

ROCKWOOD ON THE RIDGES FILING II

A REPLAT OF LOT 3 ROCKWOOD ON THE RIDGES

STATEMENT OF OWNERSHIP AND DEDICATION

Know all men by these presents: That the undersigned is the owner of the real property located in the southeast quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Lot 3 of Rockwood on the Ridges, a plat on file and recorded in the office of the Mesa County Clerk and Recorder in Plat Book _____ at Page _____, Reception No. _____

Said owner has by these presents laid out, platted, and subdivided the above described property into Lots, Blocks, and Tracts as shown hereon, and designated the same as ROCKWOOD ON THE RIDGES FILING II, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, and does hereby make the following dedications and grants:

All multi-purpose easements are dedicated to 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, and telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

Tracts A & B are dedicated to 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 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;

Tract B is dedicated to the City of Grand Junction as a perpetual easement for ingress and egress use by the general public pedestrian; and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

Tracts A and C are to be conveyed by separate instrument to an association of the owners of lots and tracts hereby platted, not subject to partition, for recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded in Book 2807 at Page 454.

Tract B is to be conveyed by separate instrument as a private street to an association of the owners of lots and tracts hereby platted, not subject to partition, and subject to a perpetual easement for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees; Also for recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded in Book 2807 at Page 454.

Drainage Easements over the entirety of Tracts A and C are to be granted by separate instrument to an association of 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. Grant of easement recorded in Book 2807 at Page 454.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement. That all lienholders, if any are represented hereon.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 30th day of May, A.D. 2001.

Robert M. Stubbs, President
Dynamic Investments, Inc.

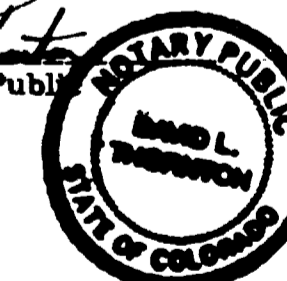
STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Robert M. Stubbs, President, Dynamic Investments, Inc., this 30th day of May, A.D., 2001.

Witness my hand and official seal:

My commission expires 9/15/04
Address 429 1/2 W. 1st St. Co. Bldg.

Daily
Notary Public



COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 9:28 o'clock A.M., this 13th day of June, 2001, and is duly recorded in Plat Book No. 18, Page 177 as Reception No. 2000592
Drawer No. 89-136 Fees: _____

Clerk and Recorder of Mesa

LINE TABLE

LINE	BEARING	DISTANCE
L1	N70°47'44"E	22.67'
L2	S19°11'47"E	22.01'
L3	S70°48'43"W	22.67'
L4	N52°43'31"W	8.40'
L5	N66°21'26"E	10.44'

CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	73.60'	200.00'	21°05'06"	N71°07'52"W	73.19'
C2	40.51'	20.00'	116°02'30"	N61°23'26"E	33.93'
C3	34.90'	212.50'	9°24'40"	S01°19'09"W	34.87'
C4	73.22'	162.50'	25°49'00"	S16°17'41"E	72.60'
C5	147.52'	267.50'	29°23'59"	S14°30'12"E	145.91'
C6	3.68'	4.50'	46°49'23"	N76°08'13"W	3.58'
C7	5.06'	44.50'	6°30'32"	N65°58'47"W	5.05'
C8	42.46'	45.50'	53°58'14"	N32°29'56"W	40.94'
C9	21.64'	29.00'	42°45'34"	N49°25'56"E	21.14'
C10	21.64'	29.00'	42°45'34"	N67°48'30"W	21.14'
C11	36.95'	318.50'	6°36'51"	N25°52'45"W	36.93'
C12	17.31'	35.50'	27°55'52"	N15°14'15"W	17.13'
C13	2.26'	200.00'	0°36'54"	S81°59'52"E	2.26'
C14	9.13'	200.00'	2°36'55"	N69°16'51"W	9.13'
C15	38.38'	162.50'	13°31'51"	N10°09'06"W	38.29'
C16	34.85'	162.50'	12°17'10"	N23°03'36"W	34.78'
C17	21.74'	267.50'	4°20'00"	N27°02'11"W	21.74'
C18	34.10'	318.50'	6°08'07"	S25°37'23"E	34.09'
C19	2.85'	318.50'	0°30'45"	S26°56'49"E	2.85'
C20	41.03'	267.50'	8°10'36"	N20°46'54"W	40.99'
C21	43.52'	318.50'	7°49'44"	S11°54'23"E	43.49'
C22	12.39'	318.50'	2°13'41"	S06°52'40"E	12.39'
C23	32.98'	267.50'	6°34'23"	N03°05'24"W	32.96'
C24	51.77'	267.50'	10°19'00"	N11°32'05"W	51.70'
C25	24.63'	50.00'	26°13'33"	N20°06'18"W	24.38'
C26	24.72'	50.00'	26°19'25"	N08°10'11"E	24.47'
C27	55.91'	318.50'	10°03'25"	N10°47'32"W	55.83'
C28	7.97'	14.00'	32°37'20"	N50°02'46"E	7.86'
C29	11.13'	19.00'	33°34'00"	S10°45'30"E	10.97'

AREA USE SUMMARY

TRACTS	0.595 ACRES	31%
LOTS	1.347 ACRES	69%
TOTAL	1.942 ACRES	100%

CITY OF GRAND JUNCTION APPROVAL

This plat of ROCKWOOD ON THE RIDGES FILING II, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 4th day of June, A.D., 2001.

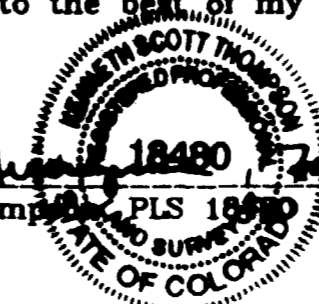
City Manager

President of City Council

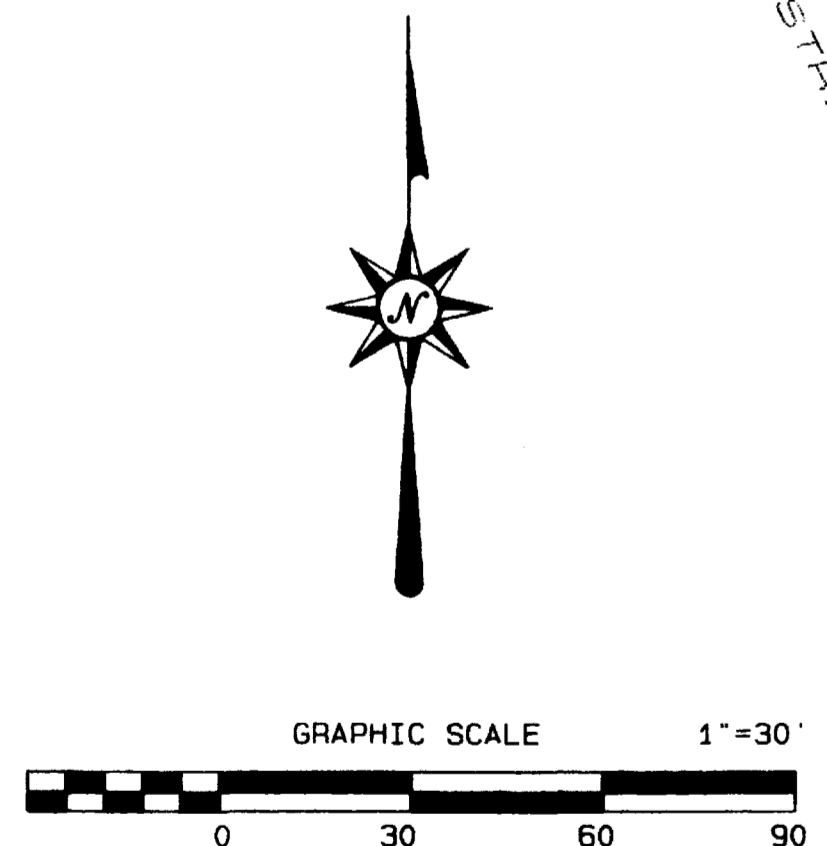
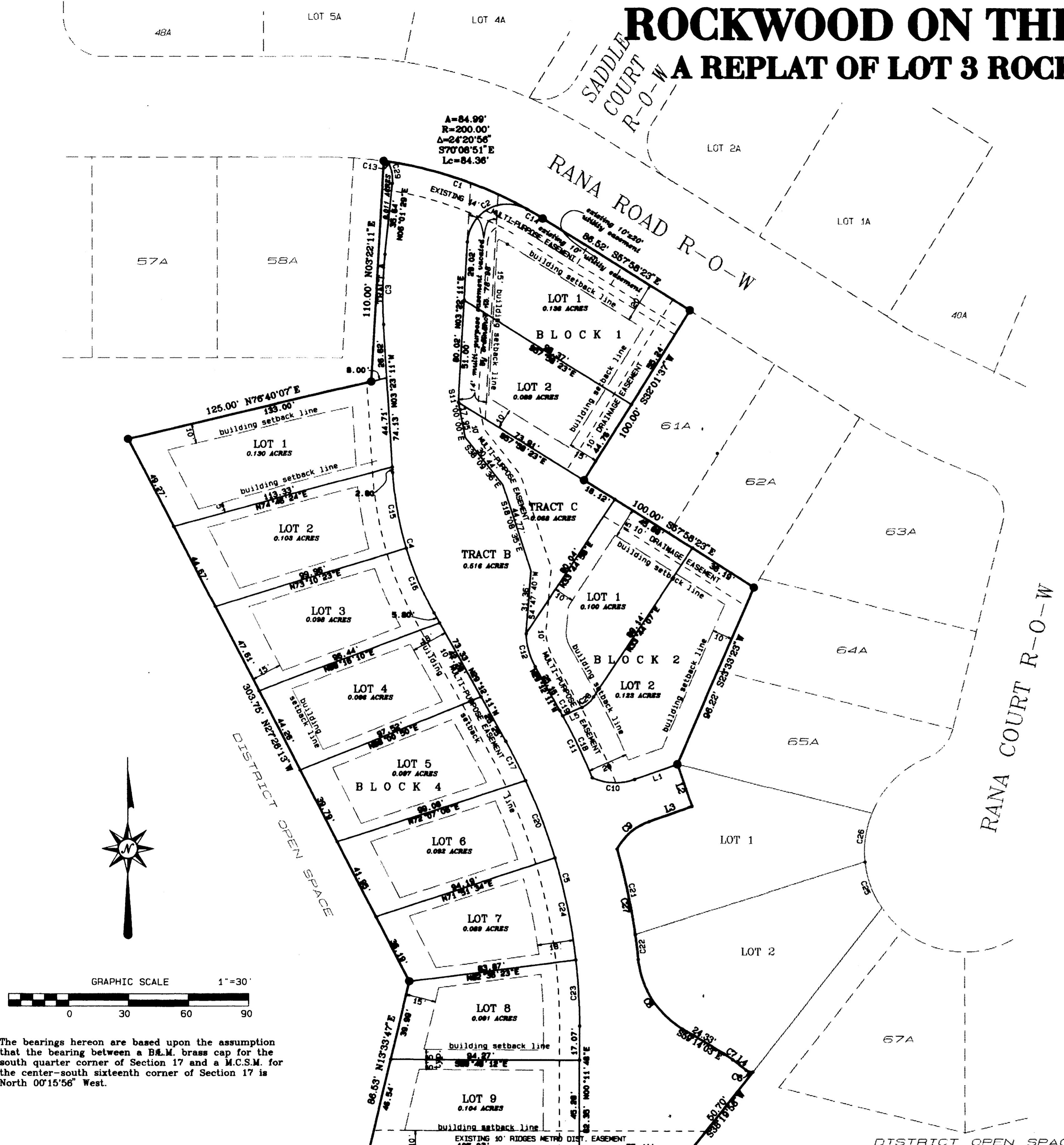
SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of ROCKWOOD ON THE RIDGES FILING II, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the 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 to the best of my knowledge and belief.

K. Scott Thompson, PLS 18480, June 20, 2001



A=84.99'
R=200.00'
Δ=24°20'56"
S70°08'51"E
Lc=84.36'



The bearings hereon are based upon the assumption that the bearing between a B.M. brass cap for the south quarter corner of Section 17 and a M.C.S.M. for the center-south sixteenth corner of Section 17 is North 00°15'58" West.

LEGEND

- aluminum cap PLS 18480 set on 2"x#5 rebar
- found rebar & cap PLS 9960

BUILDING SETBACK REQUIREMENTS

Building setback lines fronting Tract B are to the face of the garage. Ten-foot front yard setback for all other structures. No eave overhang allowed in easements along Tract B.

NOTE: Height: 25 feet per Amended Final Plan for the Ridges
NOTE: No fences allowed in or on the 10-foot Ridges Metro District Easement on Lot 9

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 hereon.

ROCKWOOD ON THE RIDGES FILING II

DYNAMIC INVESTMENTS, INC.

SECTION: SE 1/4 S.17 T17S R17W MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Designed by: DRS Checked by: KST Job No. 0060-014
File: 0060-014.pro Date: Feb 20, 2001 Sheet 1 of 1