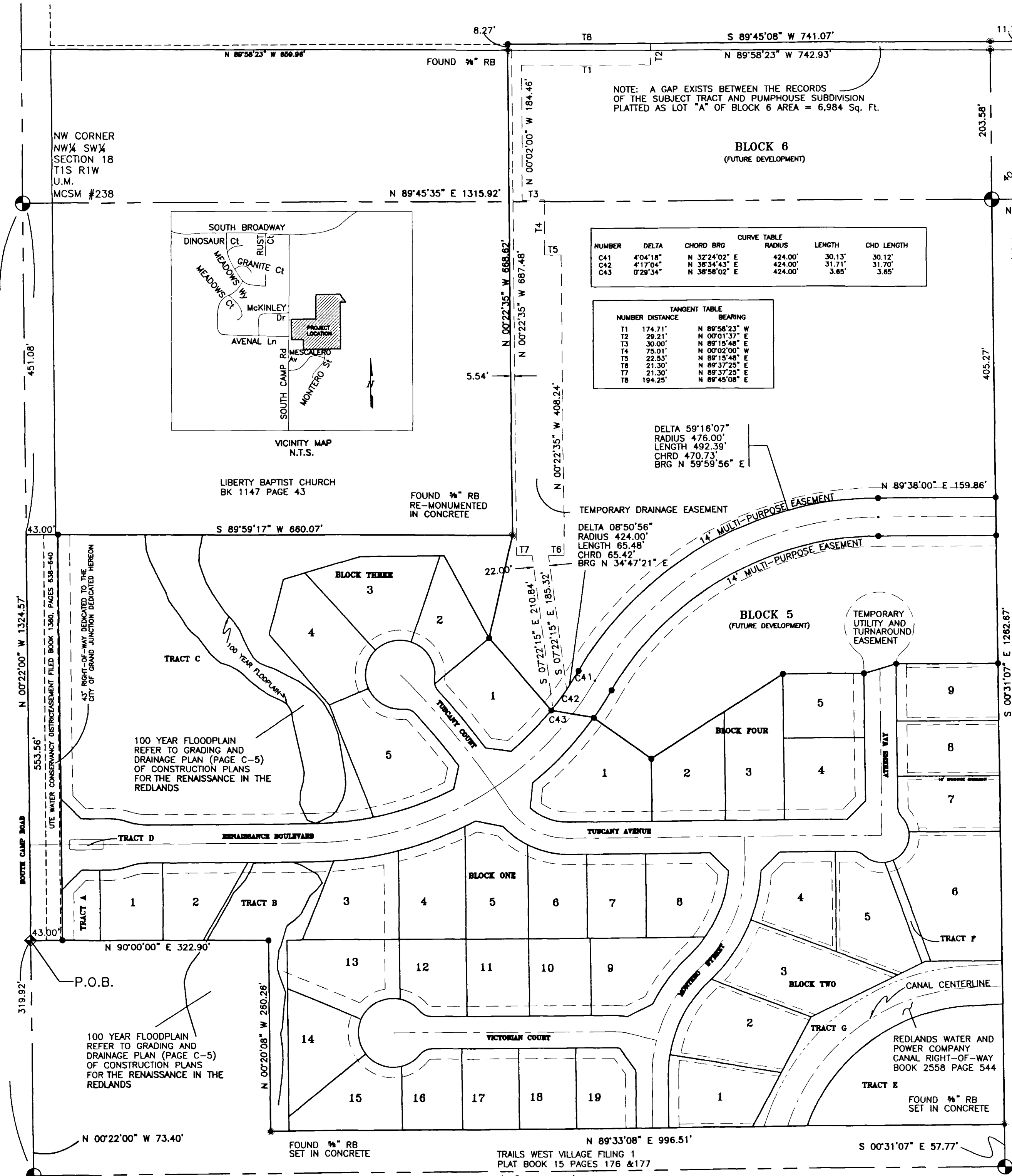


THE RENAISSANCE IN THE REDLANDS

LOT 2 PUMPHOUSE SUBDIVISION
PLAT BOOK 15 PAGES 222 & 223



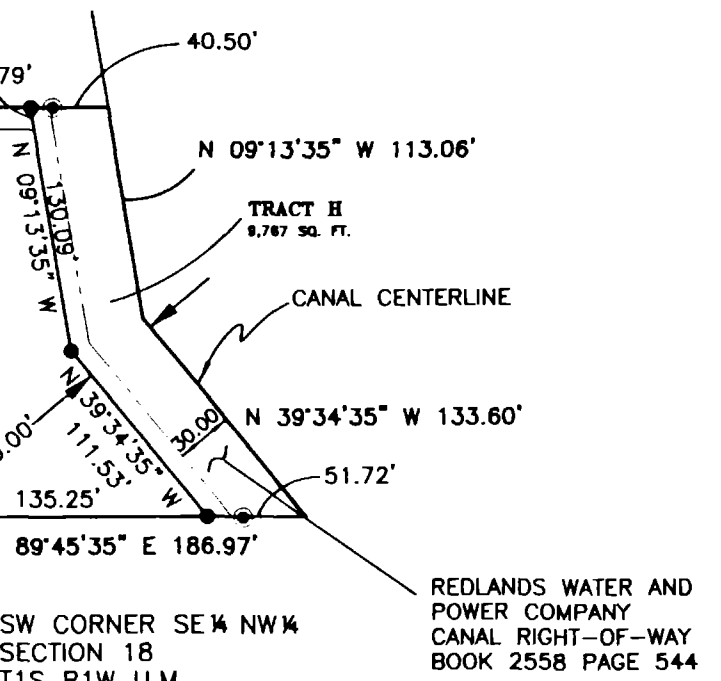
NOTE: A GAP EXISTS BETWEEN THE RECORDS OF THE SUBJECT TRACT AND PUMPHOUSE SUBDIVISION PLATTED AS LOT "A" OF BLOCK 6 AREA = 6,984 Sq. Ft.

NUMBER	DELTA	CHORD BRG	CURVE TABLE RADIUS	LENGTH	CHD LENGTH
C41	4'04"18"	N 32'24"02" E	424.00'	30.13'	30.12'
C42	4'17'04"	N 36'34'43" E	424.00'	31.71'	31.70'
C43	0'29'34"	N 38'58'02" E	424.00'	3.85'	3.85'

NUMBER	TANGENT DISTANCE	BEARING
T1	174.71'	N 89°58'23" W
T2	28.21'	N 00°01'37" W
T3	30.00'	N 89°15'48" W
T4	75.01'	N 00°02'00" W
T5	22.83'	N 89°15'48" W
T6	21.30'	N 89°37'25" W
T7	14.30'	N 89°37'25" W
T8	194.25'	N 89°45'08" W

DELTA 59°16'07"
RADIUS 476.00'
LENGTH 492.39'
CHRD 470.73'
BRG N 59°59'56" E

DELTA 08°50'56"
RADIUS 424.00'
LENGTH 65.48'
CHRD 65.42'
BRG N 34°47'21" E



OWNERS STATEMENT AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS: That the undersigned are the real owners of that real property situated in Lot 4 in Section 18, Township 1 South, Range 1 West of the Ute Meridian Mesa County, Colorado as described in Book 1531, Page 369 of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter Section 18, Township 1 South, Range 1 West of the Ute Meridian, from whence the Southwest Corner of said Section 18 bears S 00°22'00" E 1324.71 feet for a Basis of Bearing with all bearings contained herein relative thereto, thence N 00°22'00" W 319.92 feet to the POINT OF BEGINNING,
thence EAST a distance of 322.90 feet
thence S 00°20'09" E a distance of 260.26 feet;
thence N 89°33'08" E a distance of 996.51 feet;
thence N 00°31'07" W a distance of 1262.67 feet;
thence N 89°45'35" E a distance of 186.97 feet;
thence N 39°34'35" W a distance of 133.60 feet;
thence N 09°13'35" W a distance of 113.06 feet;
thence S 89°45'08" W a distance of 741.07 feet;
thence S 00°22'35" E a distance of 668.62 feet;
thence S 89°59'17" W a distance of 660.07 feet;
thence S 00°22'00" E a distance of 553.56 feet to the POINT OF BEGINNING.

Said parcel containing 33.293 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as RENAISSANCE IN THE REDLANDS, a subdivision of the City of Grand Junction, Mesa County, 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 Right-of-Way to the City of Grand Junction for the use of the public forever.

Tracts A, B, C and D as Private Open Space to the owners of lots and tracts hereby platted for the purpose of, but not limited to, drainage, utilities, landscaping and signage, subject to ingress-egress and utility easements as shown hereon.

Tract E as Private Open Space to the owners of lots and tracts hereby platted for the purpose of, but not limited to, drainage, utilities, landscaping and signage, subject to ingress-egress and utility easements as shown hereon.

Tract F as Private Open Space to the owners of lots and tracts hereby platted for the purpose of, but not limited to, drainage, utilities, landscaping, signage, and pedestrian and bike path, subject to ingress-egress and utility easements as shown hereon.

Tract G and H to the City of Grand Junction for the use of the public forever and for the use of the Redlands Water and Power for the transmission of irrigation water.

All Multi-Purpose Easements to the City of Grand Junction for its use and the use of public utilities for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to, electric lines, cable television 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; Tracts A, B, C, D, AND F are subject to Multi-Purpose Easements as are the lots as indicated.

All Utility Easements to the City of Grand Junction as perpetual easements for its use and the use of public utilities for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines.

Temporary Utility and Turnaround Easement to the City of Grand Junction as temporary easement for its use and the use of public utilities for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines; to be extinguished upon the recording of a Replat of Block 5.

All Drainage Easements, including Tracts B and C as perpetual easements for the conveyance of drainage through natural or man-made facilities above or below ground to: the City of Grand Junction for its use and the use of the public forever; and, the owners of the lots and tracts hereby platted.

Temporary Drainage Easement for the conveyance of drainage through natural or man-made facilities above or below ground to: the City of Grand Junction for its use and the use of the public; and, the owners of the lots and tracts hereby platted; to be extinguished upon the recording of a Replat of Block 6, at which time it will be replaced by a permanent easement conveying the same.

All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage 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 the lots or tracts hereby platted shall not burden nor overburden said easement(s) by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from, and the use of, the easement.

IN WITNESS WHEREOF, said owner have caused their names to be hereunto subscribed this 15th day of August A.D. 1999.

Miriam F. M. Doell
Miriam M. Doell (also known as Miriam F. Doell)

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO } SS
COUNTY OF MESA }
The foregoing instrument was acknowledged before me this 15th day of August A.D. 1999.
By: *[Signature]*
My commission expires: 5-2-2002
My address is: 110 S. Adams St., Grand Jct., Colo., 81504

SURVEYOR'S CERTIFICATE
I Timothy M. Keogh do hereby certify that this plat of RENAISSANCE IN THE REDLANDS a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under direct supervision and accurately represents a field survey of the land shown on said plat conforms to all applicable survey requirements of the State of Colorado and the City of Grand Junction and all applicable regulations.
[Signature]
Timothy M. Keogh, Colorado Land Surveyor
LS 25952
August 26, 1999

REDLANDS WATER AND POWER COMPANY
CANAL RIGHT-OF-WAY
BOOK 2558 PAGE 544

thence EAST a distance of 322.90 feet
thence S 00°20'09" E a distance of 260.26 feet;
thence N 89°33'08" E a distance of 996.51 feet;
thence N 00°31'07" W a distance of 1262.67 feet;
thence N 89°45'35" E a distance of 186.97 feet;
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thence S 00°22'35" E a distance of 668.62 feet;
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Said parcel containing 33.293 Acres as described.

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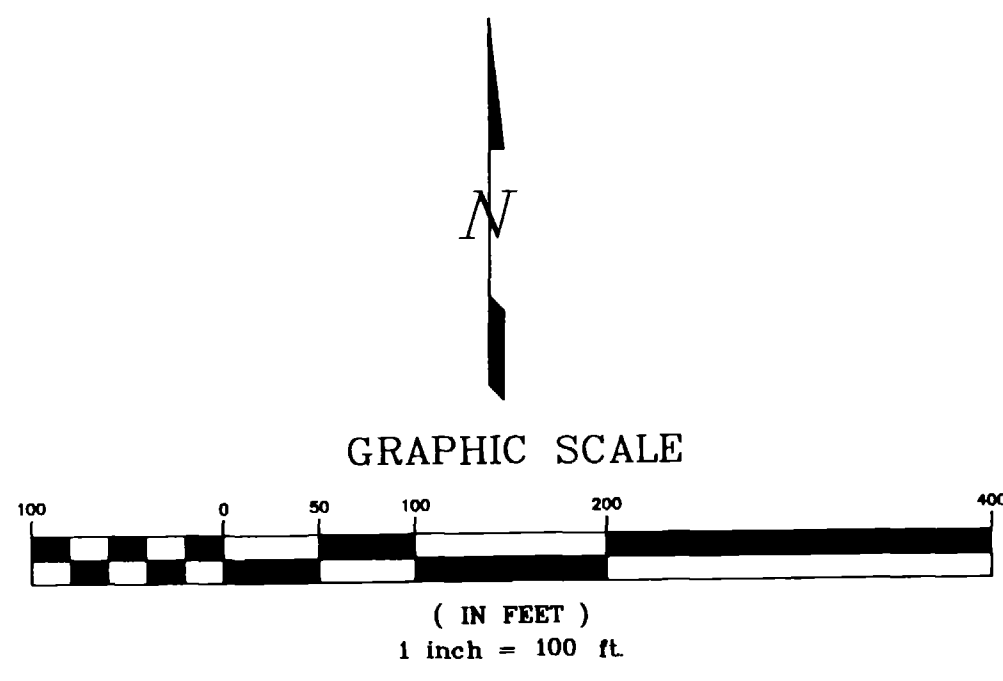
Temporary Drainage Easement for the conveyance of drainage through natural or man-made facilities above or below ground to: the City of Grand Junction for its use and the use of the public; and, the owners of the lots and tracts hereby platted; to be extinguished upon the recording of a Replat of Block 6, at which time it will be replaced by a permanent easement conveying the same.

IN WITNESS WHEREOF, said owner have caused their names to be hereunto subscribed this 15th day of August A.D. 1999.

Miriam F. M. Doell
Miriam M. Doell (also known as Miriam F. Doell)

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO } SS
COUNTY OF MESA }
The foregoing instrument was acknowledged before me this 15th day of August A.D. 1999.
By: *[Signature]*
My commission expires: 5-2-2002
My address is: 110 S. Adams St., Grand Jct., Colo., 81504

SURVEYOR'S CERTIFICATE
I Timothy M. Keogh do hereby certify that this plat of RENAISSANCE IN THE REDLANDS a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under direct supervision and accurately represents a field survey of the land shown on said plat conforms to all applicable survey requirements of the State of Colorado and the City of Grand Junction and all applicable regulations.
[Signature]
Timothy M. Keogh, Colorado Land Surveyor
LS 25952
August 26, 1999



LEGEND:
● FOUND 3/4" RB
● SET 3/4" RB LS 25952 IN CONCRETE
● FOUND MCSM

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

Miriam F. M. Doell 8/4/99
Miriam M. Doell also known as Miriam F. Doell Date

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

The foregoing instrument was acknowledged before me this 15th day of August A.D. 1999.

By: *[Signature]*
My commission expires: 5-2-2002 Notary Public

My address is: 110 S. Adams St., Grand Jct., Colo., 81504

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO } SS
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 5:00 o'clock PM this 15th day of August A.D. 1999, and is duly recorded in

Plat Book No. 25952 Pages 1-2 Reception No. 110
Drawer No. 110

Clerk and Recorder Deputy Fees

CITY OF GRAND JUNCTION, CITY MANAGER
Approved this 15th day of August A.D., 1999 City Manager of the City of Grand Junction, County of Mesa, State of Colorado.

David A. Vanley
City Manager

CITY OF GRAND JUNCTION, MAYOR
Approved this 15th day of August A.D., 1999 Mayor of the City of Grand Junction, County of Mesa, State of Colorado.

Gene F. Hunsay
Mayor

The Declaration of Covenants and Restrictions are recorded in Book 25952 Page 1-2, Mesa County Records

BASIS OF BEARINGS
Basis of bearings between the SW Corner NW1/4 SW1/4 Section 18 and the SW Corner Section 18 is derived from Warranty Deed recorded at Book 1531 Page 369 Mesa County Records that value is N00°22'W Monuments on the line are Mesa County Marker and a Private Survey Marker as shown hereon
Easement and title documents provided by Meridian Title Company.
Title commitment No.36091

LAND USE SUMMARY

ITEM	ACRES	PERCENT
LOTS	10,323 ACRES	31.0%
DEDICATED RIGHT-OF-WAY	4,311 ACRES	12.9%
TRACTS	5,642 ACRES	17.0%
BLOCKS 5 AND 6 (FUTURE DEVELOPMENT)	13,017 ACRES	39.1%
TOTAL	33,293 ACRES	100.0%

BUILDING SETBACKS

FRONT	COLLECTOR STREET	50 FEET FROM CENTERLINE
SIDE	LOCAL STREET	45 FEET FROM CENTERLINE
REAR	PRINCIPAL STRUCTURE	7 FEET
	ACCESSORY STRUCTURE (REAR 1/2 OF LOT)	3 FEET
	PRINCIPAL STRUCTURE	30 FEET
	ACCESSORY STRUCTURE	3 FEET

SW CORNER SECTION 18 T1S R1W U.M. MCSM #289-2 ELEVATION 4775.09 1995 GPS GEODETIC CONTROL NETWORK
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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREIN.

THE RENAISSANCE IN THE REDLANDS
SITUATED IN THE WEST 1/2 OF SECTION 18
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO

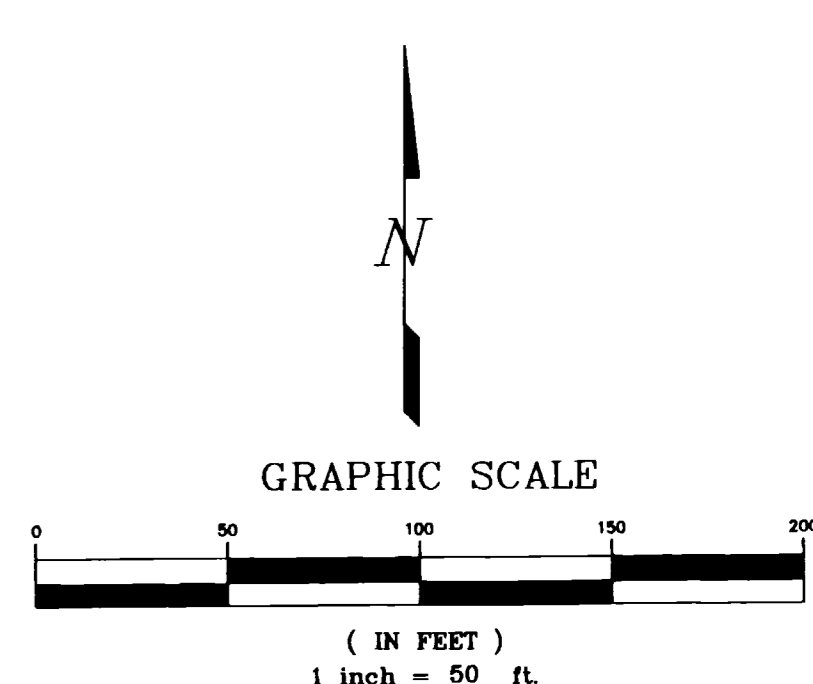
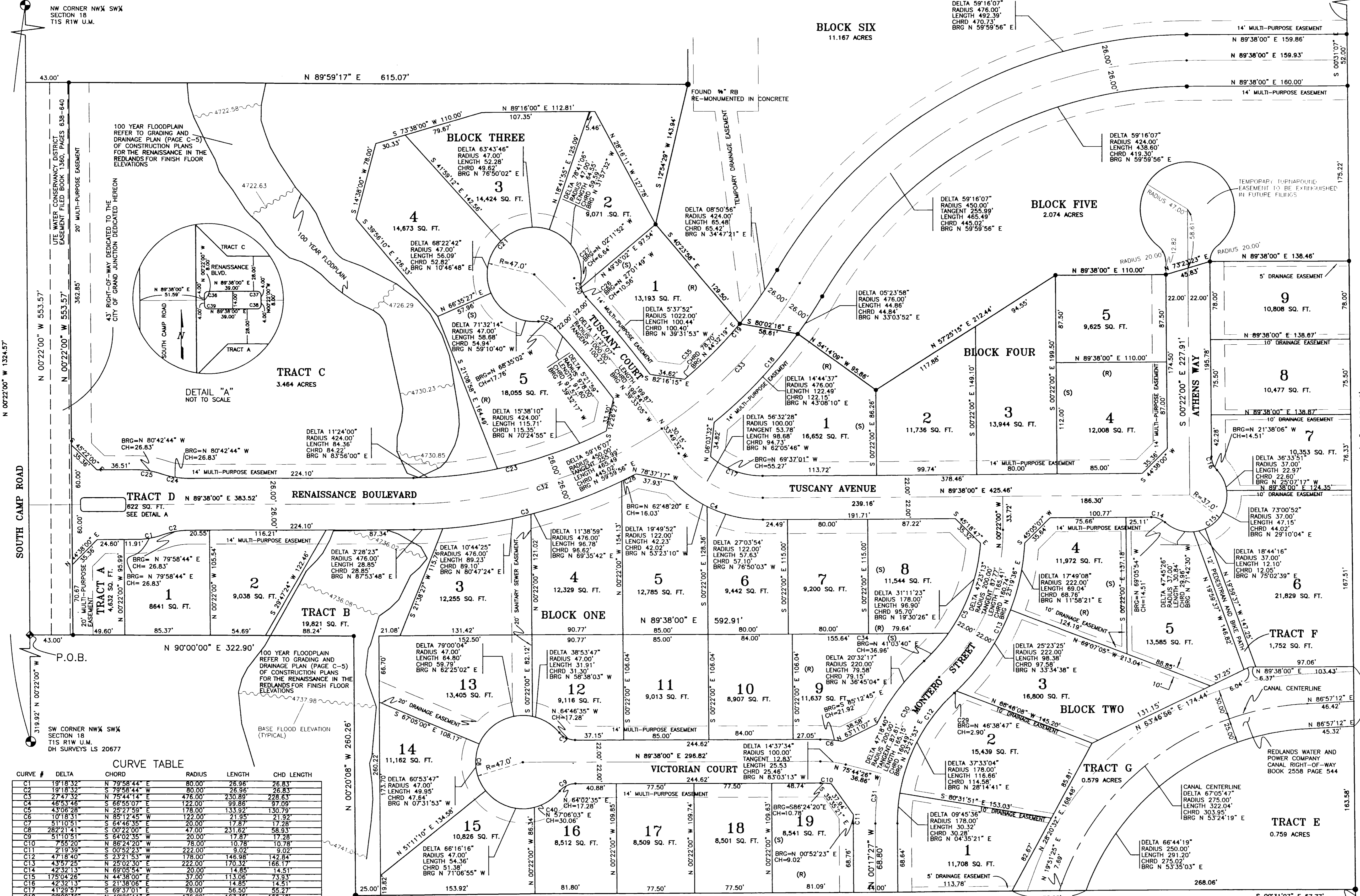
FOR: PRUETT HOMES		REVISION 2	DATE 5/99
FIELD WORK PC	CM	DRAWN BY PC	3 7/99
DATE 11-20-98		CHECKED BY	4 7/99
SCALE 1" = 100'		PAGE 1 OF 2	

A.I.C. - GRAND JCT., INC.
ALLEN INDEPENDENT CONSULTANTS
2058 NORTH AVE. #18
GRAND JUNCTION, CO 81504
PHONE (970) 244-8703 FAX (970) 243-2681

THE RENAISSANCE IN THE REDLANDS

NW CORNER NW¼ SW¼ SECTION 18 T1S R1W U.M.

NE CORNER NW¼ SW¼ SECTION 18 T1S R1W U.M.



- LEGEND:**
- FOUND "M" RB
 - SET "M" RB LS 25952 IN CONCRETE
 - FOUND MCSM
 - (R) INDICATES REAR YARD
 - (S) INDICATES SIDE YARD

NOTE: SITES NEAR CANAL SHOULD CHECK SUBSURFACE CONDITIONS PRIOR TO CONSTRUCTION TO ACCOUNT FOR SEEPAGE IN FOUNDATION DESIGN

CURVE TABLE

CURVE #	DELTA	CHORD	RADIUS	LENGTH	CHD LENGTH
C1	19°18'32"	N 79°58'44" E	80.00	26.96	26.83
C2	19°18'32"	S 79°58'44" W	80.00	26.96	26.83
C3	27°42'32"	N 75°44'14" E	476.00	230.89	226.83
C4	46°53'46"	S 66°55'07" E	122.00	99.86	87.09
C5	43°06'28"	N 25°27'59" E	178.00	133.92	130.79
C6	10°18'31"	N 85°12'45" W	122.00	21.95	21.92
C7	51°10'51"	S 00°22'00" W	20.00	14.85	14.51
C8	28°22'41"	S 00°22'00" W	20.00	21.82	21.82
C9	51°10'51"	S 64°02'35" W	20.00	17.87	17.28
C10	7°55'20"	N 86°24'20" W	78.00	10.78	10.78
C11	2°19'59"	S 00°52'23" W	222.00	9.02	9.02
C12	47°18'40"	S 23°21'53" W	178.00	146.98	142.84
C13	43°57'25"	N 25°02'30" E	222.00	170.32	166.17
C14	42°32'13"	N 69°05'54" W	20.00	14.85	14.51
C15	175°04'26"	N 44°38'00" E	37.00	113.06	73.93
C16	42°32'13"	S 21°38'08" E	20.00	14.85	14.51
C17	41°29'57"	S 69°37'01" E	78.00	56.50	55.27
C18	20°08'36"	N 40°26'11" E	476.00	167.35	166.48
C19	19°29'55"	N 40°06'50" E	424.00	144.29	143.60
C20	49°43'50"	S 17°28'54" E	20.00	17.36	16.92
C21	28°19'48"	S 46°13'07" W	47.00	231.60	58.95
C22	52°43'31"	N 68°35'02" W	20.00	18.40	17.76
C23	27°02'09"	N 76°06'55" E	424.00	200.07	198.22
C24	19°18'32"	S 80°42'44" W	80.00	26.96	26.83
C25	19°18'32"	N 80°42'44" W	80.00	26.96	26.83
C26	30°36'31"	S 27°02'34" E	20.00	10.68	10.56
C27	19°07'20"	S 02°10'39" E	20.00	6.67	6.64
C28	1°55'45"	N 62°48'20" E	476.00	16.03	16.03
C29	0°44'52"	N 80°42'44" W	222.00	2.90	2.90
C30	32°45'39"	S 30°38'23" W	200.00	114.16	112.81
C31	14°33'01"	S 06°59'03" W	200.00	50.79	50.65
C32	33°27'32"	N 72°54'14" E	450.00	262.78	259.07
C33	25°48'52"	N 43°15'11" E	450.00	202.71	201.00
C34	11°55'05"	N 41°03'40" E	178.00	36.96	36.96
C35	10°38'58"	N 44°32'19" E	424.00	78.71	78.70
C36	90°00'00"	S 44°38'00" W	3.00	4.71	4.24
C37	90°00'00"	N 45°22'00" W	3.00	4.71	4.24
C38	90°00'00"	S 45°22'00" W	3.00	4.71	4.24
C39	90°00'00"	S 45°22'00" W	3.00	4.71	4.24
C40	37°17'48"	N 57°06'03" E	47.00	30.59	30.06

SURVEYOR'S CERTIFICATE

I Timothy M. Keogh do hereby certify that this plot of THE RENAISSANCE IN THE REDLANDS 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 plot conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state and federal regulations.

Timothy M. Keogh
 Timothy M. Keogh, Colorado Land Surveyor
 25952
 July 26, 1999
 Date

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.

THE RENAISSANCE IN THE REDLANDS

SITUATED IN THE WEST ½ OF SECTION 18
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO

FOR: PRUETT HOMES		REVISION	DATE
FIELD WORK	PC CM	DRAWN BY	PC
DATE	11-20-98	CHECKED BY	
SCALE	1" = 50'	PAGE	2 OF 2