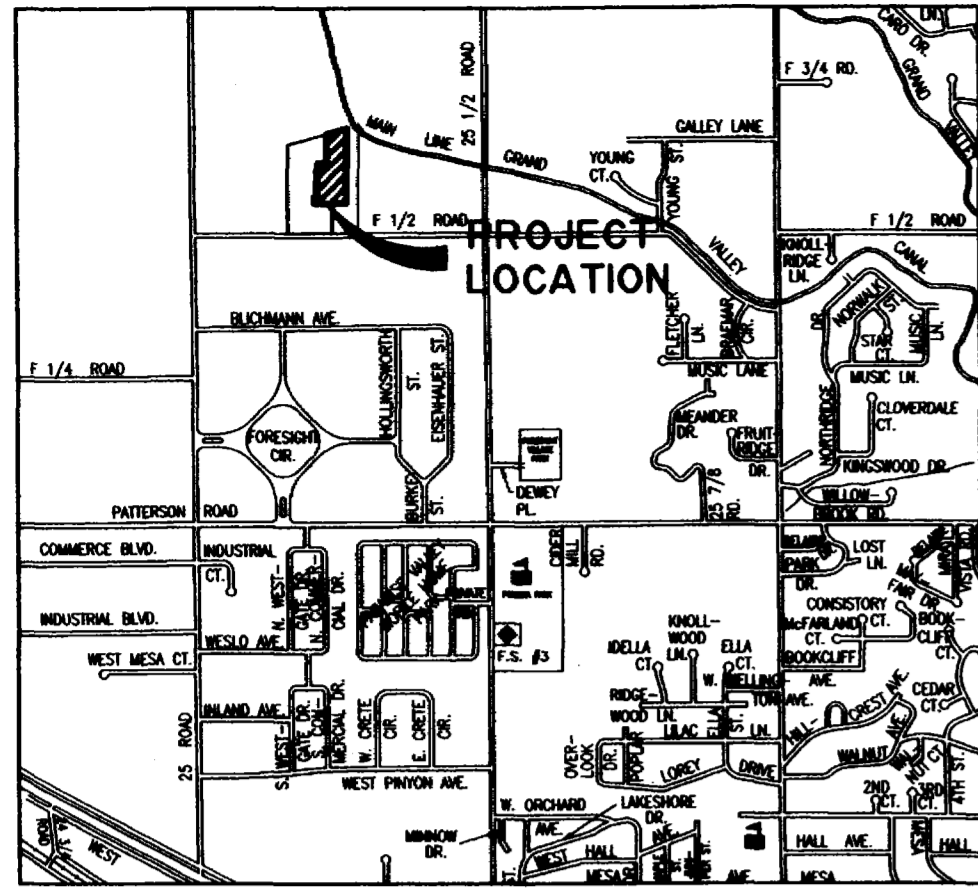


DIAMOND RIDGE SUBDIVISION, FILING TWO

A REPLAT OF LOT 1, BLOCK 5 OF DIAMOND RIDGE SUBDIVISION, FILING ONE  
SW 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

AREA TABLE

LOT 1, BLOCK 1	8225 S.F.±	0.189 AC.±
LOT 2A, BLOCK 1	3800 S.F.±	0.087 AC.±
LOT 2B, BLOCK 1	3800 S.F.±	0.087 AC.±
LOT 3A, BLOCK 1	3800 S.F.±	0.087 AC.±
LOT 3B, BLOCK 1	3800 S.F.±	0.087 AC.±
LOT 4A, BLOCK 1	4275 S.F.±	0.098 AC.±
LOT 4B, BLOCK 1	3800 S.F.±	0.087 AC.±
LOT 5A, BLOCK 1	3905 S.F.±	0.090 AC.±
LOT 5B, BLOCK 1	5302 S.F.±	0.122 AC.±
LOT 6A, BLOCK 1	3943 S.F.±	0.091 AC.±
LOT 6B, BLOCK 1	4501 S.F.±	0.103 AC.±
LOT 1, BLOCK 2	8280 S.F.±	0.190 AC.±
LOT 2, BLOCK 2	8799 S.F.±	0.202 AC.±
LOT 3, BLOCK 2	9567 S.F.±	0.220 AC.±
LOT 4, BLOCK 2	800 S.F.±	0.186 AC.±
LOT 1, BLOCK 3	7438 S.F.±	0.171 AC.±
LOT 2, BLOCK 3	7763 S.F.±	0.178 AC.±
LOT 3, BLOCK 3	7221 S.F.±	0.166 AC.±
LOT 4, BLOCK 3	8546 S.F.±	0.196 AC.±
LOT 5, BLOCK 3	8544 S.F.±	0.196 AC.±
LOT 6, BLOCK 3	8543 S.F.±	0.196 AC.±
LOT 7, BLOCK 3	9129 S.F.±	0.210 AC.±
LOT 8, BLOCK 3	12152 S.F.±	0.279 AC.±
LOT 9, BLOCK 3	10252 S.F.±	0.253 AC.±
LOT 10, BLOCK 3	8601 S.F.±	0.198 AC.±
LOT 11, BLOCK 3	8547 S.F.±	0.196 AC.±
ROADS	.....	1.125 AC.±

AREA SUMMARY

LOTS	4.165 AC.±	78.7%
ROADS	1.125 AC.±	21.3%
<b>TOTAL</b>	<b>5.290 AC.±</b>	<b>100%</b>

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.
- BASIS OF BEARINGS: The line between the C-W 1/16 corner and W 1/4 corner, both of Section 3, Township 1 South, Range 1 West, Ute Meridian having a assumed bearing of N 89° 59' 47" W, 1319.30 feet from GPS observation. Monuments on this line are indicated as shown on this Plat.
- BASIS OF BENCHMARKS: Mesa County Survey Marker, C-W 1/16 corner Section 3, T.1 S., R.1 W., Ute Meridian, as established by GPS observation. Elevation = 4593.21 feet NAVD '88.
- 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.
- The following setbacks shall apply:
  - Single Family Units (SF)
    - Principal Building - 20' front, 23' rear, 7' side
    - Accessory Building - Limited to rear 1/2 of Lot 10' rear (or easement width, whichever is greater), 3' side (or easement width, whichever is greater)
  - Single Family-Attached Units (SF-A)
    - Principal Building - 20' front, 23' rear, 5' side
    - Accessory Building - Limited to rear 1/2 of Lot 10' rear (or easement width, whichever is greater), 3' side (or easement width, whichever is greater)
- Maximum height of structures 32 feet
- Maximum coverage of lot by structures for attached and detached units 35%
- The geotechnical report prepared by Geotechnical Engineering Group, Inc., job # 215, dated March 29, 1999, states that shallow groundwater exists at this site. It recommends that foundations be designed by a Registered Professional Engineer and should consist of slab on grade construction with structurally supported floors in all finished living areas.

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado )  
County of Mesa ) ss  
I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 9:27 A.M. on the 8<sup>th</sup> day of August A.D. 2000 in Plat Book No. 17, Page No. 370, Reception No. 1960424. Drawer No. 1133, Fees 10.00

Mesa County Clerk and Recorder  
Deputy

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Parkerson Brothers, LLC, a Colorado Limited Liability Company, being the owner in fee simple of the property described in the instrument recorded in Plat Book 17, at Pages 222 through 223 in the records of the County Clerk and Recorder, does hereby plat and real property under the name and style of Diamond Ridge Subdivision, Filing Two, a subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.

DESCRIPTION OF DIAMOND RIDGE SUBDIVISION, FILING TWO

Lot 1, Block 5 of Diamond Ridge Subdivision, Filing One as recorded in Plat Book 17, at Pages 222 through 223 in the records of the Mesa County Clerk and Recorder. Located in the SW 1/4 of the NW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado.

Diamond Ridge Subdivision, Filing Two, as described above contains 5.290 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 and Rights-of-Way to the City of Grand Junction for the use of the public forever;
- 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 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 owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;
- All Drainage Easements to the owners (Property/Homeowners Association) of lots hereby platted as perpetual 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 temporary turn around easement to the City of Grand Junction for the use of the public. Temporary turn around easements to be extinguished with future development.

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

Owner of Diamond Ridge Subdivision, Filing Two

IN WITNESS WHEREOF, I hereunto set my hand this 12<sup>th</sup> day of July A.D., 2000.

*Alan Parkerson*  
Alan Parkerson, Manager

ACKNOWLEDGEMENT OF OWNERSHIP

State of Colorado )  
County of Mesa ) ss  
On this 19<sup>th</sup> day of July A.D., 2000, before me the undersigned officer, personally appeared Alan Parkerson, Manager of Parkerson Brothers, LLC, 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 2-09-2004

*Frances Blackwell*  
Frances Blackwell, Notary Public



CITY APPROVAL

The Diamond Ridge Subdivision, Filing Two is approved and accepted this day of August A.D., 2000.

*David Volney*  
City Manager

*Gene Kinsey*  
Mayor

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 Diamond Ridge Subdivision, Filing Two 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 July A.D., 2000.

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

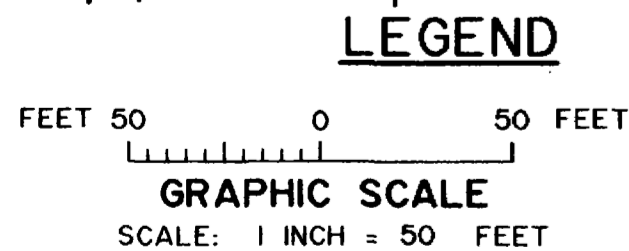
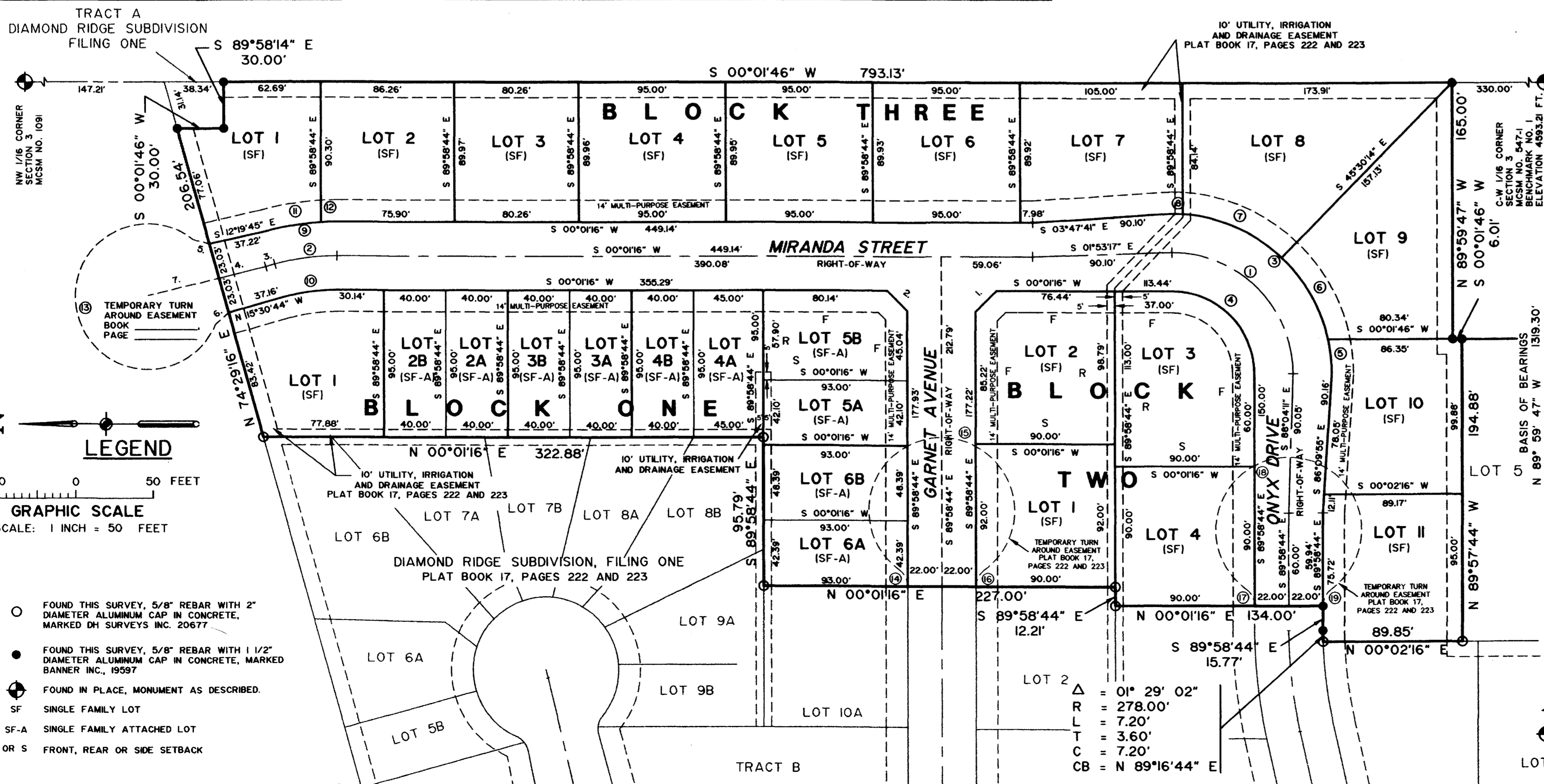


CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	78.00'	122.52'	78.00'	10.31'	S 45°01'16" W	90°00'00"
2	150.00'	40.67'	20.46'	40.54'	S 07°44'44" E	15°32'00"
3	103.00'	161.98'	103.20'	143.80'	S 45°01'16" W	90°06'35"
4	53.00'	83.25'	53.00'	74.95'	S 45°01'16" W	90°00'00"
5	103.00'	22.16'	11.2'	22.01'	S 83°55'21" W	12°18'30"
6	103.00'	61.60'	31.75'	69.69'	S 60°37'06" W	34°15'59"
7	103.00'	71.1'	37.04'	68.70'	S 23°42'29" W	39°33'16"
8	103.00'	7.12'	3.56'	7.12'	S 01°55'12" W	03°57'50"
9	172.00'	46.63'	23.46'	46.49'	S 07°44'44" E	15°32'00"
10	128.00'	34.70'	17.45'	34.00'	S 07°44'44" E	15°32'00"
11	172.00'	36.27'	18.20'	36.20'	S 09°28'17" E	12°04'55"
12	172.00'	10.36'	5.18'	10.36'	S 09°42'17" E	03°27'05"
13	47.00'	234.42'	35.57'	56.72'	S 75°36'18" W	285°46'15"
14	13.50'	12.74'	6.89'	12.27'	N 62°59'07" E	54°04'17"
15	47.00'	236.36'	34.06'	55.16'	N 00°01'16" E	288°08'34"
16	13.50'	12.74'	6.89'	12.27'	N 62°56'36" W	54°04'17"
17	13.50'	12.74'	6.89'	12.27'	N 62°59'07" E	54°04'17"
18	47.00'	236.66'	34.06'	55.16'	N 00°01'16" E	288°08'34"
19	13.50'	12.74'	6.89'	12.27'	N 62°56'36" W	54°04'17"

LINE INFORMATION

LINE	DIRECTION	DISTANCE
1	S 44°56'44" E	19.18'
2	S 45°01'16" W	16.16'
3	N 15°30'44" W	6.16'
4	S 13°36'11" E	31.02'
5	N 15°00'24" E	10.83'
6	N 41°46'03" E	11.63'
7	N 13°36'11" W	47.00'



DIAMOND RIDGE SUBDIVISION, FILING TWO  
SW 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" = 50'	JOB NO: 83750401	DATE: 7-13-00	SHEET NO: 1 of 1
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