

FOUNTAIN GREENS TOWNHOMES 7 SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Shumans L.L.C., 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 2836, Page 89)

Lots 9A & 9B, Block 1, Fountain Greens Townhomes 6 Subdivision, as recorded in Plat Book 18, Pages 156 through 158, Mesa County Records.

That said owner has caused the real property to be laid out and platted as Fountain Greens Townhomes 7 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 on the accompanying plat of Fountain Greens Townhomes 7 Subdivision as follows:

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 owner, Shumans L.L.C., a Colorado Limited Liability Company has caused their name to be hereunto subscribed this 19th day of July, A.D. 2001.

by: [Signature]
for: Shumans L.L.C., a Colorado Limited Liability Company

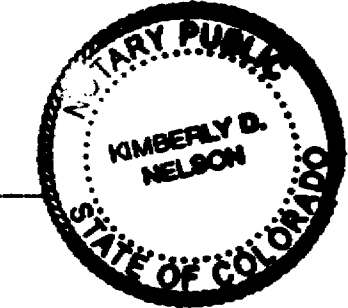
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by William Shuman, for Shumans L.L.C., a Colorado Limited Liability Company, this 19th day of July, A.D., 2001. Witness my hand and official seal:

[Signature]
Notary Public

My Commission Expires 7-8-2003



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.

CITY OF GRAND JUNCTION APPROVAL

This plat of Fountain Greens Townhomes 7 Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 17 day of July, A.D., 2001.

City Manager [Signature]

City Mayor [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:23 o'clock P.M., July 19, A.D., 2001, and was duly recorded in Plat Book 18, Page No. 197 & 198

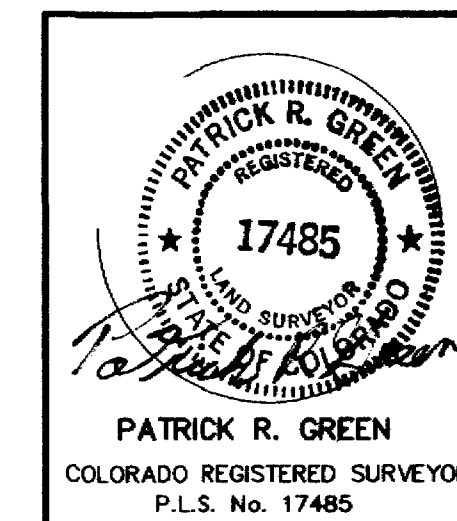
Reception No. 20012385 Drawer No. 44-01 Fees: 20.00

Clerk and Recorder _____ By: _____ Deputy

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Fountain Greens Townhomes 7 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 7/17/01



FOUNTAIN GREENS TOWNHOMES 7 SUBDIVISION REPLAT OF LOTS 9A & 9B, BLOCK 1 FOUNTAIN GREENS TOWNHOMES 6 SUBDIVISION CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	
LANDesign ENGINEERS • SURVEYORS • PLANNERS 244 NORTH 7TH STREET GRAND JUNCTION, COLORADO 81501 (970) 245-4099	
PROJ. No. 2001-79 DATE: July, 2001	SURVEYED DRAWN CHECKED SHEET 1 OF 2

AREA SUMMARY				
LOTS =	9266 SQ. FT.	100.00%		
TOTAL =	9266 SQ. FT.	100.00%		

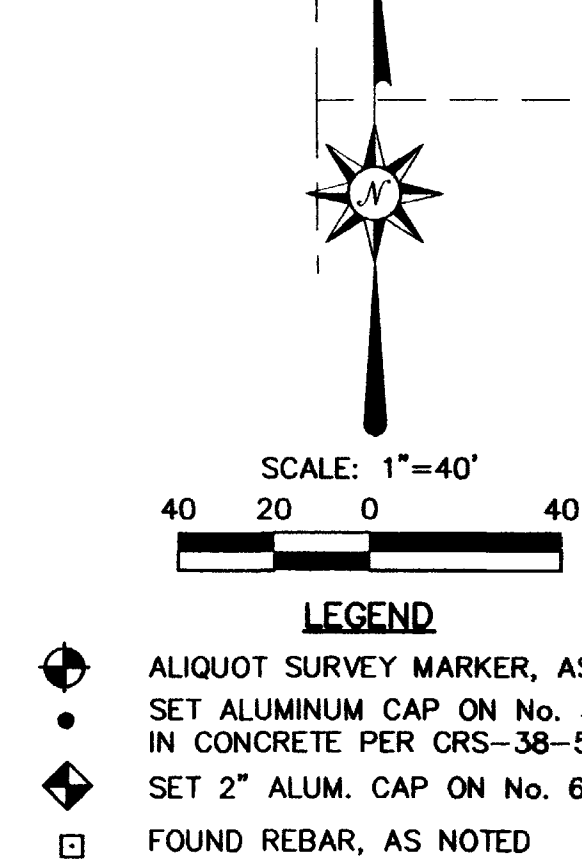
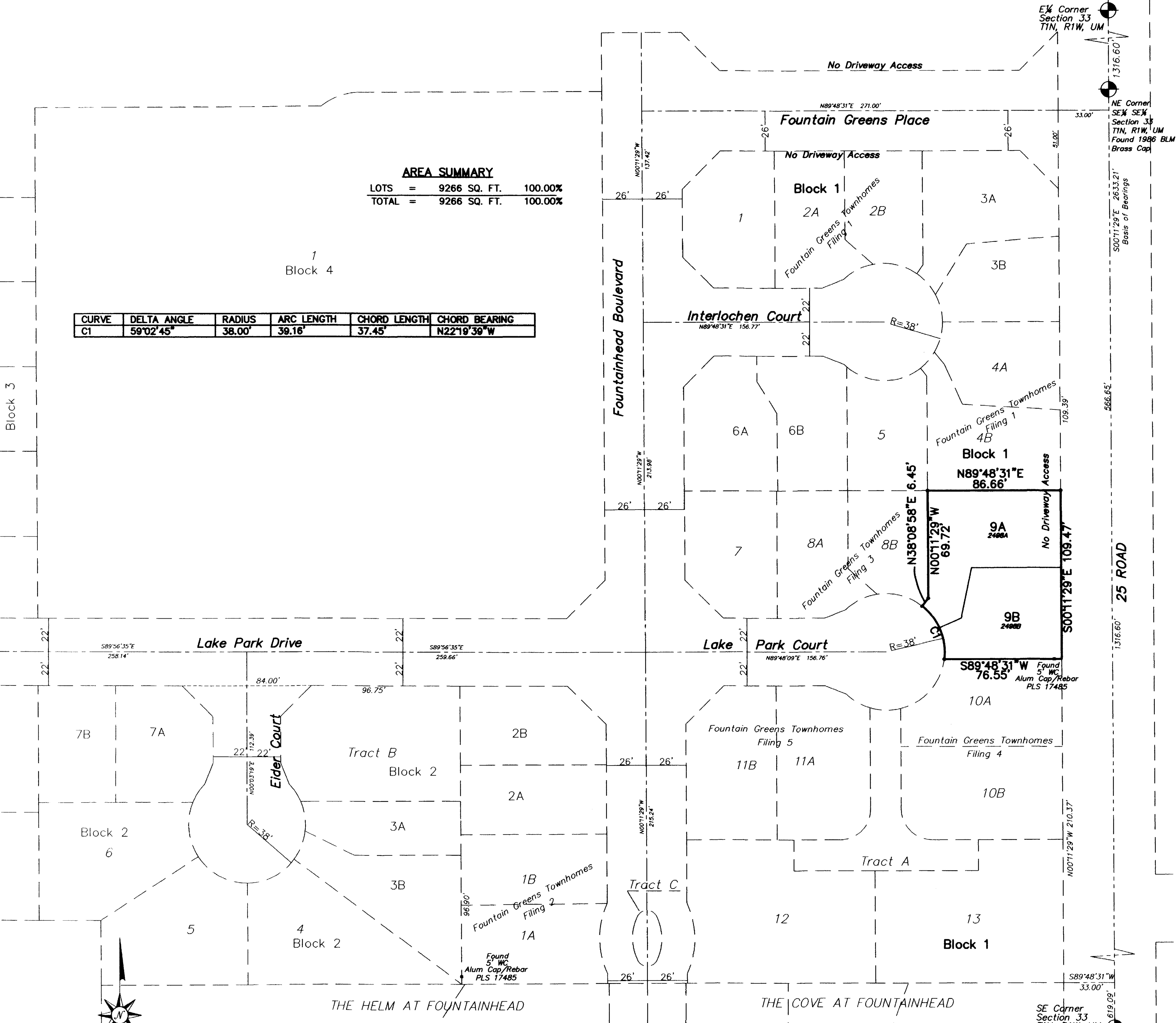
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	59°02'45"	38.00'	39.16'	37.45'	N22°19'39"W

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 policy No. J1342968.
- 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 7 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.
- There shall be no driveway access from any subdivision lots to 25 Road right-of-way.
- Further information about the project can be found in the City of Grand Junction Community Development Department file number #FPP-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.

LIENHOLDERS RATIFICATION OF PLAT

for Shumans L.L.C., a Colorado Limited Liability Company, recorded at Book 2889, Page 135.

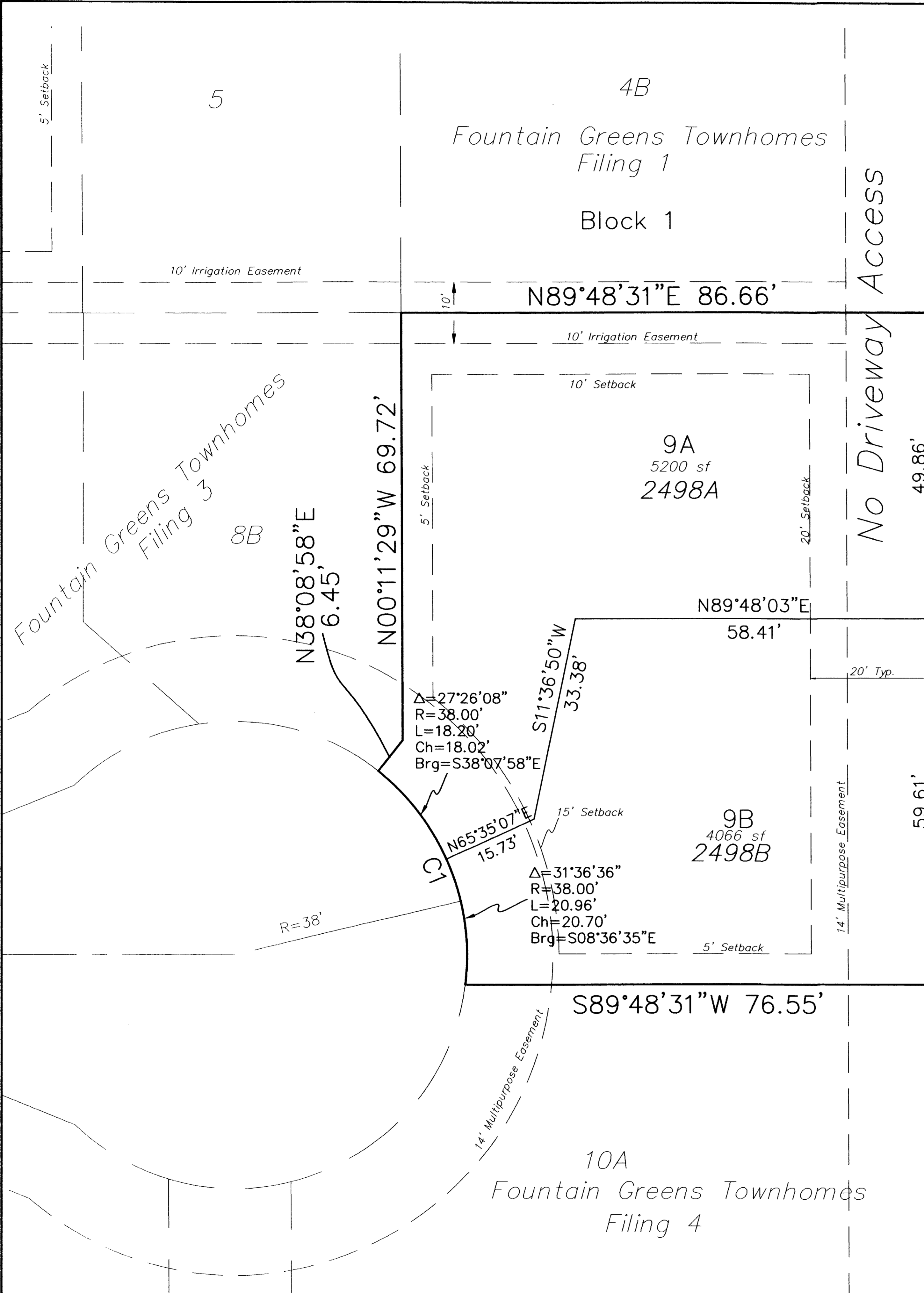


LEGEND
 ALIQUOT SURVEY MARKER, AS NOTED
 SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 IN CONCRETE PER CRS-38-51-105
 SET 2" ALUM. CAP ON No. 6 REBAR, PLS 17485
 FOUND REBAR, AS NOTED

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

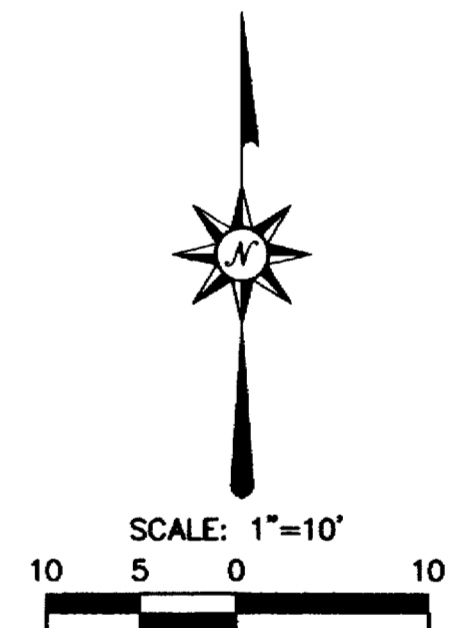
71.30 STREET ADDRESS

FOUNTAIN GREENS TOWNHOMES 7 SUBDIVISION



AREA SUMMARY

LOTS	=	9266 SQ. FT.	100.00%
TOTAL	=	9266 SQ. FT.	100.00%



- LEGEND**
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 - 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
- 713B STREET ADDRESS

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	FOUNTAIN GREENS TOWNHOMES 7 SUBDIVISION			
	REPLAT OF LOTS 9A & 9B, BLOCK 1 FOUNTAIN GREENS TOWNHOMES 6 SUBDIVISION CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO			
LANDesign				
ENGINEERS • SURVEYORS • PLANNERS 244 NORTH 7th STREET GRAND JUNCTION, COLORADO 81501 (970) 245-4099				
PROJ. NO. 2001-79	SURVEYED	DRAWN	CHECKED	SHEET
DATE: July, 2001	LED/RM	RSK		2

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.