for the conveyance of runoff from upstream areas

All easement 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 owners of lots or tracts hereby platted shall not burden overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement

Camelot Investments LLC A Colorado Limited Liability Company

IN WITNESS WHEREOF I hereunto affix my hand this 21st day of July A.D. 1999

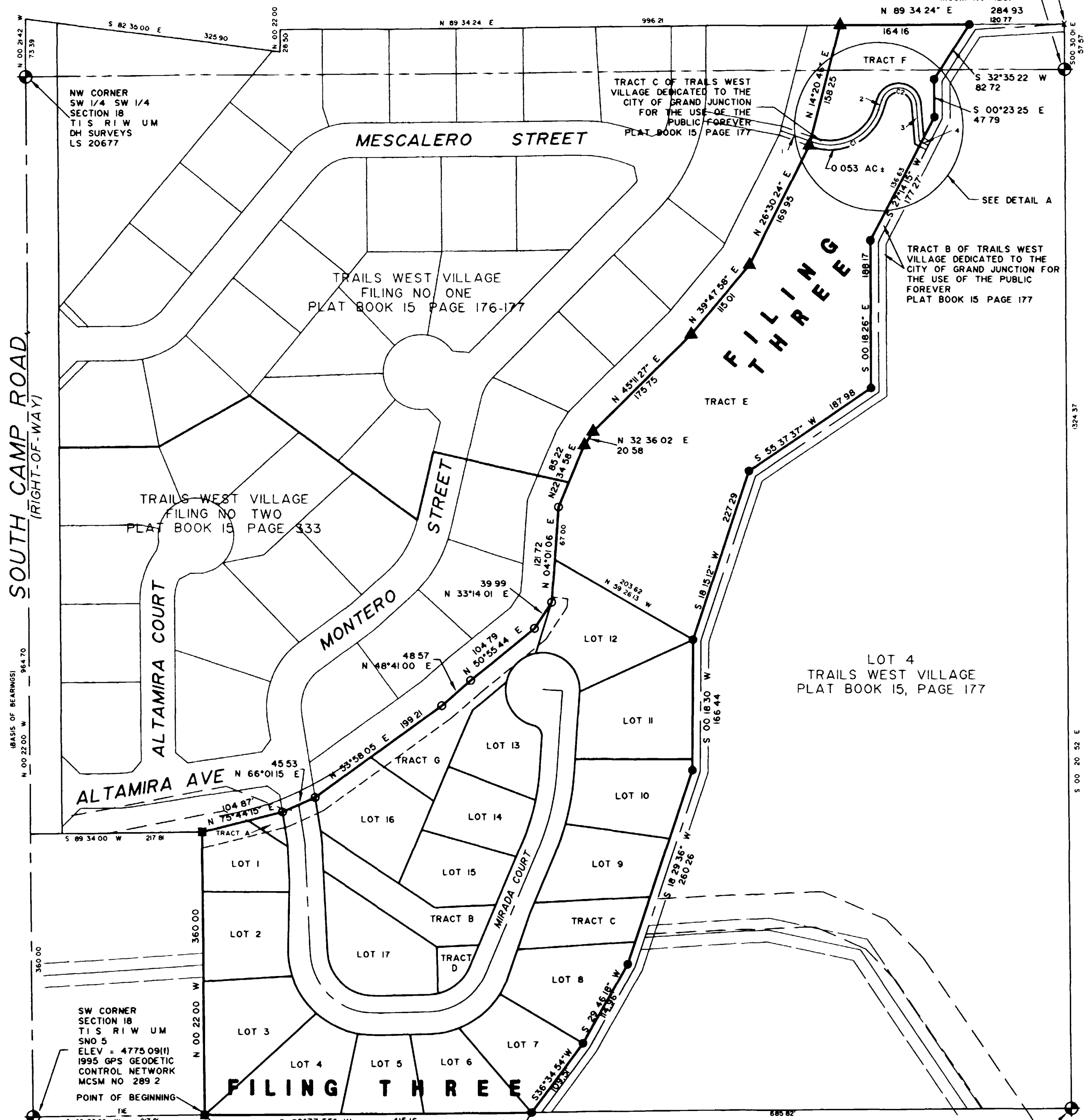
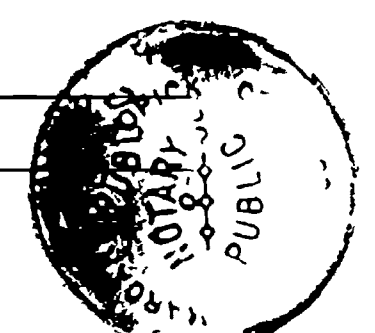
Brian L Stowell
Brian L Stowell Member/Manager of Camelot Investments LLC
A Colorado Limited Liability Company

ACKNOWLEDGEMENT OF OWNER

State of Colorado)
County of Mesa) ss
On this 21st day of July A.D. 1999 before me the undersigned officer personally appeared Brian L Stowell Member/Manager of Camelot Investments LLC A Colorado Limited Liability Company and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained

IN WITNESS WHEREOF I hereunto affix my hand and official seal
My commission expires 1-11-2000

Margaret Popack
Notary Public



CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	65.00	104.32	67.26	93.48	N 63°57'43" E	94°57'26"
C2	22.50	61.81	112.56	44.13	S 83°19'16" E	157°23'29"
C3	70.00	114.97	75.20	102.47	N 65°02'02" E	94°06'03"
C4	17.50	48.07	87.54	34.32	S 83°19'16" E	157°23'29"
C5	27.50	75.54	137.57	53.93	N 83°19'16" E	157°23'29"
C6	60.00	96.30	62.09	86.29	S 63°57'43" W	91°57'26"

LINE INFORMATION

LINE	DIRECTION	DISTANCE
1	S 70°03'34" E	43.31
2	N 17°59'00" E	13.35
3	S 04°37'31" E	46.98
4	S 59°53'20" E	13.02
5	N 17°59'00" E	13.35
6	S 04°37'31" E	46.98
7	S 59°53'20" E	13.02
8	N 04°37'31" W	44.63
9	S 17°59'00" E	13.35
10	N 70°03'34" W	3.59

SE CORNER
SW 1/4 SW 1/4
SECTION 18
T1S R1W U1M
MCSM NO 1200

TRAILS WEST VILLAGE
FILING NO THREE
REPLAT OF LOT 3
OF TRAILS WEST VILLAGE
SW 1/4, SW 1/4 SECTION 18 T1S, R1W, U1M
MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC
GRAND JUNCTION, COLORADO

SCALE	JOB NO	DATE	SHEET NO
1" = 100	83510803	7-19-99	1 of 2

TRAILS WEST VILLAGE, FILING NO. THREE

SW 1/4, SW 1/4 OF SECTION 18, T.1S., R.1W., U.M.
MESA COUNTY, COLORADO

LEGEND

- SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP IN CONCRETE P.L.S. 19597
- FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP IN CONCRETE, P.L.S. 19597
- FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, P.L.S. 14113
- ▲ FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP IN CONCRETE, P.L.S. 16835
- ⊕ FOUND THIS SURVEY, MONUMENT AS DESCRIBED

A REASONABLY PERMANENT MONUMENT TO BE SET PRIOR TO THE SALE OF ANY LOTS, AT ALL CORNERS TO COMPLY WITH CRS-38-51-105(3A)

LIMITS OF UTE WATER EASEMENT TO BE EXTINGUISHED

F, R, OR S FRONT, REAR, OR SIDE SETBACK

LOT 4
TRAILS WEST VILLAGE
PLAT BOOK 15, PAGE 177

CENTERLINE CURVE INFORMATION

①	Δ = 06° 31' 47"	R = 180.00'	L = 20.51'	T = 10.27'	C = 20.50'	CB = N 05° 48' 57" W
②	Δ = 88° 34' 16"	R = 80.00'	L = 123.67'	T = 78.03'	C = 111.72'	CB = S 46° 50' 12" E
③	Δ = 65° 53' 48"	R = 80.00'	L = 92.01'	T = 51.85'	C = 87.02'	CB = N 55° 55' 46" E
④	Δ = 19° 18' 17"	R = 300.00'	L = 101.08'	T = 51.02'	C = 100.60'	CB = N 13° 19' 44" E

CURVE INFORMATION

①	Δ = 06° 31' 47"	R = 158.00'	L = 18.01'	T = 9.01'	C = 18.00'	CB = N 05° 31' 47" W
②	Δ = 02° 40' 30"	R = 158.00'	L = 7.38'	T = 3.69'	C = 7.38'	CB = N 03° 53' 19" W
③	Δ = 06° 31' 47"	R = 158.00'	L = 18.01'	T = 9.01'	C = 18.00'	CB = N 05° 48' 56" W
④	Δ = 06° 31' 47"	R = 202.00'	L = 23.02'	T = 11.52'	C = 23.01'	CB = N 05° 48' 57" W
⑤	Δ = 88° 34' 16"	R = 108.00'	L = 166.95'	T = 105.34'	C = 150.82'	CB = S 46° 50' 12" E
⑥	Δ = 15° 29' 51"	R = 108.00'	L = 29.21'	T = 14.69'	C = 29.12'	CB = S 10° 17' 59" E
⑦	Δ = 30° 07' 11"	R = 108.00'	L = 56.77'	T = 29.06'	C = 56.12'	CB = S 33° 06' 30" E
⑧	Δ = 31° 20' 10"	R = 108.00'	L = 59.07'	T = 30.29'	C = 58.33'	CB = S 63° 50' 11" E
⑨	Δ = 11° 37' 04"	R = 108.00'	L = 21.90'	T = 10.99'	C = 21.86'	CB = S 85° 18' 47" E
⑩	Δ = 88° 34' 17"	R = 58.00'	L = 89.66'	T = 56.57'	C = 81.00'	CB = S 46° 50' 12" E
⑪	Δ = 65° 53' 48"	R = 58.00'	L = 66.71'	T = 37.59'	C = 63.09'	CB = N 55° 55' 46" E
⑫	Δ = 65° 56' 58"	R = 108.00'	L = 124.31'	T = 70.07'	C = 117.56'	CB = N 55° 54' 06" E
⑬	Δ = 20° 13' 26"	R = 108.00'	L = 38.12'	T = 19.26'	C = 37.92'	CB = N 78° 45' 57" E
⑭	Δ = 36° 30' 43"	R = 108.00'	L = 68.82'	T = 35.63'	C = 67.66'	CB = N 50° 23' 52" E
⑮	Δ = 09° 12' 49"	R = 108.00'	L = 17.37'	T = 8.70'	C = 17.35'	CB = N 27° 31' 28" E
⑯	Δ = 11° 27' 21"	R = 58.00'	L = 11.60'	T = 5.82'	C = 11.58'	CB = N 83° 09' 00" E
⑰	Δ = 54° 26' 27"	R = 58.00'	L = 55.11'	T = 29.83'	C = 53.06'	CB = N 50° 12' 05" E
⑱	Δ = 19° 18' 17"	R = 278.00'	L = 93.67'	T = 47.28'	C = 93.22'	CB = N 13° 19' 44" E
⑲	Δ = 19° 18' 17"	R = 322.00'	L = 108.49'	T = 54.77'	C = 107.98'	CB = N 13° 19' 44" E
⑳	Δ = 07° 17' 10"	R = 322.00'	L = 40.95'	T = 20.51'	C = 40.92'	CB = N 19° 20' 17" E
㉑	Δ = 12° 01' 07"	R = 322.00'	L = 67.54'	T = 33.90'	C = 67.42'	CB = N 09° 41' 08" E
㉒	Δ = 11° 15' 52"	R = 278.00'	L = 54.65'	T = 27.41'	C = 54.57'	CB = N 17° 20' 56" E
㉓	Δ = 08° 02' 26"	R = 278.00'	L = 39.01'	T = 19.54'	C = 38.98'	CB = N 07° 41' 48" E
㉔	Δ = 260° 00' 19"	R = 47.00'	L = 213.28'	T = 56.01'	C = 72.01'	CB = S 53° 40' 25" W
㉕	Δ = 80° 00' 20"	R = 13.50'	L = 18.85'	T = 11.33'	C = 17.36'	CB = N 36° 19' 35" W
㉖	Δ = 89° 10' 29"	R = 47.00'	L = 73.15'	T = 46.33'	C = 65.99'	CB = S 31° 44' 30" E
㉗	Δ = 66° 42' 22"	R = 47.00'	L = 54.72'	T = 30.94'	C = 51.68'	CB = S 46° 11' 55" W
㉘	Δ = 104° 07' 29"	R = 47.00'	L = 85.41'	T = 60.29'	C = 74.14'	CB = N 48° 23' 09" W

AREA SUMMARY

AREA	ACRES	PERCENTAGE
LOTS	4.830±	48.9%
ROADS	1.044±	10.6%
TRACT A	0.023±	0.2%
TRACT B	0.235±	2.4%
TRACT C	0.194±	2.0%
TRACT D	0.050±	0.5%
TRACT E	2.832±	28.7%
TRACT F	0.394±	4.0%
TRACT G	0.263±	2.7%
TOTAL LAND AREA	9.865±	100.0%

- NOTES:
- NO FENCING SHALL BE ALLOWED WITHIN THE NO DISTURBANCE ZONE EXCEPT FOR A 2-RAIL FENCE ON 10-FOOT CENTERS ALONG THE LOT PERIMETER (SIDE AND REAR PROPERTY LINES).
 - FURTHER RESTRICTIONS APPLY PER MEMORANDUM RECORDED IN BOOK _____ PAGE _____ RECEPTION NO. _____

TRAILS WEST VILLAGE
FILING NO. THREE
REPLAT OF LOT 3
OF TRAILS WEST VILLAGE
SW 1/4, SW 1/4 SECTION 18, T.1S., R.1W., U.M.
MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO

SCALE: 1" = 50' JOB NO: 83510803 DATE: 7-19-99 SHEET NO: 2 of 2

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SOUTH CAMP ROAD
(RIGHT-OF-WAY)

(BASIS OF BEARINGS)

FILING
THREE

TRACT E
3.226 ACRES±

TRACT B OF TRAILS WEST
VILLAGE DEDICATED TO THE
CITY OF GRAND JUNCTION FOR
THE USE OF THE PUBLIC FOREVER
PLAT BOOK 15, PAGE 177

TRAILS WEST VILLAGE
FILING NO. TWO
PLAT BOOK 15, PAGE 333

TRAILS WEST VILLAGE
FILING NO. ONE
PLAT BOOK 15, PAGE 176-177

STREET

MONTERO

ALTIMIRA COURT

ALTIMIRA AVE.

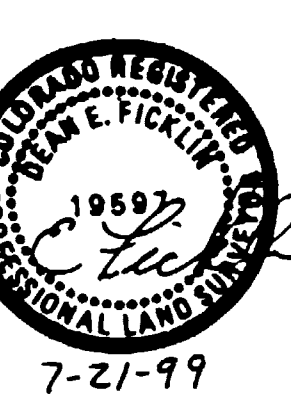
MIRADA COURT
(RIGHT-OF-WAY)

GRAPHIC SCALE
SCALE: 1 INCH = 50 FEET



DETAIL B
1" = 10'

DETAIL A
1" = 5'



EXTINGUISHMENT OF UTE WATER EASEMENT:
THE BENEFICIARIES OF RECORD APPROVED
OF THE EXTINGUISHMENT OF THOSE EASEMENTS,
ONLY IN THE LOCATION AND TERMS SET FORTH
IN RECEPTION NO. _____ AS RECORDED IN
BOOK _____ PAGE _____ IN THE RECORDS
OF THE MESA COUNTY CLERK AND RECORDER

EXTINGUISHMENT OF
UTE WATER EASEMENT:
THE BENEFICIARIES
OF RECORD APPROVED
OF THE EXTINGUISHMENT
OF THOSE EASEMENTS,
ONLY IN THE LOCATION
AND TERMS SET FORTH IN
RECEPTION NO. _____
PAGE _____ IN THE
RECORDS OF THE MESA COUNTY
CLERK AND RECORDER

SW CORNER
SECTION 18,
T.1 S., R.1 W., U.M.
SNO-5
ELEV. = 4775.09(1)
1995 GPS GEODETIC
CONTROL NETWORK
MCSM NO. 289-2

POINT OF BEGINNING

TIE: S 89°33'55" W 217.81'

172.75'

S 89°33'55" W 415.16'

105.52'

136.90'

170.22'

360.00'

13.37'

76.41'

59.85'

N 75°44'15" E 104.87'

S 90°00'00" E 109.76'

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