

FOUNTAIN GREENS SUBDIVISION FILING NO. TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Fountain Greens, 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 2433, Pages 918 and 919.)

Blocks 6 and 7 of Fountain Greens Subdivision, as recorded in Plat Book 17, Pages 237 through 239.

That said owners have caused the real property to be laid out and platted as Fountain Greens Subdivision, Filing No. Two, 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, Filing No. Two, as follows:

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;

All Multipurpose Easements to the City of Grand Junction for the use of the 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;

All Utility Easements to the City of Grand Junction for the use of 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 a set forth on this plat to the Fountain Greens Homeowners Association, as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems, as recorded in Book 2958, Page 135.

Tract A and Block 4 to the Fountain Greens Homeowners Association Inc., for the purposes of the Association, including but not limited to driveway access, private and public utilities, irrigation, drainage, and multipurpose easements, park purposes, and other uses as determined by the Association, as recorded in Book 2958, Page 135.

Tract B to the Fountain Greens Homeowners Association Inc., for the purposes of the Association, and to the City of Grand Junction for the uses of the public utilities and services, including but not limited to driveway access, private and public utilities, irrigation, drainage, and multipurpose easements, park purposes, and other uses as determined by the Association, as recorded in Book 2958, Page 135.

Shared Driveway and Utility Easement on Lots 11 and 12 to the owners of said Lots for the purpose of common ingress/egress access and utility locations, as recorded in Book 2958, Page 136.

All Drainage Easements hereby platted to the Fountain Greens Homeowners Association Inc., and Grand Junction Drainage District as perpetual non-exclusive 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, as recorded in Book 2958, Page 135.

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. 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.

IN WITNESS WHEREOF, said owners, Fountain Greens, L.L.C., a Colorado Limited Liability Company, has caused their names to be hereunto subscribed this 12th day of APRIL, A.D. 2001.

Donald J. Humphrey
by: Donald J. Humphrey, Managing Member
for: Fountain Greens, L.L.C., a Colorado Limited Liability Company

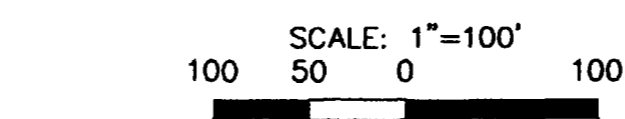
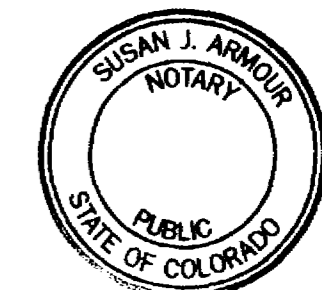
NOTARY PUBLIC'S CERTIFICATE

STATE OF Colorado
COUNTY OF Boulder) ss

The foregoing instrument was acknowledged before me by Donald J. Humphrey, Managing Member for Fountain Greens, L.L.C., a Colorado Limited Liability Company, this 12th day of April, A.D., 2001. Witness my hand and official seal:

Susan J. Armauer
Notary Public

My Commission Expires 1/22/2004



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

AREA SUMMARY

TRACTS	=	0.195 Acres	1.12%
LOTS	=	2.419 Acres	13.93%
ROAD ROW	=	0.867 Acres	5.00%
BLOCK 3	=	2.034 Acres	11.71%
BLOCK 4	=	2.330 Acres	13.41%
BLOCK 5	=	9.524 Acres	54.83%
TOTAL	=	17.369 Acres	100.00%

CITY OF GRAND JUNCTION APPROVAL

This plat of Fountain Greens Subdivision, Filing No. Two, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 12th day of November, 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 10:18 o'clock A.M., November 14, A.D., 2001, and was duly recorded in Plat Book 18, Pages No. 271 Reception No. 2024666

Drawer No. LL-53 Fees: \$30.00

Clerk and Recorder By: _____ Deputy

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Fountain Greens Subdivision, Filing No. Two. Signed this 13th day of April, 2001.

[Signature] for: Alpine Bank
by: _____

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO) ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Arnon Miller for Alpine Bank, this 13th day of April, A.D., 2001. Witness my hand and official seal:

Notary Public [Signature]

My Commission Expires 4.23.02



SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Fountain Greens Subdivision, Filing No. Two, 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 April 9, 2001

SE1/4 Section 33, T1N, R1W, Ute Meridian

FOUNTAIN GREENS SUBDIVISION FILING NO. TWO

REPLAT OF FOUNTAIN GREENS 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. 2000-62	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Jan., 2001	LED/RM	RSK		1	2

Patrick R. Green
Colorado Registered Surveyor
P.L.S. No. 17485

Susan J. Armauer
Notary Public
State of Colorado

GENERAL NOTES

Basis of bearings is the East line of the SE1/4 Section 33, T1N, R1W, Ute Meridian which bears 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 Abstract and Title Co. of Mesa County, Inc., Title policy No. 90204201 C2.

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".

The Declaration of Covenants and Restrictions for Fountain Greens Subdivision are recorded at Book _____ Pages _____ through _____ Mesa County Records.

Existing Grand Junction Drainage District easements (Book 1507, Page 633) to be vacated by separate document, when new drainage facilities are in place.

The common line between Lots 11 and 12 allows a Duplex Structure with zero setback required.

Further information about the project can be found in the City of Grand Junction Community Development Department file number #PPP-2000-142.

See recorded "Building Envelope Siting Plan" for building foundation, setback, and zoning requirements.

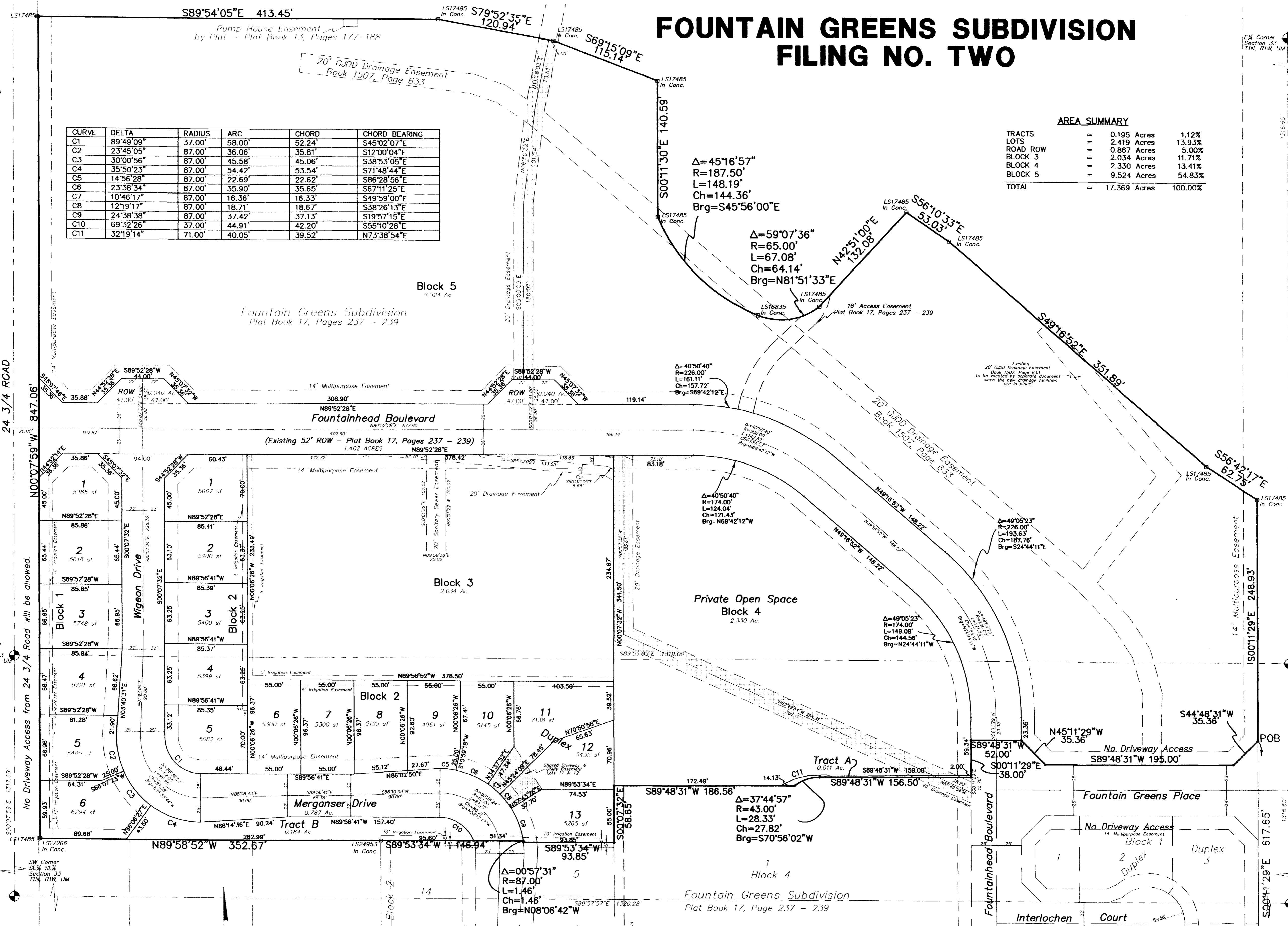
NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENT ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF COMPLETION SHOWN HEREON.

FOUNTAIN GREENS SUBDIVISION FILING NO. TWO

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	89°49'09"	37.00'	58.00'	52.24'	S45°02'07"E
C2	23°45'05"	87.00'	36.06'	35.81'	S12°00'04"E
C3	30°00'56"	87.00'	45.58'	45.06'	S38°53'05"E
C4	35°50'23"	87.00'	54.42'	53.54'	S71°48'44"E
C5	14°56'28"	87.00'	22.69'	22.62'	S86°28'56"E
C6	23°38'34"	87.00'	35.90'	35.65'	S67°11'25"E
C7	10°46'17"	87.00'	16.36'	16.33'	S49°59'00"E
C8	12°19'17"	87.00'	18.71'	18.67'	S38°26'13"E
C9	24°38'38"	87.00'	37.42'	37.13'	S19°57'15"E
C10	69°32'26"	37.00'	44.91'	42.20'	S55°10'28"E
C11	32°19'14"	71.00'	40.05'	39.52'	N73°38'54"E

AREA SUMMARY

TRACTS	=	0.195 Acres	1.12%
LOTS	=	2.419 Acres	13.93%
ROAD ROW	=	0.887 Acres	5.00%
BLOCK 3	=	2.034 Acres	11.71%
BLOCK 4	=	2.330 Acres	13.41%
BLOCK 5	=	9.524 Acres	54.83%
TOTAL	=	17.369 Acres	100.00%



- 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

SCALE: 1"=50'
50 25 0 50

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

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Fountain Greens Subdivision, Filing No. Two, 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 APRIL 9, 2001

**FOUNTAIN GREENS SUBDIVISION
FILING NO. TWO**
REPLAT OF FOUNTAIN GREENS 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.	DATE	SURVEYED	DRAWN	CHECKED	SHEET	OF
2000-62	Jan., 2001	LED/RM	RSK		2	7

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENT ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 HEREIN.

FOUNTAIN GREENS SUBDIVISION FILING NO. TWO BUILDING ENVELOPE SITING PLAN

AREA SUMMARY

TRACTS	=	0.195 Acres	1.12%
LOTS	=	2.419 Acres	13.93%
ROAD ROW	=	0.867 Acres	5.00%
BLOCK 3	=	2.034 Acres	11.71%
BLOCK 4	=	2.330 Acres	13.41%
BLOCK 5	=	9.524 Acres	54.83%
TOTAL	=	17.369 Acres	100.00%

BOUNDARY DESCRIPTION

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:

Blocks 6 and 7 of Fountain Greens Subdivision, as recorded in Plat Book 17, Pages 237 through 239.

GENERAL NOTES

Basis of bearings is the East line of the SE1/4 Section 33, T1N, R1W, Ute Meridian which bears 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.

See subdivision plat for lot and boundary geometry.

NOTES REQUIRED BY THE CITY PLANNING DEPARTMENT:

- All building foundations require an Engineered Design by a Colorado Registered Professional Engineer.
- On double frontage lots 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. Fences up to six feet in height may be placed on the lot outside the building setback. Fences along the side and rear property lines outside of front yard setback may be six feet in height.
- A Duplex structure is required on Lots 11 and 12, Block 2.
- Bulk Requirements:
 - Setbacks are as shown on this sheet with the following exceptions:
 - Twenty foot minimum setback to the face of all garage doors.
 - No side yard setback required for common wall on duplex lots. Five foot minimum setback required for all other sideyards.
 - Accessory structure setbacks are the same as principal structure setbacks.
 - Maximum lot coverage for all blocks shall be fortyfive percent (45%).
 - Maximum building heights shall be:
 - Block 1 and 2 = 32 feet
 - Block 3 = 36 feet

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., _____ A.D., 2001, and was duly recorded in Plat Book _____, Page No. _____ Reception No. _____

Drawer No. _____ Fees: _____

Clerk and Recorder By: _____ Deputy

CITY OF GRAND JUNCTION APPROVAL

This plat of Fountain Greens Subdivision, Filing No. Two, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 25 day of November, A.D., 2001.

City Manager *[Signature]*

City Mayor *[Signature]*

BUILDING ENVELOPE SITING PLAN

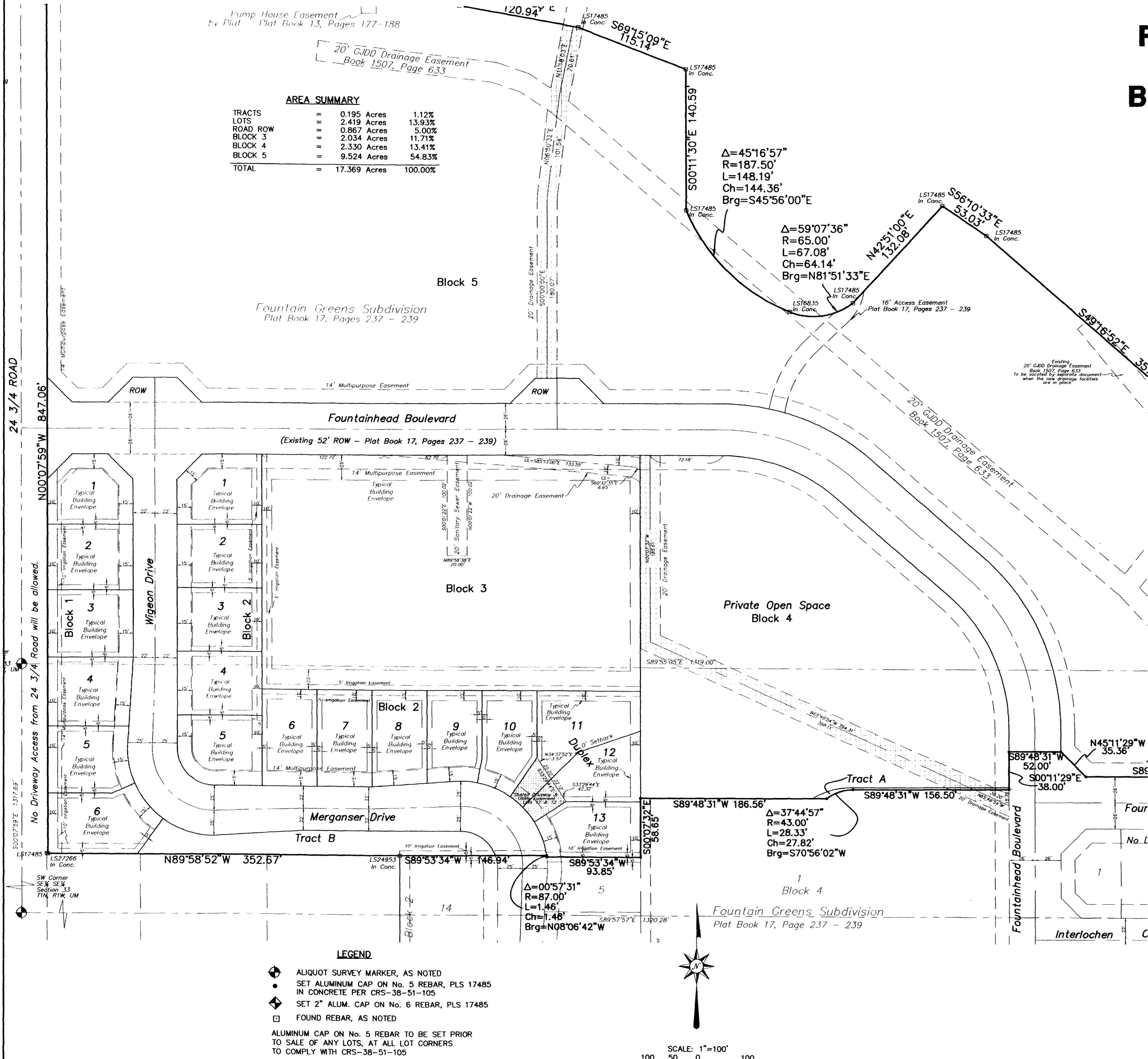
SE1/4 Section 33, T1N, R1W, Ute Meridian

**FOUNTAIN GREENS SUBDIVISION
FILING NO. TWO**

REPLAT OF FOUNTAIN GREENS 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. 2000-62	SURVEYED	DRAWN
DATE: Jan., 2001	LED/RM	RSK
CHECKED	SHEET	OF
	1	1



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.