

SKYLER SUBDIVISION

DEDICATION:

KNOW ALL MEN THESE PRESENTS:

That Darren Davidson is the owner of that real property as recorded in Book 2605 at Page 122 in the Mesa County Clerk and Recorder's Office.

Said real property being described as: A Tract or Parcel of Land situated in the N1/2 NE1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian and being more particularly described as follows: Commencing at the E1/16 corner on the North line of said Section 19 and when aligned with the NE corner of said Section 19 is assumed to bear N90°00'00"E and all bearings contained herein to be relative thereto; thence S00°06'59"E, 50.02 feet to the South right of way of D Road also being the point of beginning; thence continuing S00°06'59"E 1276.35 feet to the South line of said N1/2 NE1/4; thence along said South line N89°52'08"W 330.46 feet; thence leaving said South line N00°11'14"W 1275.83 feet to the South right of way line of said D Road; thence along said South right of way line S89°57'38"E 332.04 feet to the point of beginning, Mesa County, Colorado. Said Tract or Parcel contains 9.70 acres more or less.

That said owner has caused that real property to be laid out and surveyed as SKYLAR SUBDIVISION.

That said owner does hereby dedicate and set apart that real property as shown and labeled on the accompanying plat as follows:

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 Drainage Easements to be conveyed to the owners of lots and tracts 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, Per Book _____ at Page _____.

All Irrigation Easements to the City of Grand Junction as perpetual easements for ingress and egress use by the general public pedestrian.

All easements include the right of ingress and egress on, along, over, under, through and across by 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 owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

All common Tracts to the owners (Property/Homeowners Association) of Lots and hereby platted for the purpose of Open Space and Drainage, as more particularly described in the conveyance recorded at Book _____, Page _____.

IN WITNESS said OWNER has caused his name to be hereunto subscribed

this 15 day of July A.D. 2000

By Darren Davidson

Darren Davidson

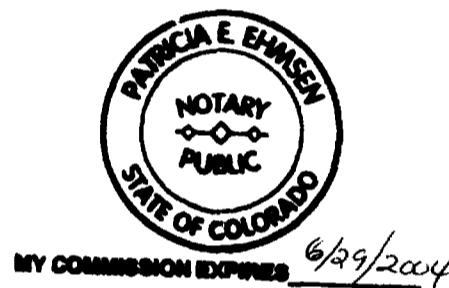
STATE OF COLORADO)
SS)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Darren Davidson this 15th day of July

AD 2000

My commission expires 6/29/2004
Patricia E. Johnson

Notary Public



CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
SS)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:48 O'clock P
this 13th day of February A.D. 2001

983587

Clerk and Recorder Deputy

Drawer No. 88-75 Fees _____

CITY OF GRAND JUNCTION APPROVAL

This plat of SKYLAR SUBDIVISION in the City of Grand Junction, Mesa

County, Colorado was approved this _____ day of _____ A.D. _____

Gregory Gave Ramsey
City Manager President of City Council

LIENHOLDER APPROVAL Northwest Bank Colorado, N.A. NKA
Wells Fargo Bank West, N.A.
by Ken D. ... Vice President
Representative

STATE OF Colorado)
SS)
COUNTY OF Mesa)

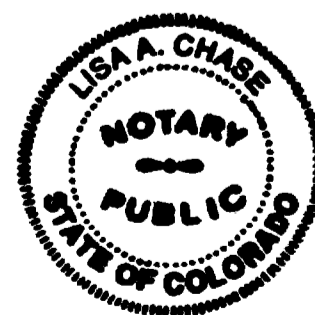
The foregoing instrument was acknowledged before me by Ken ... this 14th day of _____

July AD 2000

My commission expires 4.15.2003

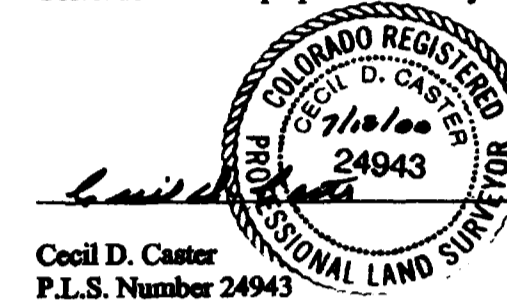
Diana A. Chapel

Notary Public



SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of SKYLAR SUBDIVISION, a subdivision of a part of City of Grand Junction and Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.



Cecil D. Caster
P.L.S. Number 24943

Basis of Bearing : A bearing of N90°00'00"E has been assumed between the NE corner of Section 19 and the E1/16 corner on the North line of Section 19, T1S, R1E of the UM.

ZONING DATA

ZONING-PR-4 (RESIDENTIAL SINGLE FAMILY) NOT TO EXCEED FOUR UNITS PER ACRE.

There is no minimum lot area, but development shall meet all bulk standards and shall not exceed the per acre density..

- A. Minimum lot area.....6,500 sq. ft.
- B. Maximum units per gross acre4

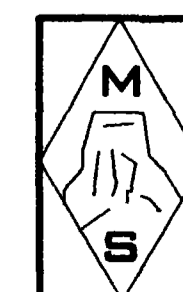
C. Bulk Requirements

- 1. Maximum height of structures.....32 feet
- 2. Minimum street frontage.....20 feet
- 3. Minimum side yard setback
Principal structure7.5 feet
Accessory structure (on rear half of parcel)..... 3 feet
or width of easement.
- 4. Minimum rear yard setback
Principal structure20 feet
Accessory structure 20 feet
- 5. Minimum front yard setback 25' from property line.
- 6. Maximum coverage of lot by structures 35%

Note: The 10 foot irrigation/drainage easement along the rear property lines shall be designated as no build zones.

SKYLER SUBDIVISION
Located in the NE 1/4 of Section 19,
Township 1 South, Range 1 East, of the
Ute Meridian.

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 the certification shown herein.



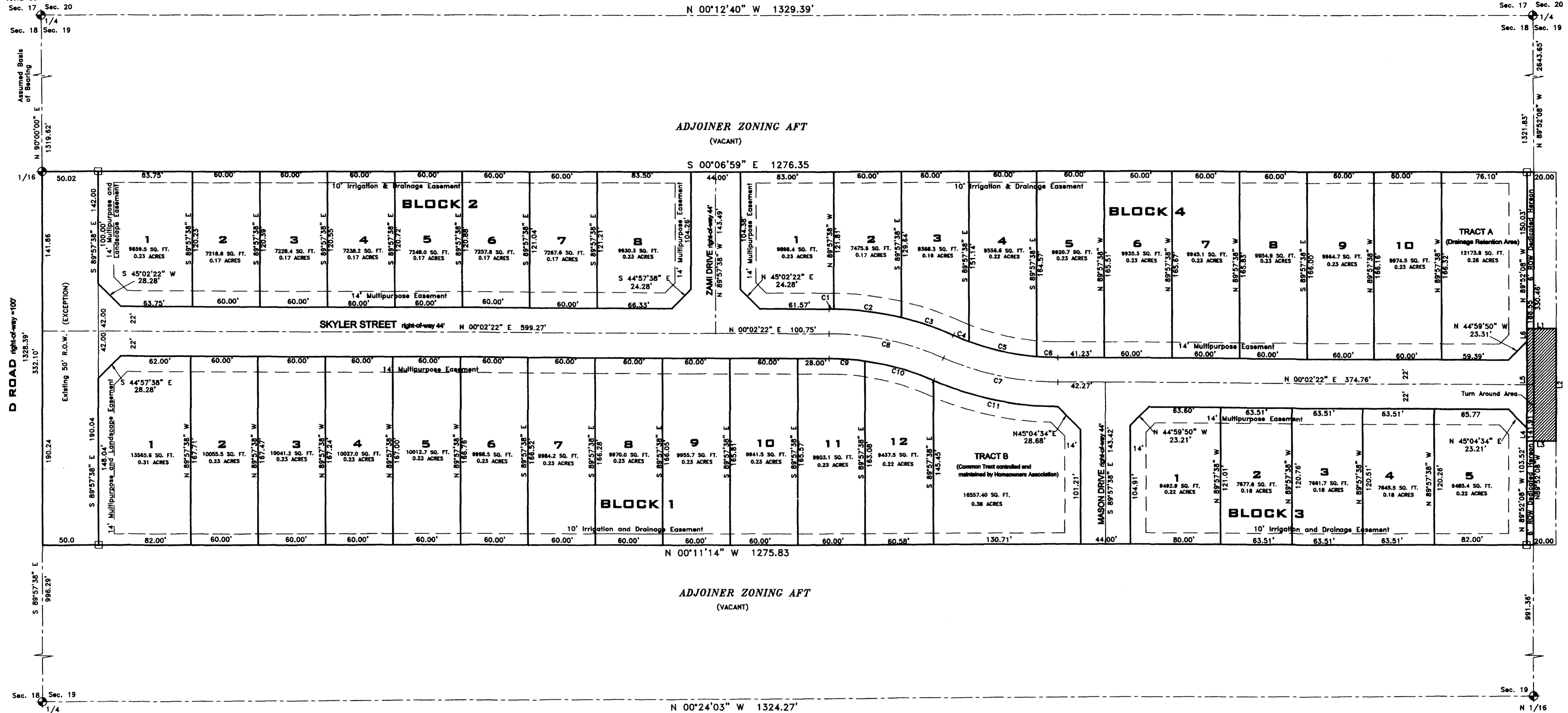
Monument Surveying Co.
741 Flood Ave.
Grand Junction, CO 81501
(970) 245-4188 Fax (970) 245-4874

DESIGNED _____ FIELD APPROVAL BKH
DRAWN RM & CDC TECHNICAL APPROVAL _____
CHECKED CDC APPROVED 3/7/00

PREPARED FOR: Darren Davidson JOB NO. 99-36

SKYLER SUBDIVISION

BENCHMARK: Mesa County Brass Cap
Elevation 4607.97
Intersection of 29 Road & D Road
NAVD 88



D ROAD right-of-way=100'

FLORIDA STREET (EXISTING right-of-way=40') (Unimproved)

LEGEND

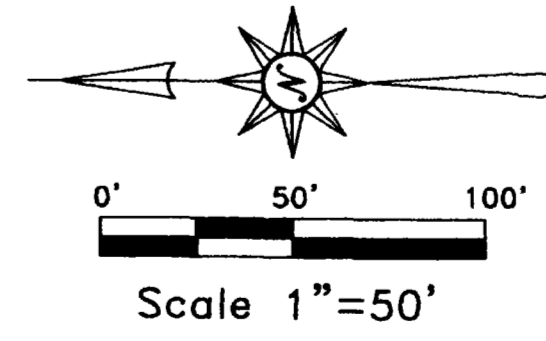
- ⊕ = Found Mesa County Survey Marker
- = Set No. 5 Rebar and Cap "Monument PLS 24943" In Concrete.
- ⊥ = Set No. 5 Rebar and Cap "Monument PLS 24943" at all Lot corners.

AREA SUMMARY

Streets	1.63 acres = 18%
Tracts	0.28 acres = 5.7%
Open Space	0.40 acres = 8.0%
Lots	7.99 acres = 81%
Total	9.70 acres = 100%

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	272.00'	4.25'	4.25'	S 00°29'15" W	00°53'48"	2.13'
C2	272.00'	60.61'	60.49'	S 07°19'11" W	12°46'04"	30.43'
C3	272.00'	48.86'	48.80'	S 18°51'00" W	10°17'34"	24.50'
C4	228.00'	14.90'	14.90'	S 22°07'25" W	05°44'44"	7.46'
C5	228.00'	61.64'	61.45'	S 12°30'23" W	15°29'21"	31.01'
C6	228.00'	18.79'	18.78'	S 02°24'02" W	04°43'20"	9.40'
C7	250.00'	104.53'	103.77'	S 12°01'04" W	23°57'25"	53.04'
C8	250.00'	104.53'	103.77'	S 12°01'05" W	23°57'25"	53.04'
C9	228.00'	32.11'	32.08'	S 04°04'25" W	08°04'05"	16.08'
C10	228.00'	63.23'	63.02'	S 16°03'07" W	15°53'20"	31.82'
C11	272.00'	113.73'	112.90'	S 12°01'04" W	23°57'25"	57.71'

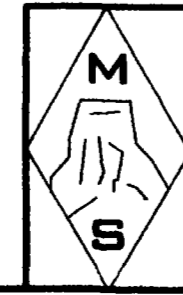


CURVE TABLE

LINE	BEARING	DISTANCE
L1	S 00°02'15" W	26.00'
L2	S 89°52'08" E	100.00'
L3	S 00°02'15" W	26.00'
L4	S 89°52'08" E	11.58'
L5	N 89°52'08" W	76.91'
L6	S 89°52'08" E	11.51'

Note: All corner lots will have 2 front yard set backs of 25 feet.

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Monument Surveying Co.
741 Road Ave.
Grand Junction, CO 81501
(970) 245-4189 Fax: (970) 245-4674

Sheet 2 of 2

SKYLER SUBDIVISION
Located in the NE 1/4 of Section 19,
Township 1 South, Range 1 East, of the
Ute Meridian.

DESIGNED _____ FIELD APPROVAL _____ BKH
DRAWN _____ RM & CDC _____ TECHNICAL APPROVAL _____
CHECKED _____ CDC _____ APPROVED _____ 6/18/00

PREPARED FOR: **Darren Davidson** JOB NO. **99-36**