

FOUNTAIN GREENS SUBDIVISION

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 11:26 o'clock A.M., December 30, A.D., 1999 and was duly recorded in Plat Book 17, Page No. 237 Reception No. 1933137 Drawer No. II 32 Fees: 30

Clerk and Recorder _____ By: _____ Deputy

CITY OF GRAND JUNCTION APPROVAL

This plat of Fountain Greens Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 26th day of December, A.D., 1999.

City Manager Mark E. Cohen

City Mayor Gene Ramsey

LIEBHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Fountain Greens Subdivision. Signed this 28th day of December, 1999.

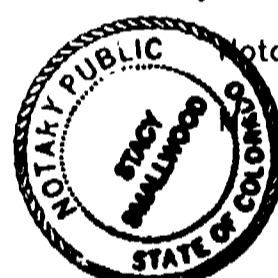
by: Clay H. Tufly, SVP for: Alpine Bank

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Clay H. Tufly for Community First National Bank, this 28th day of December, A.D., 1999.

Witness my hand and official seal:



Notary Public Stephanie M. Eubank
Commission Expires 4-23-2002

AREA SUMMARY

| | | | |
|----------|---|--------------|---------|
| TRACTS | = | 0.305 Acres | 1.00% |
| LOTS | = | 8.840 Acres | 28.50% |
| ROAD ROW | = | 4.003 Acres | 13.20% |
| BLOCK 6 | = | 7.766 Acres | 25.62% |
| BLOCK 7 | = | 9.604 Acres | 31.68% |
| TOTAL | = | 30.318 Acres | 100.00% |

NOTARY PUBLIC'S CERTIFICATE

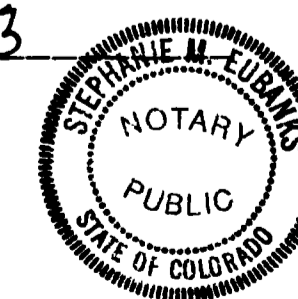
STATE OF Colorado } ss
COUNTY OF Boulder

The foregoing instrument was acknowledged before me by Donald J. Humphrey, Managing Member for Fountain Greens, L.L.C., a Colorado Limited Liability Company, this 21st day of December, A.D., 1999.

Witness my hand and official seal:

Stephanie M. Eubank
Notary Public

My Commission Expires 10-07-2003



SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Fountain Greens Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified 12-28-99

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Fountain Greens, L.L.C., a Colorado Limited Liability Company, is the owner of that real property located in part of the Southeast Quarter (SE1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Warranty Deed Book 2433, Pages 918 and 919.)

All of the Replat of Fountainhead Subdivision, EXCEPT Lot 1, Block Three, as recorded in Plat Book 13, Pages 177 through 188; EXCEPT all of Blocks 3, 7, and 8 thereof; and EXCEPT all dedicated Public Streets, Roads, and Utility Easements as shown on the plat of said subdivision; EXCEPT Lots A & B, and the Open Space of Mini "Cove" II Subdivision; EXCEPT Lots 1C and 1D of REPLAT of Mini "Cove" II Subdivision; EXCEPT The Helm at Fountainhead, A Replat of Tract B and Block 3 of "The Cove at Fountainhead"; and EXCEPT The Cove at Fountainhead, a Replat of a portion of the Replat of Fountainhead Subdivision, Except Lot 1, Block 3, and further described as:

Commencing at the SE corner of said Section 33, whence the E1/4 Corner lies North 00 degrees 11 minutes 29 seconds West, a distance of 2633.21 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence to North 00 degrees 11 minutes 29 seconds West, a distance of 619.09 feet to a point on the East line of said SE1/4; thence South 89 degrees 48 minutes 31 seconds West, a distance of 33.00 feet to the POINT OF BEGINNING; thence South 89 degrees 48 minutes 31 seconds West, a distance of 626.75 feet; thence North 00 degrees 09 minutes 30 seconds West, a distance of 42.06 feet; thence North 89 degrees 56 minutes 41 seconds West, a distance of 281.27 feet; thence North 00 degrees 07 minutes 32 seconds West, a distance of 470.52 feet; thence North 89 degrees 58 minutes 52 seconds West, a distance of 353.67 feet, to a point on the East right-of-way line of 24-3/4 Road; thence, along said East right-of-way line North 00 degrees 07 minutes 59 seconds West, a distance of 847.06 feet; thence South 89 degrees 54 minutes 05 seconds East, a distance of 414.45 feet; thence South 79 degrees 52 minutes 35 seconds East, a distance of 120.94 feet; thence South 69 degrees 15 minutes 09 seconds East, a distance of 115.14 feet; thence South 00 degrees 11 minutes 30 seconds East, a distance of 140.59 feet; thence along the arc of a non-tangent curve to the left, having a delta angle of 45 degrees 16 minutes 57 seconds, with a radius of 187.50 feet, an arc length of 148.19 feet, a chord bearing of South 45 degrees 56 minutes 00 seconds East, and a chord length of 144.36 feet; thence along the arc of a non-tangent curve to the left having a delta angle of 59 degrees 07 minutes 36 seconds, with a radius of 65.00 feet, an arc length of 67.08 feet, a chord bearing of North 81 degrees 51 minutes 00 seconds East, and a chord length of 64.14 feet; thence North 42 degrees 51 minutes 00 seconds East, a distance of 132.08 feet; thence South 56 degrees 10 minutes 33 seconds East, a distance of 53.03 feet; thence South 49 degrees 16 minutes 52 seconds East, a distance of 351.89 feet; thence South 56 degrees 42 minutes 17 seconds East, a distance of 62.75 feet; thence South 00 degrees 11 minutes 29 seconds East, a distance of 866.58 feet to the POINT OF BEGINNING.

Said parcel containing an area of 30.318 Acres, as described.

That said owners have caused the real property to be laid out and platted as Fountain Greens Subdivision, 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 as the accompanying plat of Fountain Greens Subdivision as follows:

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;

16 foot Access Easement for the benefit of the owner of Lot 1, Block Three, Fountainhead Subdivision as noted in Court Decree.

Tract A - a shared drive and utility easement to the owners and invitees of Lots 10 through 13, Block 1, and the Fountain Greens Homeowners Association, for the purpose of ingress/egress, including use by public services, which include but are not limited to: postal services, trash collection, fire, police and emergency vehicles, and for the use of the City of Grand Junction and public utilities for the installation, operation, maintenance, and repair of utilities;

Tract B - as a private open space to the Fountain Greens Homeowners Association, a Colorado non-profit corporation, for the purposes of the Association, primarily, but not limited to, detention and drainage facilities;

Tract C - Median Island to the Fountain Green Homeowners Association, and to the City of Grand Junction for a multipurpose easement.

All Multipurpose Easements to the City of Grand Junction for the use of the 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 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.

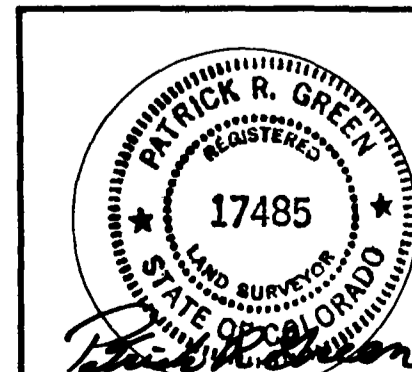
All Irrigation Easements a set forth on this plat to the Fountain Greens Homeowners Association, as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements hereby platted to the Fountain Greens Homeowners Association Inc., and Grand Junction Drainage District as perpetual non-exclusive 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 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 nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owners, Fountain Greens, L.L.C., a Colorado Limited Liability Company, has caused their names to be hereunto subscribed this 21st day of December, A.D. 1999.

Donald J. Humphrey
by: Donald J. Humphrey, Managing Member
for: Fountain Greens, L.L.C., a Colorado Limited Liability Company

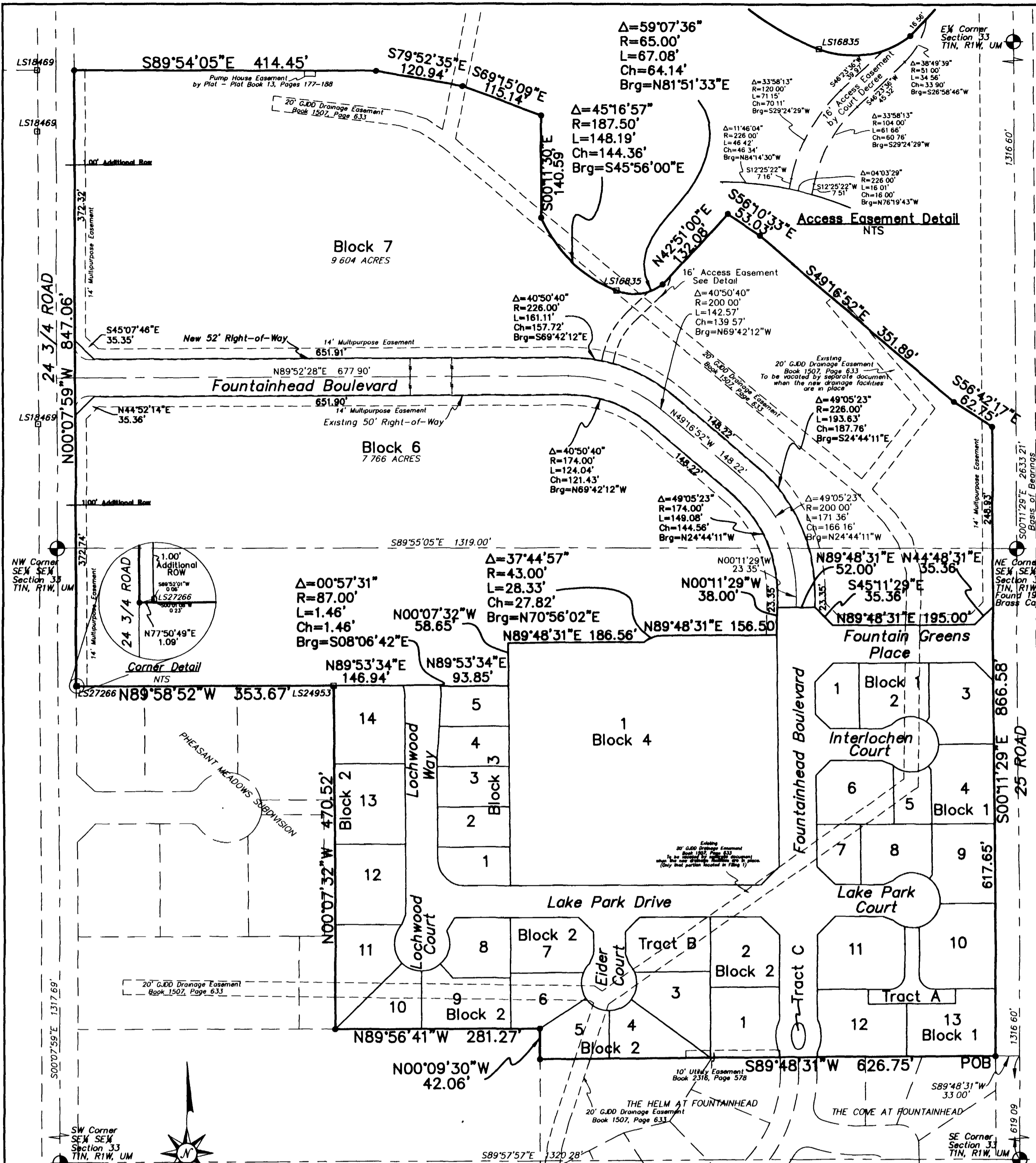


PATRICK R. GREEN
COLORADO REGISTERED SURVEYOR
P.L.S. No. 17485

FOUNTAIN GREENS SUBDIVISION
REPLAT OF FOUNTAINHEAD SUBDIVISION
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

LANDesign

| | | |
|---|-----------|----------|
| ENGINEERS | SURVEYORS | PLANNERS |
| 250 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099 | | |
| PROJECT NO. 98040 | SURVEYED | DRAWN |
| DATE: JULY 1999 | LED/RM | RSK |
| CHECKED | SHEET | OF |
| | 1 | 2 |



GENERAL NOTES

Basis of bearings assume the East line of the SE1/4 of Section 33 to bear South 00 degrees 11 minutes 29 seconds East, a distance of 2633.21 feet. Both monuments on this line are Mesa County Markers as shown on the accompanying plat.

Easement and title documents (schedules A&B) provided by Abstract and Title Co. of Mesa County, Inc., Title policy No. 90204201 C2.

Existing property corners which were recovered during this survey which were within 0.25± feet of the calculated position were accepted as being "in position".

The Declaration of Covenants and Restrictions for Fountain Greens Subdivision are recorded at Book _____ Pages _____ through _____ Mesa County Records.

Existing Grand Junction Drainage District easements (Book 1507, Page 633) to be vacated by separate document, when new drainage facilities are in place.

Terms, Agreements, Provisions, Conditions, Obligations, and Restrictions of the Declarations for Fountainhead Subdivision, as originally recorded in Book 1909, Page 150, and Amendments as recorded in Book 1942, Page 425, and in Book 2119, Page 659, and any agreements relating thereto, that affect Fountain Greens Subdivision, as herein platted, are released by document recorded in Book 2623, Pages 235 through 236 of the Mesa County Records.

Any previous rights or property interests in Fountain Greens Subdivision, by the Fountainhead Homeowners Association, a Colorado Corporation, were released by document recorded in Book 2623, Pages 235 through 236, of the Mesa County Records.

There shall be no driveway access from any subdivision lots to 25 Road right-of-way, Fountain Greens Place right-of-way, and limited driveway access for Lot 1, Block 2, and Lot 1, Block 4 to Fountainhead Boulevard right-of-way.

Duplex lots may be subdivided into two single lots by administrative review.

Further information about the project can be found in the City of Grand Junction Community Development Department file number #PP-1999-183.

See recorded "Building Envelope Siting Plan" for building foundation, setback, and zoning requirements.

SCALE: 1"=100'
100 50 0 100

LEGEND

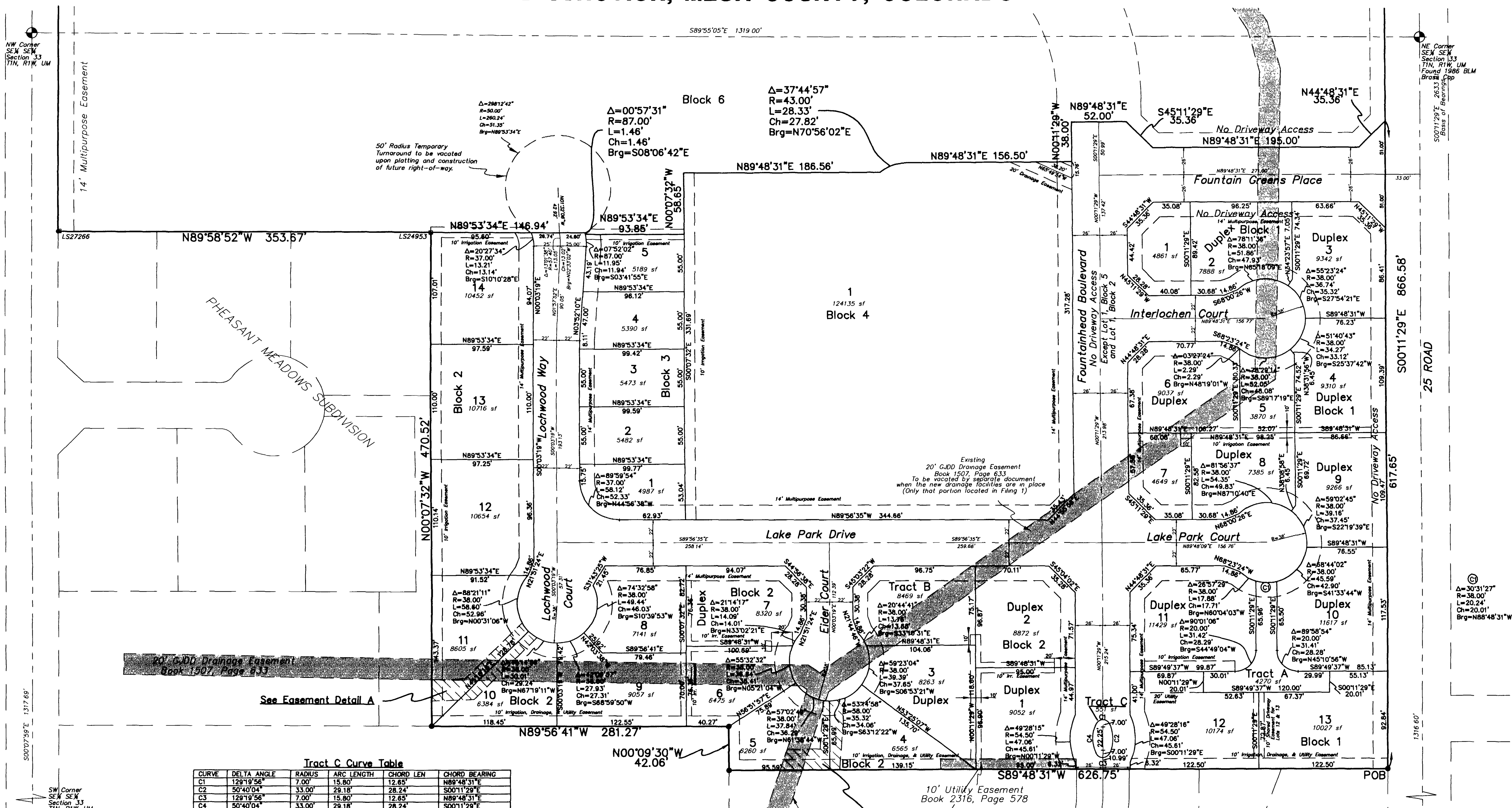
- ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 IN CONCRETE PER CRS-38-51-105
- SET 2" ALUM. CAP ON No. 6 REBAR, PLS 17485
- FOUND REBAR, AS NOTED

ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105

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.

FOUNTAIN GREENS SUBDIVISION

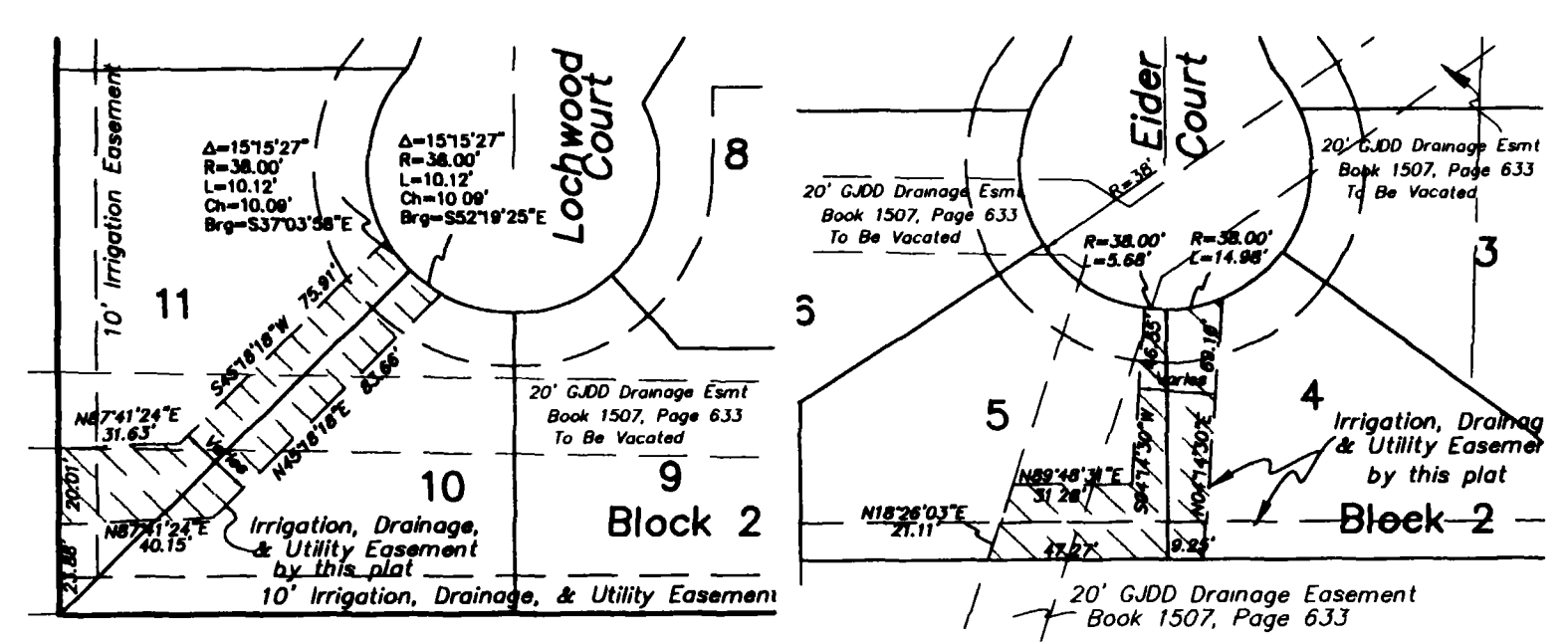
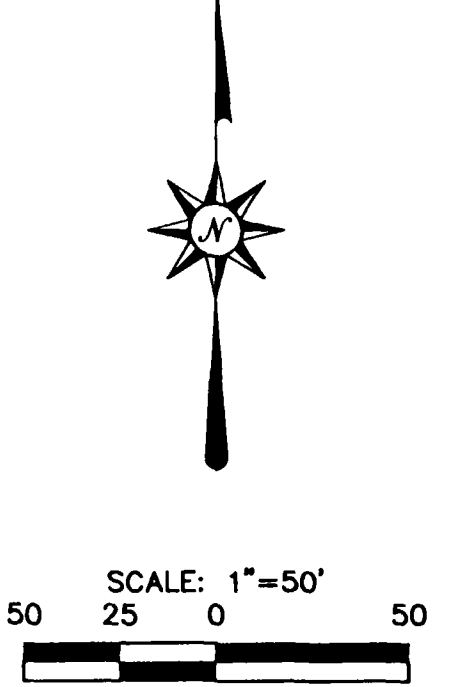
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



Tract C Curve Table

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD LEN | CHORD BEARING |
|-------|-------------|--------|------------|-----------|---------------|
| C1 | 129°19'56" | 7.00' | 15.80' | 12.65' | N89°48'31"E |
| C2 | 50°40'04" | 7.00' | 29.18' | 28.24' | S00°11'29"E |
| C3 | 129°19'56" | 7.00' | 15.80' | 12.65' | N89°48'31"E |
| C4 | 50°40'04" | 33.00' | 29.18' | 28.24' | S00°11'29"E |

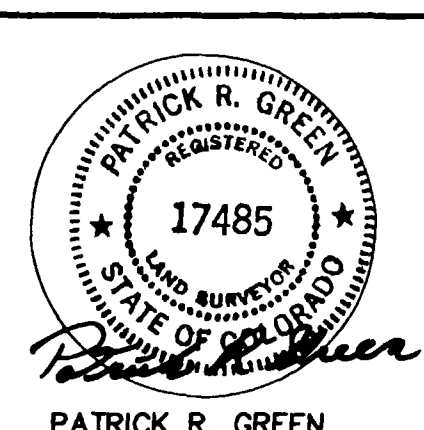
- LEGEND**
- ALIQUOT SURVEY MARKER
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 IN CONCRETE PER CRS-38-51-105
 - ◆ SET 2" ALUM. CAP ON No. 6 REBAR, PLS 17485
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105



SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Fountain Greens Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified 12-28-99



FOUNTAIN GREENS SUBDIVISION
 REPLAT OF FOUNTAINHEAD SUBDIVISION
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO

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

| | | | | | |
|-------------------|----------|-------|---------|-------|----|
| PROJECT NO. 98040 | SURVEYED | DRAWN | CHECKED | SHEET | OF |
| DATE: JULY 1999 | LED/RM | RSK | | 2 | 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.

BUILDING ENVELOPE SITING PLAN

FOUNTAIN GREENS SUBDIVISION

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

S89°55'05"E 1319.00'

LEGEND

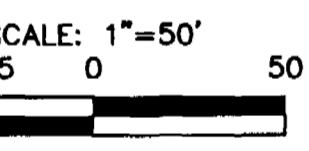
- ALIQUOT SURVEY MARKER
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE PER CRS-38-51-105
 - SET 2" ALUM. CAP ON No. 6 REBAR, PLS 16835
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105

Block 6
 $\Delta=37'44'57"$
 $R=43.00'$
 $L=28.33'$
 $Ch=27.82'$
 $Brg=N70'56'02"E$

Block 4
 $\Delta=00'57'31"$
 $R=87.00'$
 $L=1.46'$
 $Ch=1.46'$
 $Brg=S08'06'42"E$

AREA SUMMARY

| | | |
|--------------|---------------------|----------------|
| TRACTS | 0.305 Acres | 1.00% |
| LOTS | 8.640 Acres | 28.50% |
| ROAD ROW | 4.003 Acres | 13.20% |
| BLOCK 6 | 7.766 Acres | 25.62% |
| BLOCK 7 | 9.604 Acres | 31.68% |
| TOTAL | 30.318 Acres | 100.00% |



Tract C Curve Table

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD LEN | CHORD BEARING |
|-------|-------------|--------|------------|-----------|---------------|
| C1 | 129°19'56" | 7.00' | 15.80' | 12.65' | N89°48'31"E |
| C2 | 50°40'04" | 33.00' | 29.18' | 28.24' | S00°11'29"E |
| C3 | 129°19'56" | 7.00' | 15.80' | 12.65' | N89°48'31"E |
| C4 | 50°40'04" | 33.00' | 29.18' | 28.24' | S00°11'29"E |

- #### NOTES:
- Driveway access for the duplex Lots 10 and 11, Block 1, are limited to 1 drive for each lot onto Lake Park Court. The other duplex unit must access through Tract A.
 - All building foundations will require an Engineered Design by a Colorado Registered Professional Engineer.
 - On double frontage and corner lots, fences up to four feet in height may be placed on the property line along the street, except in the front yard setback along the street the home faces. Fences in those front yards must comply with the City of Grand Junction Zoning and Development Code requirements. Exception: No fence is allowed along 25 Road in the building setback, except the wrought iron fence on the property line provided by the developer and fences four feet in height on side property lines that connect with the developer provided fence at right angles. Fences up to six feet in height may be placed on the lot outside the building setback.
 - Before a planning clearance is issued for Lots 10 through 13, Block 1, the owner must demonstrate compliance with shared driveway regulations.
 - No fences or landscaping higher than 30 inches shall be constructed, placed or planted within the setback adjacent to Tract A.
 - Two dwellings are required on each lot denoted as a duplex lot.
 - Bulk Requirements:
 Setbacks are as shown on the Building Envelope Siting Plan (this sheet) with the following exceptions:
 - 20 feet setback minimum to all garages.
 - No side setback required for common wall on duplex lots. Five foot setback required for all other side yards.
 - Accessory structure setbacks the same as principal structure setbacks.
 - Maximum 45% lot coverage for all blocks.
 - Maximum building height 32 feet - Block 1-3, 36 feet - Block 4.
 - No parking allowed in Tract A at any time.

CITY OF GRAND JUNCTION APPROVAL

This building envelope siting plan of Fountain Greens Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 29th day of December, A.D., 1999.

City Manager Mark Cohen
 City Mayor Gene Ramsey

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA }
 I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., _____ A.D., 19____ and was duly recorded in Plat Book _____ Page No. _____ Reception No. _____ Drawer No. _____ Fees: _____
 _____ Clerk and Recorder By: _____ Deputy

Note: See Plat for Easements.

BUILDING ENVELOPE SITING PLAN

FOUNTAIN GREENS SUBDIVISION

REPLAT OF FOUNTAINHEAD SUBDIVISION
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO

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

| | | | | | |
|-------------------|----------|-------|---------|-------|----|
| PROJECT NO. 98040 | SURVEYED | DRAWN | CHECKED | SHEET | OF |
| DATE: JULY 1999 | LED/RW | RSK | | 1 | 1 |