

FOUNTAIN GREENS TOWNHOMES 4 SUBDIVISION

REPLAT OF LOT 10, BLOCK 1
FOUNTAIN GREENS SUBDIVISION
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Shuman's LLC, a Colorado Limited Liability Company, 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 2768, Page 543.)

Lot 10, 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 4 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:

Variable Utility Easement for the use of the owners of Lot 10B and the City of Grand Junction for the use of City-approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.

IN WITNESS WHEREOF, said owners, Shuman's LLC, a Colorado Limited Liability Company, has caused their names to be hereunto subscribed this 22 day of MARCH, A.D. 2001.

by: Shuman's LLC by William Shuman
President
for: Shuman's LLC, a Colorado Limited Liability Company

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by William Shuman, President, for Shuman's LLC, a Colorado Limited Liability Company, this 22nd day of MARCH, A.D., 2001.

Witness my hand and official seal:

Kimberly D. Nelson
Notary Public

My Commission Expires 7-8-2002

CITY OF GRAND JUNCTION APPROVAL

This plat of Fountain Greens Townhomes 4 Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 27 day of MARCH, A.D., 2001.

City Manager David A. Vorlop

City Mayor Bene Kinsey

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:20 o'clock P.M.,

March, A.D., 2001, and was duly recorded in Plat Book 18, Page No. 124

Reception No. 1988985 Drawer No. 88-92 Fees: 10.00

By: _____
Clerk and Recorder Deputy

Lienholder's Ratification of plat

by Wells Fargo Bank West, National Association, is recorded in Book 2021, Page 712, Mesa County records.

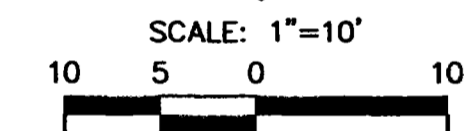
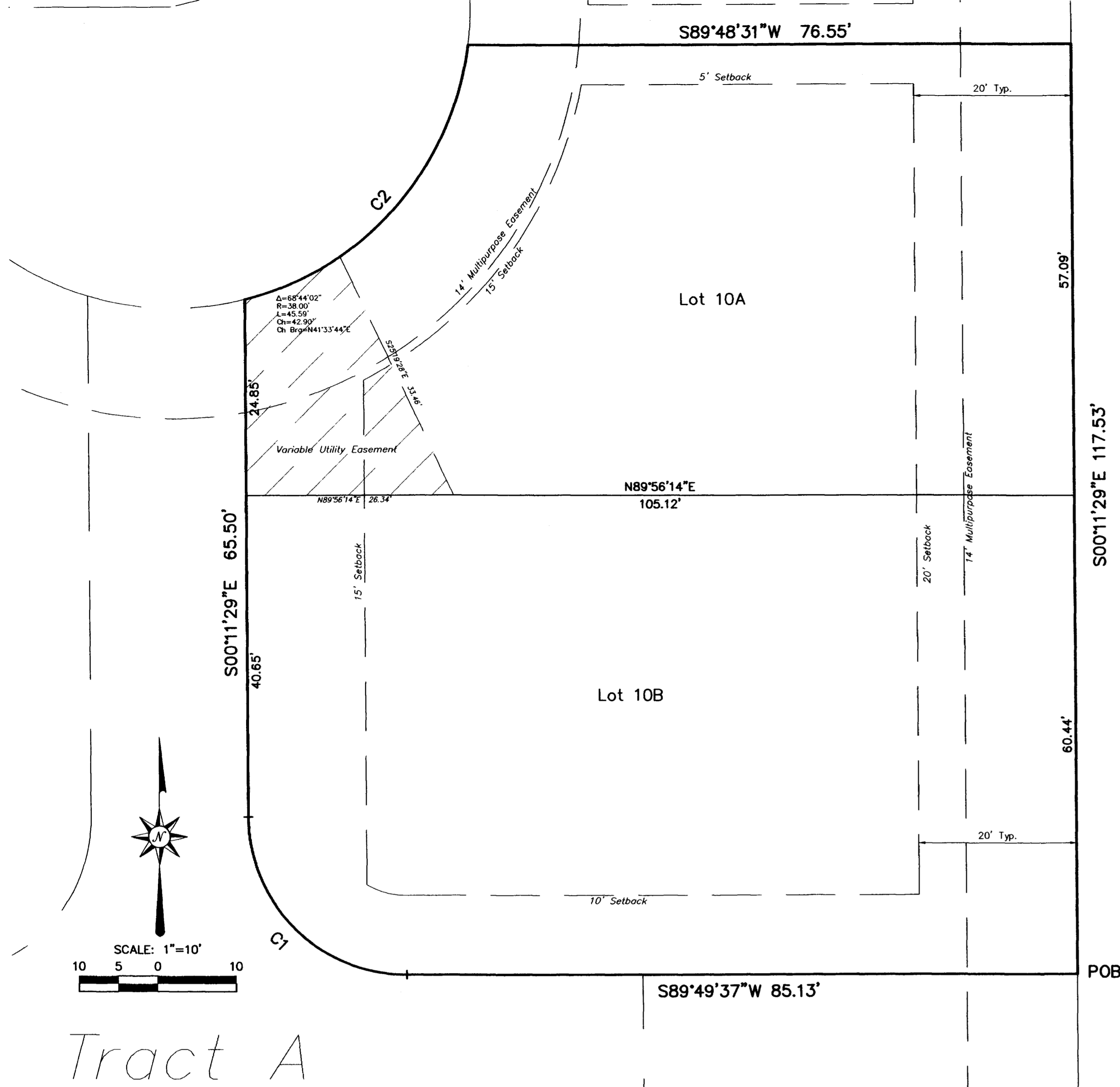
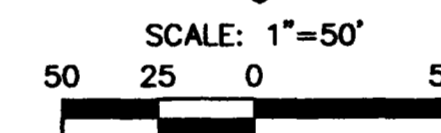
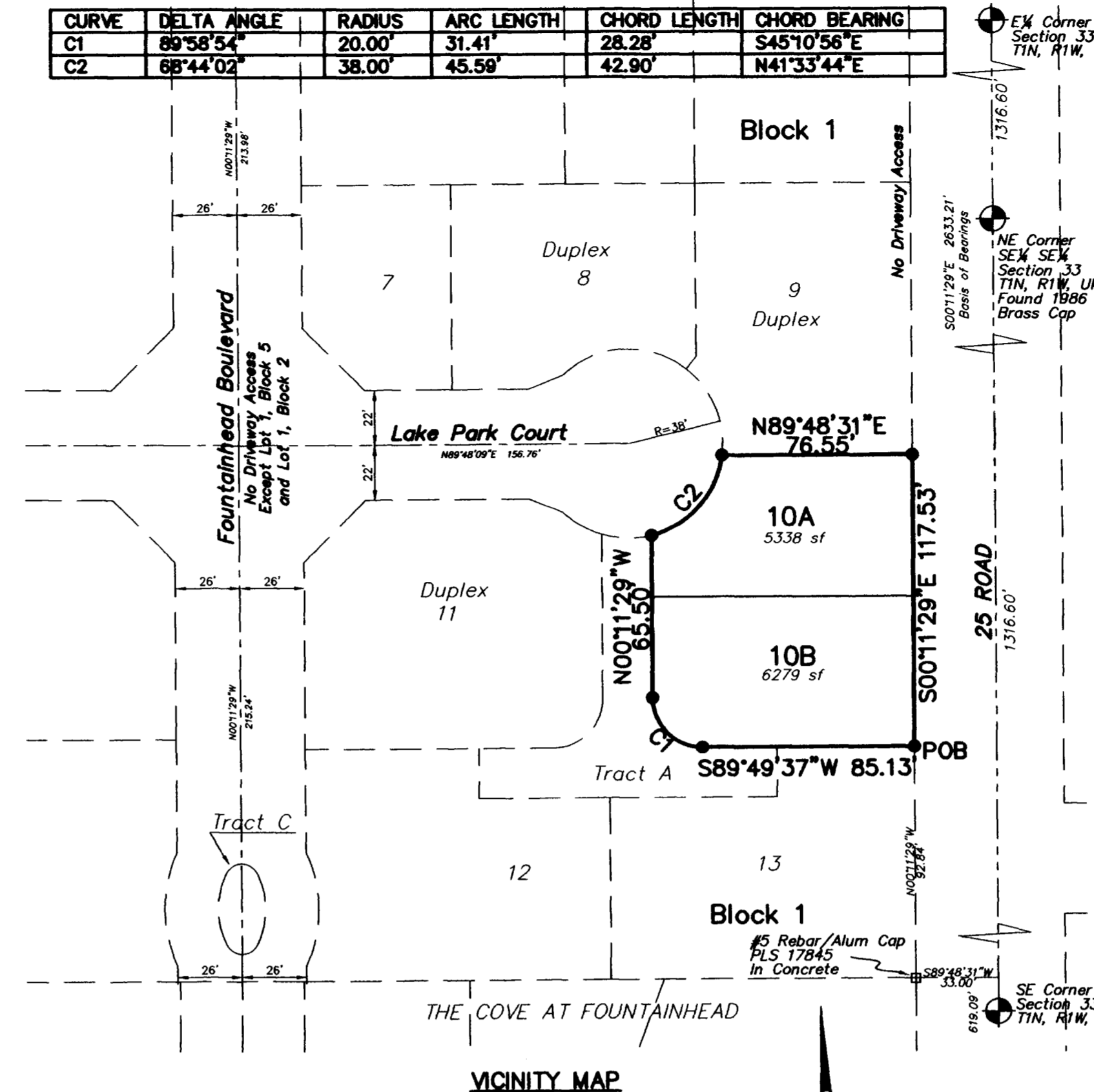
SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Fountain Greens Townhomes 4 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 MARCH 22, 2001

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|--|---|--|
| | FOUNTAIN GREENS TOWNHOMES 4 SUBDIVISION REPLAT OF LOT 10, BLOCK 1 FOUNTAIN GREENS SUBDIVISION CITY OF GRAND JUNCTION MESA COUNTY, COLORADO | |
| | LANDesign ENGINEERS • SURVEYORS • PLANNERS 244 North 7th Street GRAND JUNCTION, COLORADO 81501 (970) 245-4099 | |
| PATRICK R. GREEN COLORADO REGISTERED SURVEYOR P.L.S. No. 17485 | PROJ NO 2000-88 SURVEYED DRAWN CHECKED SHEET OF DATE: Jan., 2001 RM RSK 1 1 | |

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|-------------|--------|------------|--------------|---------------|
| C1 | 89°58'54" | 20.00' | 31.41' | 28.28' | S45°10'56"E |
| C2 | 68°44'02" | 38.00' | 45.59' | 42.90' | N41°33'44"E |



Tract A

AREA SUMMARY

| | | | |
|-------|---|----------|---------|
| LOTS | = | 11617 sf | 100.00% |
| TOTAL | = | 11617 sf | 100.00% |

LEGEND

- ALIQUOT 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.

GENERAL NOTES

- 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.
- Easement and title documents (schedules A&B) provided by First American Title Company, Title commitment No. 00139241.
- 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".
- Fountain Greens Townhomes 4 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.
- Further information about the project can be found in the City of Grand Junction Community Development Department file number #PPP-1999-183.
- 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.
- All building foundations will require an Engineered Design by a Colorado Registered Professional Engineer.
- On double frontage and corner lots, fences up to four feet in height may be placed on the property line along the street, except in the front yard setback along the street the home faces. Fences in those front yards must comply with the City of Grand Junction Zoning and Development Code requirements. Exception: No fence is allowed along 25 Road in the building setback, except the wrought iron fence on the property line provided by the developer and fences four feet in height on side property lines that connect with the developer provided fence at right angles. Fences up to six feet in height may be placed on the lot outside the building setback.
- Bulk Requirements:
Setbacks are as shown on the Building Envelope Siting Plan for Fountain Greens Subdivision with the following exceptions:
 - 20 feet setback minimum to all garages.
 - No side setback required for common wall on duplex lots. Five foot setback required for all other side yards.
 - Accessory structure setbacks the same as principal structure setbacks.
 - Maximum 45% lot coverage for all blocks.
 - Maximum building height 32 feet - Block 1-3, 36 feet - Block 4.
- 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.