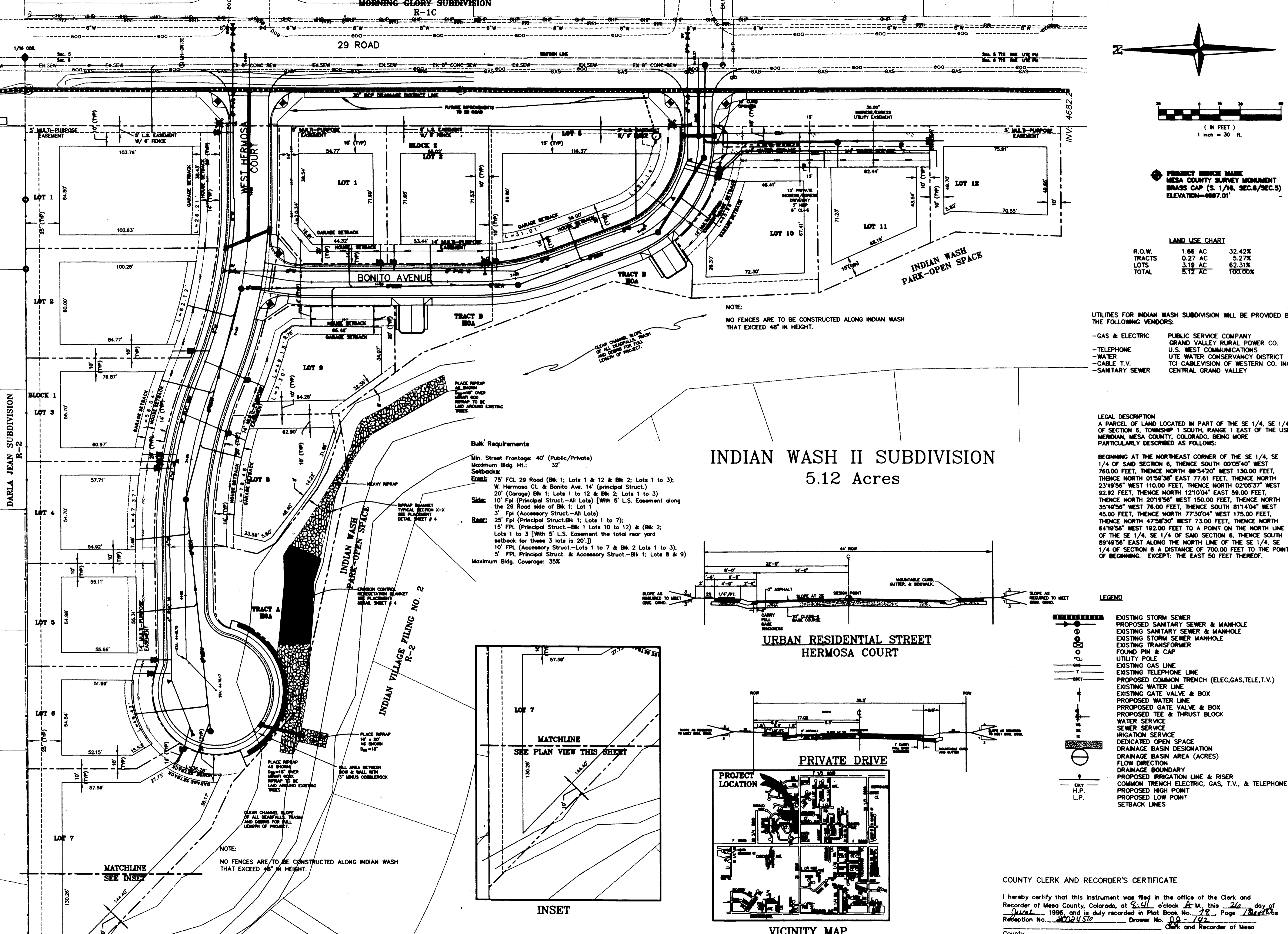
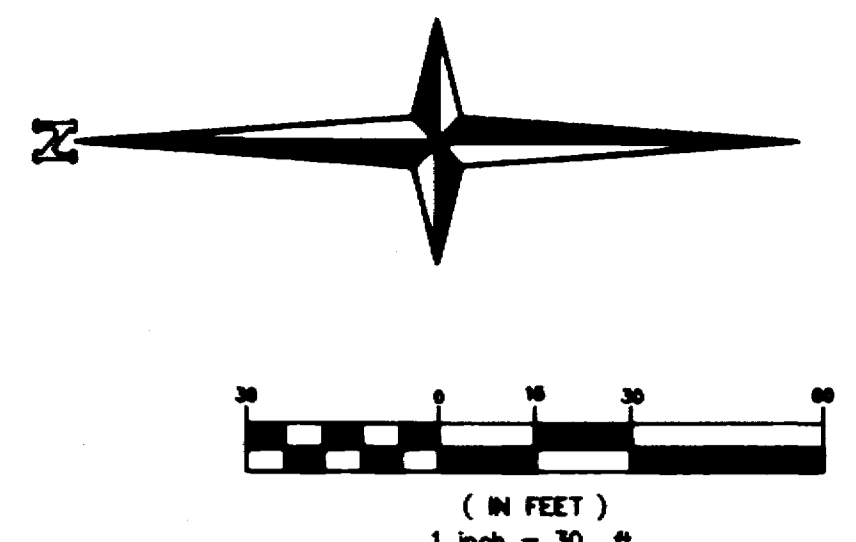


MORNING GLORY SUBDIVISION
R-1C



FRANCHISE MARK
MESA COUNTY SURVEY MONUMENT
BRASS CAP (S. 1/16, SEC. 6/SEC. 5)
ELEVATION=4687.01'

LAND USE CHART

R.O.W.	1.66 AC	32.42%
TRACTS	0.27 AC	5.27%
LOTS	3.19 AC	62.31%
TOTAL	5.12 AC	100.00%

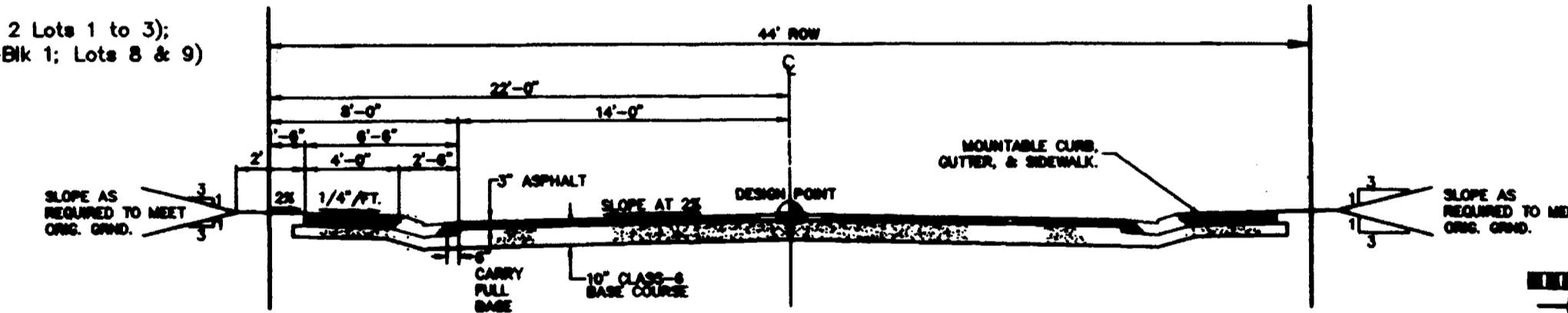
- UTILITIES FOR INDIAN WASH SUBDIVISION WILL BE PROVIDED BY THE FOLLOWING VENDORS:
- GAS & ELECTRIC: PUBLIC SERVICE COMPANY
 - TELEPHONE: GRAND VALLEY RURAL POWER CO.
 - WATER: U.S. WEST COMMUNICATIONS
 - CABLE T.V.: UTE WATER CONSERVANCY DISTRICT
 - SANITARY SEWER: TCI CABLEVISION OF WESTERN CO. INC.
 - : CENTRAL GRAND VALLEY

LEGAL DESCRIPTION
A PARCEL OF LAND LOCATED IN PART OF THE SE 1/4, SE 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE U.S. MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

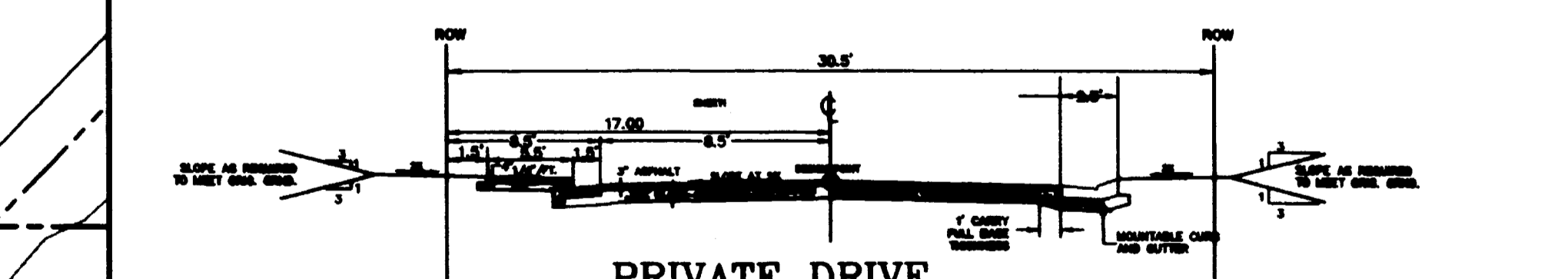
BEGINNING AT THE NORTHEAST CORNER OF THE SE 1/4, SE 1/4 OF SAID SECTION 6, THENCE SOUTH 00°05'40" WEST 760.00 FEET, THENCE NORTH 89°54'20" WEST 130.00 FEET, THENCE NORTH 01°58'36" EAST 77.61 FEET, THENCE NORTH 23°49'56" WEST 110.00 FEET, THENCE NORTH 02°05'37" WEST 92.92 FEET, THENCE NORTH 12°10'04" EAST 50.00 FEET, THENCE NORTH 20°19'56" WEST 150.00 FEET, THENCE NORTH 35°49'56" WEST 76.00 FEET, THENCE SOUTH 81°14'04" WEST 45.00 FEET, THENCE NORTH 77°30'04" WEST 175.00 FEET, THENCE NORTH 47°58'30" WEST 73.00 FEET, THENCE NORTH 64°19'56" WEST 192.00 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4, SE 1/4 OF SAID SECTION 6, THENCE SOUTH 89°49'56" EAST ALONG THE NORTH LINE OF THE SE 1/4, SE 1/4 OF SECTION 6 A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 50 FEET THEREOF.

INDIAN WASH II SUBDIVISION
5.12 Acres

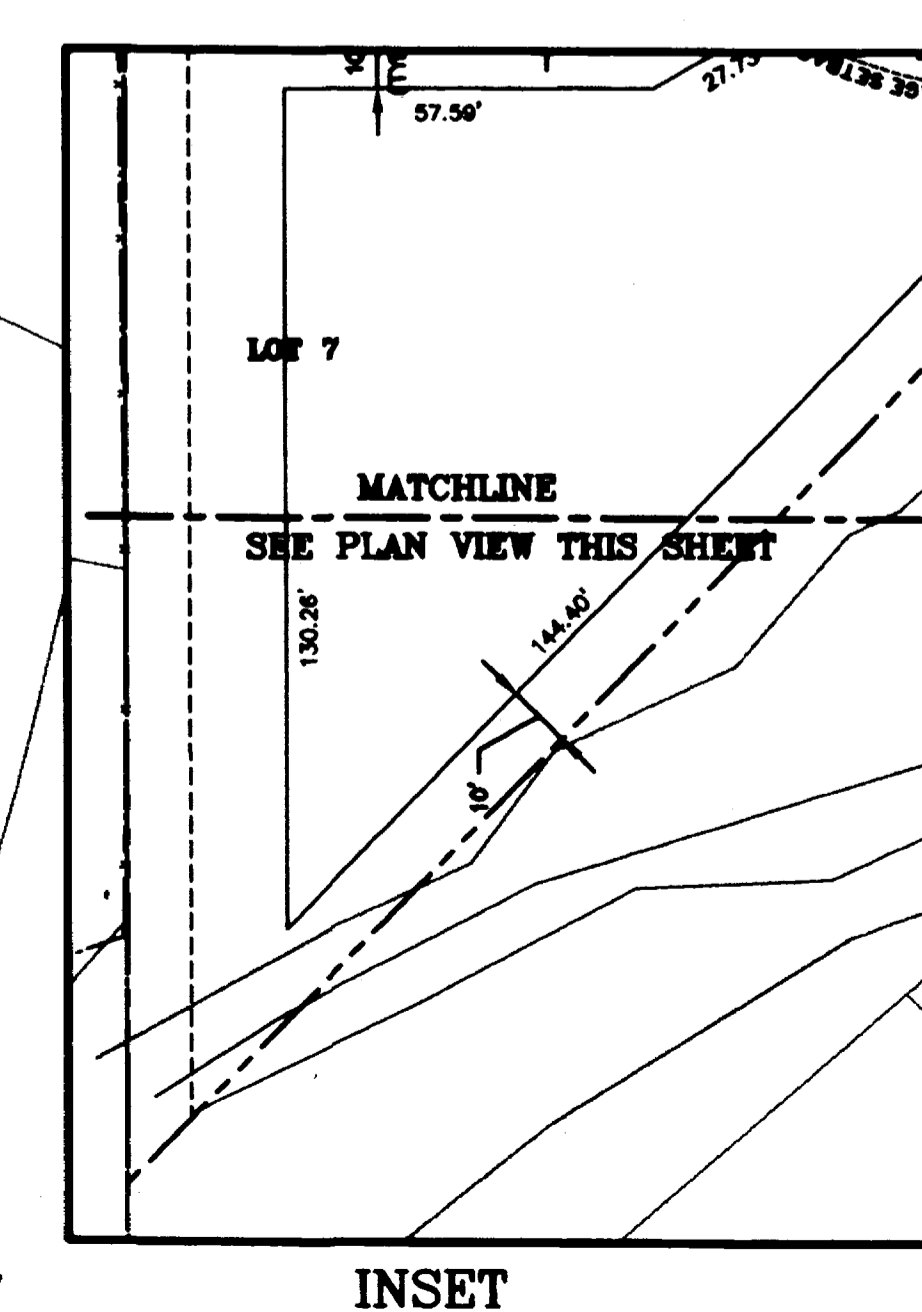
- Bulk Requirements**
- Min. Street Frontage: 40' (Public/Private)
 - Maximum Bldg. Ht.: 32'
 - Setbacks:
 - Front: 75' FCL 29 Road (Blk 1; Lots 1 & 12 & Blk 2; Lots 1 to 3); W. Hermosa Ct. & Bonito Ave. 14' (Principal Struct.); 20' (Garage) Blk 1; Lots 1 to 12 & Blk 2; Lots 1 to 3)
 - Side: 10' Fpl (Principal Struct.-All Lots) [With 5' L.S. Easement along the 29 Road side of Blk 1; Lot 1]
 - Back: 3' Fpl (Accessory Struct.-All Lots); 25' Fpl (Principal Struct.-Blk 1; Lots 1 to 7); 15' FPL (Principal Struct.-Blk 1 Lots 10 to 12) & (Blk 2; Lots 1 to 3 [With 5' L.S. Easement the total rear yard setback for these 3 lots is 20'.]); 10' FPL (Accessory Struct.-Lots 1 to 7 & Blk 2 Lots 1 to 3); 5' FPL (Principal Struct. & Accessory Struct.-Blk 1; Lots 8 & 9)
 - Maximum Bldg. Coverage: 35%



URBAN RESIDENTIAL STREET
HERMOSA COURT

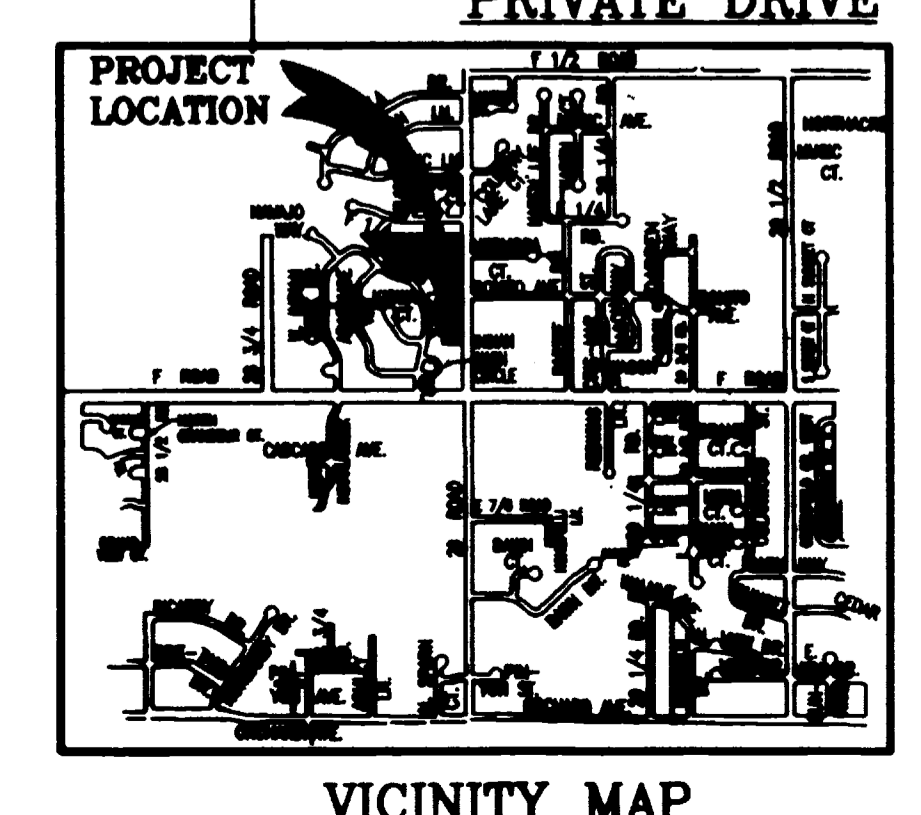


PRIVATE DRIVE



INSET

- LEGEND
- EXISTING STORM SEWER
 - PROPOSED SANITARY SEWER & MANHOLE
 - EXISTING SANITARY SEWER & MANHOLE
 - EXISTING STORM SEWER MANHOLE
 - EXISTING TRANSFORMER
 - FOUND PIN & CAP
 - UTILITY POLE
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE
 - PROPOSED COMMON TRENCH (ELEC, GAS, TELE, T.V.)
 - EXISTING WATER LINE
 - EXISTING GATE VALVE & BOX
 - PROPOSED WATER LINE
 - PROPOSED GATE VALVE & BOX
 - PROPOSED TEE & THRUST BLOCK
 - WATER SERVICE
 - SEWER SERVICE
 - IRRIGATION SERVICE
 - DEDICATED OPEN SPACE
 - DRAINAGE BASIN DESIGNATION
 - DRAINAGE BASIN AREA (ACRES)
 - FLOW DIRECTION
 - DRAINAGE BOUNDARY
 - PROPOSED IRRIGATION LINE & RISER
 - COMMON TRENCH ELECTRIC, GAS, T.V., & TELEPHONE
 - PROPOSED HIGH POINT
 - PROPOSED LOW POINT
 - SETBACK LINES



VICINITY MAP

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 9:41 o'clock A.M., this 26th day of June, 1996, and is duly recorded in Plat Book No. 78, Page 182, as Reception No. 202450. Drawer No. 00-142. Clerk and Recorder of Mesa County

DATE	10/6/99
SCALE:	Horizontal: 1"=30'
Project No:	0133-011
SHEET NO:	1 of 1
DATE	9/9/99
REVISION	1
DATE	03/29/00
REVISION	2
DESCRIPTION	REVISE PER CITY REVIEW COMMENTS
BY	CRK
CHK	CEL
ADD NOTE CONCERNING FENCING	
JOEL FENNERT	GRAND JUNCTION, CO
INDIAN WASH II	
COMPOSITE SITE PLAN	
THOMPSON-LANGFORD CORP.	
ENGINEERS AND LAND SURVEYORS	
608 W. 1/2 BR. CENTER BLVD	
GRAND JUNCTION, COLORADO 81506	
TEL: (970) 243-0887	
FAX: (970) 243-8845	
tlc@tlawet.com	