

FOUNTAIN GREENS TOWNHOMES 1 SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Skelton Construction, Inc., a Colorado Corporation, is the owner of that real property located in part of the Southeast Quarter (SE1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Warranty Deed Book 2721, Page 607.)

Lots 2 and 4, Block 1, Fountain Greens Subdivision, as recorded in Plat Book 17, Pages 237 through 238, Mesa County Records.

That said owners have caused the real property to be laid out and platted as Fountain Greens Townhomes 1 Subdivision, 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 Fountain Greens Subdivision as follows:

All Common Utility and Cross Access Easements on Lots 2A and 2B to the owners of Lots 2A and 2B and all Common Utility and Cross Access Easements on Lots 4A and 4B to the owners of Lots 4A and 4B specifically identified on the plat as perpetual easements for pedestrian and vehicular ingress/egress access and utility purposes across the front yard and utility purposes across the rear yard, for the use of said Lot owner(s), their guest(s), and invitee(s), and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services. Deed of conveyance recorded at Book 2760, Page 74, subject to further conditions and restrictions as may be set forth in that instrument.

All Tracts/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.

IN WITNESS WHEREOF, said owners, Skelton Construction, Inc., a Colorado Corporation, has caused their names to be hereunto subscribed this 10th day of October, A.D. 2000.

by: Doug Skelton
for: Skelton Construction, Inc., a Colorado Corporation

NOTARY PUBLIC'S CERTIFICATE

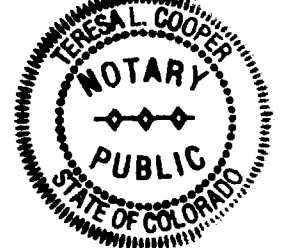
STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Doug Skelton for Skelton Construction, Inc., a Colorado Corporation, this 10th day of October, A.D., 2000.

Witness my hand and official seal:

Teresa L. Cooper
Notary Public

My Commission Expires 8/27/2001



CITY OF GRAND JUNCTION APPROVAL

This plat of Fountain Greens Townhomes 1 Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 11 day of October, A.D., 2000.

City Manager David Varley

City Mayor Gene Finney

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 12:55 o'clock P.M.,

October 12, A.D., 2000, and was duly recorded in Plat Book 18, Page No. 28

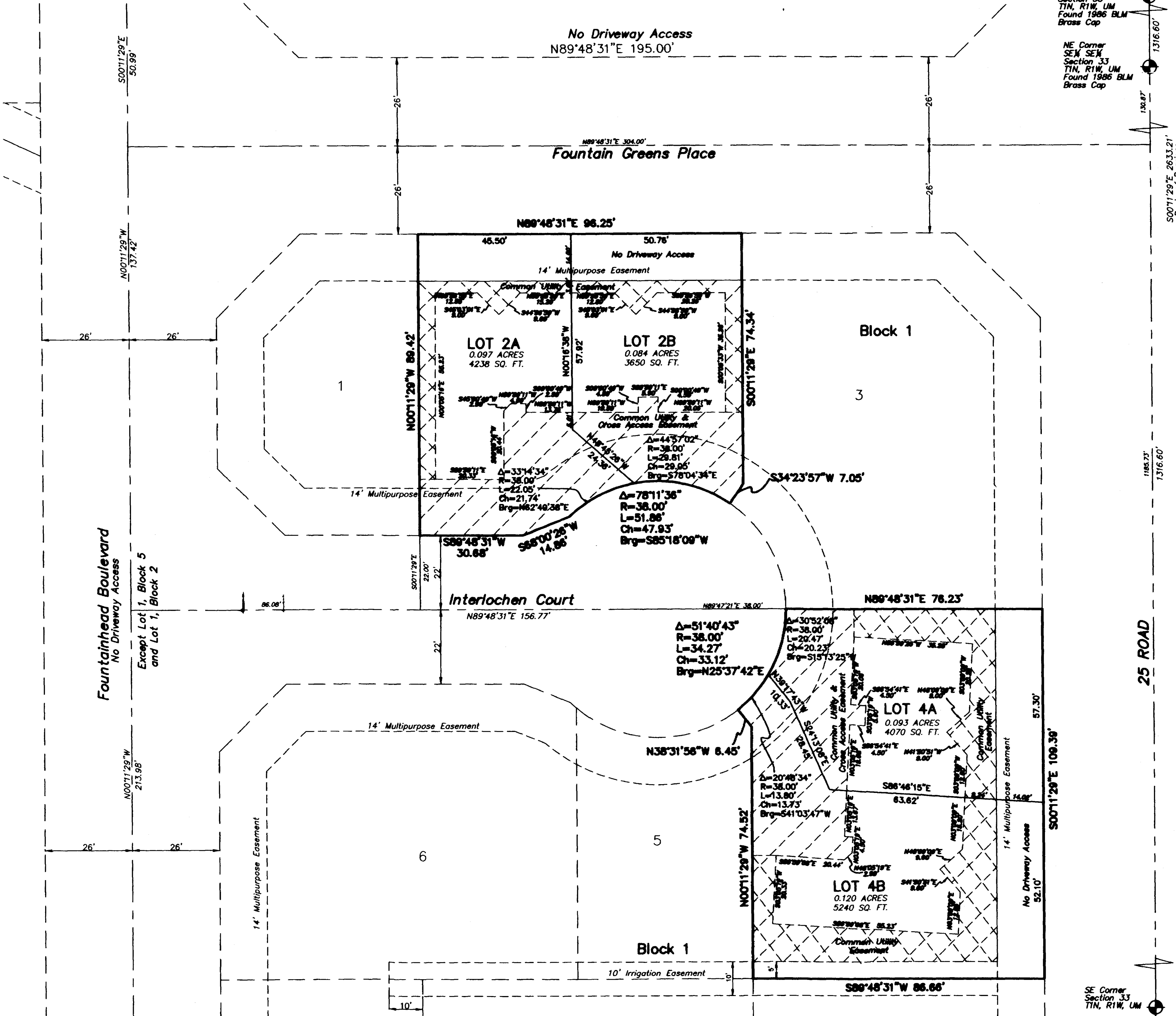
Reception No. 19108527 Drawer No. JJ 18 Fees: \$10.00

By: _____
Clerk and Recorder Deputy

E1/4 Corner
Section 33
T1N, R1W, U1M
Found 1986 BLM
Brass Cap

NE Corner
SEW SEW
Section 33
T1N, R1W, U1M
Found 1986 BLM
Brass Cap

SE Corner
Section 33
T1N, R1W, U1M



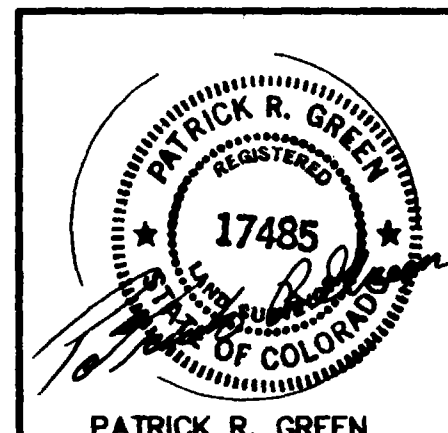
GENERAL NOTES

1. Basis of bearings assume the East line of the SE1/4 of Section 33 to bear South 00 degrees 11 minutes 29 seconds East, a distance of 2633.21 feet. Both monuments on this line are Mesa County Markers as shown on the accompanying plat.
2. Easement and title documents (schedules A&B) provided by First American Title Company, Title policy No. 00138095.
3. 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".
4. Fountain Greens Townhomes 1 Subdivision is subject to the Declaration of Covenants and Restrictions for Fountain Greens Subdivision recorded at Book 2667, Pages 1 through 45, Mesa County Records.
5. There shall be no driveway access from any subdivision lots to 25 Road right-of-way, Fountain Greens Place right-of-way, and limited driveway access for Lot 1, Block 2, and Lot 1, Block 4 to Fountainhead Boulevard right-of-way.
6. Further information about the project can be found in the City of Grand Junction Community Development Department file number #FPP-1999-183.
7. See recorded "Building Envelope Siting Plan" for Fountain Greens Subdivision, as recorded in Plat Book 17, Pages 237 through 239, for building foundation, setback, and zoning requirements.
8. All easements and rights-of-way, as shown, are from recorded plat of Fountain Greens Subdivision, as recorded in Plat Book 17, Pages 237 through 239, except the Common Utility and Cross Access Easement created by the plat for FOUNTAIN GREENS TOWNHOMES 1 SUBDIVISION.

SURVEYOR'S CERTIFICATION

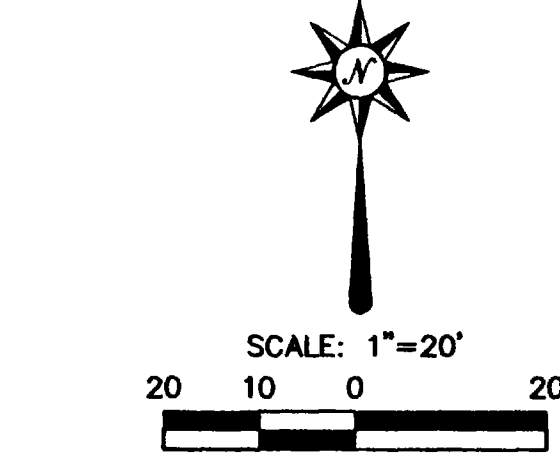
I, Patrick R. Green, do hereby certify that the accompanying plat of Fountain Greens Townhomes 1 Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified October 10th, 2000



FOUNTAIN GREENS TOWNHOMES 1 SUBDIVISION
REPLAT OF LOTS 2 & 4, BLOCK 1
FOUNTAIN GREENS SUBDIVISION
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

LANDesign
ENGINEERS SURVEYORS PLANNERS
250 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099
PROJ. NO. 2000-88 SURVEYED IN DRAWN CHECKED



- LEGEND**
- ALYQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 IN CONCRETE PER CRS-38-51-105
 - SET 2" ALUM. CAP ON No. 6 REBAR, PLS 17485
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105

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.