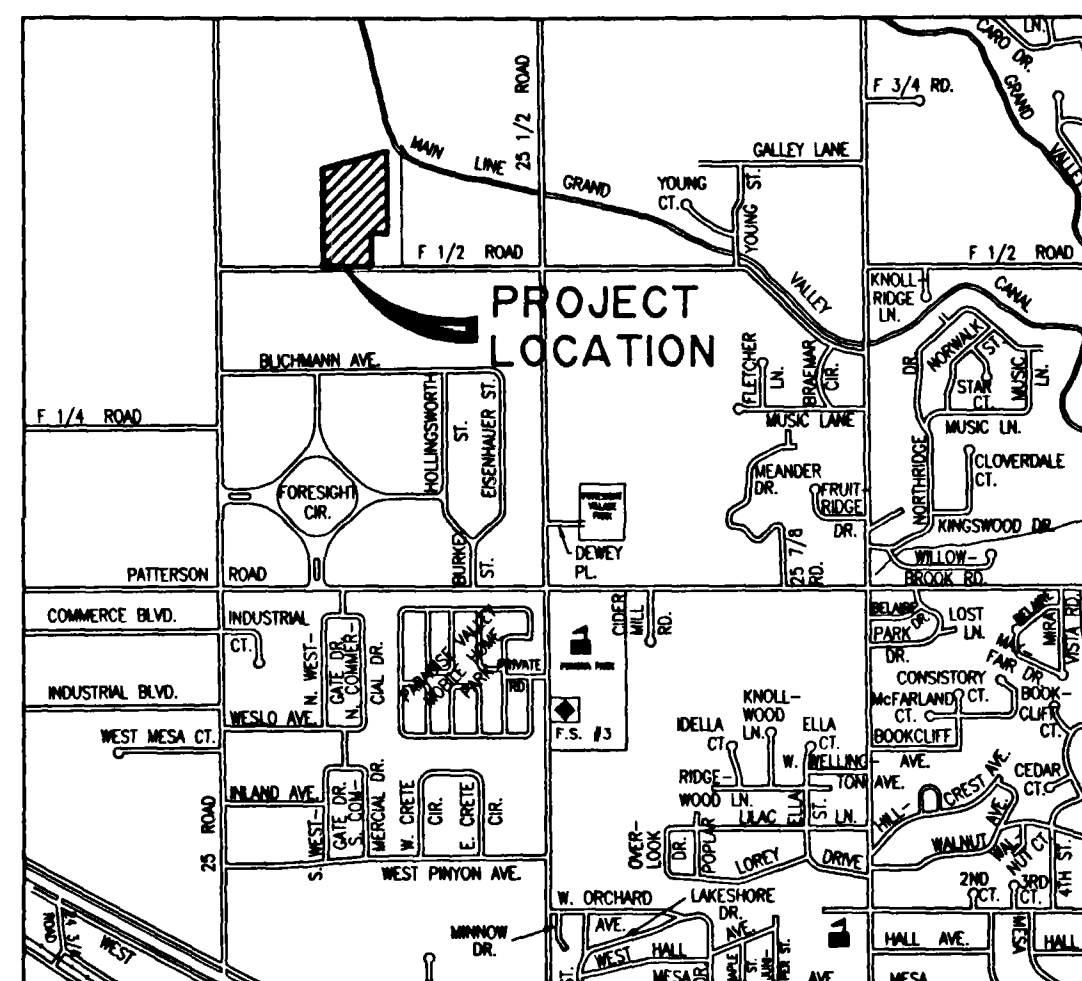


DIAMOND RIDGE SUBDIVISION, FILING ONE
 SW 1/4 OF THE NW 1/4 OF SECTION 3, T.1 S., R.1 W., UTE MERIDIAN,
 COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP

LEGEND

- FOUND THIS SURVEY, 5/8" REBAR WITH PLASTIC CAP (ILLEGIBLE)
- FOUND THIS SURVEY, 5/8" REBAR WITH PLASTIC CAP L.S. 9960
- SET THIS SURVEY, 5/8" REBAR WITH 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED BANNER INC., 19597
- ◆ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- SF SINGLE FAMILY LOT
- SF-A SINGLE FAMILY ATTACHED LOT

NOTES:

1. 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 a defect in this survey be commenced more than ten years from the date of certification shown herein.
2. BASIS OF BEARINGS: The line between the C-W 1/16 corner and W 1/4 corner, both of Section 3, Township 1 South, Range 1 West, Ute Meridian having a assumed bearing of N 89° 59' 47" W, 139.30 feet from GPS observation. Monuments on this line are indicated as shown on this Plat.
3. BASIS OF BENCHMARKS: Mesa County Survey Marker, C-W 1/16 corner Section 3, T.1 S., R.1 W., Ute Meridian, as established by GPS observation. Elevation = 4593.21 feet NAVD '88.
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. The following setbacks shall apply:
 - a) Single Family Units:
 - Principal Building - 20' front
 - 23' rear
 - 7' side
 - Accessory Building - Limited to rear 1/2 of Lot
 - 10' rear for easement width, whichever is greater
 - 3' side for easement width, whichever is greater
 - b) Single Family-Attached Units:
 - Principal Building - 20' front
 - 23' rear
 - 5' side
 - Accessory Building - Limited to rear 1/2 of Lot
 - 10' rear for easement width, whichever is greater
 - 3' side for easement width, whichever is greater
6. Maximum height of structures 32 feet
7. Maximum coverage of lot by structures 35%
8. The geotechnical report prepared by Geotechnical Engineering Group, Inc., Job # 215, dated March 29, 1999, states that shallow groundwater exists at this site. It recommends that foundations be designed by a Registered Professional Engineer and should consist of slab on grade construction with structurally supported floors in all finished living areas.

AREA SUMMARY

LOTS	12,280 AC. ±	82.2%
TRACT A	0.023 AC. ±	0.2%
TRACT B	0.417 AC. ±	2.8%
TRACT C	0.259 AC. ±	1.7%
ROADS	1.965 AC. ±	13.1%
TOTAL	14,945 AC. ±	100%

CITY APPROVAL

The Diamond Ridge Subdivision, is approved and accepted this 6th day of December, A.D., 1999.
Mark Lehman
 City Manager
Gene Funsay
 President of the City of Grand Junction City Council

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that Diamond Ridge Subdivision, was filed for record in the office of the County Clerk and Recorder of Mesa County at 1:51 P.M. on the 10th day of December, A.D., 1999 in Plat Book No. 17, Page No. 222 & 223, Reception No. 1931664
 Drawer No. 119, Fees 20.00

Mesa County Clerk and Recorder

Deputy

LIEN HOLDER'S CERTIFICATE

The Bank of Grand Junction, having property interests in or encumbrances upon the property involved approve this plat of Diamond Ridge Subdivision, this day of , A.D., 1999.

Mariene McHoase, President

ACKNOWLEDGEMENT OF LIEN HOLDER

State of Colorado)
) ss
 County of Mesa)
 On this day of , A.D., 1999, before me the undersigned officer, personally appeared Mariene McHoase, as President of The Bank of Grand Junction and acknowledged that she executed the foregoing Certificate of Lien Holder, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires

Notary Public

AREA TABLE

LOT 1, BLOCK 1	1071 S.F. ±	0.246 AC. ±
LOT 2, BLOCK 1	1071 S.F. ±	0.246 AC. ±
LOT 3, BLOCK 1	10698 S.F. ±	0.246 AC. ±
LOT 4, BLOCK 1	9878 S.F. ±	0.227 AC. ±
LOT 5, BLOCK 1	8531 S.F. ±	0.196 AC. ±
LOT 6, BLOCK 1	9893 S.F. ±	0.227 AC. ±
LOT 1A, BLOCK 2	5674 S.F. ±	0.130 AC. ±
LOT 1B, BLOCK 2	3671 S.F. ±	0.089 AC. ±
LOT 2A, BLOCK 2	3776 S.F. ±	0.087 AC. ±
LOT 2B, BLOCK 2	4543 S.F. ±	0.104 AC. ±
LOT 3A, BLOCK 2	599 S.F. ±	0.139 AC. ±
LOT 3B, BLOCK 2	749 S.F. ±	0.171 AC. ±
LOT 4A, BLOCK 2	5225 S.F. ±	0.120 AC. ±
LOT 4B, BLOCK 2	4751 S.F. ±	0.109 AC. ±
LOT 5A, BLOCK 2	4363 S.F. ±	0.100 AC. ±
LOT 5B, BLOCK 2	3815 S.F. ±	0.088 AC. ±
LOT 6A, BLOCK 2	531 S.F. ±	0.122 AC. ±
LOT 6B, BLOCK 2	9765 S.F. ±	0.224 AC. ±
LOT 7A, BLOCK 2	6647 S.F. ±	0.153 AC. ±
LOT 7B, BLOCK 2	4820 S.F. ±	0.111 AC. ±
LOT 8A, BLOCK 2	5053 S.F. ±	0.116 AC. ±
LOT 8B, BLOCK 2	7356 S.F. ±	0.169 AC. ±
LOT 9A, BLOCK 2	4914 S.F. ±	0.113 AC. ±
LOT 9B, BLOCK 2	3935 S.F. ±	0.090 AC. ±
LOT 10A, BLOCK 2	4222 S.F. ±	0.097 AC. ±
LOT 10B, BLOCK 2	4222 S.F. ±	0.097 AC. ±
LOT 1, BLOCK 3	8799 S.F. ±	0.202 AC. ±
LOT 2, BLOCK 3	8280 S.F. ±	0.190 AC. ±
LOT 3, BLOCK 3	7882 S.F. ±	0.180 AC. ±
LOT 4, BLOCK 3	9476 S.F. ±	0.219 AC. ±
LOT 1, BLOCK 4	12258 S.F. ±	0.28 AC. ±
LOT 2, BLOCK 4	12486 S.F. ±	0.287 AC. ±
LOT 3, BLOCK 4	1129 S.F. ±	0.257 AC. ±
LOT 4, BLOCK 4	11468 S.F. ±	0.263 AC. ±
LOT 5, BLOCK 4	57308 S.F. ±	1.315 AC. ±
LOT 1, BLOCK 5	.....	5.290 AC. ±
TRACT A	.....	0.023 AC. ±
TRACT B	.....	0.417 AC. ±
TRACT C	.....	0.259 AC. ±
ROADS	.....	1.965 AC. ±

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that A and G Partnership, a Colorado General Partnership being the owner in fee simple of the property described in the instrument recorded in Book 2590, of Pages 360 through 361 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 Diamond Ridge Subdivision, Filing No. 1, a subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.

DESCRIPTION OF DIAMOND RIDGE SUBDIVISION, FILING ONE

A tract of land located in the SW 1/4 of the NW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado more fully described as follows:

Beginning at the southeasterly corner of Diamond Ridge, whence the C-W 1/16 corner Section 3, T.1 S., R.1 W., Ute Meridian, bears S 89° 59' 47" W, 165.00 feet;

1. Thence N 89° 59' 47" W, 494.45 feet;
2. Thence N 00° 02' 24" E, 978.42 feet;
3. Thence N 74° 29' 16" E, 684.29 feet;
4. Thence S 00° 01' 46" W, 831.47 feet;
5. Thence N 89° 59' 46" W, 165.00 feet;
6. Thence S 00° 01' 46" W, 330.00 feet to the Point of Beginning.

Diamond Ridge Subdivision, Filing One, as described above contains 14,945 acres more or less.

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

1. All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;
2. 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.
3. 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;
4. 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;
5. Tract A 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;
6. Tract B to the owners (Property/Homeowners Association) of the lots hereby platted for the purpose of recreational and aesthetic purposes as determined appropriate by said owners.
7. Tract C to the owners (Property/Homeowners Association) of the lots, their successors and assigns forever, hereby platted as perpetual easement for the purpose of conveying and detaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas.
8. 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.
9. All Drainage Easements to the owners (Property/Homeowners Association) of lots hereby platted as perpetual easements 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.

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 for overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Owner of Diamond Ridge Subdivision

IN WITNESS WHEREOF, I hereunto set my hand this 23 day of November, A.D., 1999.

Alan Parkerson
 Alan Parkerson, General Partner

ACKNOWLEDGEMENT OF OWNERSHIP

State of Colorado)
) ss
 County of Mesa)

On this 23 day of November, A.D., 1999, before me the undersigned officer, personally appeared Alan Parkerson, General Partner of A and G Partnership and acknowledged that they 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 September 28, 2002

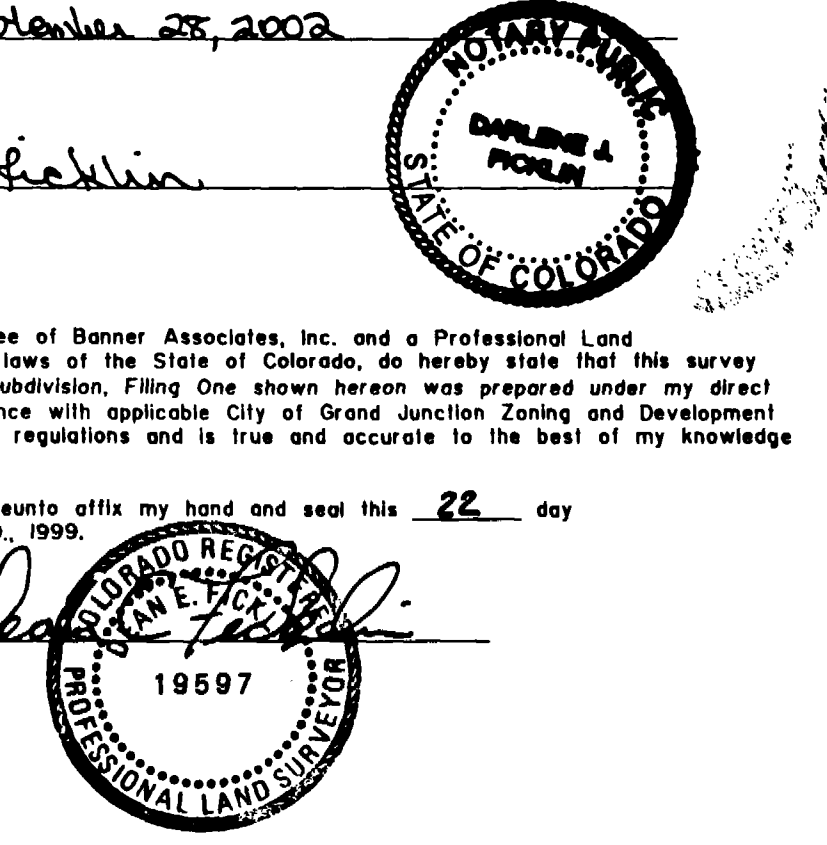
Deane E. Ficklin
 Notary Public

SURVEYOR'S CERTIFICATE

I, Deane 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 this survey and plat of Diamond Ridge Subdivision, Filing One 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 affix my hand and seal this 22 day of November, A.D., 1999.

Deane E. Ficklin
 P.L.S., 19597

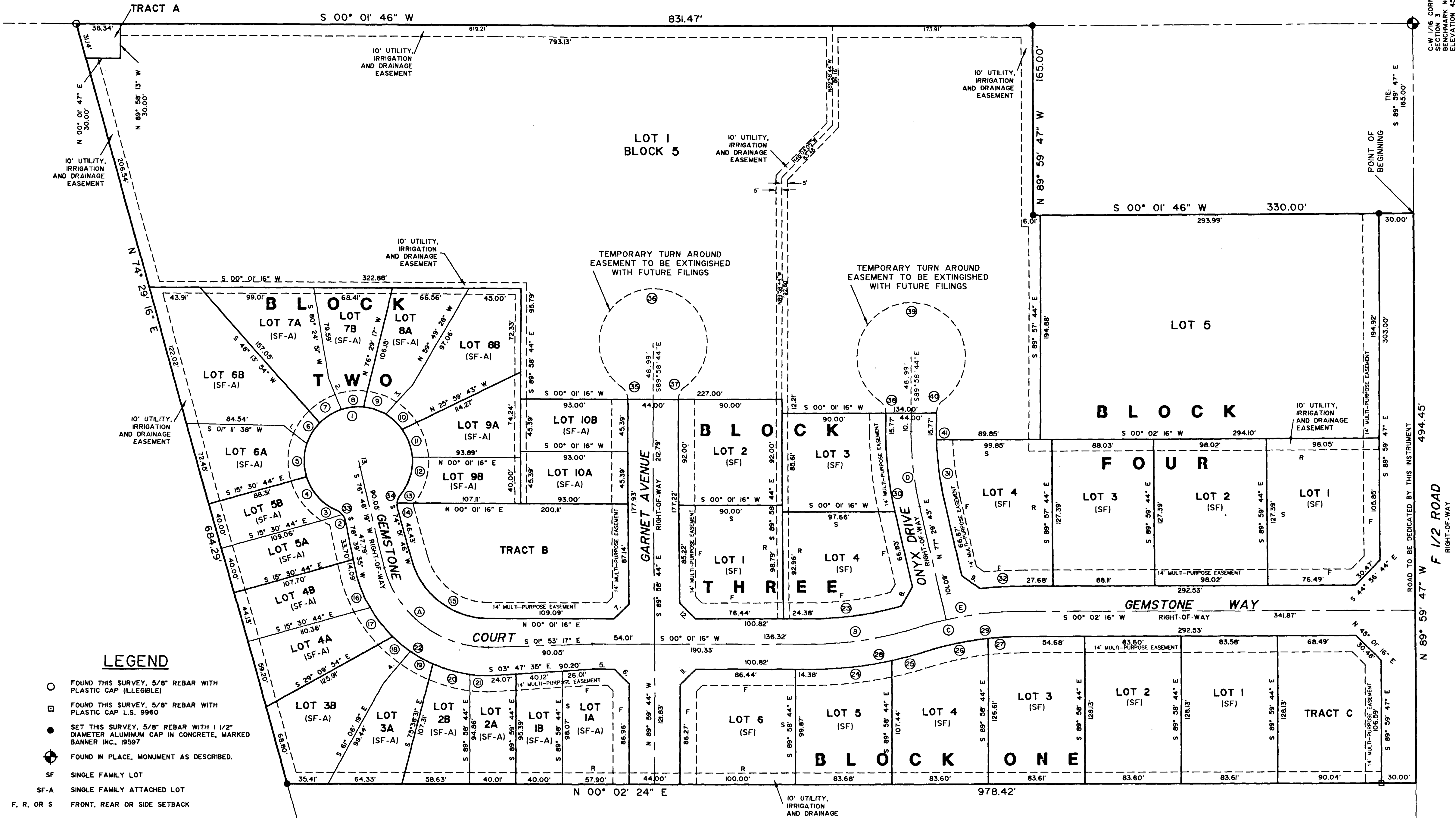


**DIAMOND RIDGE SUBDIVISION,
 FILING ONE**
 SW 1/4 OF THE NW 1/4 OF SECTION 3,
 T.1 S., R.1 W., UTE MERIDIAN,
 COUNTY OF MESA, STATE OF COLORADO

BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

SCALE: JOB NO: DATE: SHEET NO:
 1" = 100' 83750302 11-22-99 1 of 2

01244701.457



- LEGEND**
- FOUND THIS SURVEY, 5/8" REBAR WITH PLASTIC CAP (ILLEGIBLE)
 - FOUND THIS SURVEY, 5/8" REBAR WITH PLASTIC CAP L.S. 9960
 - SET THIS SURVEY, 5/8" REBAR WITH 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED BANNER INC., 19597
 - ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
 - SF SINGLE FAMILY LOT
 - SF-A SINGLE FAMILY ATTACHED LOT
 - F, R, OR S FRONT, REAR OR SIDE SETBACK

CURVE INFORMATION

①	Δ = 284° 47' 20"	R = 47.00'	L = 233.61'	T = 36.20'	C = 57.36'	CB = N 13° 27' 37" W
②	Δ = 27° 46' 51"	R = 13.50'	L = 6.55'	T = 3.34'	C = 6.48'	CB = N 64° 47' 15" E
③	Δ = 26° 45' 03"	R = 13.50'	L = 6.30'	T = 3.21'	C = 6.25'	CB = N 37° 31' 12" E
④	Δ = 48° 54' 03"	R = 47.00'	L = 40.12'	T = 21.37'	C = 38.91'	CB = S 48° 36' 03" W
⑤	Δ = 35° 26' 29"	R = 47.00'	L = 29.07'	T = 15.02'	C = 28.61'	CB = N 89° 13' 24" W
⑥	Δ = 25° 58' 23"	R = 47.00'	L = 21.31'	T = 10.84'	C = 21.12'	CB = N 56° 30' 58" W
⑦	Δ = 26° 52' 14"	R = 47.00'	L = 22.04'	T = 11.23'	C = 21.84'	CB = N 52° 05' 40" W
⑧	Δ = 24° 06' 20"	R = 47.00'	L = 19.77'	T = 10.04'	C = 19.63'	CB = N 06° 36' 22" W
⑨	Δ = 24° 46' 49"	R = 47.00'	L = 20.33'	T = 10.33'	C = 20.17'	CB = N 17° 50' 12" E
⑩	Δ = 23° 53' 55"	R = 47.00'	L = 19.60'	T = 9.95'	C = 19.46'	CB = N 42° 10' 33" E
⑪	Δ = 31° 42' 08"	R = 47.00'	L = 26.01'	T = 13.35'	C = 25.68'	CB = N 69° 58' 35" E
⑫	Δ = 43° 06' 24"	R = 47.00'	L = 35.35'	T = 18.56'	C = 34.53'	CB = S 72° 37' 08" E
⑬	Δ = 32° 47' 33"	R = 13.50'	L = 7.73'	T = 3.97'	C = 7.62'	CB = N 67° 27' 43" W
⑭	Δ = 21° 16' 45"	R = 13.50'	L = 5.01'	T = 2.54'	C = 4.98'	CB = S 85° 30' 09" W
⑮	Δ = 74° 50' 31"	R = 68.00'	L = 88.82'	T = 52.03'	C = 82.64'	CB = S 37° 26' 31" W
⑯	Δ = 14° 45' 12"	R = 118.00'	L = 30.38'	T = 15.28'	C = 30.30'	CB = S 67° 29' 10" W
⑰	Δ = 15° 29' 58"	R = 118.00'	L = 31.92'	T = 16.06'	C = 31.82'	CB = S 52° 21' 35" W
⑱	Δ = 09° 41' 20"	R = 118.00'	L = 19.95'	T = 10.00'	C = 19.93'	CB = S 39° 45' 55" W
⑲	Δ = 10° 53' 08"	R = 118.00'	L = 22.42'	T = 11.24'	C = 22.39'	CB = S 29° 28' 43" W
⑳	Δ = 16° 14' 21"	R = 118.00'	L = 33.44'	T = 16.84'	C = 33.33'	CB = S 15° 54' 58" W
㉑	Δ = 07° 46' 31"	R = 118.00'	L = 16.01'	T = 8.02'	C = 16.00'	CB = S 03° 54' 31" W
㉒	Δ = 74° 50' 31"	R = 118.00'	L = 154.14'	T = 90.29'	C = 143.41'	CB = S 37° 26' 31" W

CURVE INFORMATION

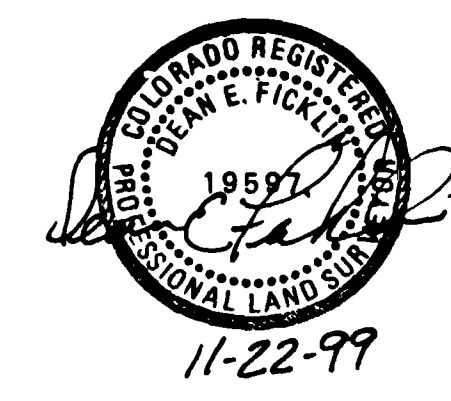
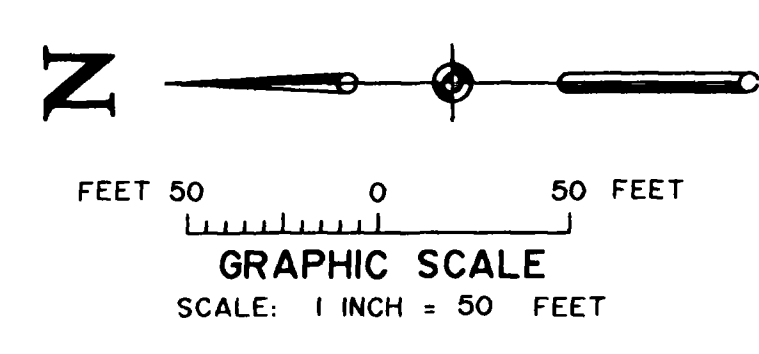
㉓	Δ = 16° 17' 52"	R = 278.00'	L = 79.08'	T = 39.81'	C = 78.81'	CB = S 08° 07' 40" E
㉔	Δ = 12° 25' 38"	R = 322.00'	L = 69.84'	T = 35.06'	C = 69.70'	CB = S 06° 11' 33" E
㉕	Δ = 05° 12' 19"	R = 322.00'	L = 29.25'	T = 14.64'	C = 29.24'	CB = S 15° 00' 32" E
㉖	Δ = 11° 40' 30"	R = 278.00'	L = 56.65'	T = 28.42'	C = 56.55'	CB = N 11° 46' 26" W
㉗	Δ = 05° 58' 27"	R = 278.00'	L = 28.99'	T = 14.51'	C = 28.97'	CB = N 02° 56' 57" W
㉘	Δ = 17° 37' 57"	R = 322.00'	L = 99.09'	T = 49.94'	C = 98.70'	CB = S 08° 47' 43" E
㉙	Δ = 17° 38' 57"	R = 278.00'	L = 85.63'	T = 43.16'	C = 85.30'	CB = N 08° 47' 13" W
㉚	Δ = 12° 31' 33"	R = 322.00'	L = 70.39'	T = 35.34'	C = 70.25'	CB = S 83° 45' 29" W
㉛	Δ = 11° 02' 30"	R = 278.00'	L = 53.57'	T = 26.87'	C = 53.49'	CB = S 83° 00' 58" W
㉜	Δ = 06° 19' 30"	R = 322.00'	L = 35.55'	T = 17.79'	C = 35.53'	CB = N 03° 07' 29" W
㉝	Δ = 54° 31' 54"	R = 13.50'	L = 12.85'	T = 6.96'	C = 12.37'	CB = N 51° 24' 40" E
㉞	Δ = 54° 04' 18"	R = 13.50'	L = 12.74'	T = 6.89'	C = 12.27'	CB = N 78° 06' 05" W
㉟	Δ = 54° 04' 17"	R = 13.50'	L = 12.74'	T = 6.89'	C = 12.27'	CB = N 62° 59' 07" E
㊱	Δ = 288° 06' 34"	R = 47.00'	L = 236.36'	T = 34.06'	C = 55.16'	CB = N 00° 01' 16" E
㊲	Δ = 54° 04' 17"	R = 13.50'	L = 12.74'	T = 6.89'	C = 12.27'	CB = N 62° 56' 36" W
㊳	Δ = 54° 04' 17"	R = 13.50'	L = 12.74'	T = 6.89'	C = 12.27'	CB = N 62° 59' 07" E
㊴	Δ = 288° 06' 34"	R = 47.00'	L = 236.66'	T = 34.06'	C = 55.16'	CB = N 00° 01' 16" E
㊵	Δ = 54° 04' 17"	R = 13.50'	L = 12.74'	T = 6.89'	C = 12.27'	CB = N 62° 56' 36" W
㊶	Δ = 01° 29' 02"	R = 278.00'	L = 7.20'	T = 3.60'	C = 7.20'	CB = N 89° 16' 44" E

CURVE INFORMATION

Ⓐ	Δ = 74° 50' 31"	R = 93.00'	L = 121.48'	T = 71.16'	C = 113.03'	CB = S 37° 26' 31" W
Ⓑ	Δ = 17° 37' 57"	R = 300.00'	L = 92.32'	T = 46.53'	C = 91.96'	CB = S 08° 47' 43" E
Ⓒ	Δ = 17° 38' 57"	R = 300.00'	L = 92.41'	T = 46.57'	C = 92.05'	CB = N 08° 47' 13" W
Ⓓ	Δ = 12° 31' 33"	R = 300.00'	L = 65.58'	T = 32.92'	C = 65.45'	CB = S 83° 45' 29" W
Ⓔ	Δ = 12° 32' 33"	R = 300.00'	L = 65.67'	T = 32.97'	C = 65.54'	CB = N 06° 14' 01" W

LINE INFORMATION

NO.	BEARING	DISTANCE
1.	S 37° 53' 36" W	25.76'
2.	S 68° 06' 25" W	29.11'
3.	S 47° 26' 41" E	34.56'
4.	S 49° 58' 28" E	36.39'
5.	N 00° 01' 16" E	19.09'
6.	S 45° 01' 16" W	18.18'
7.	S 44° 58' 44" E	18.18'
8.	N 59° 26' 44" W	19.21'
9.	S 35° 31' 56" W	19.25'
10.	S 89° 58' 44" E	15.77'
11.	S 44° 58' 45" E	19.18'
12.	N 45° 01' 16" E	19.18'
13.	N 74° 51' 46" E	9.42'



DIAMOND RIDGE SUBDIVISION, FILING ONE

SW 1/4 OF THE NW 1/4 OF SECTION 3,
T.1 S., R.1 W., UTE MERIDIAN,
COUNTY OF MESA, STATE OF COLORADO

BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 50'	8375-03	11-22-99	2 of 2