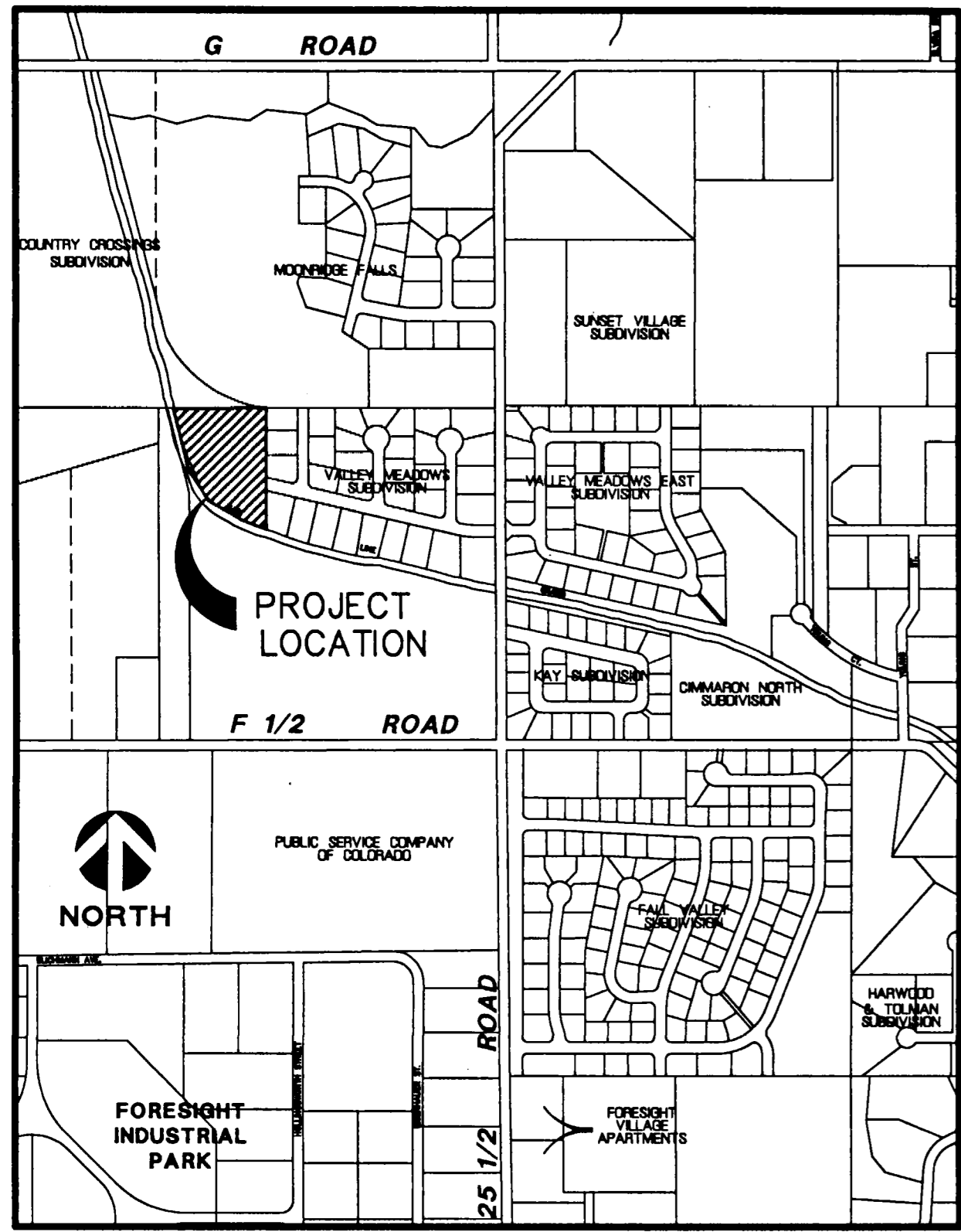


VALLEY MEADOWS WEST SUBDIVISION
SE 1/4 OF THE NW 1/4 OF SECTION 3, T.1 S., R.1 W.,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP

NOTES:

- 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 hereon.
- 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.
- BASIS OF BEARINGS: The line between the NW 1/16 corner and C-N 1/16 corner, both of Section 3, Township 1 South, Range 1 West, Ute Meridian having a bearing of N 89° 29' 30" E, according to the plat of Valley Meadows, Filing No. Two, as recorded in Plat Book 14, Page 390 in the records of the office at the Mesa County Clerk and Recorder. Monuments on this line are indicated as shown on this Plat.
- BASIS OF BENCHMARKS: Mesa County Survey Marker, C-N 1/16 corner Section 3, Township 1 South, Range 1 West, Ute Meridian as shown on the plat of Valley Meadows, Filing No. Two, as recorded in Plat Book 14, Page 390 in the records of the office at the Mesa County Clerk and Recorder. Elevation = 4610.33 feet.
- The following setbacks shall apply:
 - Principal Building - 23' front, 20' rear, 10' side
 - Accessory Building - Limited to rear 1/2 of Lot, 5' rear (or easement width, whichever is greater), 5' side (or easement width, whichever is greater)
- Maximum height of structures 32 feet
- Maximum coverage of lot by structures 35%

AREA SUMMARY

LOTS	1.910 AC.±	47.4%
TRACT A	0.011 AC.±	0.3%
TRACT B	0.025 AC.±	0.6%
TRACT C	1.730 AC.±	43.0%
ROAD	0.351 AC.±	8.7%
TOTAL	4.027 AC.±	100%

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Valley M.W. Development, LLP, a Colorado Limited Liability Partnership, being the owner in fee simple of the property described in the instrument recorded in Book 2567, at Page 390 in the records of the office at the Mesa County Clerk and Recorder, does hereby plat said real property under the name and style of Valley Meadows West Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.

DESCRIPTION OF VALLEY MEADOWS WEST SUBDIVISION

A parcel of land located in SE 1/4 of the NW 1/4 of Section 3, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at a point on the north boundary line of the SE 1/4 of the NW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, being on the centerline of the Grand Valley Canal, whence the NW 1/16 corner of said Section 3 bears S 89° 29' 30" W, 44.24 feet;

- Thence N 89° 29' 30" E, 369.39 feet along the north boundary line of the SE 1/4 of the NW 1/4 of said Section 3;
- Thence S 00° 00' 00" W, 429.46 feet;
- Thence S 69° 02' 21" E, 97.49 feet;
- Thence S 77° 38' 37" E, 795.31 feet;
- Thence S 00° 00' 00" W, 51.18 feet to the centerline of the Grand Valley Canal;
- Thence along said centerline of the Grand Valley Canal the following five (5) courses and distances:

- N 77° 38' 37" W, 810.05 feet;
- N 69° 02' 21" W, 187.55 feet;
- N 60° 45' 20" W, 150.29 feet;
- N 32° 45' 52" W, 144.30 feet;
- N 14° 00' 04" W, 254.79 feet to the point of beginning.

Valley Meadows West Subdivision as described above contains 4.027 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:

- All Streets-of-Way to the City of Grand Junction for the use of the public forever;
- 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 Valley Meadows West Homeowners Association Inc. as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;
- All Ingress/Egress Easements to the Valley Meadows West Homeowners Association Inc. as perpetual easements for ingress and egress for the operation, maintenance and repair of utilities and private irrigation systems located in Tract A;
- Tract A to the Valley Meadows West Homeowners Association Inc. as perpetual easements for the installation, maintenance and repair of private irrigation systems;
- Tract B to the Valley Meadows West Homeowners Association Inc. hereby platted as a perpetual non-exclusive easement for 1) 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; 2) the use by the general public for ingress and egress for bicycling, walking and other access, provided however, that no motorized use by the public is authorized hereby, but the Valley Meadows West Homeowners Association Inc. shall have access by motorized maintenance vehicles and equipment for the purpose of maintaining its easements and irrigation systems on Tract A; 3) for the installation, operation, maintenance, and repair of private irrigation systems; 4) the use by public utilities for the installation, operation, maintenance and repair of utilities.
- Tract C to the City of Grand Junction for the use of the public forever for purposes including but not limited to, ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes, subject to the historical and recorded rights and usage of the Grand Valley Irrigation Company to install, operate, maintain and repair irrigation water transmission facilities.

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

Owner further certifies that no lending institution holds any encumbrance on the property shown hereon.

Valley M. W. Development LLP, owner of Valley Meadows West Subdivision.

IN WITNESS WHEREOF, I hereunto set my hand this 17 day of Nov, A.D., 1999.

Thomas M. LaDuke
Thomas M. LaDuke, General Partner

ACKNOWLEDGEMENT OF OWNERSHIP

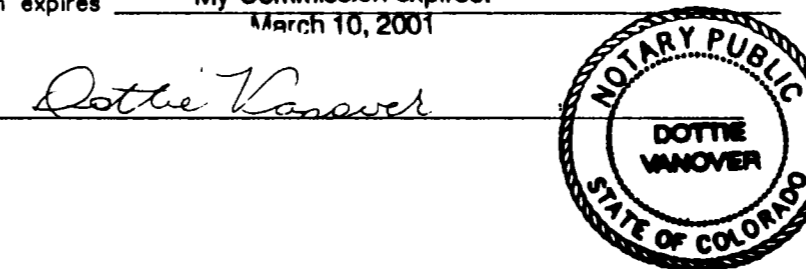
State of Colorado } ss
County of Mesa }

On this 17 day of November, A.D., 1999, before me the undersigned officer, personally appeared Thomas M. LaDuke, General Partner of Valley M. W. Development LLP 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 March 10, 2001

Notary Public



IN WITNESS WHEREOF, I hereunto set my hand this 17 day of November, A.D., 1999.

John M. Logsdon
John M. Logsdon, General Partner

ACKNOWLEDGEMENT OF OWNERSHIP

State of Colorado } ss
County of Mesa }

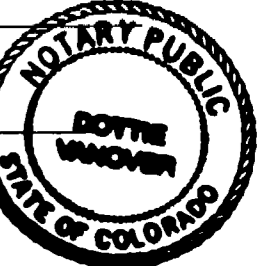
On this 17 day of November, A.D., 1999, before me the undersigned officer, personally appeared John M. Logsdon, General Partner of Valley M. W. Development LLP and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

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

My commission expires March 10, 2001

Notary Public

Dottie Vanover



CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 19th day of November, A.D., 1999.

Gene Kinsey
Mayor

Mark Klehn
City Manager

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado } ss
County of Mesa }

I hereby certify that this instrument was filed for record in the office of the

County Clerk and Recorder of Mesa County at 2:09 P.M.,

on the 17th day of January, A.D. 2000 in Plat Book

No. 17, Page No. 246, 247, Reception No. 1934891

Drawer No. IL-37, Fees 20-

Mesa County Clerk and Recorder

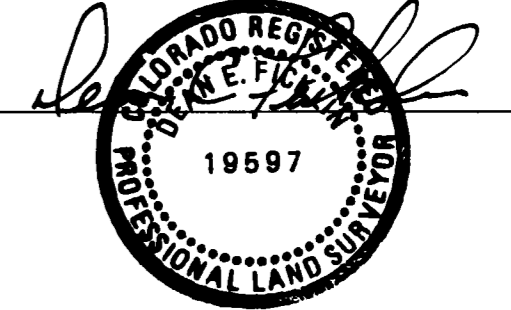
Deputy

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 this survey and plat of Valley Meadows West Subdivision 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 13 day of October, A.D., 1999.

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

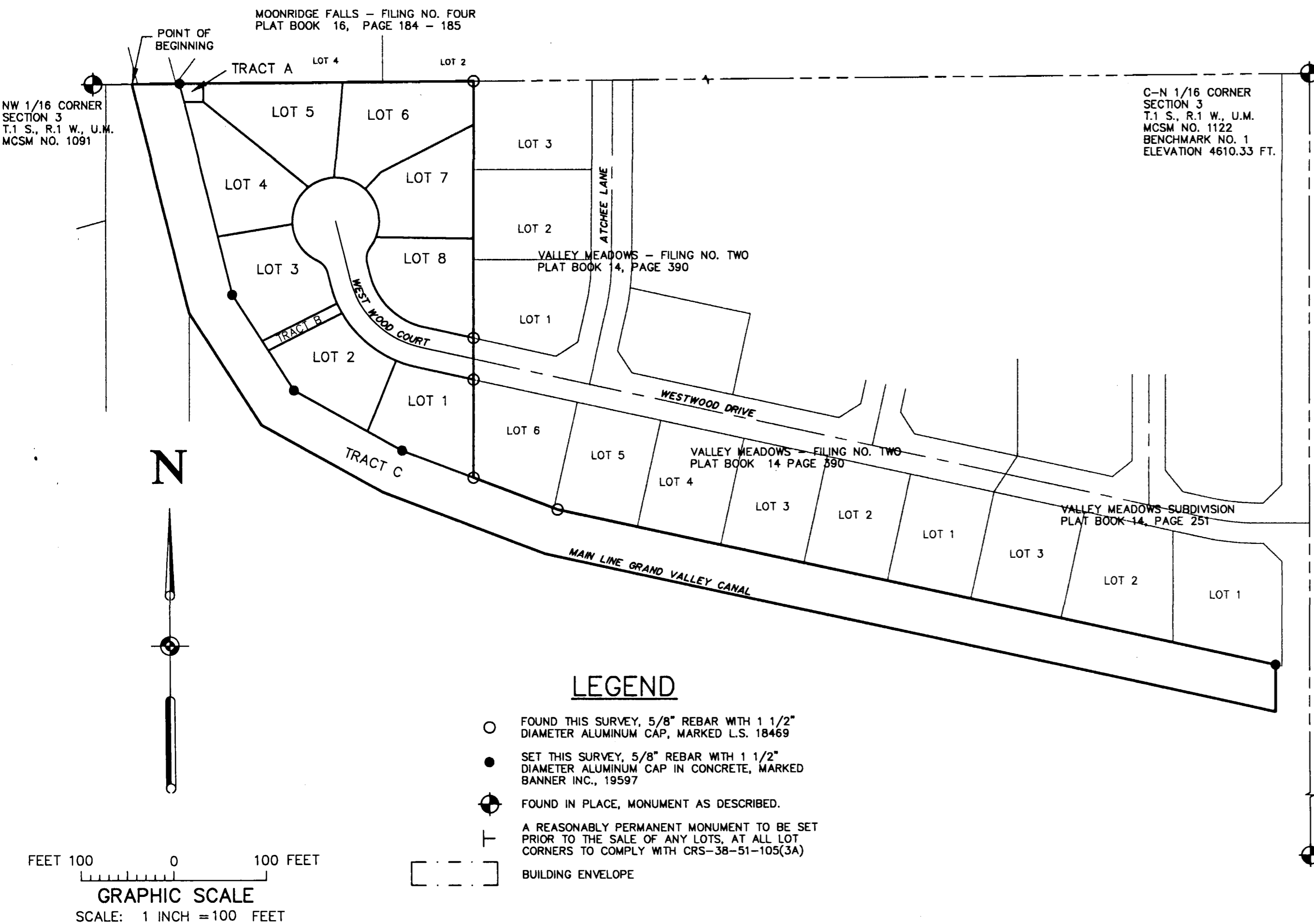


VALLEY MEADOWS WEST SUBDIVISION

SE 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: 1" = 100' JOB NO: 8366-01 DATE: 7-29-99 SHEET NO: 1 of 2



LEGEND

- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP, MARKED L.S. 18469
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED BANNER INC., 19597
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- A REASONABLY PERMANENT MONUMENT TO BE SET PRIOR TO THE SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105(3A)
- BUILDING ENVELOPE

FEET 100 0 100 FEET
GRAPHIC SCALE
SCALE: 1 INCH = 100 FEET

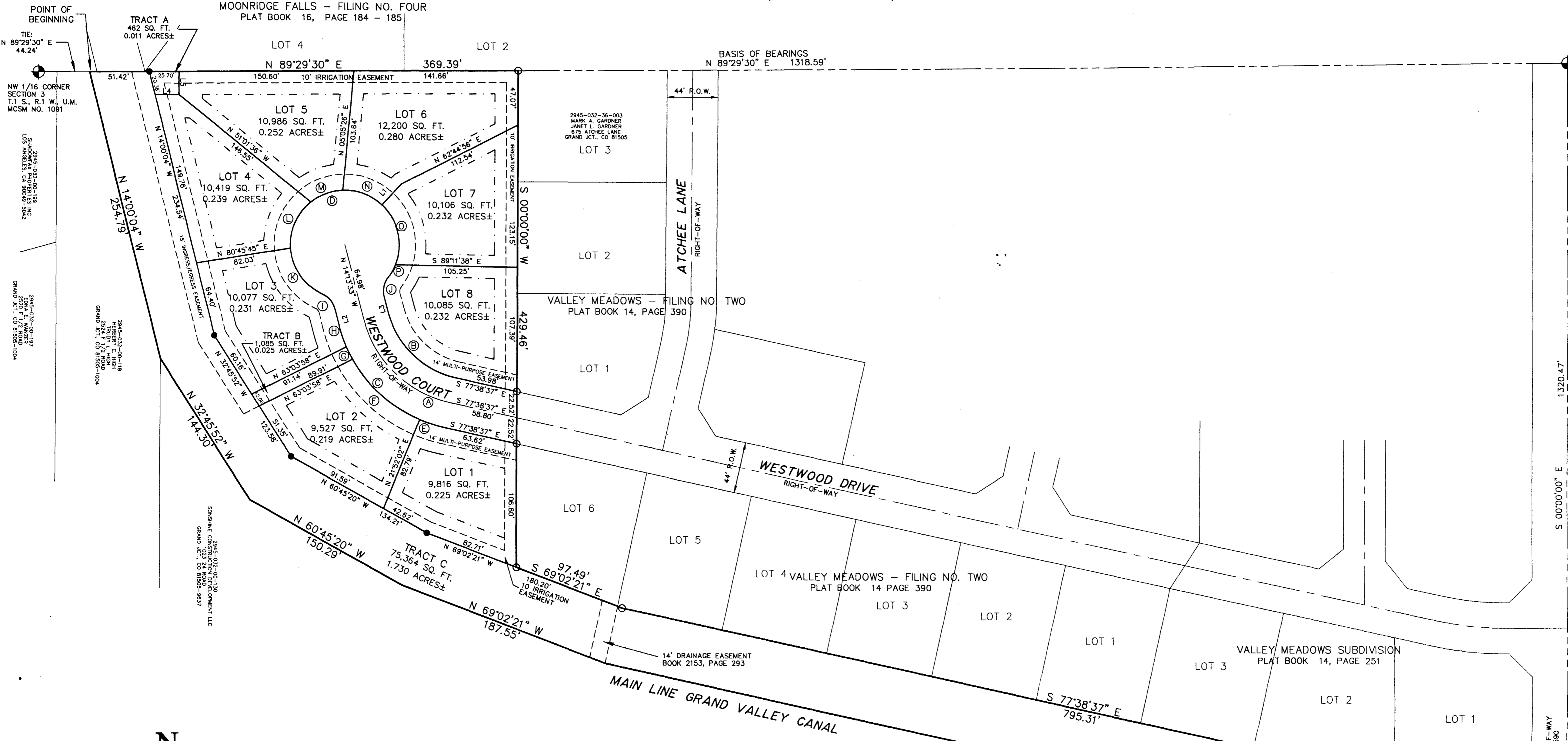
C 1/4 CORNER
SECTION 3
T.1 S., R.1 W., U.M.
MCSM NO. 559-3

VALLEY MEADOWS WEST SUBDIVISION
SE 1/4 OF THE NW 1/4 OF SECTION 3, T.1 S., R.1 W.,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

MOONRIDGE FALLS - FILING NO. FOUR
PLAT BOOK 16, PAGE 184 - 185

BASIS OF BEARINGS
N 89°29'30" E 1318.59'

C-N 1/16 CORNER
SECTION 3
T.1 S., R.1 W., U.M.
MCSM NO. 1122
BENCHMARK NO. 1
ELEVATION 4610.33 FT.



LEGEND

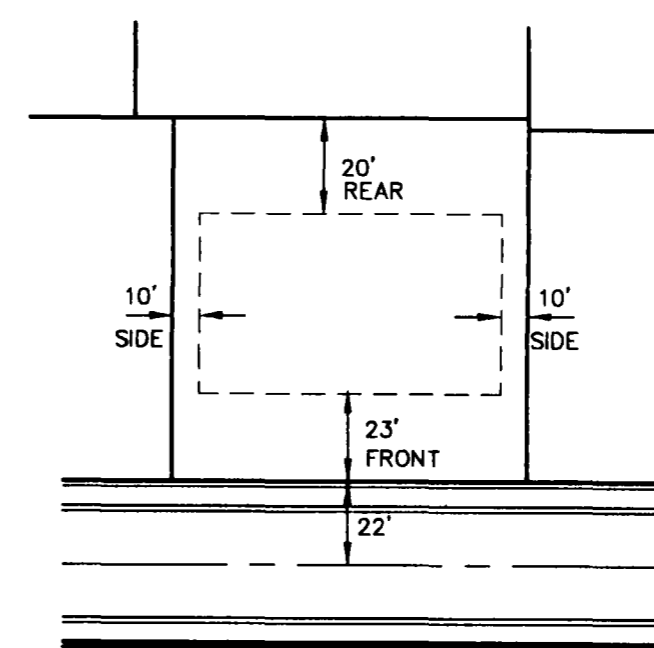
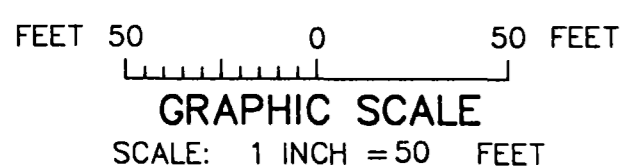
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- ⊔ BUILDING ENVELOPE

LINE INFORMATION

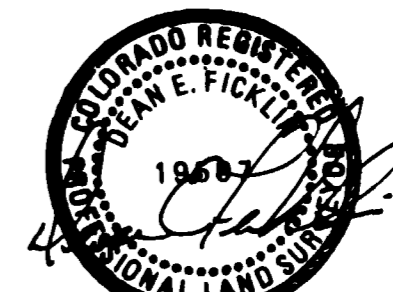
LINE	DIRECTION	DISTANCE
L1	N 42°46'21" E	25.00'
L2	S 141°3'33" E	12.78'
L3	N 141°3'33" W	12.78'
L4	N 90°00'00" E	20.77'
L5	N 00°00'00" E	20.00'

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	100.00'	110.88'	61.78'	105.12'	N 45°56'03" W	63°25'04"
B	78.00'	86.33'	48.19'	81.99'	N 45°56'05" W	63°25'04"
C	122.00'	135.04'	75.37'	128.25'	N 45°56'05" W	63°25'04"
D	47.00'	231.62'	37.81'	58.93'	N 75°46'27" E	282°21'41"
E	122.00'	22.53'	11.30'	22.50'	N 72°21'13" W	10°34'48"
F	122.00'	79.46'	41.20'	78.06'	N 48°24'17" W	37°19'04"
G	122.00'	12.00'	6.01'	12.00'	N 26°55'37" W	05°38'17"
H	122.00'	21.04'	10.55'	21.02'	N 19°10'01" W	09°52'55"
I	20.00'	17.87'	9.58'	17.28'	N 39°48'58" W	51°10'51"
J	20.00'	17.87'	9.58'	17.28'	S 11°21'52" W	51°10'51"
K	47.00'	50.36'	27.90'	47.99'	N 34°42'30" W	61°23'47"
L	47.00'	45.38'	24.63'	43.64'	N 23°39'02" E	55°19'16"
M	47.00'	29.82'	15.43'	29.33'	N 69°29'21" E	36°21'23"
N	47.00'	37.00'	19.52'	36.05'	S 69°46'48" E	45°06'18"
O	47.00'	56.45'	32.19'	53.12'	S 12°49'17" E	68°48'45"
P	47.00'	12.61'	6.34'	12.57'	S 29°16'12" W	15°22'12"



TYPICAL SETBACKS
NOT TO SCALE



C 1/4 CORNER
SECTION 3
T.1 S., R.1 W., U.M.
MCSM NO. 559-3

VALLEY MEADOWS
WEST SUBDIVISION

SE 1/4 OF THE NW 1/4 OF SECTION 3,
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SCALE: 1" = 50' JOB NO: 8366-01 DATE: 7-29-99 SHEET NO: 2 of 2