

THE VILLAS AT COUNTRY CLUB FILING NO. THREE

A REPLAT OF BLOCK 3 OF THE VILLAS AT COUNTRY CLUB
AND TRACT B, BLOCK 1, OF THE VILLAS AT COUNTRY CLUB, FILING NO. TWO AMENDED
IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned WRIGHTS MESA, LLC, a Colorado Limited Liability Company are the owners of that real property situated in the NW1/4 NW 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Block Three, The Villas at Country Club, as recorded in Plat Book 15, Pages 56 and 57, and Tract B, The Villas at Country Club, Filing No. Two Amended, as recorded in Plat Book 17, Pages 106 and 107, Mesa County Records, a subdivision located in the City of Grand Junction, Mesa County, Colorado.

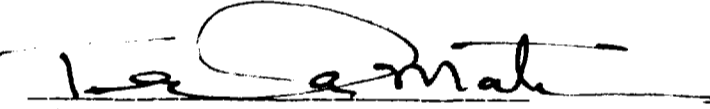
That said owners have caused the real property to be laid out and platted as The Villas At Country Club, Filing No. Three, a subdivision of a part of the City of Grand Junction, Colorado, That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat of The Villas At Country Club, Filing No. Two Amended as follows:

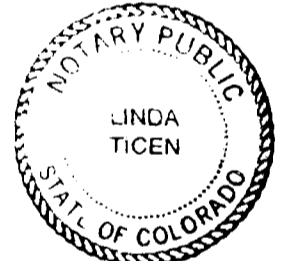
All Areas labeled as Common Areas (TRACT A) to The Villas At Country Club Homeowners Association Inc., a Colorado nonprofit corporation, for the purposes of the Association, including but not limited to ingress, egress, landscaping and signs.

All those portions of said real property not occupied by building structures on the accompanying plat as non-exclusive perpetual utility easements to the City of Grand Junction and the Public Utilities for use as non-exclusive 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 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 said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress on, along, over, under, through and across the easements.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 11 day of APRIL, A.D. ~~1999~~ 2000

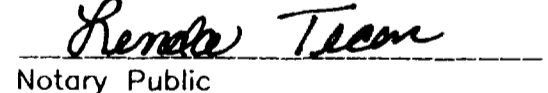

WRIGHTS MESA, LLC
By: Ted A. Martin



NOTARY PUBLIC CERTIFICATION

STATE OF Colorado } ss
COUNTY OF Mesa

The foregoing instrument was acknowledged before me by Ted A. Martin, Manager, Wrights Mesa, LLC, this 10th day of February, A.D., ~~1999~~ 2000

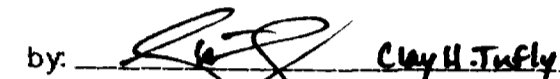

Notary Public

My Commission Expires 4-11-01

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 THE VILLAS AT COUNTRY CLUB, FILING NO. THREE.

Signed this 10th day of February, ~~1999~~ 2000

by:  for: Alpine Bank

TITLE Senior Vice President

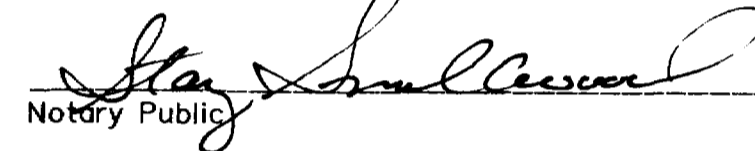
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Clay H. Tuttle, for

Alpine Bank, this 10th day of February, A.D., ~~1999~~ 2000

Witness my hand and official seal:


Notary Public

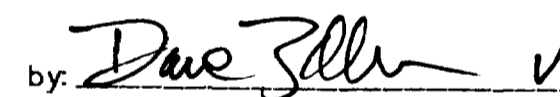


My Commission Expires 4-23-2002

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 THE VILLAS AT COUNTRY CLUB, FILING NO. THREE.

Signed this 10th day of February, ~~1999~~ 2000

by:  VP for: Mesa National Bank

TITLE Vice President

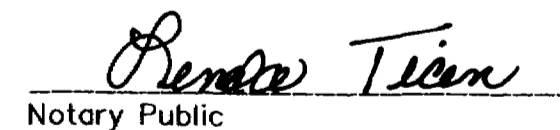
NOTARY PUBLIC CERTIFICATION

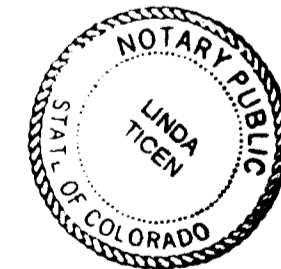
STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Dave Zoller, for

Mesa National Bank, this 10th day of February, A.D., ~~1999~~ 2000

Witness my hand and official seal:


Notary Public



My Commission Expires 4-11-01

SURVEYOR'S CERTIFICATE

I, PATRICK R. GREEN, do hereby certify that the accompanying plat of The Villas At Country Club, Filing No. Three, a replat of The Villas at Country Club, Block Three and Tract B, Block One, The Villas at Country Club, Filing No. Two Amended, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of same. This plat conforms to the requirements for subdivision plats as specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado.

Certified this 20 day of MARCH, ~~1999~~ 2000

The Declaration of Covenants and Restrictions are recorded at Book 2212, Pages 627 through 656, Mesa County Records.

Easement and title documents (schedules A&B) provided by Meridian Land Title Company - Title policy file No. 35047 dated December 10th, 1998 at 8:00 AM.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 9:20 o'clock AM,

19th day of April, A.D., ~~1999~~ 2000, and was duly recorded in Plat Book _____

Page No. 213, 312, Reception No. 174045, Drawer No. _____ Fees: _____

Clerk and Recorder

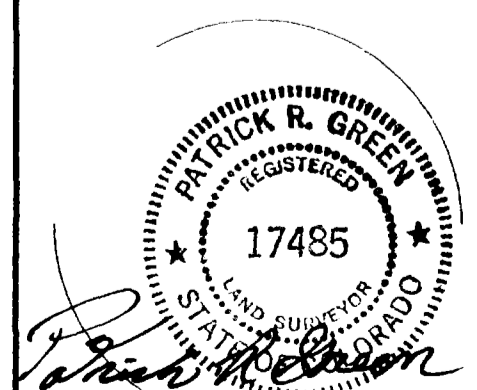
CITY OF GRAND JUNCTION APPROVAL

This plat of The Villas At Country Club, Filing No. Three, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 27th day of April, A.D., ~~1999~~ 2000


City Manager


President of City Council

Located in the NW1/4 Section 1, T1S, R1W, U1E M.

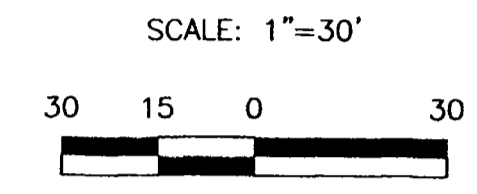
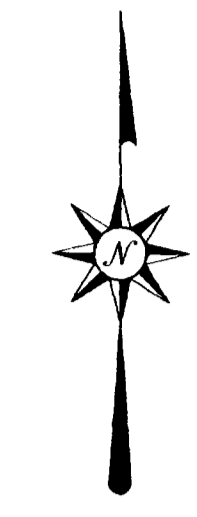
		THE VILLAS AT COUNTRY CLUB FILING NO. THREE					
		A REPLAT OF BLOCK 3 OF THE VILLAS AT COUNTRY CLUB AND TRACT B, BLOCK 1, OF THE VILLAS AT COUNTRY CLUB FILING NO. TWO AMENDED CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO					
LANDesign ENGINEERS • SURVEYORS • PLANNERS 259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099		PROJ. NO. 97090-3	SUR. BY: RM/SA	DRAWN: RSK	CHECKED:	SHEET: 1	OF: 2
PATRICK R. GREEN, PLS COLORADO PROFESSIONAL LAND SURVEYOR P.L.S. NO. 17485		DATE: April, 1999	SUR. BY: RM/SA	DRAWN: RSK	CHECKED:	SHEET: 1	OF: 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.

G ROAD R.O.W. N 90°00'00" E 1320.85' Assumed Basis of Bearings:

W 1/16 North Line Section 1, T1S, R1W, U.M. Found 2" Alum Cap on No. 6 Rebar PLS 16835

NW CORNER SECTION 1 T1S, R1W, U.M. Benchmark: Top of MCSM #29 Elev. = 4695.810(1) 1431.286(m) NAVD 88 (County GPS)



- LEGEND**
- △ SET 1" BRASS DISC 17485
 - ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 IN CONCRETE
 - ◇ FOUND ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR, PLS 17485, TO BE SET AT ALL LOT CORNERS

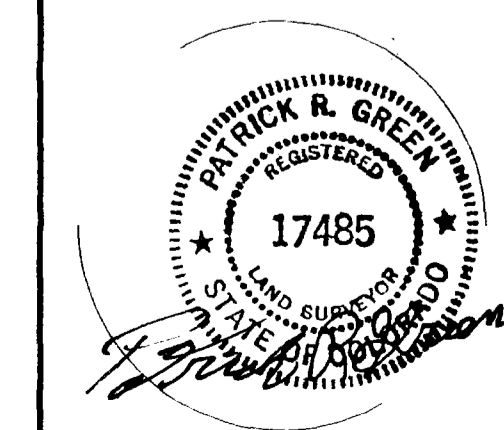
AREA SUMMARY

LOTS - BLOCK 1	= 0.216 Acres	8.42%
G.C.A.(TRACT A) - BLOCK 1	= 0.391 Acres	15.25%
BLOCK 1	= 0.607 Acres	23.67%
LOTS - BLOCK 2	= 0.723 Acres	28.20%
G.C.A.(TRACT A) - BLOCK 2	= 1.234 Acres	48.13%
BLOCK 2	= 1.957 Acres	76.33%
BLOCK 1	= 0.607 Acres	23.67%
TOTAL	= 2.564 Acres	100.00%

SURVEYOR'S CERTIFICATE

I, PATRICK R. GREEN, do hereby certify that the accompanying plat of The Villas at Country Club, Filing No. Three, a replat of The Villas at Country Club, Block Three and Tract B, Block One, The Villas at Country Club, Filing No. Two Amended, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of same. This plat conforms to the requirements for subdivision plats as specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado.

Certified this 30 day of MARCH 2000 1999. Located in the NW1/4 Section 1, T1S, R1W, UTE M.



THE VILLAS AT COUNTRY CLUB FILING NO. THREE
 A REPLAT OF BLOCK 3 OF THE VILLAS AT COUNTRY CLUB AND TRACT B, BLOCK 1, OF THE VILLAS AT COUNTRY CLUB FILING NO. TWO AMENDED
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

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

PROJ. NO. 97090-3	SUR. BY: DRAWN	CHECKED	SHEET	OF
DATE: April, 1999	RM/SA	RSK	2	2

12TH STREET R.O.W (27 ROAD)

WESTCLIFF DRIVE (UNIMPROVED)

Block 2
1.957 ACRES

Block 2
1.957 ACRES

TRACT A
1.234 ACRES

TRACT A
1.234 ACRES

TRACT A
0.607 ACRES

TRACT A
0.391 ACRES

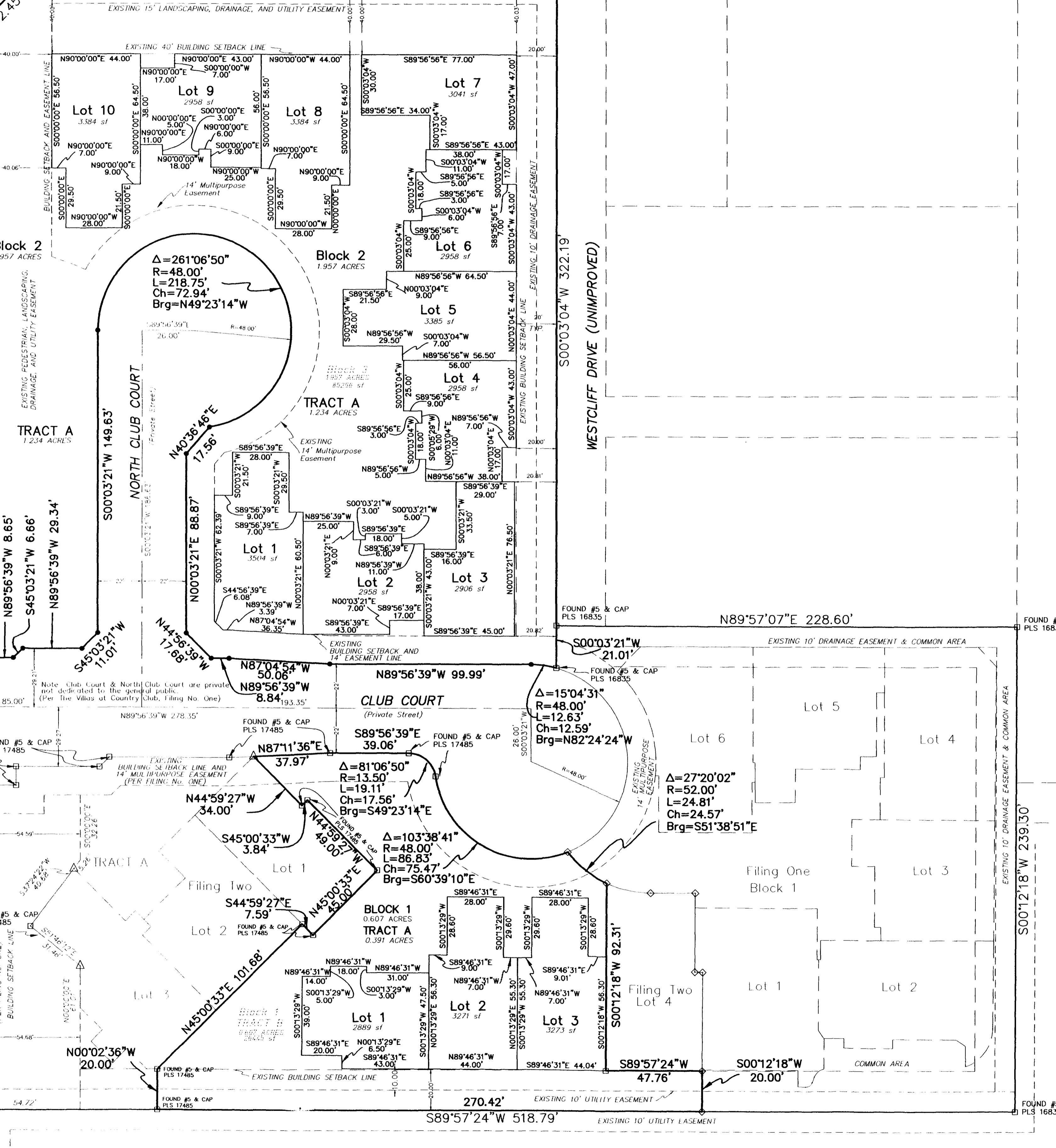
Block 1
0.607 ACRES

Block 1
0.607 ACRES

Block 1
0.607 ACRES

Block 1
0.607 ACRES

WILLOW PARK SUBDIVISION



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