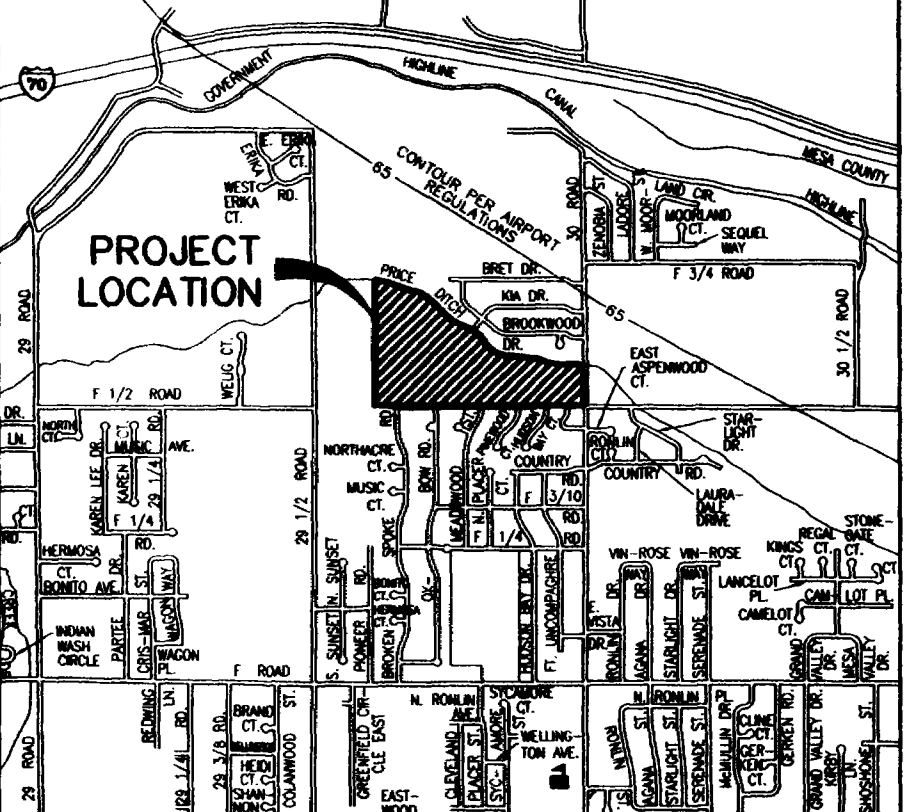


BROOKSIDE SUBDIVISION, FILING TWO

A REPLAT OF LOT 1, BLOCK 8, BROOKSIDE SUBDIVISION, FILING 1.
SW 1/4, NE 1/4 AND SE 1/4, NE 1/4 OF SECTION 5, T.1 S., R.1 E.,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

NOTES:

- 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
- BASIS OF BEARINGS: The line between the C-E 1/16 corner and E 1/4 corner, both of Section 5, Township 1 South, Range 1 East, Ute Meridian having a assumed bearing of N 89° 43' 55" W, 1322.25 feet from GPS observation. Monuments on this line are indicated as shown on this Plat.
- BASIS OF BENCHMARKS: P126 of 1996 GPS Geodetic Control Network, Mesa County Survey Marker, SE corner Section 5, T.1 S., R.1 E., Ute Meridian. Elevation = 4593.21 feet NAVD '88.
- Existing property corners which were recovered during this survey which were within 0.25 feet of the position of record were accepted as being in the proper location as shown by record.
- Property owners should refer to the Homeowners Association's Covenants, Conditions, and Restrictions documents for specific restrictions on fencing, specifically with respect to property abutting open space tracts.
- Property owners should refer to the Homeowners Association's Covenants, Conditions, and Restrictions documents for specific restrictions on residential foundations. Specifically with respect to requiring individually engineered designs.
- The following setbacks shall apply:
 - a) Single Family Units:
 - Principal Building - 20' front (or easement width, whichever is greater) 20' rear (or easement width, whichever is greater) 5' side (or easement width, whichever is greater)
 - Accessory Building - Limited to rear 1/2 of Lot 5' rear (or easement width, whichever is greater) 3' side (or easement width, whichever is greater)
 - b) Single Family-Attached Units:
 - Principal Building - 20' front (or easement width, whichever is greater) 20' rear (or easement width, whichever is greater) 0' side for one side if attached; 5' side if detached (or easement width, whichever is greater)
 - Accessory Building - Limited to rear 1/2 of Lot 5' rear (or easement width, whichever is greater) 3' side (or easement width, whichever is greater)
- Maximum height of structures 32 feet
Maximum coverage of lot by structures 35%
- Tracts F through L will be maintained by the "Brookside Homeowners Association of Grand Junction, Inc."



VICINITY MAP

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
County of Mesa } ss
I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 8:58 A.M. on the 2nd day of October, A.D. 2001 in Plat Book No. 18, Page No. 247-249, Reception No. 2018991
Drawer No. LL-35, Fees \$30.00

Mesa County Clerk and Recorder

Deputy

CITY APPROVAL

The Brookside Subdivision, Filing Two is approved and accepted this 2nd day of October, A.D. 2001.

City Manager

Mayor

DECLARATIONS

The Declaration of Covenants and Restrictions are recorded in Book 2752 at Pages 421 through 422 in the records of the Mesa County Clerk and Recorder.

LIEN HOLDER'S CERTIFICATE

The First National Bank of the Rockies, having property interests in or encumbrances upon the property involved approve this plat of Brookside Subdivision, Filing Two this 2nd day of October, A.D. 2001.

Bruce Penny
Bruce Penny, Vice President

ACKNOWLEDGEMENT OF LIEN HOLDER

State of Colorado }
County of Mesa } ss
On this 2nd day of October, A.D. 2001, before me the undersigned officer, personally appeared Bruce Penny, as Vice President of the First National Bank of the Rockies and acknowledged that he executed the foregoing Certificate of Lien Holder, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My Commission Expires 7/19/2004

Patricia W. Payne
Patricia W. Payne
Notary Public

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, Inc. and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Brookside Subdivision, Filing Two shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 2nd day of October, A.D. 2001.

Dean E. Ficklin
Dean E. Ficklin
P.L.S., 19597

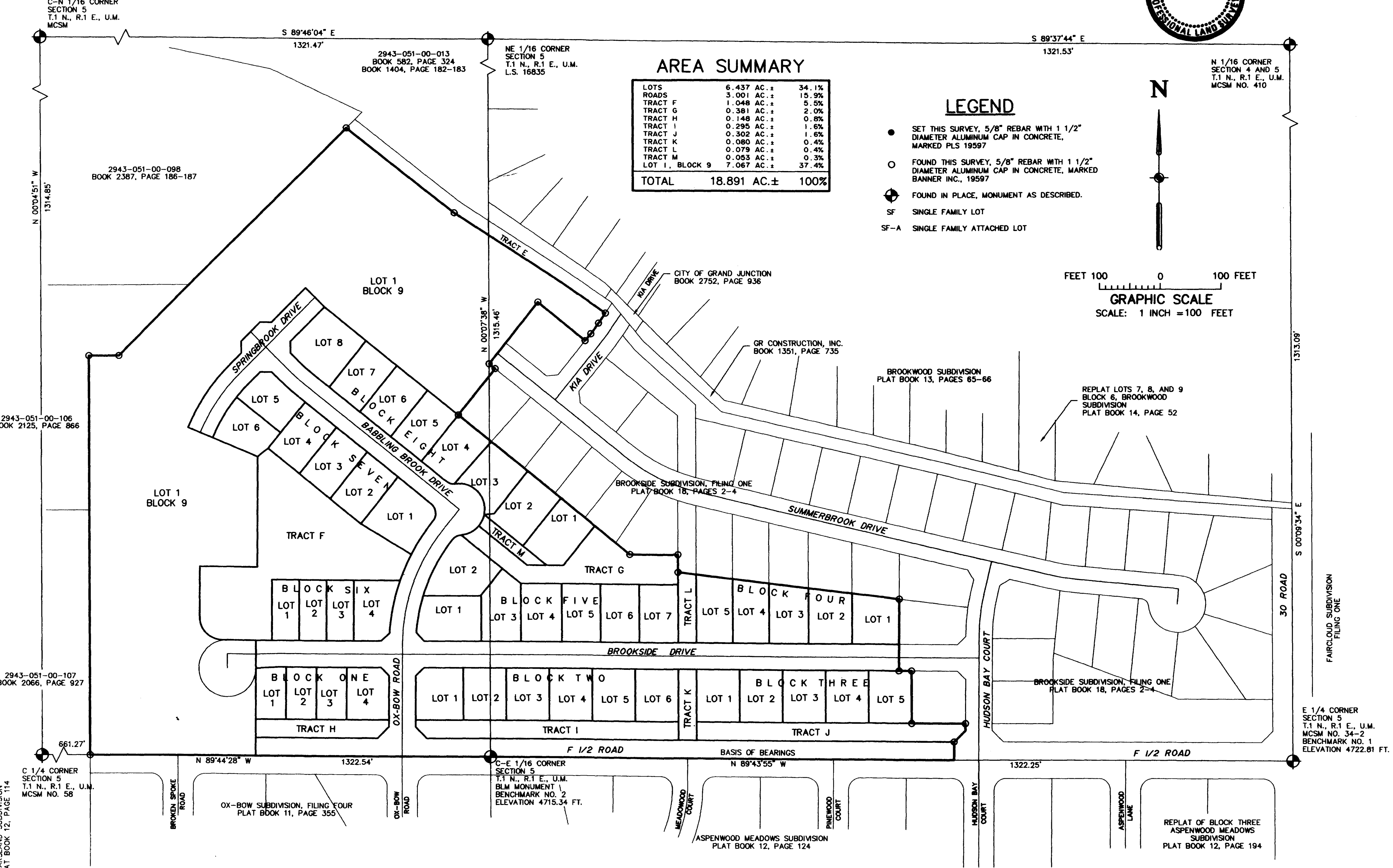
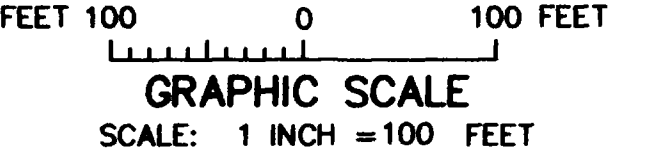
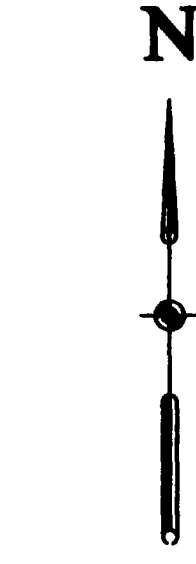


AREA SUMMARY

LOTS	6.437 AC. ±	34.1%
ROADS	3.001 AC. ±	15.9%
TRACT F	1.048 AC. ±	5.5%
TRACT G	0.381 AC. ±	2.0%
TRACT H	0.148 AC. ±	0.8%
TRACT I	0.295 AC. ±	1.6%
TRACT J	0.302 AC. ±	1.6%
TRACT K	0.080 AC. ±	0.4%
TRACT L	0.079 AC. ±	0.4%
TRACT M	0.053 AC. ±	0.3%
LOT 1, BLOCK 9	7.067 AC. ±	37.4%
TOTAL	18.891 AC. ±	100%

LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED PLS 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED BANNER INC., 19597
- ◆ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- SF SINGLE FAMILY LOT
- SF-A SINGLE FAMILY ATTACHED LOT



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Darter, LLC, being the owner in fee simple of the property described in the office of the County Clerk and Recorder's Office, located in the office of the Mesa County Clerk and Recorder, does hereby plat said real property under the name and style of Brookside Subdivision, Filing Two, a subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.

DESCRIPTION OF BROOKSIDE SUBDIVISION, FILING TWO

Lot 1, Block 8 of Brookside Subdivision, Filing One as recorded in Plat Book 18 at Pages 2 through 4 in the records of the County Clerk and Recorder's Office, located in the office of the Mesa County Clerk and Recorder, is the SW 1/4 of the NE 1/4 and SE 1/4 of the NE 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Brookside Subdivision, Filing Two, as described above contains 18,891 acres more or less.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All streets, roads and Right-of-Ways are dedicated to the City of Grand Junction for the use of the public forever. Before acceptance of any Street or Right-of-Way, the City may require proof of acceptable environmental condition by e.g. a "phase 1" environmental audit.
- All Multi-purpose Easements to the City of Grand Junction for the use of City-approved: utilities and public providers 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, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- All Utility Easements 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 and telephone lines.
- All irrigation easements to the Brookside Homeowners Association of Grand Junction, Inc. as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Deed of conveyance recorded in Book 2735 at Page 457 subject to the further conditions and restrictions as may be set forth in that instrument.
- All Grand Junction Drainage Easements to the Grand Junction Drainage District, its successors and assigns for the installation, operation, maintenance, and repair of Grand Junction Drainage District facilities.
- Temporary turnaround easement to the City of Grand Junction for the use of public. Easement shall be extinguished without further action upon future development and right-of-way dedication.
- Tract F to the Brookside Homeowners Association of Grand Junction, Inc. for: 1) 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; 2) the maintenance and repair of irrigation systems; 3) the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted and also for the conveyance of runoff from upstream areas; 4) the purpose of recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded at Book 2735, Page 655 subject to further conditions and restrictions as may be set forth in that instrument.
- Tract G to the Brookside Homeowners Association of Grand Junction, Inc. for: 1) 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; 2) the maintenance and repair of irrigation systems; 3) the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted and also for the conveyance of runoff from upstream areas; 4) the purpose of recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded at Book 2735, Page 655 subject to further conditions and restrictions as may be set forth in that instrument.
- Tract H, Tract I and Tract J to the Brookside Homeowners Association of Grand Junction, Inc. for: 1) 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; 2) the maintenance and repair of irrigation systems. Deed of conveyance recorded at Book 2735, Page 655 subject to further conditions and restrictions as may be set forth in that instrument.
- Tract K and Tract L to the Brookside Homeowners Association of Grand Junction, Inc. for: 1) 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; 2) the maintenance and repair of irrigation systems; 3) the use of the Ute Water Conservancy District, their successors and assigns for sewer for the installation, operation, maintenance and repair of domestic water transmission facilities; 4) ingress and egress use by the general public pedestrian; 5) the purpose of recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded at Book 2735, Page 655 subject to further conditions and restrictions as may be set forth in that instrument.
- Tract M is dedicated to the owners of Lot 1, Block 8 and Lot 2, Block 8 hereby platted as perpetual easement for: 1) ingress and egress purposes for the use of said lot owners, their guests and invitees, and their use by public services, including but not limited to, postal service, trash collection, fire, police, and emergency vehicles; 2) the use of 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 and telephone lines. Deed of conveyance recorded at Book 2735, Page 656 subject to further conditions and restrictions as may be set forth in that instrument.
- Central Grand Valley Sanitation District Easement to the Central Grand Valley Sanitation District, its successors and assigns for the installation, operation, maintenance and repair of sanitary sewer facilities. Easement shall be extinguished without further action upon future development and right-of-way dedication.

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, and in Drainage and Detention/Retention easements, the right to dredge; provided 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.

DARTER, LLC
IN WITNESS WHEREOF, I hereunto set my hand this 2nd day of Oct, A.D. 2001.

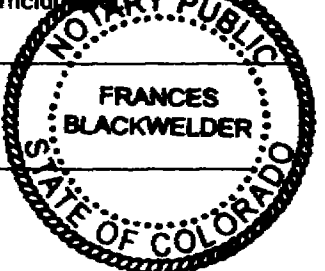
Terry Lawrence
Terry Lawrence, Managing Member

ACKNOWLEDGEMENT OF OWNERSHIP

State of Colorado }
County of Mesa } ss
On this 2nd day of Oct, A.D. 2001, before me the undersigned officer, personally appeared Terry Lawrence, Managing Member of DARTER, LLC, and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires 2-09-2004

Frances Blackwelder
Frances Blackwelder
Notary Public

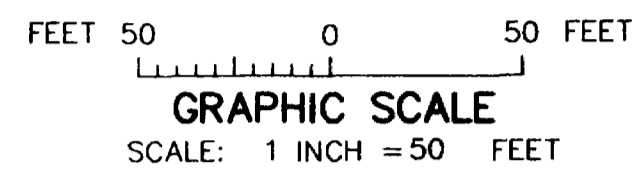


BROOKSIDE SUBDIVISION, FILING TWO
A REPLAT OF LOT 1, BLOCK 8, BROOKSIDE SUBDIVISION, FILING 1, LOCATED IN THE SW 1/4, NE 1/4 AND SE 1/4, NE 1/4 OF SECTION 5, T.1 S., R.1 E., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE: 1" = 100'
JOB NO: 4018.02-02
DATE: 9-17-01
SHEET NO: 1 of 3

N



CURVE INFORMATION

1	Δ	22°25'50"	R	322.00'	L	126.06'	T	63.85'	C	125.25'	CB	S 33°41'40" W
2	Δ	22°25'50"	R	300.00'	L	117.45'	T	59.48'	C	116.70'	CB	S 33°41'40" W
3	Δ	22°25'50"	R	278.00'	L	108.83'	T	55.12'	C	108.14'	CB	S 33°41'40" W
4	Δ	16°05'55"	R	278.00'	L	78.11'	T	39.31'	C	77.85'	CB	S 30°31'42" W
5	Δ	06°19'55"	R	278.00'	L	30.72'	T	15.38'	C	30.71'	CB	S 41°44'37" W
6	Δ	06°08'09"	R	322.00'	L	34.48'	T	17.26'	C	34.47'	CB	S 48°09'30" E
7	Δ	06°08'09"	R	300.00'	L	32.13'	T	16.08'	C	32.11'	CB	S 48°09'30" E
8	Δ	06°08'09"	R	278.00'	L	29.77'	T	14.90'	C	29.76'	CB	S 48°09'30" E
9	Δ	90°00'00"	R	20.00'	L	31.42'	T	20.00'	C	28.28'	CB	N 06°13'34" W
10	Δ	47°21'28"	R	20.00'	L	16.53'	T	8.77'	C	16.06'	CB	S 74°54'18" E
11	Δ	40°43'18"	R	20.00'	L	14.21'	T	7.42'	C	13.92'	CB	S 71°35'13" E
12	Δ	06°38'10"	R	20.00'	L	2.32'	T	1.16'	C	2.32'	CB	N 84°44'03" E
13	Δ	184°42'47"	R	42.00'	L	135.40'	T	1020.59'	C	83.93'	CB	N 06°13'34" W
14	Δ	110°17'56"	R	42.00'	L	80.85'	T	60.32'	C	68.93'	CB	N 43°26'04" W
15	Δ	28°16'43"	R	42.00'	L	20.73'	T	10.58'	C	20.52'	CB	N 25°51'15" E
16	Δ	46°08'09"	R	42.00'	L	33.82'	T	17.89'	C	32.91'	CB	N 63°03'41" E
17	Δ	47°34'16"	R	20.00'	L	16.61'	T	8.82'	C	16.13'	CB	S 62°20'37" W
18	Δ	35°14'42"	R	322.00'	L	198.08'	T	102.28'	C	194.97'	CB	S 21°09'05" W
19	Δ	38°30'21"	R	300.00'	L	201.62'	T	104.78'	C	197.84'	CB	S 19°31'15" W
20	Δ	34°33'10"	R	278.00'	L	167.65'	T	86.46'	C	165.12'	CB	S 21°29'51" W
21	Δ	21°32'24"	R	278.00'	L	104.51'	T	52.88'	C	103.90'	CB	S 27°47'17" W
22	Δ	12°47'49"	R	278.00'	L	62.09'	T	31.18'	C	61.96'	CB	S 10°37'11" W
23	Δ	15°47'34"	R	322.00'	L	88.76'	T	44.66'	C	88.47'	CB	S 11°25'31" W
24	Δ	08°17'03"	R	322.00'	L	46.56'	T	23.32'	C	46.52'	CB	S 23°27'50" W
25	Δ	11°10'04"	R	322.00'	L	62.76'	T	31.48'	C	62.66'	CB	S 33°11'24" W
26	Δ	04°25'48"	R	278.00'	L	21.49'	T	10.75'	C	21.49'	CB	N 36°33'32" E
27	Δ	90°00'00"	R	37.00'	L	58.12'	T	37.00'	C	52.33'	CB	S 44°43'55" E
28	Δ	38°30'21"	R	329.00'	L	221.11'	T	114.91'	C	216.97'	CB	S 19°31'15" W
29	Δ	270°53'58"	R	47.00'	L	222.22'	T	46.27'	C	65.94'	CB	S 45°10'54" E

LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED PLS 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED BANNER INC., 19597
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- SF SINGLE FAMILY LOT
- SF-A SINGLE FAMILY ATTACHED LOT
- BUILDING SETBACK LINE
- F, R, OR S FRONT, REAR OR SIDE SETBACK (IDENTIFIED ON CORNER LOTS)

LINE DIMENSIONS

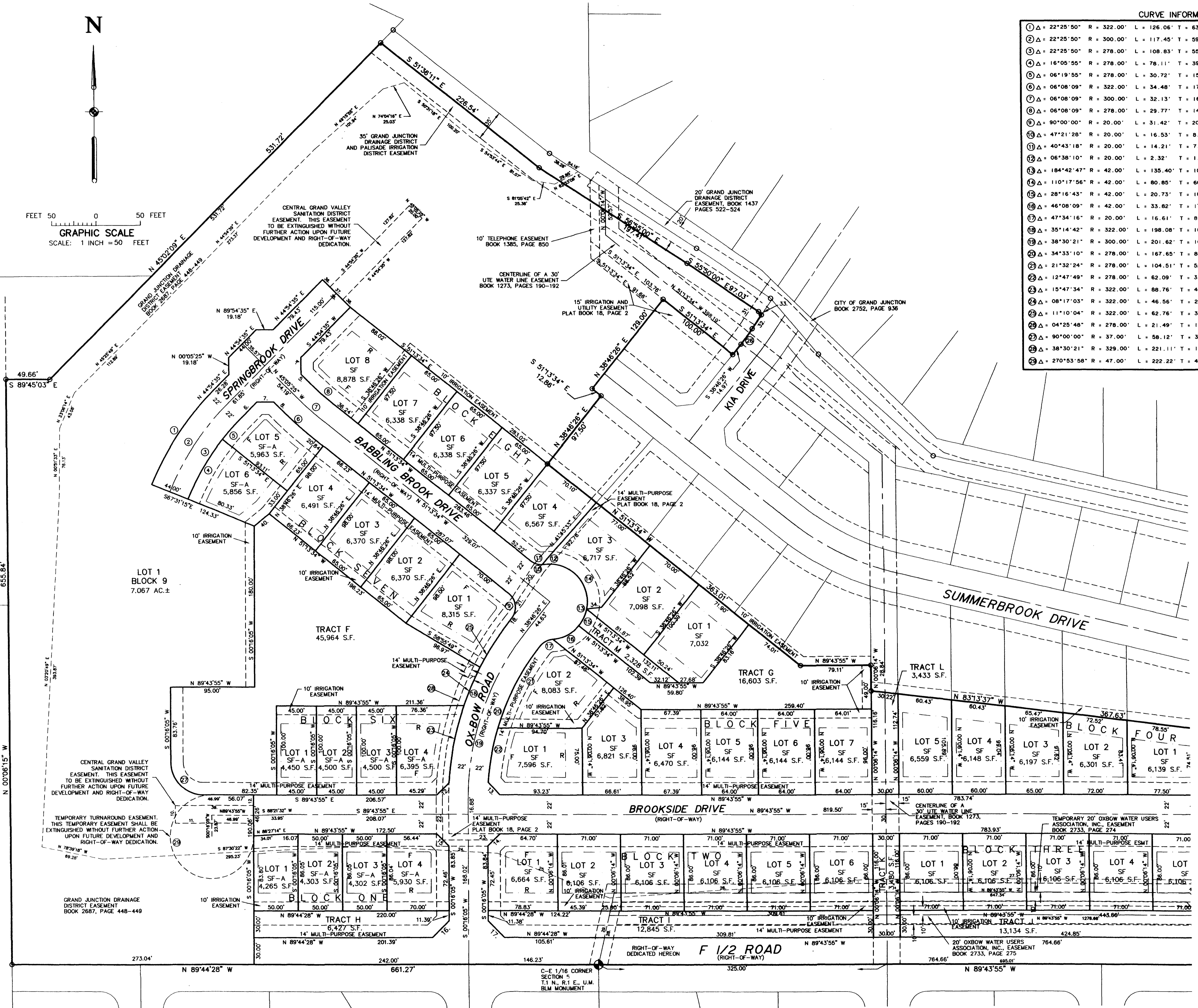
NO.	BEARING	DISTANCE
1.	N 00°16'05" E	30.00'
2.	N 45°16'05" E	26.33'
3.	N 00°16'05" E	11.38'
4.	N 00°05'25" W	19.18'
5.	N 45°05'25" W	18.62'
6.	S 44°54'35" W	26.28'
7.	S 89°54'35" W	19.18'
8.	N 45°05'25" W	18.62'
9.	S 38°46'26" E	15.99'
10.	N 00°16'05" E	20.00'
11.	N 89°43'55" W	88.09'
12.	S 00°16'05" W	12.00'
13.	S 42°42'49" E	19.20'
14.	N 45°16'05" E	19.18'
15.	N 44°43'55" W	19.18'
16.	S 45°15'48" W	26.33'
17.	S 44°44'12" E	26.33'
18.	N 38°46'26" E	9.07'
19.	N 38°46'26" E	9.07'
20.	N 33°49'21" E	44.16'
21.	N 38°46'26" E	22.63'
22.	N 00°16'05" E	45.88'
23.	N 89°43'55" W	184.27'
24.	N 86°42'36" W	50.73'
25.	N 68°11'50" W	135.49'
26.	S 86°16'15" W	291.85'
27.	N 89°43'55" W	390.60'
28.	S 12°45'11" W	56.33'
29.	S 12°45'11" W	82.29'
30.	N 00°06'14" W	569.91'
31.	S 34°20'38" E	40.03'
32.	N 34°20'38" E	19.73'
33.	S 39°59'00" E	4.88'
34.	N 38°46'26" E	16.79'
35.	N 45°05'25" W	44.00'
36.	S 45°05'25" E	12.00'
37.	S 45°05'25" E	20.00'
38.	S 45°05'25" E	12.00'
39.	N 89°43'55" W	88.09'
40.	N 51°26'28" E	22.05'

BROOKSIDE SUBDIVISION, FILING TWO

A REPLAT OF LOT 1, BLOCK 8, BROOKSIDE SUBDIVISION, FILING 1, LOCATED IN THE SW 1/4, NE 1/4 AND SE 1/4, NE 1/4 OF SECTION 5, T.1 S., R.1 E., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

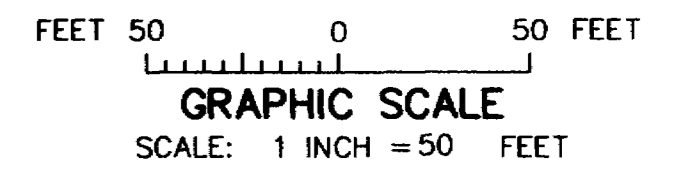
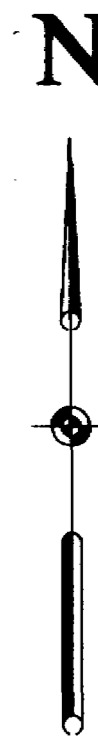
VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE: 1" = 50'	JOB NO: 4018.02-02	DATE: 9-17-01	SHEET NO: 2 of 3
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CURVE INFORMATION

1	Δ = 22°25'50"	R = 322.00'	L = 126.06'	T = 63.85'	C = 125.25'	CB = S 33°41'40" W
2	Δ = 22°25'50"	R = 300.00'	L = 117.45'	T = 59.48'	C = 116.70'	CB = S 33°41'40" W
3	Δ = 22°25'50"	R = 278.00'	L = 108.83'	T = 55.12'	C = 108.14'	CB = S 33°41'40" W
4	Δ = 16°05'55"	R = 278.00'	L = 78.11'	T = 39.31'	C = 77.85'	CB = S 30°31'42" W
5	Δ = 06°19'55"	R = 278.00'	L = 30.72'	T = 15.38'	C = 30.71'	CB = S 41°44'37" W
6	Δ = 06°08'09"	R = 322.00'	L = 34.48'	T = 17.26'	C = 34.47'	CB = S 48°09'30" E
7	Δ = 06°08'09"	R = 300.00'	L = 32.13'	T = 16.08'	C = 32.11'	CB = S 48°09'30" E
8	Δ = 06°08'09"	R = 278.00'	L = 29.77'	T = 14.90'	C = 29.76'	CB = S 48°09'30" E
9	Δ = 90°00'00"	R = 20.00'	L = 31.42'	T = 20.00'	C = 28.28'	CB = N 06°13'34" W
10	Δ = 47°21'28"	R = 20.00'	L = 16.53'	T = 8.77'	C = 16.06'	CB = S 74°54'18" E
11	Δ = 40°43'18"	R = 20.00'	L = 14.21'	T = 7.42'	C = 13.92'	CB = S 71°35'13" E
12	Δ = 06°38'10"	R = 20.00'	L = 2.32'	T = 1.16'	C = 2.32'	CB = N 84°44'03" E
13	Δ = 184°42'47"	R = 42.00'	L = 135.40'	T = 1020.59'	C = 83.93'	CB = N 06°13'38" W
14	Δ = 110°17'56"	R = 42.00'	L = 80.85'	T = 60.32'	C = 68.93'	CB = N 43°26'04" W
15	Δ = 28°16'43"	R = 42.00'	L = 20.73'	T = 10.58'	C = 20.52'	CB = N 25°51'15" E
16	Δ = 46°08'09"	R = 42.00'	L = 33.82'	T = 17.89'	C = 32.91'	CB = N 63°03'41" E
17	Δ = 47°34'16"	R = 20.00'	L = 16.61'	T = 8.82'	C = 16.13'	CB = S 62°20'37" W
18	Δ = 35°14'42"	R = 322.00'	L = 198.08'	T = 102.28'	C = 194.97'	CB = S 21°09'05" W
19	Δ = 38°30'21"	R = 300.00'	L = 201.62'	T = 104.78'	C = 197.84'	CB = S 19°31'15" W
20	Δ = 34°33'10"	R = 278.00'	L = 167.65'	T = 86.46'	C = 165.12'	CB = S 21°29'51" W
21	Δ = 21°32'24"	R = 278.00'	L = 104.51'	T = 52.88'	C = 103.90'	CB = S 27°47'17" W
22	Δ = 12°47'49"	R = 278.00'	L = 62.09'	T = 31.18'	C = 61.96'	CB = S 10°37'11" W
23	Δ = 15°47'34"	R = 322.00'	L = 88.76'	T = 44.66'	C = 88.47'	CB = S 11°25'31" W
24	Δ = 08°17'03"	R = 322.00'	L = 46.56'	T = 23.32'	C = 46.52'	CB = S 23°27'50" W
25	Δ = 11°10'04"	R = 322.00'	L = 62.76'	T = 31.48'	C = 62.66'	CB = S 33°11'24" W
26	Δ = 04°25'48"	R = 278.00'	L = 21.49'	T = 10.75'	C = 21.49'	CB = N 36°33'32" E
27	Δ = 90°00'00"	R = 37.00'	L = 58.12'	T = 37.00'	C = 52.33'	CB = S 44°43'55" E
28	Δ = 38°30'21"	R = 329.00'	L = 221.11'	T = 114.91'	C = 216.97'	CB = S 19°31'15" W
29	Δ = 270°53'58"	R = 47.00'	L = 222.22'	T = 46.27'	C = 65.94'	CB = S 45°10'54" E

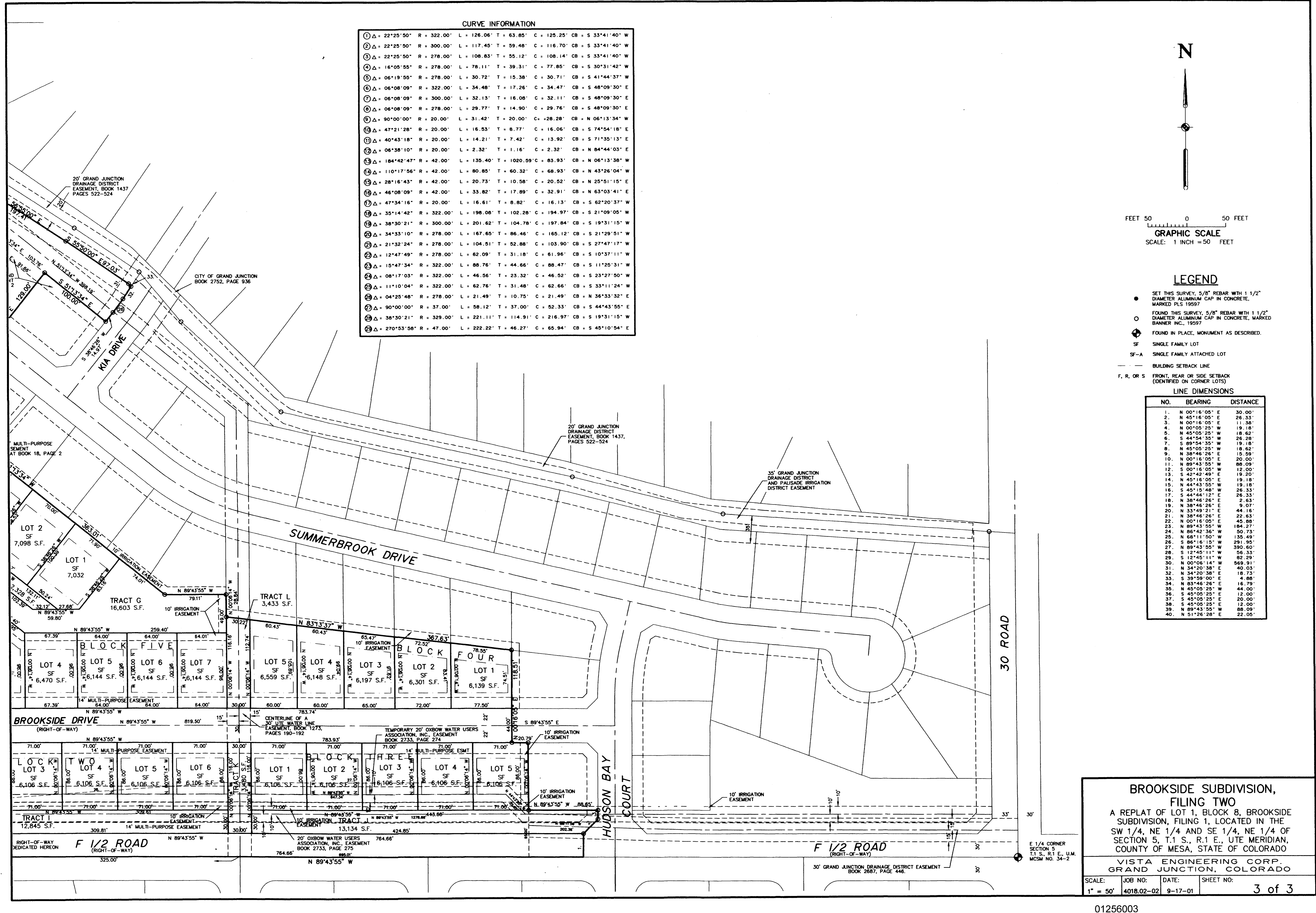


LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED PLS 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED BANNER INC., 19597
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- SF SINGLE FAMILY LOT
- SF-A SINGLE FAMILY ATTACHED LOT
- BUILDING SETBACK LINE
- F, R, OR S FRONT, REAR OR SIDE SETBACK (IDENTIFIED ON CORNER LOTS)

LINE DIMENSIONS

NO.	BEARING	DISTANCE
1.	N 00°16'05" E	30.00'
2.	N 45°16'05" E	26.33'
3.	N 00°16'05" E	11.38'
4.	N 00°05'25" W	19.18'
5.	N 45°05'25" W	18.62'
6.	S 44°54'35" W	26.28'
7.	S 89°54'35" W	19.18'
8.	N 45°05'25" W	18.52'
9.	N 38°46'26" E	15.59'
10.	N 00°16'05" E	20.00'
11.	N 89°43'55" W	88.09'
12.	S 00°16'05" W	12.00'
13.	S 42°42'49" E	19.20'
14.	N 45°16'05" E	19.18'
15.	N 44°43'55" W	19.18'
16.	S 45°15'48" W	26.33'
17.	S 44°44'12" E	26.33'
18.	N 38°46'26" E	2.63'
19.	N 38°46'26" E	9.07'
20.	N 33°49'21" E	44.16'
21.	N 38°46'26" E	22.63'
22.	N 00°16'05" E	45.88'
23.	N 89°43'55" W	184.27'
24.	N 86°42'36" W	50.73'
25.	N 68°11'50" W	135.49'
26.	S 86°16'15" W	291.95'
27.	N 89°43'55" W	390.60'
28.	S 12°45'11" W	56.33'
29.	S 12°45'11" W	82.29'
30.	N 00°06'14" W	569.91'
31.	N 34°20'38" E	40.03'
32.	N 34°20'38" E	18.73'
33.	S 39°59'00" E	4.88'
34.	N 89°46'26" E	16.79'
35.	S 45°05'25" W	44.00'
36.	S 45°05'25" E	12.00'
37.	S 45°05'25" E	20.00'
38.	S 45°05'25" E	12.00'
39.	N 89°43'55" W	88.09'
40.	N 51°26'28" E	22.05'



**BROOKSIDE SUBDIVISION,
FILING TWO**

A REPLAT OF LOT 1, BLOCK 8, BROOKSIDE
SUBDIVISION, FILING 1, LOCATED IN THE
SW 1/4, NE 1/4 AND SE 1/4, NE 1/4 OF
SECTION 5, T.1 S., R.1 E., UTE MERIDIAN,
COUNTY OF MESA, STATE OF COLORADO

VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE: 1" = 50'	JOB NO: 4018.02-02	DATE: 9-17-01	SHEET NO: 3 of 3
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