

CHIPETA PINES SUBDIVISION FILING NO. TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Just Companies, A Colorado Corporation, is the owner of that real property situated in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 29, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: (Warranty Deed Book 2487, Pages 639 and 640.)

Block Five of Chipeta Pines Subdivision, as recorded in Plat Book 17, Page 171, of the Mesa County Records.

That said owners have caused the real property to be laid out and platted as Chipeta Pines Subdivision, Filing No. Two, a subdivision of a part of the City of Grand Junction, Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of Chipeta Pines Subdivision, Filing No. Two, as follows:

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

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

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, Ed Lenhart, President for Just Companies, a Colorado Corporation, has caused their names to be hereunto subscribed this 22nd day of February, A.D. 2000.

by: Ed Lenhart, President
for: Just Companies, a Colorado Corporation

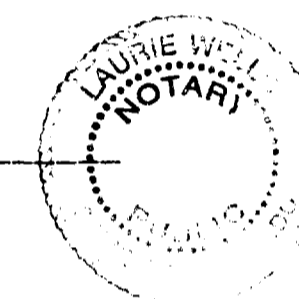
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Ed Lenhart, President for Just Companies, a Colorado Corporation, this 22nd day of February, A.D., 2000.

Witness my hand and official seal.

Laurie Wells
Notary Public



My Commission Expires 9-24-01

GENERAL NOTES

Basin of bearings is the South line of the SE1/4 SE1/4 of Section 29 which bears North 89 degrees 54 minutes 01 seconds East, a distance of 1319.37 feet, as established by GPS observation, from MCGPS data. Both monuments on this line are BLM or Mesa County Survey Markers as shown on the accompanying plat.

Easement and title documents (schedules A&B) provided by Western Colorado Title Company - Title Policy No. 98-09-035K.

Note: 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 are recorded in Book _____ Page _____ Mesa County Records

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., 2000, and was duly recorded in Plat Book _____

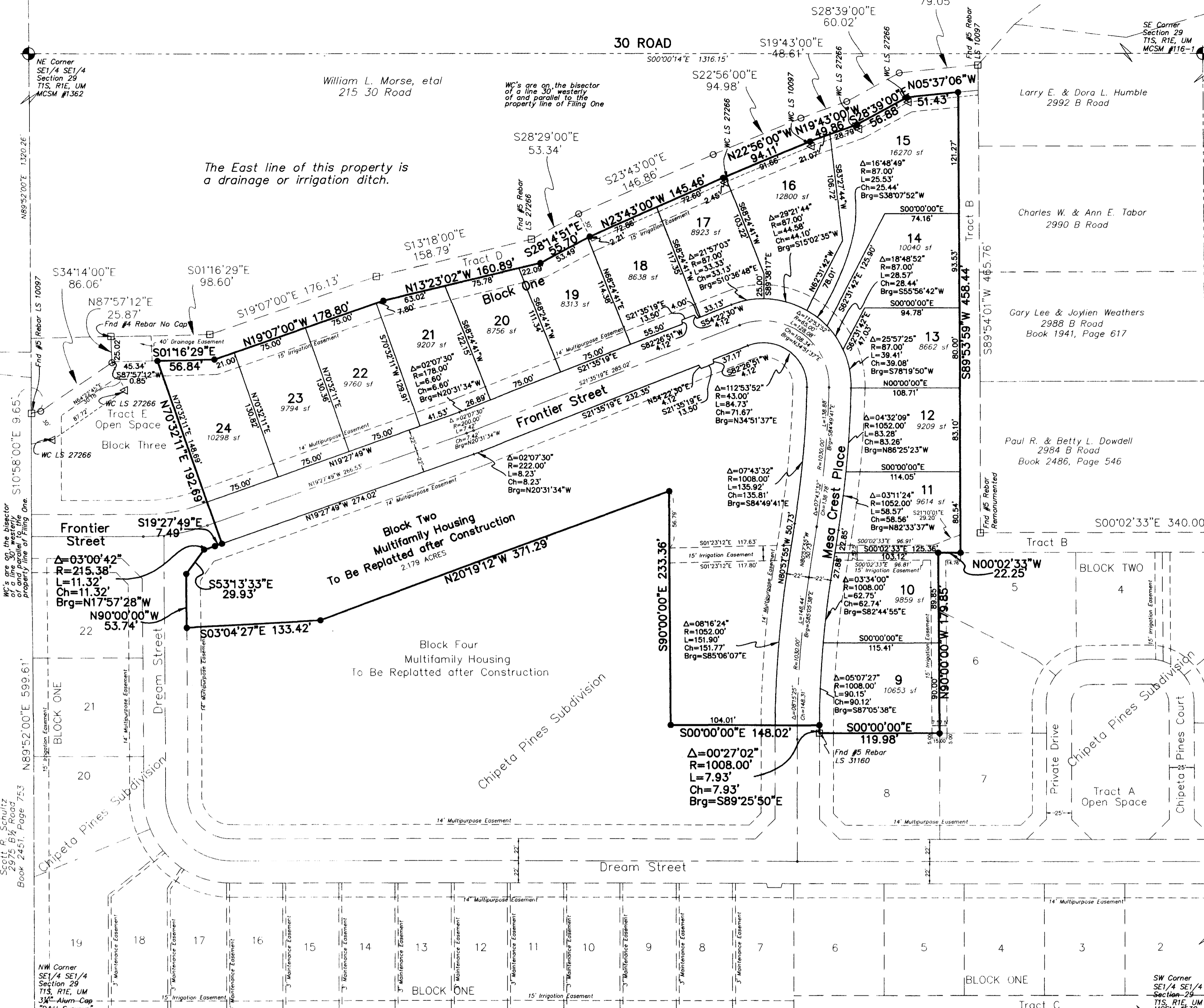
Page No. _____ Reception No. _____ Drawer No. _____ Fees: _____

Clerk and Recorder _____ By: _____ Deputy

CITY OF GRAND JUNCTION APPROVAL

This plat of Chipeta Pines Subdivision, Filing No. Two, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 22nd day of February, A.D., 2000.

City Manager Shirley A. Cohen
Mayor Gene Tinsley



| AREA SUMMARY | | |
|--------------|---------------|---------|
| LOTS | = 3.691 Acres | 53.43% |
| BLOCK TWO | = 2.179 Acres | 31.54% |
| ROAD ROW | = 1.038 Acres | 15.03% |
| TOTAL | = 6.908 Acres | 100.00% |

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Chipeta Pines Subdivision. Signed this 18th day of February, 2000.

by: Jeffrey S. Parker VP
for: Norwest Bank Colorado, N.A.

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Jeffrey S. Parker this 18th day of February, A.D., 2000.

Witness my hand and official seal:
Laurie Wells
Notary Public

My Commission Expires 9-24-01

LEGEND

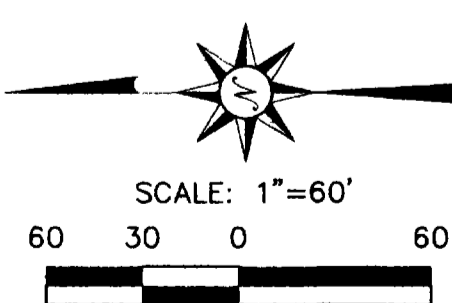
- ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED
- WC ▲ FOUND WITNESS CORNER, AS NOTED
- CALCULATED POSITION, UNABLE TO SET

ALUMINUM CAP ON No. 5 REBAR AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105
ALL BOUNDARY MONUMENTS SET IN CONCRETE, PER CITY AND COUNTY CODE

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Chipeta Pines Subdivision, Filing No. Two, 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 2-17-00



**CHIPETA PINES SUBDIVISION
FILING NO. TWO**

A Part of the SE1/4 SE1/4
SECTION 29, T1S, R1E,
UTE MERIDIAN, MESA COUNTY, CO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

| | | | | | |
|-------------------|----------|-------|---------|-------|----|
| PROJ. NO. 99013-2 | SURVEYED | DRAWN | CHECKED | SHEET | OF |
| DATE: Jan., 2000 | led | RSK | | 1 | 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 ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.