

CHIPETA PINES TOWNHOMES

A Replat of Block 4 Chipeta Pines Subdivision and Block 2 Chipeta Pines Subdivision Filing No. 2
in a portion of the SE1/4 SE1/4 Section 29, T.1S., R.1E., U.M., Mesa County, Colorado

OWNER'S STATEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

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

Block Four of Chipeta Pines Subdivision, as recorded in Plat Book 17, Pages 171-172 and Block Two of Chipeta Pines Subdivision Filing No. Two, as recorded in Plat Book 17, Page 281, both in the Mesa County records.

That said owner has reserved a right in accordance with the Colorado Common Interests Ownership Act, (the "CCIOA"), to further develop the above described real property by re-platting the same into additional lots. That said owner has caused the real property to be laid out and platted as CHIPETA PINES TOWNHOMES, 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 on the accompanying plat of CHIPETA PINES TOWNHOMES as follows:

All Multi-purpose Easements to the City of Grand Junction for the use of City-approved: utilities and public providers 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, storm sewers, water lines, telephone lines, and also the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All easements 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/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said 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.

All of the land area within CHIPETA PINES TOWNHOMES, including, but not limited to Lots 1 through 34, inclusive, which land area is situated outside of the building footprint of any residential structure or improvements either originally or subsequently constructed upon said lots in conformity with the Declaration of Covenants, Conditions, and Restrictions of Chipeta Pines Subdivision as recorded September 22, 1999 at Reception No. 1921054, in Book 2635 at Page 1, et. seq., of the Mesa County, Colorado, public real estates records, (the "Declaration"), is hereby declared to be a Limited Common Element, within the meaning of the Declaration, to be owned in fee by the grantee(s) thereof, but to be controlled, operated and maintained by the Chipeta Pines Homeowners Association. Such Limited Common Element and the expenses associated therewith is hereby allocated to the owners of Lots 1 through 34, inclusive of said CHIPETA PINES TOWNHOMES, and their successors and assigns, in accordance with the Declaration and the CCIOA.

IN WITNESS WHEREOF, said owner, Edison S. Lenhart, President for Just Companies, Inc., a Colorado corporation, has caused its name to be hereunto subscribed this 28th day of August, A. D. 2000.

Edison S. Lenhart
by: Edison S. Lenhart, President
for: Just Companies, Inc., a Colorado corporation

NOTARY PUBLIC CERTIFICATE:

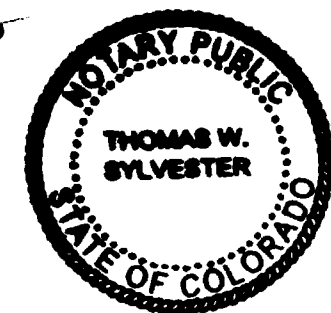
STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 28th day of August

A.D. 2000

Witness my hand and official seal *Thomas W. Sylvester*
Notary Public

My commission expires 7/3/2004



LIENHOLDER'S CERTIFICATE:

Norwest Bank does hereby consent to CHIPETA PINES TOWNHOMES

Jeffrey F. Parker
Jeffrey F. Parker, Loan Officer
Norwest Bank, Colorado

NOTARY PUBLIC CERTIFICATE:

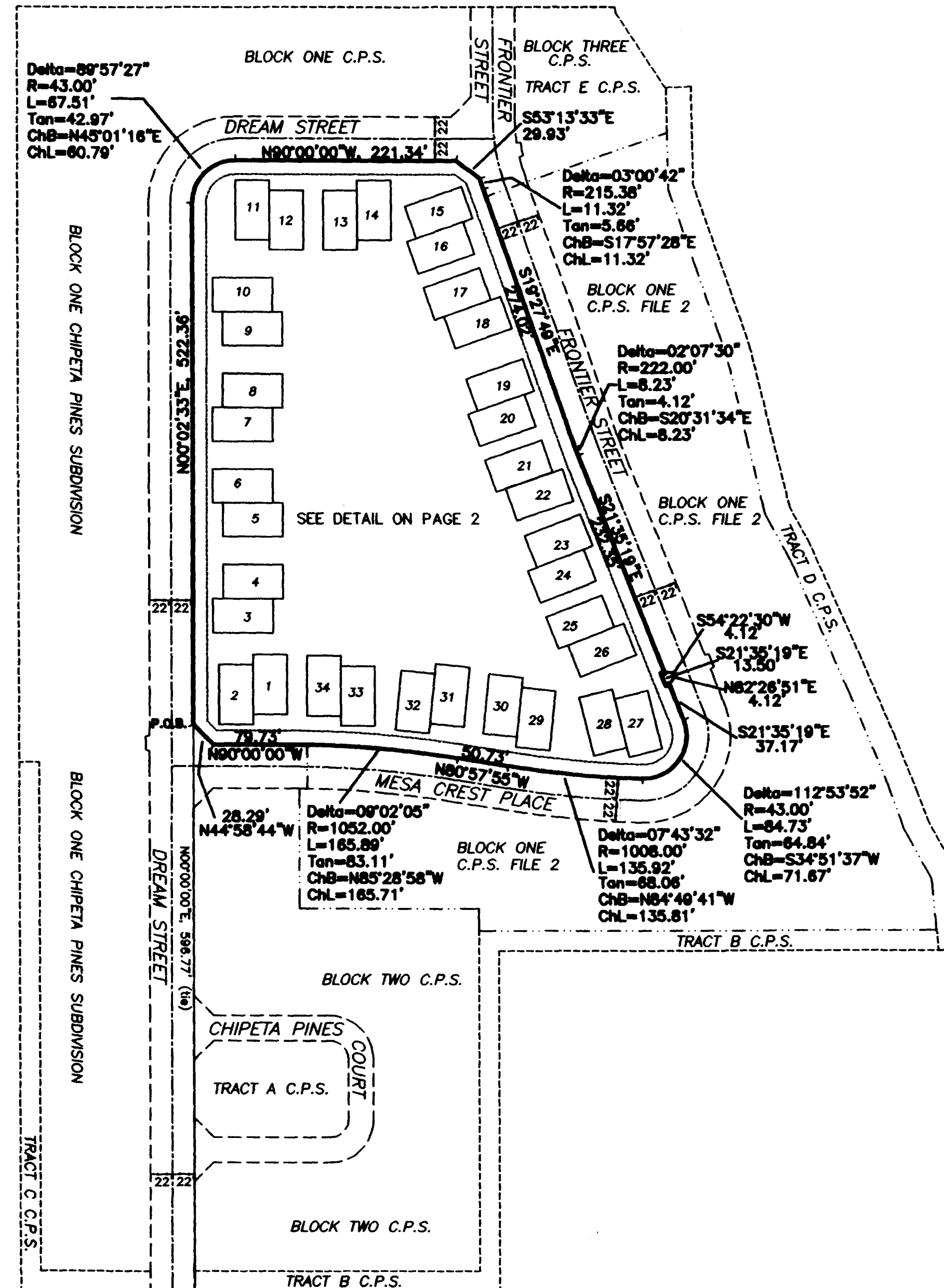
STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 28th day of August

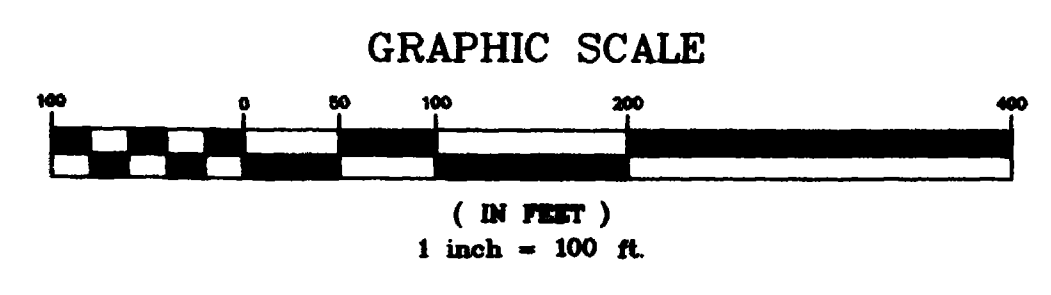
A.D. 2000

Witness my hand and official seal *Jurie Wells*
Notary Public

My commission expires 9-24-01



E 1/16 CORNER SECTIONS 29 & 32 T1S, R1E, U1M MCSM #530 EL. 4714.50
Basis of Bearings
SE Corn. Sec. 29 T1S, R1E, U1M MCSM #118-1 BENCHMARK EL. 4715.11



CITY COUNCIL'S CERTIFICATE

Approved this 1st day of September, A.D. 2000 by the City Council of the City of Grand Junction, County of Mesa, State of Colorado.

Gene Finney
Mayor, City of Grand Junction

City Manager

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office

at 10:40 o'clock A.M. this 1st day of September A.D., 2000.

and is duly recorded in Plat Book No. 17, Page 389 & 390

Reception No. 19103521 Drawer No. JF-1416

Clerk and Recorder Deputy Fees

BASIS OF BEARING:

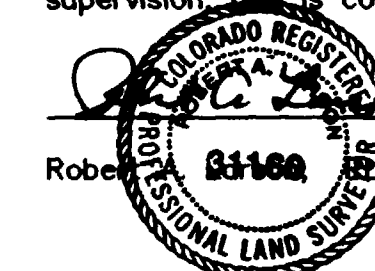
The Basis of Bearing is the South line of the SE1/4 SE1/4 of Section 29 which bears N89°54'01"E, a distance of 1319.37', as shown on the plat of Chipeta Subdivision recorded in Plat Book 17, pages 171-172 of the Mesa County Records. Both monuments on this line are Mesa County Survey Monuments as shown.

NOTICE:

According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

SURVEYOR'S STATEMENT:

I, Robert A. Larson, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of CHIPETA PINE TOWNHOMES, was prepared from a survey performed by me or under my direct supervision and is correct to the best of my knowledge and information.



Robert A. Larson 31160

8-21-00

Date

Merritt IS, L.L.C.
2004 N. 12th St., #4, Grand Junction, CO. 81501
PHONE (970) 255-7386 FAX (970) 243-8515

CHIPETA PINES TOWNHOMES
A Replat of Block 4 Chipeta Pines Subdivision
and Block 2 Chipeta Pines Subdivision Filing No. 2
in a portion of the SE 1/4 SE 1/4 Section 29,
Township 1 South, Range 1 East,
Ute Meridian,
Mesa County, Colorado

DATE: August 21, 2000 SCALE: 1" = 100'
DRAWN: KSP CHK: TWS PROJECT NO: 9936TH
REVISED: - SHEET 1 OF 2

CHIPETA PINES TOWNHOMES

A Replat of Block 4 Chipeta Pines Subdivision and Block 2 Chipeta Pines Subdivision Filing No. 2 in a portion of the SE1/4 SE1/4 Section 29, T.1S., R.1E., U.M., Mesa County, Colorado

BASIS OF BEARING:

The Basis of Bearing is the South line of the SE1/4 SE1/4 of Section 29 which bears N89°54'01"E, a distance of 1319.37', as shown on the plat of Chipeta Subdivision recorded in Plat Book 17, pages 171-172 of the Mesa County Records. Both monuments on this line are Mesa County Survey Monuments as shown.

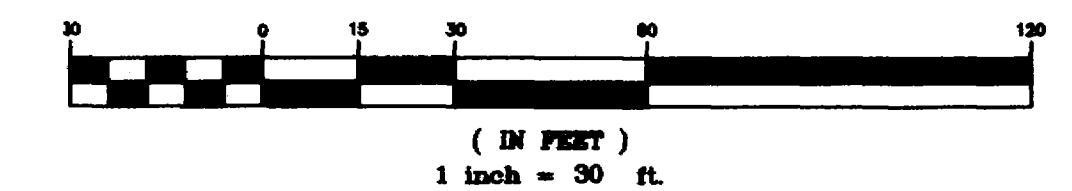
LEGEND:

- Tie to Mesa County Survey Monument.
- 2" Alum. Cap on #5 Rebar in Concrete.

LCE Limited Common Element as Described in Dedication.



GRAPHIC SCALE



CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CH BEARING	CH DISTANCE
C1	0°27'17"	1008.00'	4.00'	8.00'	N88°27'49"W	8.00'
C2	2°01'10"	1008.00'	17.76'	35.53'	N87°13'35"W	35.52'
C3	2°57'30"	1008.00'	26.03'	52.05'	N84°44'16"W	52.04'
C4	1°56'01"	1008.00'	17.01'	34.02'	N82°17'30"W	34.02'
C5	0°21'34"	1008.00'	3.16'	6.32'	N81°08'42"W	6.32'
C6	1°41'31"	1052.00'	15.53'	31.07'	N81°48'41"W	31.07'
C7	1°51'07"	1052.00'	17.00'	34.00'	N83°35'00"W	34.00'
C8	1°00'59"	1052.00'	9.33'	18.66'	N85°01'03"W	18.66'
C9	1°51'19"	1052.00'	17.03'	34.07'	N86°27'12"W	34.07'
C10	1°51'10"	1052.00'	17.01'	34.02'	N88°18'26"W	34.01'
C11	0°45'59"	1052.00'	7.04'	14.07'	N89°37'01"W	14.07'

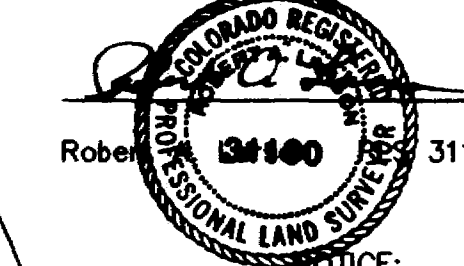
AREA TABLE		
FEE LOTS	= 1.59 Acres	30 %
FEE LIMITED COMMON ELEMENTS	= 0.88 Acres	16 %
GENERAL COMMON ELEMENTS	= 2.88 Acres	54 %
TOTAL	= 5.35 Acres	100 %

OFFSETS

All townhome lots are off set a minimum of 20' from the subdivision boundary line.

SURVEYOR'S STATEMENT:

I, Robert A. Larson, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of CHIPETA PINE TOWNHOMES, was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information.



NOTICE:

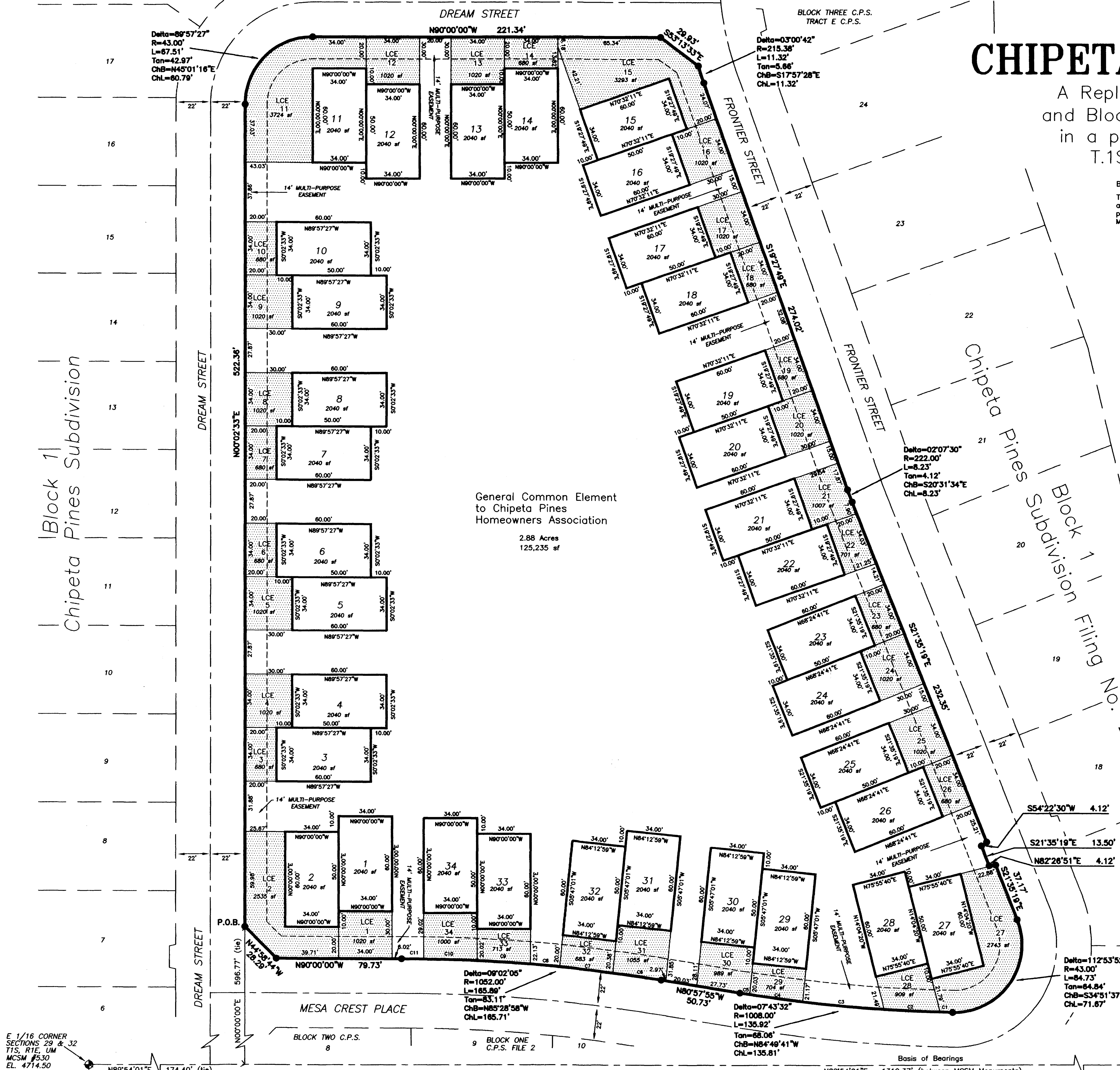
According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

Merritt IS, L.L.C.

2004 N. 12th St., #4, Grand Junction, CO 81501
PHONE (970) 255-7386 FAX (970) 243-8515

CHIPETA PINES TOWNHOMES
A Replat of Block 4 Chipeta Pines Subdivision and Block 2 Chipeta Pines Subdivision Filing No. 2 in a portion of the SE 1/4 SE 1/4 Section 29, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado

DATE: August 21, 2000 SCALE 1" = 30'
DRAWN: KSP | CHK: TWS PROJECT NO: 9936TH
REVISED: - SHEET 2 OF 2



E 1/16 CORNER SECTIONS 29 & 32 T1S, R1E, U.M. MCSM #530 EL. 4714.50

SE Corn. Sec. 29 T1S, R1E, U.M. MCSM #110-1 BENCHMARK EL. 4715.11

Basis of Bearings N89°54'01"E 1319.37' (between MCSM Monuments)