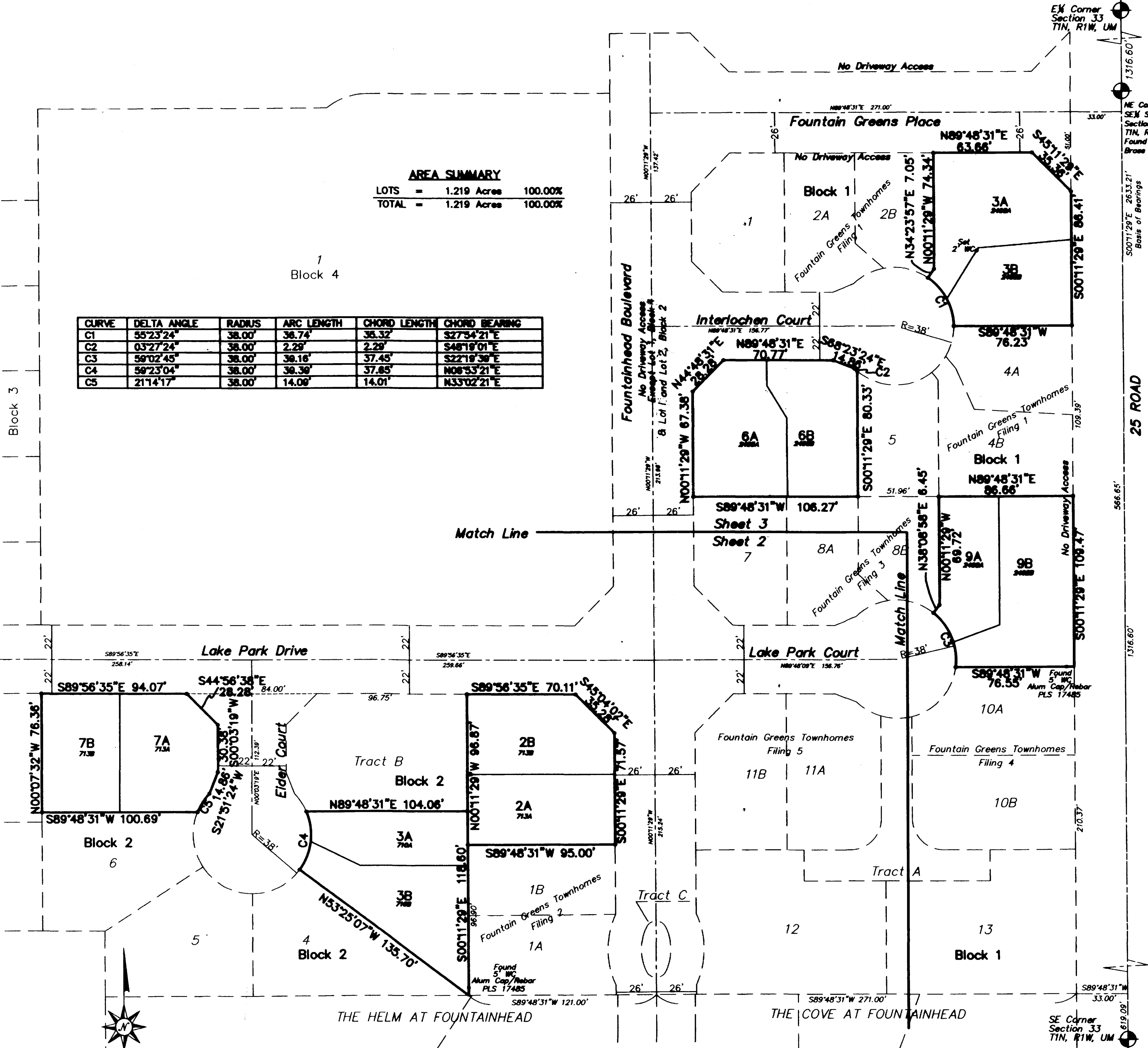


# FOUNTAIN GREENS TOWNHOMES 6 SUBDIVISION

**AREA SUMMARY**

LOTS	=	1.219 Acres	100.00%
TOTAL	=	1.219 Acres	100.00%

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	55°23'24"	38.00'	36.74'	36.32'	S27°34'21"E
C2	03°27'24"	38.00'	2.29'	2.29'	S48°18'01"E
C3	59°02'45"	38.00'	39.16'	37.45'	S22°18'39"E
C4	59°23'04"	38.00'	39.39'	37.85'	N06°33'21"E
C5	21°14'17"	38.00'	14.09'	14.01'	N33°02'21"E



**GENERAL NOTES**

- Basis of bearings assume the East line of the SE 1/4 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 policy No. 00138095.
- 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 6 Subdivision is subject to the Declaration of Covenants and Restrictions for Fountain Greens Subdivision recorded at Book 2867, Pages 1 through 45, Mesa County Records.
- 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 Lots 1 and 2, Block 2, and Lot 1, Block 4 to Fountainhead Boulevard right-of-way.
- Further information about the project can be found in the City of Grand Junction Community Development Department file number #FP-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 238, except the Shared Ingress/Egress Access Easements created by the plat for FOUNTAIN GREENS TOWNHOMES FILING 6 SUBDIVISION.
- SEE EXHIBIT "A" RECORDED IN BOOK 2856, PAGE 260 FOR LOT 2A SELLER SERVICE LINE INFORMATION.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Skelton Construction, Inc., a Colorado Corporation, Larson and Larson Enterprises, Inc., a Colorado Corporation, and Fountain Greens, L.L.C., a Colorado Limited Liability Company are the owners of that real property located in part of the Southeast Quarter (SE 1/4) 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 2797, Page 845 - Skelton, Book 2730, Page 752 - Larson and Larson, Book 2433, Page 918 - Fountain Greens)

Lots 3 (Skelton), 6, and 9 (Fountain Greens) Block 1, and Lots 2 (Larson and Larson), 3, and 7 (Fountain Greens), Block 2, 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 6 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 Ingress/Egress Access Easements on Lots 3A and 3B, 9A and 9B, Block 1, and Lots 3A and 3B, Block 2, to the owners of Lots 3A and 3B, 9A and 9B, Block 1, and Lots 3A and 3B, Block 2, specifically identified on the plat as perpetual easements for pedestrian and vehicular ingress/egress access across the front yard for the use of said Lot owner(s), their guest(s), and invitee(s). Deed of conveyance recorded at Book \_\_\_\_\_, Page \_\_\_\_\_, subject to further conditions and restrictions as may be set forth in that instrument.

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.

IN WITNESS WHEREOF, said owners, Skelton Construction, Inc., a Colorado Corporation, Larson and Larson Enterprises, Inc., a Colorado Corporation, and Fountain Greens, L.L.C., a Colorado Limited Liability Company, have caused their names to be hereunto subscribed this 22 day of MAY, A.D. 2001.

by: [Signature]  
for: Skelton Construction, Inc., a Colorado Corporation  
by: [Signature]  
for: Larson and Larson Enterprises, Inc., a Colorado Corporation  
by: [Signature]  
for: Fountain Greens, L.L.C., a Colorado Limited Liability Company

**NOTES REQUIRED BY THE CITY**

- 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 this plat with the following exceptions:
  - 20 foot setback to the face of all garages.
  - No side setback required for common wall on duplex lots. Five foot setback required on all other side yards.
  - Accessory structures setbacks are the same as principal structure setbacks.
  - Maximum 45% lot coverage for all blocks.
  - Maximum building height 32 feet for all lots shown hereon.

**SURVEYOR'S CERTIFICATION**

I, Patrick R. Green, do hereby certify that the accompanying plat of Fountain Greens Townhomes 6 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 MAY 23, 2001

**NOTARY PUBLIC'S CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Donna Skelton for Skelton Construction, Inc., a Colorado Corporation, this 22 day of MAY, A.D., 2001.  
Witness my hand and official seal:

[Signature]  
Notary Public  
My Commission Expires 7-8-2003

**NOTARY PUBLIC'S CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Tom Larson for Larson and Larson Enterprises, Inc., a Colorado Corporation, this 22 day of MAY, A.D., 2001.  
Witness my hand and official seal:

[Signature]  
Notary Public  
My Commission Expires 7-8-2003

**NOTARY PUBLIC'S CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Donald J. Humphrey for Fountain Greens, L.L.C., a Colorado Limited Liability Company, this 22 day of MAY, A.D., 2001.  
Witness my hand and official seal:

[Signature]  
Notary Public  
My Commission Expires 1/23/2004

**LIENHOLDERS RATIFICATION OF PLAT**

- for Fountain Greens, L.L.C., a Colorado Limited Liability Company, recorded at Book 2826, Page 643 (Lots 6 & 9, Block 1 and Lots 3 & 7, Block 2).
- for Skelton Construction, Inc., a Colorado Corporation, recorded at Book 2920, Page 804 (Lot 3, Block 1).
- for Larson and Larson Enterprises, Inc., a Colorado Corporation, recorded at Book 2826, Page 644 (Lot 2, Block 2).

**CITY OF GRAND JUNCTION APPROVAL**

This plat of Fountain Greens Townhomes 6 Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 21TH day of MAY, A.D., 2001.

City Manager [Signature]  
City Mayor [Signature]

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:10 o'clock P.M., May 24, A.D., 2001, and was duly recorded in Plat Book 18, Page No. 546, 157, 158

Reception No. 1997796 Drawer No. 123 Fees: 30.00

Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_

	<b>FOUNTAIN GREENS TOWNHOMES 6 SUBDIVISION</b> REPLAT OF LOTS 3, 6, & 9 BLOCK 1 AND OF LOTS 2, 3, & 7, BLOCK 2 FOUNTAIN GREENS SUBDIVISION CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	
	<b>LANDesign</b> ENGINEERING • SURVEYING • PLANNING 244 NORTH 7th STREET GRAND JUNCTION, COLORADO 81501 (970) 248-6999	
PATRICK R. GREEN COLORADO REGISTERED SURVEYOR P.L.S. No. 17485	PROJ. NO. 2001-04 DATE: Mar., 2001	SURVEYED DRAWN CHECKED SHEET 1 OF 3

**LEGEND**

- ALTIQUOT 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

7139 STREET ADDRESS

SCALE: 1"=40'

40 20 0 40

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.

# FOUNTAIN GREENS TOWNHOMES 6 SUBDIVISION

1  
Block 4

Match Line

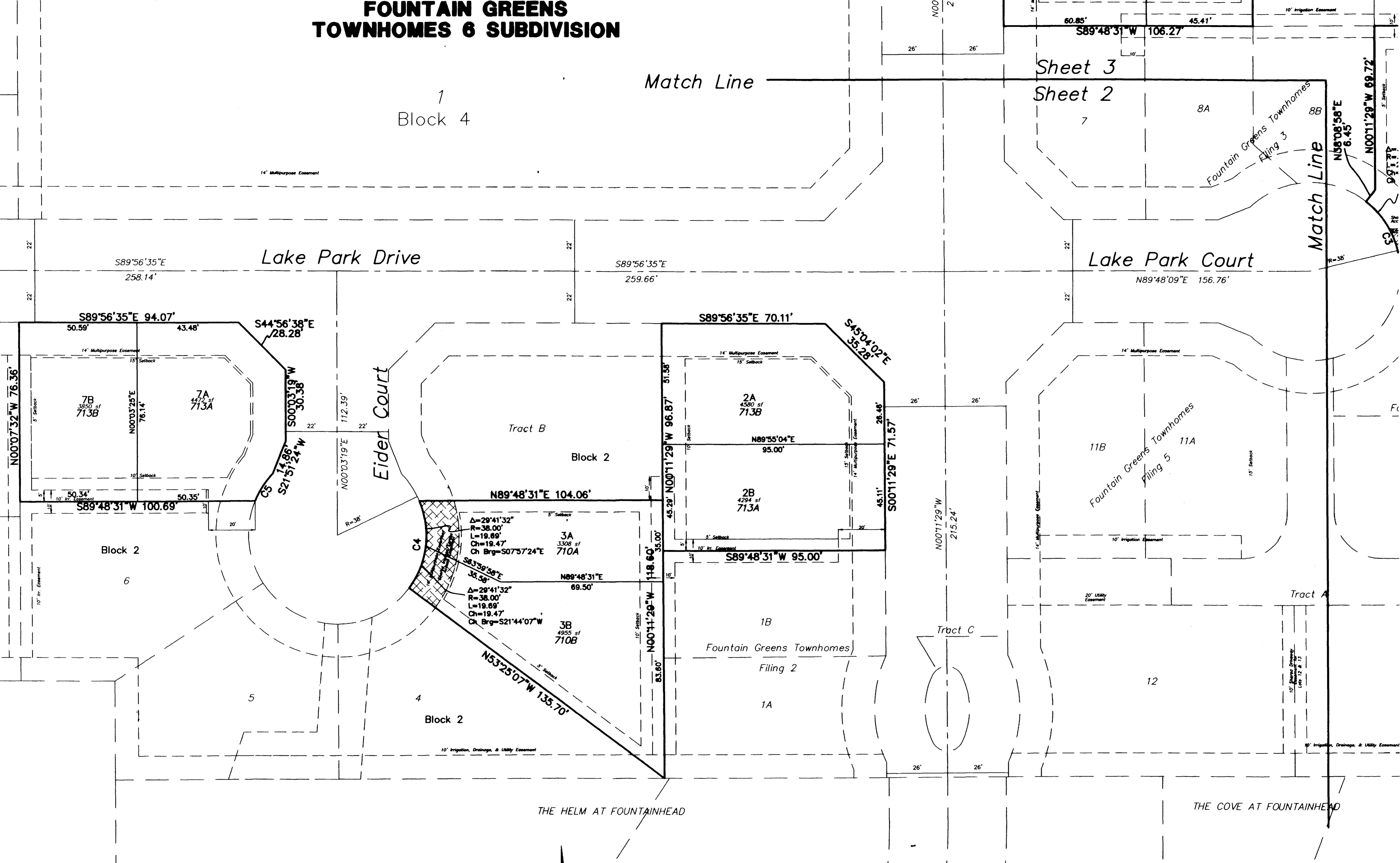
Sheet 3  
Sheet 2

Fountain Greens Townhomes  
Filing 3

Match Line

Lake Park Drive

Lake Park Court



**LEGEND**

- ◆ ALIQUOT SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 IN CONCRETE PER CRS-38-51-105
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713B STREET ADDRESS

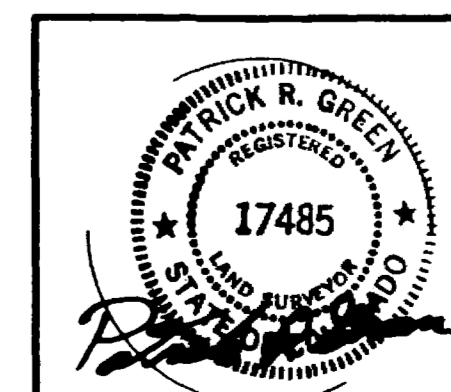


SCALE: 1"=20'  
20 10 0 20

**SURVEYOR'S CERTIFICATION**

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Date certified MAY 23 2001

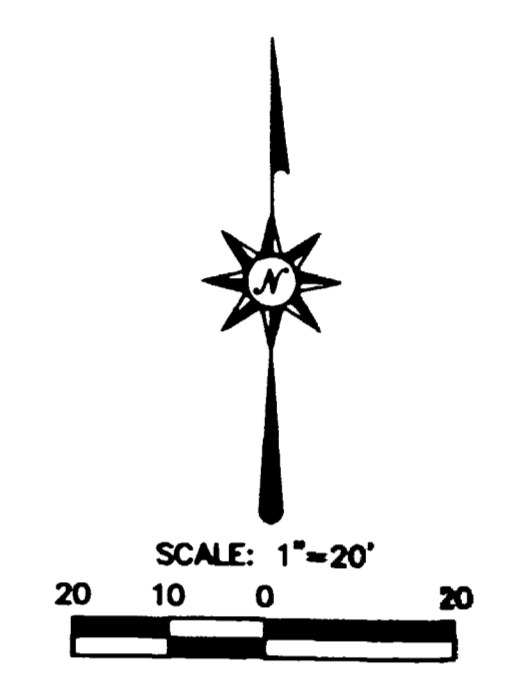
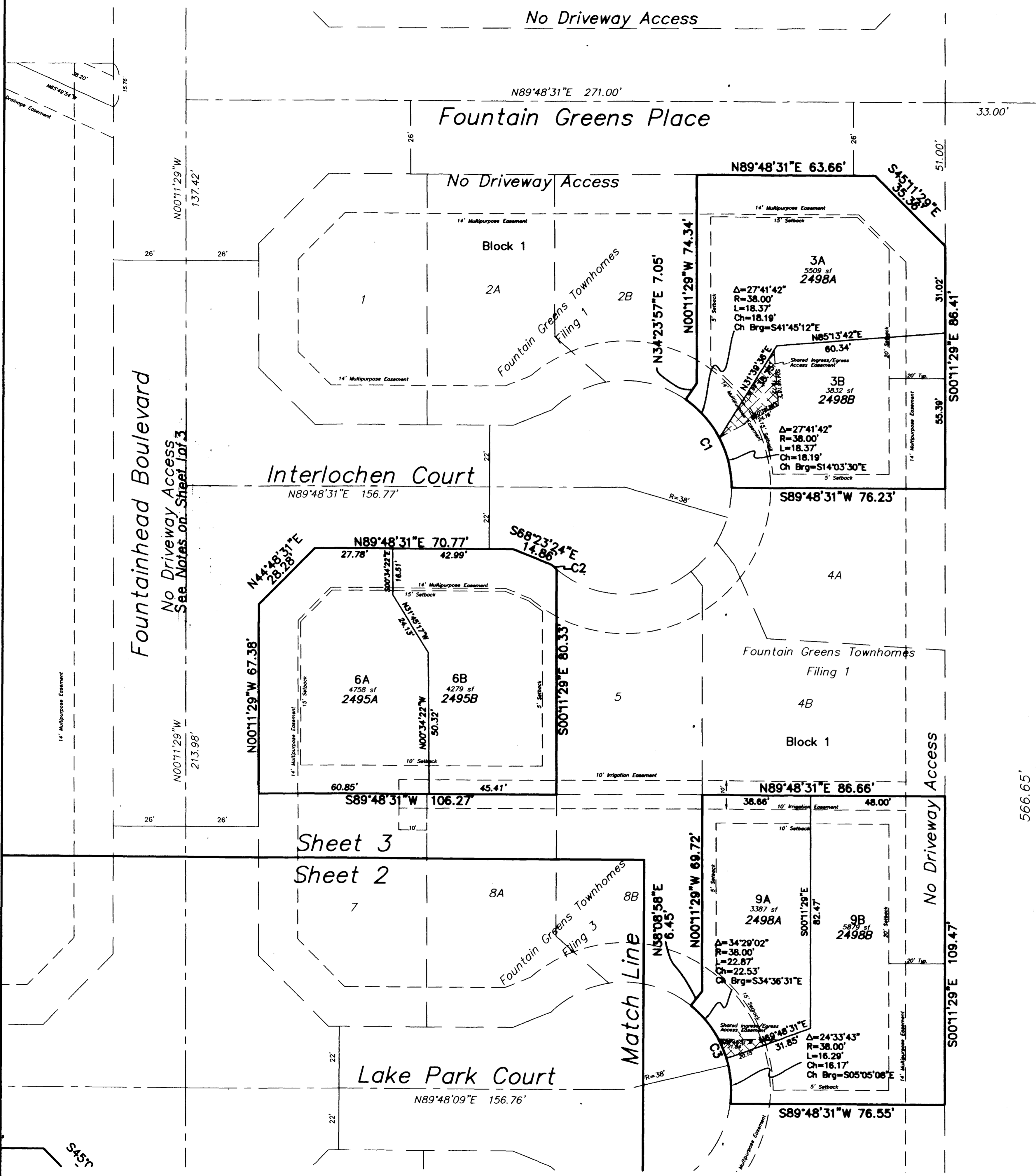


PATRICK R. GREEN  
COLORADO REGISTERED SURVEYOR  
P.L.S. No. 17485

<b>FOUNTAIN GREENS TOWNHOMES 6 SUBDIVISION</b>				
REPLAT OF LOTS 2, 3, & 7, BLOCK 1 AND OF LOTS 2, 3, & 7, BLOCK 2 FOUNTAIN GREENS SUBDIVISION CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO				
<b>LANDesign</b>				
ENGINEERS • SURVEYORS • PLANNERS 244 NORTH 7th STREET GRAND JUNCTION, COLORADO 81501 (970) 245-0088				
PROJ NO. 2001-04	SURVEYED	DRAWN	CHECKED	SHEET
DATE: Mar., 2001	LED/RM	RSK	2	OF 3

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.

# FOUNTAIN GREENS TOWNHOMES 6 SUBDIVISION

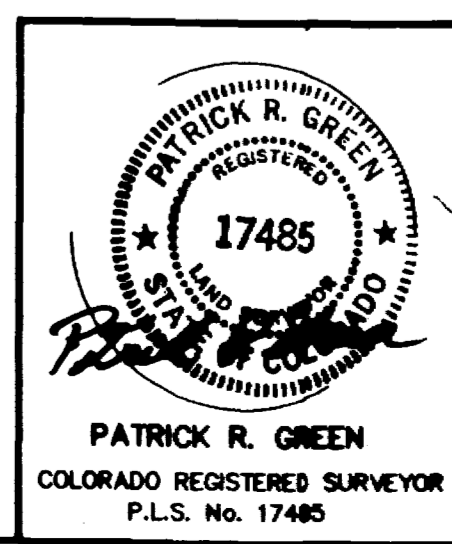


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- 713B STREET ADDRESS

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Date certified MAY 23, 2001



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<b>LANDesign</b>				
ENGINEERING • SURVEYING • PLANNING				
244 NORTH 7th STREET GRAND JUNCTION, COLORADO 81501 (970) 246-4089				
PROJ. NO. 2001-04	SURVEYED	DRAWN	CHECKED	SHEET
DATE: Mar., 2001	LED/RM	RSK		3
				OF 3

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