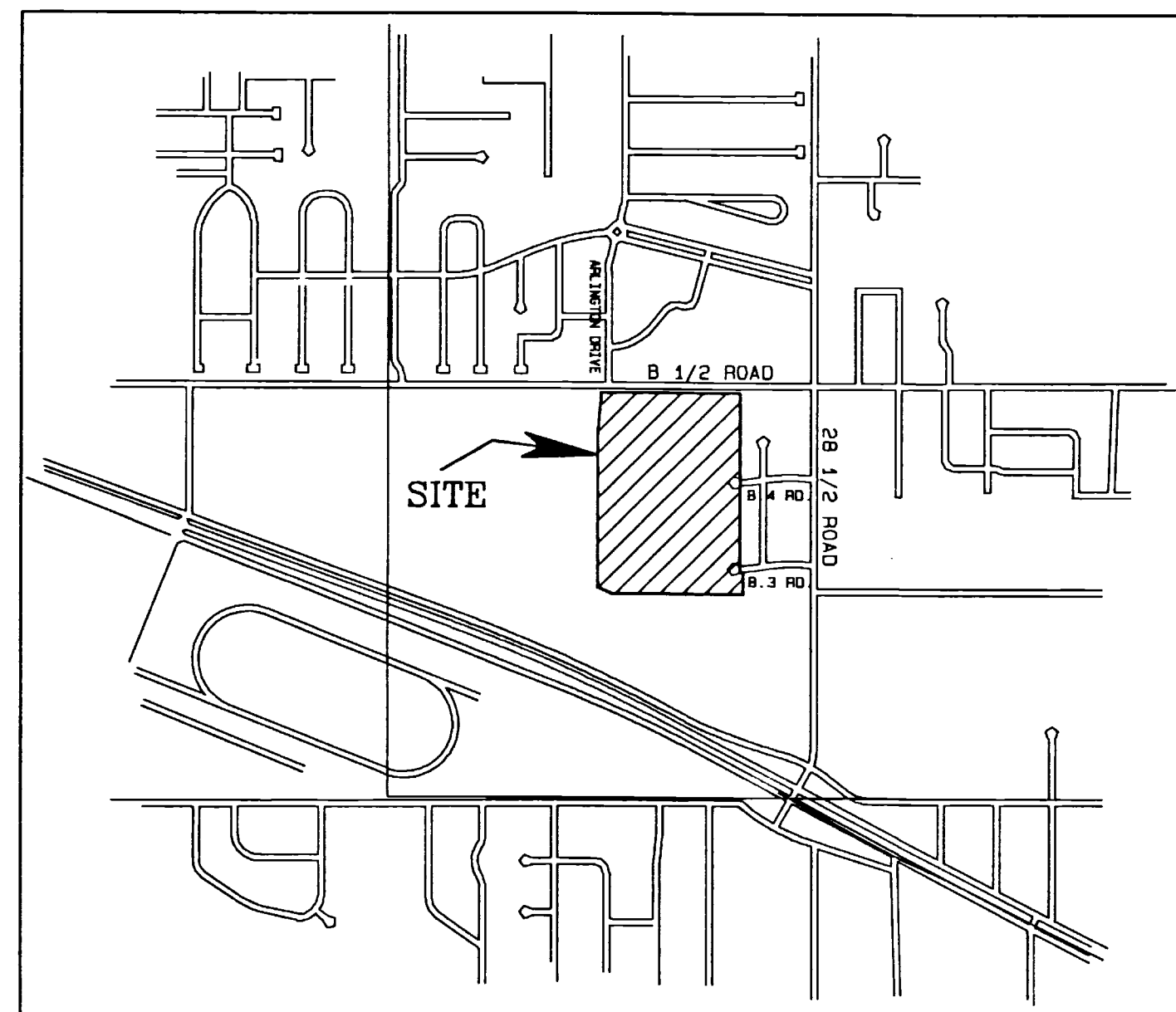


ARROWHEAD ACRES II

DEDICATION



VICINITY MAP N.T.S.

EXTERIOR BOUNDARY

C	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	04°57'12"	930.00ft	80.40ft	80.38ft	N02°32'50"E
C2	04°57'12"	870.00ft	75.21ft	75.19ft	N02°32'50"E

L/C	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
L1			20.97ft		S45°00'00"E
C1	45°00'00"	84.00ft	65.97ft	64.29ft	S67°30'00"W
L2			20.97ft		S45°00'00"W
C2	36°25'09"	93.00ft	59.11ft	58.12ft	S18°12'35"E
C3	36°25'09"	115.00ft	73.10ft	71.87ft	N18°12'35"W
C4	17°14'32"	137.00ft	41.23ft	41.07ft	S27°47'53"E
C5	19°10'37"	137.00ft	45.85ft	45.64ft	S9°35'19"E
L3			17.79ft		S77°26'18"E
C6	15°58'32"	112.00ft	31.23ft	31.13ft	N72°25'39"E
C7	09°35'05"	112.00ft	18.74ft	18.71ft	N85°12'28"E
C8	36°25'09"	90.00ft	57.21ft	56.25ft	N71°47'26"E
C9	01°08'11"	90.00ft	1.79ft	1.79ft	S35°51'04"E
C10	35°14'59"	68.00ft	41.84ft	41.18ft	S18°47'40"E
C11	35°16'58"	90.00ft	55.42ft	54.55ft	S17°38'29"E
C12	17°51'33"	112.00ft	34.91ft	34.77ft	S8°55'46"E
C13	18°48'52"	68.00ft	22.33ft	22.23ft	S80°35'34"W
C14	1°10'11"	68.00ft	1.39ft	1.39ft	N0°35'05"W
C15	56°45'27"	13.50ft	13.37ft	12.83ft	N63°39'58"E
C16	52°08'59"	48.00ft	43.69ft	42.20ft	N61°21'44"E
C17	46°02'20"	48.00ft	38.57ft	37.54ft	S69°32'36"E
C18	44°04'47"	48.00ft	36.93ft	36.02ft	S24°29'03"E
C19	48°40'16"	48.00ft	40.77ft	39.56ft	S21°53'29"W
C20	37°05'16"	48.00ft	31.07ft	30.53ft	S64°46'15"W
C21	61°24'31"	48.00ft	51.45ft	49.02ft	N65°58'52"W
C22	52°40'42"	13.50ft	12.41ft	11.98ft	N61°36'58"W
L4			19.06ft		N26°29'08"E
L5			12.59ft		N53°34'51"E
L6			1.79ft		N00°00'00"E
C23	02°02'41"	522.00ft	18.63ft	18.63ft	S88°58'40"E
C24	02°02'41"	500.00ft	17.84ft	17.84ft	S88°58'40"E
C25	02°02'41"	478.00ft	17.06ft	17.06ft	S88°58'40"E
C26	40°39'33"	134.00ft	95.09ft	93.11ft	N69°40'13"E
L7			15.65ft		S07°53'26"W

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, A.C. Rinderle Trust, is the owner of that real property as described in Book 2101 at Page 647 & 648 and Book 2135 at Page 961 and Book 2163 at Page 873 & 874 of the records of the Mesa County Clerk and Recorder, situated in the N 1/2 SW 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows:

Commencing at the found Mesa County survey marker for the C-W 1/16 corner of said Section 30, the basis of bearing being S89°54'48"E to the C 1/4 corner of said Section 30, also being a found Mesa County survey marker;
 thence N89°53'56"W a distance of 30.00 feet along the north line of said N 1/2 SW 1/4;
 thence S00°04'15"W a distance of 50.00 feet to the Point of Beginning;
 thence S89°54'48"E a distance of 877.61 feet to the northwest corner of Arrowhead Acres I;
 thence S00°04'15"W a distance of 1125.60 feet along the west line of said Arrowhead Acres I and Orchard Villas Estates;
 thence S89°55'39"E a distance of 20.00 feet along the westerly line of said Orchard Villas Estates;
 thence S00°04'15"W a distance of 140.00 feet along said westerly line to a point on the south line of the NE 1/4 SW 1/4 of said Section 30;
 thence N89°58'03"W a distance of 829.50 feet along said south line;
 thence N67°16'02"W a distance of 92.87 feet;
 thence N00°04'15"E a distance of 930.12 feet;
 thence along the arc of a curve to the right 80.40 feet, having a central angle of 04°57'12" and a radius of 930.00 feet, the chord of which bears N02°32'50"E a distance of 80.38 feet;
 thence N05°01'27"E a distance of 125.89 feet;
 thence along the arc of a curve to the left 75.21 feet, having a central angle of 04°57'12" and a radius of 870.00 feet, the chord of which bears N02°32'50"E a distance of 75.19 feet;
 thence N00°04'15"E a distance of 11.67 feet to the Point of Beginning.
 Said parcel contains 25.99 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as ARROWHEAD ACRES II a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

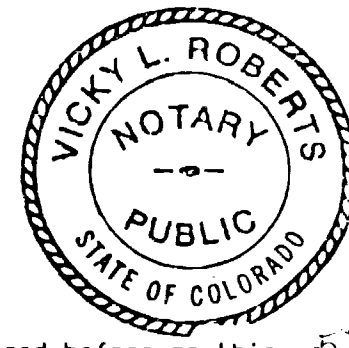
All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;
 Tract A & B to the owners (Property / Homeowners Association) of lots and tracts hereby platted for the purpose of landscaping, irrigation and drainage;
 All Multi-Purpose Easements to the City of Grand Junction 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;
 All Irrigation Easements to the Owners (Property / Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;
 All OMID Easements to the City of Grand Junction for the use of the public and to the Orchard Mesa Irrigation District, its successors and assigns, for the installation and maintenance of OMID irrigation facilities;
 All temporary turn-around easements to the City of Grand Junction for the use of the public. Temporary turn-around easements to be extinguished with future filings.
 All Detention / Retention Easements to the owners (Property / Homeowners Association) of the lots and tracts hereby platted for the purpose of conveying and detaining / retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas. 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, and in Drainage and Detention / Retention easements, the right to dredge, provide, 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 nor overburden said easements by erecting of placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 5th day of October, 1999.

Leo Charles Rinderle
 Leo Charles Rinderle
 Co-Trustee

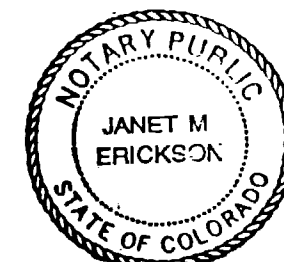
Erma Lucille Boothe
 Erma Lucille Boothe
 Co-Trustee

LIENHOLDER:
 Daniel L. Thomas
 Community First National Bank



STATE OF COLORADO }
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 5th day of October, 1999, by Leo Charles Rinderle and Erma Lucille Boothe. My commission expires 6/19/2000.
 Witness my hand and official seal: Vicki L. Roberts, Notary Public
 Address: 2853 Texas Ave. W., Grand Junction, CO 81501



STATE OF COLORADO }
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 5th day of October, 1999, by Daniel L. Thomas, Community First National Bank. My commission expires 4/23/2000.
 Witness my hand and official seal: Janet M. Erickson, Notary Public
 Address: 1111 1/2 Bank Sq., Grand Junction, CO 81501

CITY APPROVAL

This plat of ARROWHEAD ACRES II, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 7th day of October, 1999.

Sharon Adair
 Sharon Adair
 City Manager

B. J. Benney
 B. J. Benney
 City Mayor

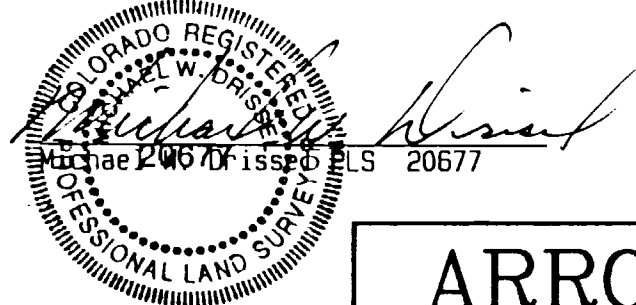
CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } ss
 I hereby certify that this instrument was filed in my office at _____ o'clock ____ M. this _____ day of _____ A.D., 1999, and is duly recorded in Plat Book No. _____, Page _____, Fee \$ _____, Drawer No. _____, Reception No. _____

 Clerk and Recorder Deputy

SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado. Title search and recorded documents were furnished by Abstract & Title Co. of Mesa County, Inc. Policy No. 00901534 C.



9-24-99
 Date

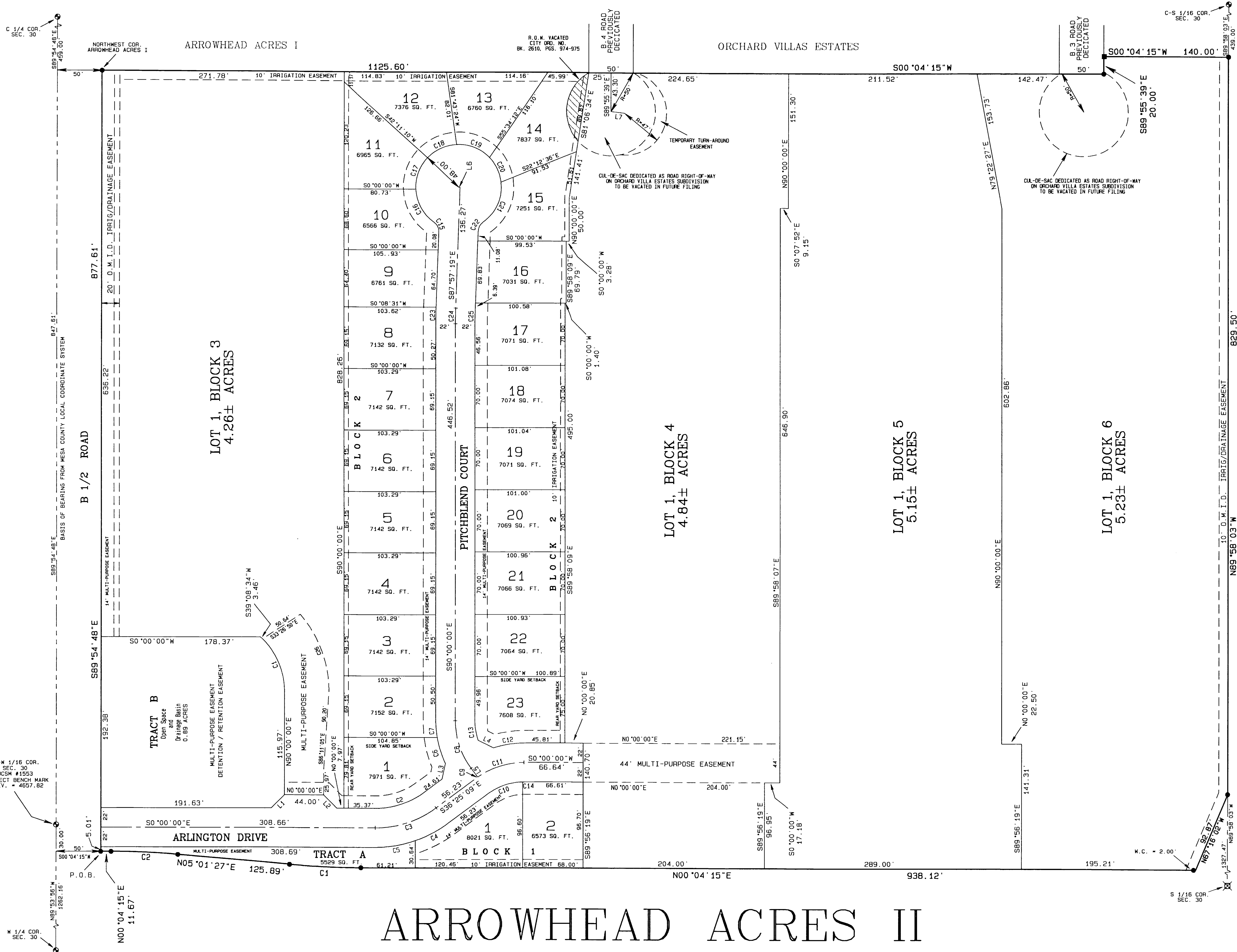
ARROWHEAD ACRES II
 LOCATED IN THE
 N 1/2 SW 1/4, SEC. 30, T1S, R1E, U.M.
D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By M.W.D. Checked By S.L.H. Job No. 303-98-02
 Drawn By TMODEL Date APRIL 1999 Sheet 1 OF 2

01243701.tif

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.

This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3.5-101.



ARROWHEAD ACRES II
 LOCATED IN THE
 N 1/2 SW 1/4, SEC. 30, T1S, R1E, U.M.
D H SURVEYS INC.
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 Sheet: 2 OF 2

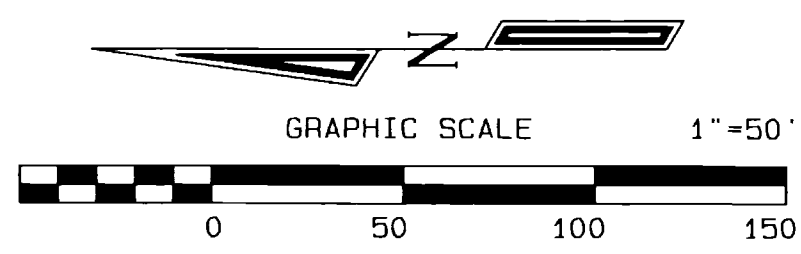
- LEGEND**
- MESA COUNTY SURVEY MARKER
 - FD. #5 REBAR W/PLASTIC CAP MARKED PATTY LS 9960
 - SET #5 REBAR W/2" ALUM. CAP STAMPED O H SURVEYS INC. LS 20677
- ALL EXTERIOR MONUMENTS SET IN CONC.
 W.C. = WITNESS CORNER
 O.M.I.D. = ORCHARD MESA IRRIGATION DISTRICT

AREA SUMMARY

TRACT A	= 0.13 AC. / 00.5%
TRACT B	= 0.89 AC. / 03.4%
DED. ROADS	= 1.37 AC. / 05.3%
LOTS 29 EA.	= 23.60 AC. / 90.8%
TOTAL	= 25.99 AC. / 100%

CITY REQUIREMENTS

Min. lot area:	6,500sq. ft.
Min. street frontage:	20 ft.
Max. height of structures:	32 ft.
Min. lot width:	60 ft.
Min. side yard setback:	
principal structure:	5 ft.
accessory structure:	3 ft.
Min. rear yard setback:	
principal structure:	25 ft.
accessory structure:	10 ft.
Min. front yard setback:	
Local:	45 ft. from C.V.L.
Max. coverage of lot by structures:	35%



ARROWHEAD ACRES II