

MOUNTAIN VISTA SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Best Buy Homes, L.L.C., a Colorado Limited Liability Company, is the owner of that real property situated in the east half of the southwest quarter of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, described in Book 2643 at Page 226 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Beginning at the center-north-southwest sixty-fourth corner of said Section 4, being a brass cap set in concrete;
 Thence along the north line of the south half of the northeast quarter of the southwest quarter of said Section 4 North 89°59'27" East, a distance of 223.52 feet to a point on the south line of the Price Ditch right-of-way as described in Book 2266, Page 760 of the Mesa County Records;
 Thence along said south right-of-way line the following eight (8) courses:
 1. South 65°14'08" East, a distance of 32.84 feet;
 2. South 51°07'06" East, a distance of 208.64 feet;
 3. South 62°22'40" East, a distance of 381.18 feet;
 4. South 51°47'53" East, a distance of 184.27 feet;
 5. South 61°54'11" East, a distance of 137.88 feet;
 6. South 70°47'31" East, a distance of 235.35 feet;
 7. South 66°40'20" East, a distance of 46.98 feet;
 8. South 67°16'01" East, a distance of 40.18 feet to a point on the west line of Stonegate Subdivision Filing No. 3, a plat recorded in the Mesa County Recorder's Office in Plat Book 14 at Page 122, and the longitudinal centerline of said Section 4;
 Thence along said west line and said centerline South 00°09'00" East, a distance of 45.80 feet to the center-south sixteenth corner;
 Thence along the north line of the southeast quarter of the southwest quarter of said Section 4 and the north line of Stonegate Subdivision Filing No. 2, a plat recorded in the Mesa County Recorder's Office (reception number 1617610), North 89°58'25" West, a distance of 660.52 feet to the northwest corner of said Stonegate Subdivision;
 Thence along the west line of said Stonegate Subdivision South 00°10'38" East, a distance of 279.78 feet to the northeast corner of Camelot Subdivision, a plat recorded in the Mesa County Recorder's Office (reception number 1724208);
 Thence along the north line of said Camelot Subdivision North 89°55'24" West, a distance of 217.46 feet;
 Thence along the west line of said Camelot Subdivision South 00°10'29" East, a distance of 507.90 feet;
 Thence leaving the Camelot Subdivision boundary North 89°55'24" West, a distance of 442.71 feet to a point on the west line of the southeast quarter of the southwest quarter of said Section 4 and the east line of Village East Fourth Filing, a plat recorded in the office of the Mesa County Clerk and Recorder in Plat Book 11 at Page 349;
 Thence along the west line of the south half of the northeast quarter of the southwest quarter of said Section 4 North 00°11'36" West, a distance of 657.08 feet to the Point of Beginning.

Containing 20.817 acres, more or less.

That said owner has caused said real property to be laid out and surveyed as MOUNTAIN VISTA SUBDIVISION, a subdivision of a part of Grand Junction, Colorado.

That said owner certifies that all lienholders, if any are represented hereon.

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

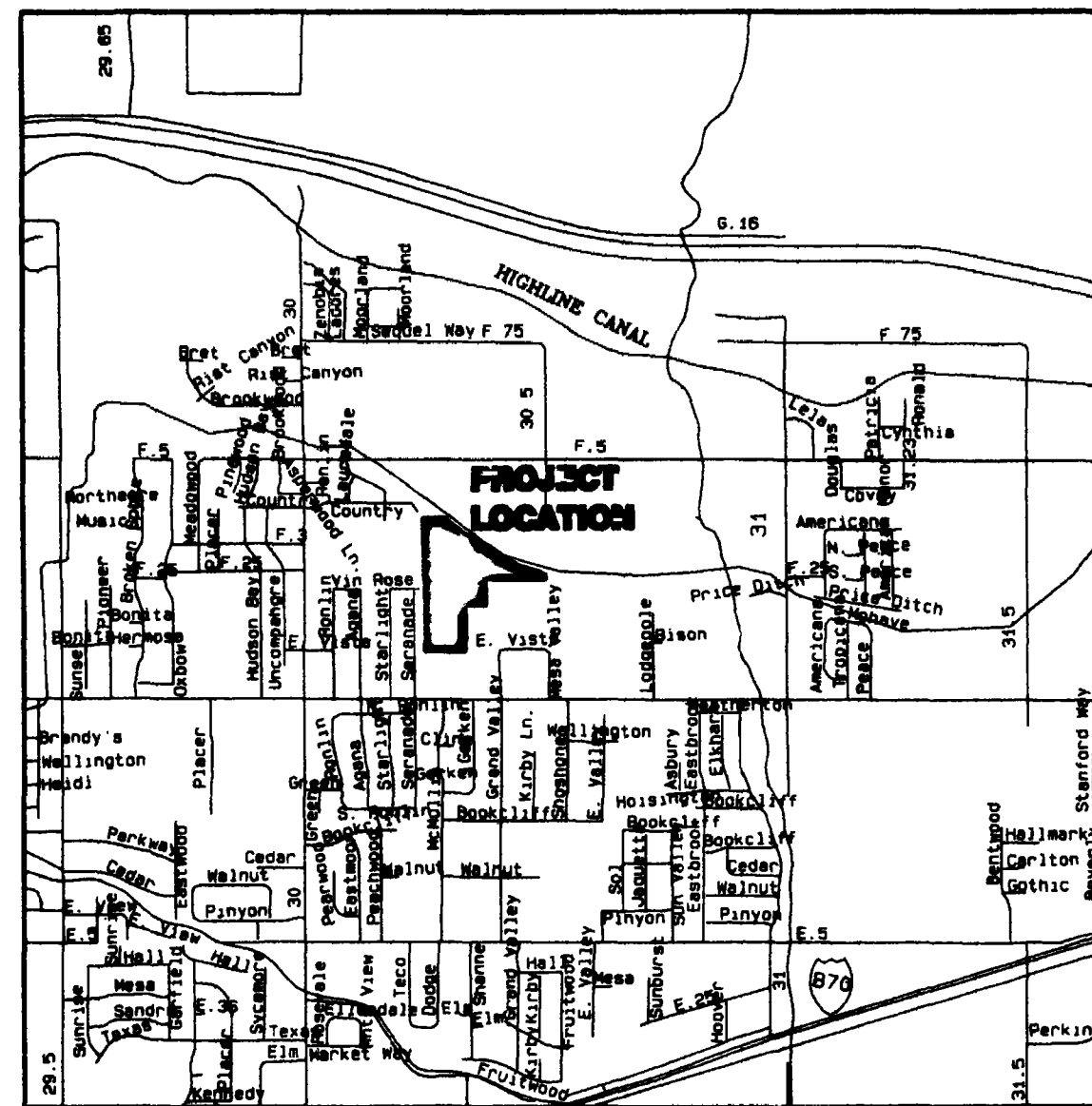
All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;

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 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, telephone lines.

Perpetual non-exclusive easements on Tract B and Tract C and on that portion of Tract A as shown hereon, to the City of Grand Junction for the use by the 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 City of Grand Junction shall have access by motorized maintenance vehicles and equipment for the purpose of maintaining its easements in Tract A, Tract B and Tract C.

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; 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.

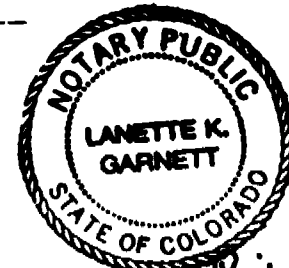


VICINITY MAP 1" = 2000'

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 24 day of JANUARY 2000.

Best Buy Homes, L.L.C.,
A Colorado Limited Liability Company

By Richard Cavalli
Managing Member



State of Colorado)
County of Mesa) ss

This plat was acknowledged before me by Richard Cavalli as Managing Member of Best Buy Homes, L.L.C., a Colorado limited liability company on this 24th day of January 2000, for the aforementioned purposes.

My Commission expires: 02/17/02 Notary Public Loretta K. Garnett
My address is: 1310 N. 17th St. GJ, CO 81501

Tract A is to be conveyed to the Mountain Vista Homeowners Association 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;
(Book _____, Page _____)

Tract B and Tract C are to be conveyed to the Mountain Vista Homeowners Association subject to easements as dedicated hereon;
(Book _____, Page _____)

The 15' irrigation easement shown hereon along the southerly portion of Lot 5 through Lot 10, Block 5, is to be granted to the property immediately south of this subdivision, described as Parcel 3 in Book 1798 at Page 619, as an easement for the conveyance of irrigation water through a buried pipeline. This grant is to be made in exchange for a release of those easements for ditches granted in Book 1798 at Page 669 et seq., and in Book 1813 at Page 827 et seq.

AREA SUMMARY		
LOTS	15.865 acres	76.21%
TRACTS	0.712 acres	3.42%
ROADS	4.240 acres	20.37%
TOTAL	20.817 acres	100%

CITY APPROVAL

This plat of MOUNTAIN VISTA SUBDIVISION, a plat of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 24th day of January, 2000.

By: David A. Cohen
City Manager

Attest: Gene Kinsey
Mayor

CONSENT OF MORTGAGEE

The undersigned, having security interest in the subject property, do hereby ratify and confirm this plat.

N/A

by: signature

STATE OF COLORADO)
COUNTY OF) ss

The foregoing instrument was acknowledged before me by _____ this _____ day of _____ 2000.

Witness my hand and official seal:

My commission expires _____ Notary Public
Address _____

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 2:08 o'clock P. M., this 24 day of February 2000, and is duly recorded in Plat Book No. 17, Page 244 as Reception No. 1938177
 Drawer No. _____
 Fees: 30.00
 Clerk and Recorder of Mesa County

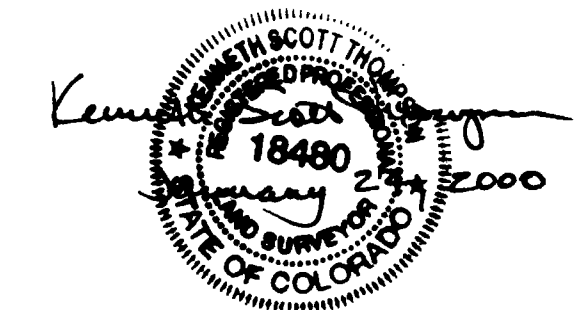
DECLARATION OF COVENANTS

This property is subject to covenants, conditions and restrictions contained in an instrument recorded in Book 2677 at Pages 520 et seq. of the Mesa County records. Page 531

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of MOUNTAIN VISTA SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the 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 to the best of my knowledge and belief.

Kenneth Scott Thompson,
Colorado PLS 18480



MOUNTAIN VISTA SUBDIVISION

FINAL PLAT

SW 1/4 Section 4, Township 1 South, Range 1 East, Ute Meridian

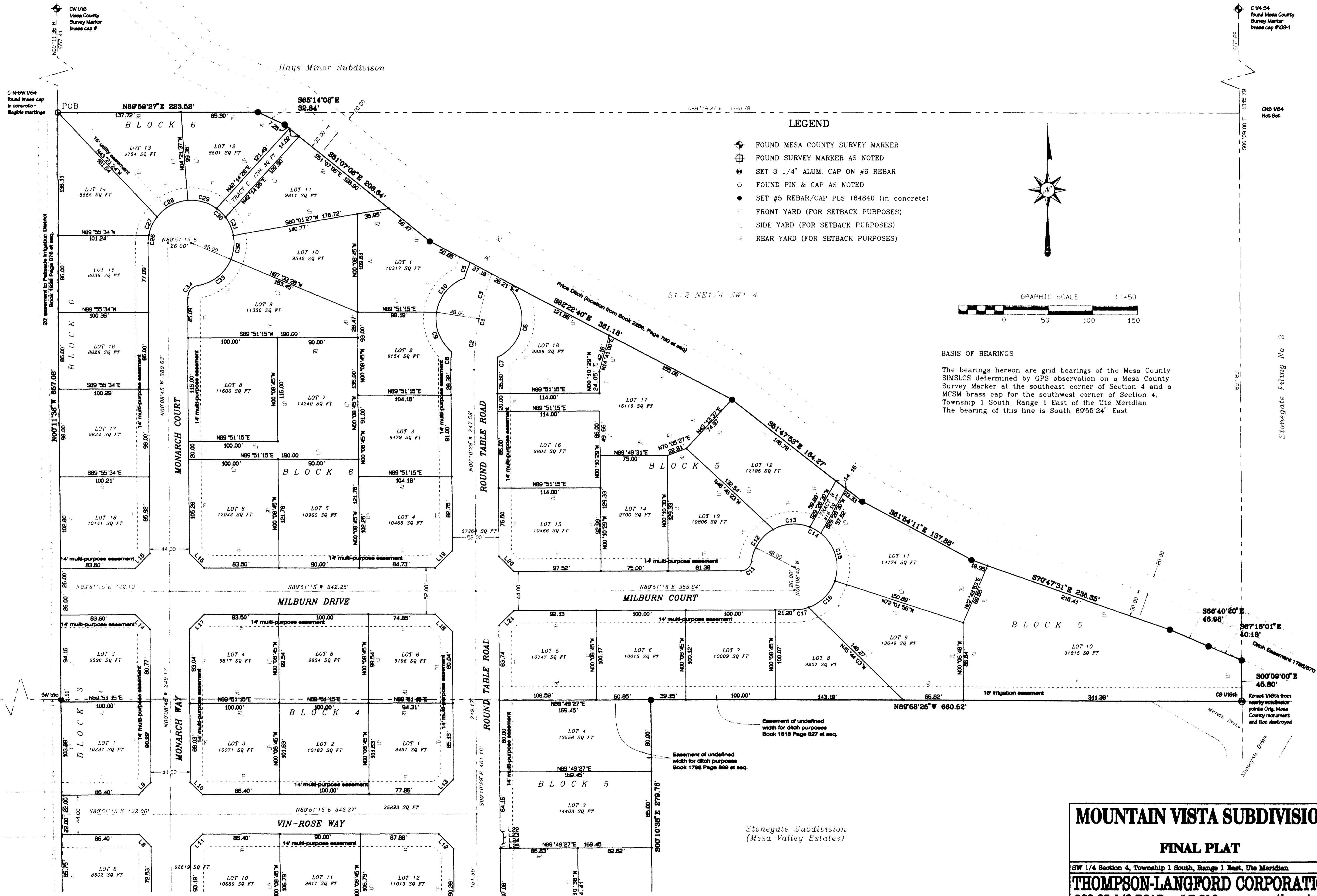
THOMPSON-LANGFORD CORPORATION
589 25 1/8 ROAD - # B-210 tlowest.com
Grand Junction CO 81505 (970) 245-6067

Date: Jan 24, 2000 Drawn: kat Checked: drs Job No. 0418-001
 E:\Survey\0418 bestbuy\001 mtn vista\MVplat.pro Sheet 1 of 8

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.

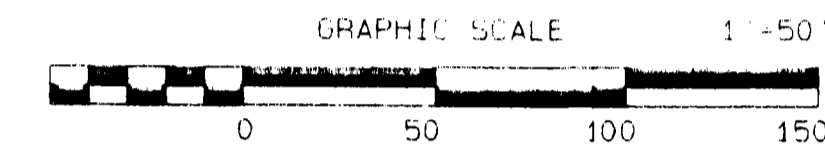
MOUNTAIN VISTA SUBDIVISION

Inheritance Subdivision



LEGEND

- ⊕ FOUND MESA COUNTY SURVEY MARKER
- ⊞ FOUND SURVEY MARKER AS NOTED
- ⊙ SET 3 1/4" ALUM. CAP ON #6 REBAR
- FOUND PIN & CAP AS NOTED
- SET #5 REBAR/CAP PLS 184840 (in concrete)
- F FRONT YARD (FOR SETBACK PURPOSES)
- S SIDE YARD (FOR SETBACK PURPOSES)
- R REAR YARD (FOR SETBACK PURPOSES)



BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County SIMSLCS determined by GPS observation on a Mesa County Survey Marker at the southeast corner of Section 4 and a MCSM brass cap for the southwest corner of Section 4. Township 1 South, Range 1 East of the Ute Meridian. The bearing of this line is South 89°55'24" East.

Stonegate Filing No. 3

MOUNTAIN VISTA SUBDIVISION

FINAL PLAT

SW 1/4 Section 4, Township 1 South, Range 1 East, Ute Meridian

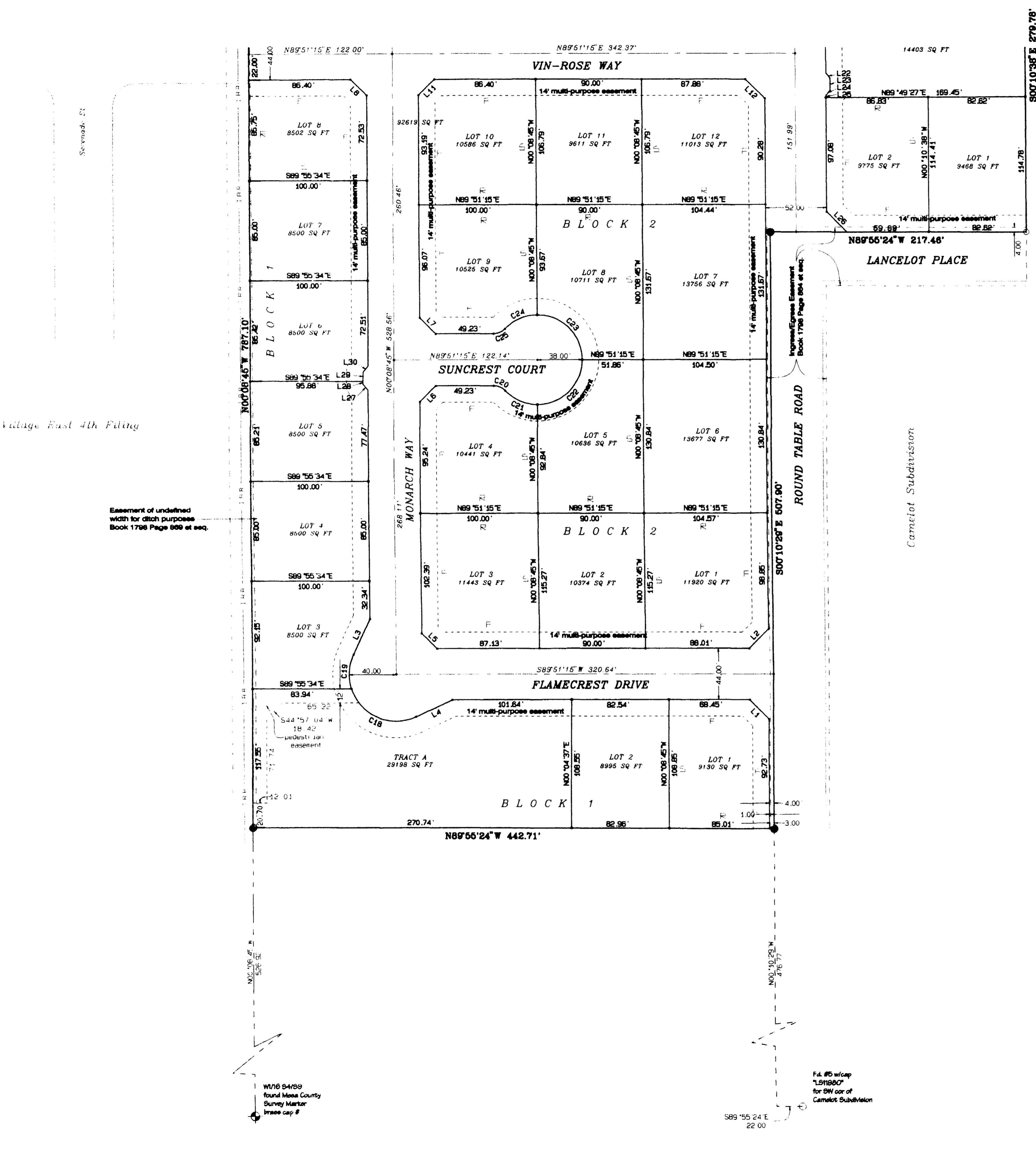
THOMPSON-LANGFORD CORPORATION
 589 25 1/8 ROAD - # B-210 tlowest.com
 Grand Junction CO 81805 (970) 243-8087

Date: Dec 14, 1999 Drawn: kst Checked: drs Job No. 0418-001

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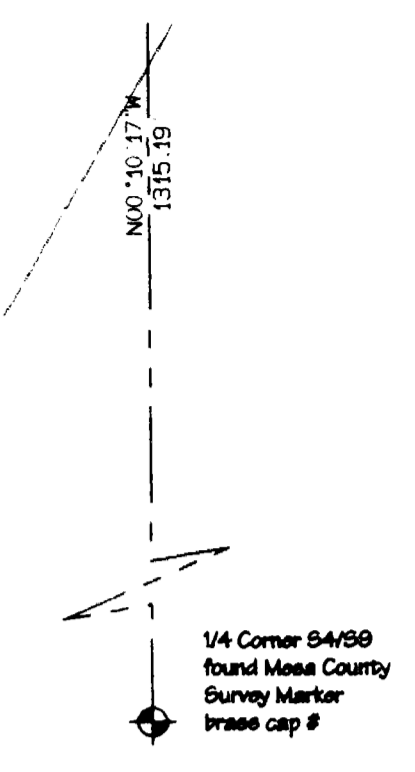
MOUNTAIN VISTA SUBDIVISION



Stonegate Subdivision
(Mesa Valley Estates)

LEGEND

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1/4 Corner S4459
found Mesa County
Survey Marker
brass cap #

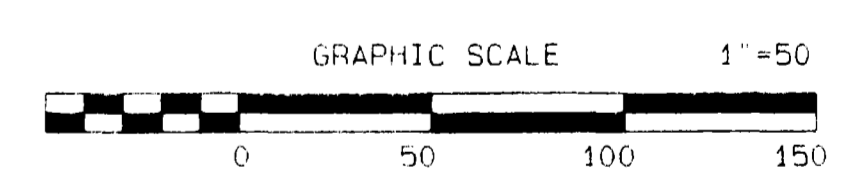
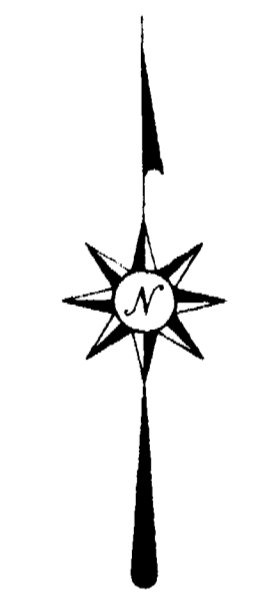
SE 1/4 SW 1/4

CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHD BRNG	CHORD
C1	109.65	300.00	20°56'29"	N10°17'46"E	109.04
C2	57.66	300.00	11°00'45"	S05°19'54"W	57.57
C3	51.99	300.00	9°55'44"	S15°48'08"W	51.92
C4	5.76	274.00	1°12'17"	N19°30'37"E	5.76
C5	18.45	327.00	3°13'57"	N19°43'08"E	18.45
C6	89.25	48.00	106°32'15"	N10°50'51"E	76.94
C7	14.07	274.00	2°56'33"	N01°17'48"E	14.07
C8	20.57	326.00	3°36'54"	N01°37'59"E	20.57
C9	49.17	48.00	58°41'19"	N20°40'43"W	47.05
C10	51.65	48.00	61°39'14"	N39°29'34"E	49.19
C11	17.24	12.00	82°20'15"	S48°41'07"W	15.60
C12	44.87	48.00	53°33'34"	S34°17'47"W	43.25
C13	42.18	48.00	50°21'13"	S86°15'10"W	40.84
C14	14.05	48.00	16°46'17"	N60°11'05"W	14.00
C15	58.99	48.00	70°24'51"	S16°35'31"E	55.35
C16	43.29	48.00	51°40'21"	N44°27'05"E	41.84
C17	16.51	48.00	19°42'44"	N80°08'38"E	16.43
C18	67.76	40.00	97°03'12"	N66°34'46"W	59.94
C19	29.96	40.00	42°55'12"	N03°24'26"E	29.27
C20	10.94	13.50	46°25'27"	S66°56'01"E	10.64
C21	30.65	38.00	46°13'02"	S66°49'48"E	29.83
C22	59.83	38.00	90°12'24"	N44°57'28"E	53.84
C23	59.83	38.00	90°12'24"	N45°14'58"W	53.84
C24	30.65	38.00	46°12'59"	S66°32'20"W	29.83
C25	10.94	13.50	46°25'25"	S66°38'33"W	10.64
C26	8.96	48.00	10°41'47"	S05°03'23"W	8.95
C27	22.91	48.00	27°20'58"	S24°04'45"W	22.70
C28	40.12	48.00	47°53'09"	S61°41'49"W	38.96
C29	34.03	48.00	40°37'18"	N74°02'58"W	33.32
C30	14.06	48.00	16°47'10"	S45°20'44"E	14.01
C31	22.60	48.00	26°58'37"	N23°27'51"W	22.39
C32	27.16	48.00	32°25'05"	N06°14'00"E	26.80
C33	49.03	48.00	58°31'33"	N51°42'18"E	46.93
C34	19.11	13.50	81°06'50"	N40°24'40"E	17.56

LINE TABLE

LINE	BEARING	DISTANCE
L1	S45°09'37"E	23.34
L2	S45°09'37"W	23.34
L3	S24°52'03"W	33.70
L4	N54°53'38"E	33.80
L5	N45°07'53"W	18.18
L6	N44°51'15"E	19.23
L7	N45°08'45"W	19.23
L8	S45°08'45"E	19.23
L9	S44°51'15"W	19.23
L10	N45°08'45"W	19.23
L11	N44°51'15"E	19.23
L12	S45°09'37"E	23.34
L13	S44°50'23"W	23.33
L14	S45°08'45"E	23.33
L15	S44°51'15"W	23.33
L16	N45°08'45"W	23.33
L17	N44°51'15"E	23.33
L18	S45°07'53"E	27.47
L19	S44°50'23"W	27.57
L20	N45°07'53"W	23.32
L21	N44°52'07"E	23.33
L22	N38°46'55"W	5.80
L23	N00°10'28"W	10.01
L24	N38°25'58"E	5.80
L25	N00°17'26"W	1.77
L26	N45°02'56"W	24.02
L27	N38°36'26"W	6.54
L28	N00°00'44"W	2.56
L29	N00°00'15"E	7.79
L30	S38°36'27"W	6.55



BASIS OF BEARINGS

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MOUNTAIN VISTA SUBDIVISION

FINAL PLAT

SW 1/4 Section 4, Township 1 South, Range 1 East, Ute Meridian

THOMPSON-LANGFORD CORPORATION

829 25 1/2 ROAD - # B-210 tlowest.com

Grand Junction CO 81508 (970) 245-6087

Date: Dec 14, 1999 Drawn: kst Checked: drs Job No. 0418-001

8:\Survey\0418 bestbuy\MVplat.pro Sheet 3 of 3

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