

CIMARRON EAST SUBDIVISION

DEDICATION:

KNOW ALL MEN THESE PRESENTS: That Sunbelt Environmental Corp. is the Owner of that real property as recorded in Book 2736 at Page 401 in the Mesa County Clerk and recorder's Office.

Said real property being more particularly described as follows:

Commencing at the Center 1/4 corner section 16, Township 1 South, Range 1 East, Ute Meridian, thence N89°51'29"E 330.02 feet to the Point of Beginning; thence N89°51'29"E 165.00 feet; thence N00°03'29"W 821.50 feet; thence N89°51'29"E 497.55 feet; thence N00°01'08"W 497.55 feet; thence S89°52'32"W 660.59 feet; thence S00°02'24"E 1319.25 feet; to the Point of Beginning, containing 10.66 acres more or less, all in Mesa County, State of Colorado.

That said owner's have caused that real property to be laid out and platted as CIMARRON EAST SUBDIVISION.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying Plat as follows:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

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 including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.

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 Irrigation Easements to the Home Owners Association for the benefit of the owners, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Covenants, conditions, or restrictions or other conveyance thereof recorded at Book 2928, Pages 142-158.

All Grand Junction Drainage District Easements to the Grand Junction Drainage District, its successors and assigns for the installation, operation, maintenance and repair of Grand Junction Drainage District facilities.

All Landscaping Easements to the Homeowners Association for the benefit of the owners of lots and tracts hereby platted, for the installation and maintenance of the landscaped areas.

All Pedestrian Easements to the City of Grand Junction as perpetual easements for ingress and egress and use by the public.

All Drainage Easements to the owners (Property/Homeowners Association) 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.

Tract "A" is dedicated to the Home Owners Association as a perpetual easement for recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded at Book 2925, Pages 456-7 subject to further conditions and restrictions as may be set forth in that instrument.

Tracts "B" and "C" are dedicated to the Home Owners Association, as perpetual easements for conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground and conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas. Deed of conveyance recorded at Book 2929, Pages 456-7 subject to further conditions and restrictions as may be set forth in that instrument.

All Tracts/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 or tracts, the right to dredge; 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 said OWNER has caused its name to be hereunto subscribed this 28th day of September A.D. 2001.

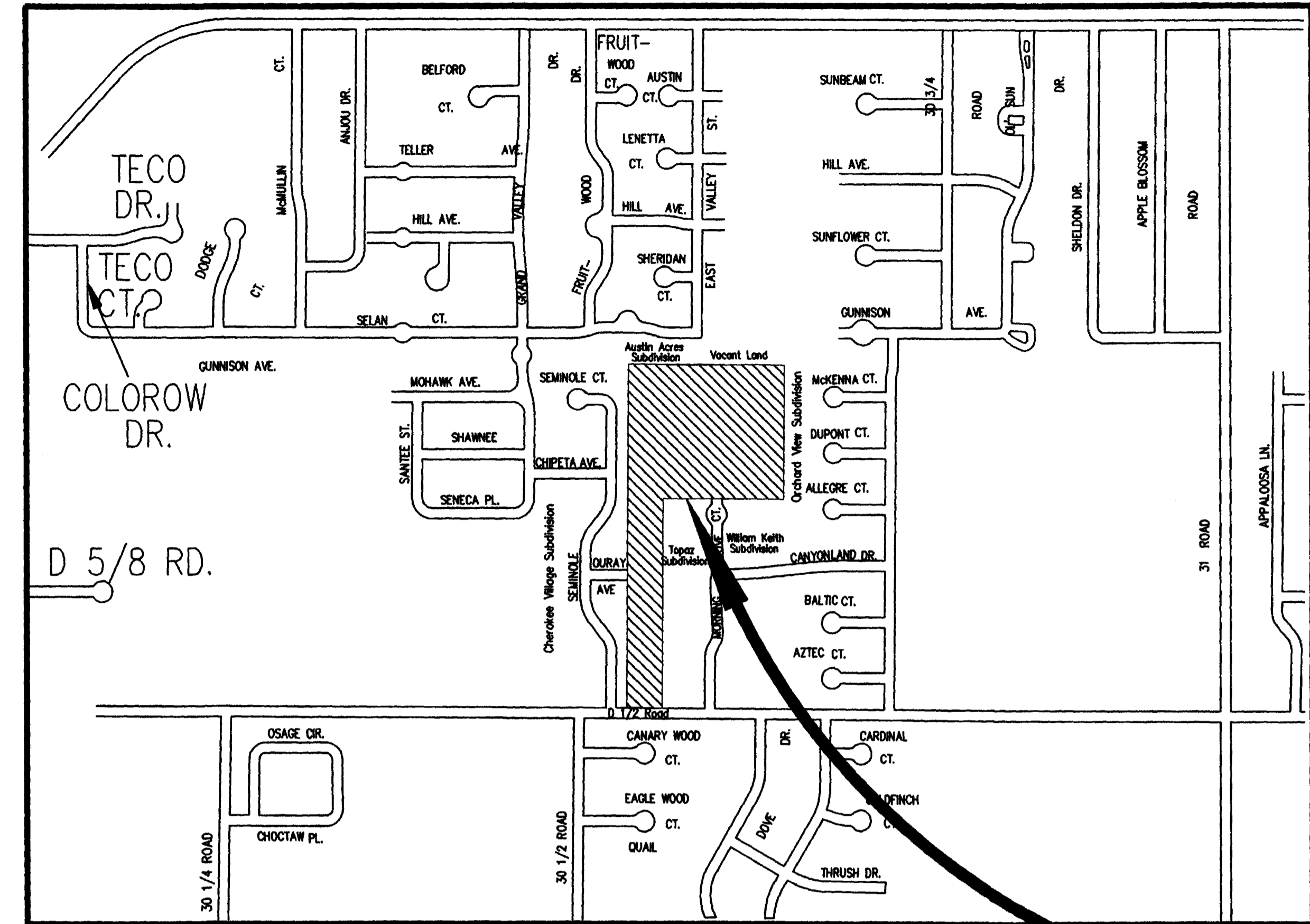
Bret D. Seligman, Pres.
Sunbelt Environmental Corp. By: Bret D. Seligman, Pres.

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Bret D. Seligman of Sunbelt Environmental Corp. this 28th day of September AD 2001.

My commission expires September 18, 2004

Alta M. Northrup
Notary Public



VICINITY MAP
N.T.S.

PROJECT LOCATION

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 11:30 o'clock AM
this 5th day of December A.D. 2001.

Reception 2029163 Books 18 Pages 285-286
Clerk and Recorder _____ Deputy _____
Drawer No. LL-64 Fees \$20.00

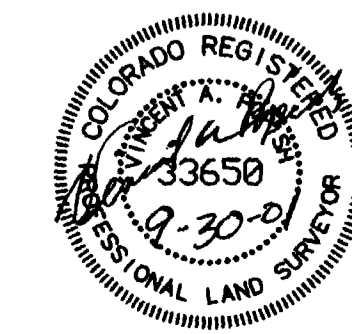
CITY OF GRAND JUNCTION APPROVAL

This plat of CIMARRON EAST SUBDIVISION, A Subdivision in the City of Grand Junction, County of Mesa, State of Colorado, was approved this 8th day of October AD 2001
Andy M... Cindy Gross-Marty
City Manager President of City Council

SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, do hereby certify that the accompanying plat of CIMARRON EAST SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado has been prepared under my direct supervision and accurately 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.

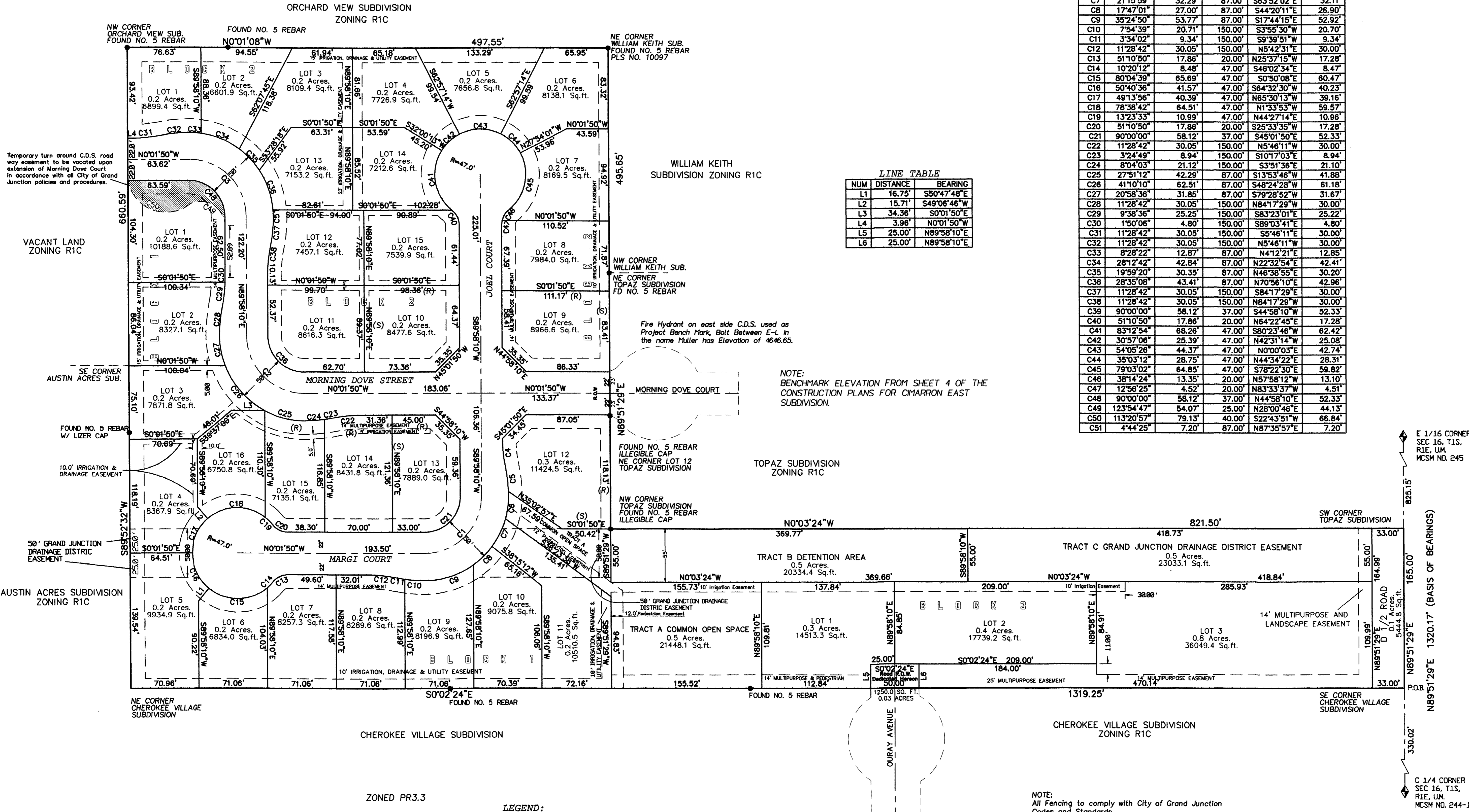
Vincent A. Popish 9-30-01
Vincent A. Popish, P.L.S. No. 33650
Independent Survey



CIMARRON EAST SUBDIVISION

FINAL PLAT	
SITUATED IN THE NE 1/4 SECTION 16, T1S, R1E, UTE MERIDIAN	
INDEPENDENT SURVEY	Client: Sunbelt Environmental
	Date: 10/27/2001
	Scale: 1" = 50'
	Drawn by: vap
	Checked by: pwc
	File No.: 200145
	File Name: Cimfin2

CIMARRON EAST SUBDIVISION



CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°00'00"	92.68'	59.00'	S45°01'50"E	83.44'
C2	90°00'00"	92.68'	59.00'	S44°58'10"W	83.44'
C3	90°00'00"	92.68'	59.00'	N44°58'10"E	83.44'
C4	11°25'15"	30.20'	151.50'	S84°15'31"W	30.15'
C5	9°30'08"	25.13'	151.50'	N83°17'58"E	25.10'
C6	18°52'57"	28.67'	87.00'	S83°48'05"E	28.54'
C7	21°15'59"	32.29'	87.00'	S63°52'02"E	32.11'
C8	17°47'01"	27.00'	87.00'	S44°20'11"E	26.90'
C9	35°24'50"	53.77'	87.00'	S17°44'15"E	52.92'
C10	7°54'39"	20.71'	150.00'	S3°55'30"W	20.70'
C11	3°34'02"	9.34'	150.00'	S9°39'51"W	9.34'
C12	11°28'42"	30.05'	150.00'	N5°42'31"E	30.00'
C13	51°10'50"	17.86'	20.00'	N25°37'15"W	17.28'
C14	10°20'12"	8.48'	47.00'	S46°02'34"E	8.47'
C15	80°04'39"	65.69'	47.00'	S0°50'08"E	60.47'
C16	50°40'36"	41.57'	47.00'	S64°32'30"W	40.23'
C17	49°13'56"	40.39'	47.00'	N65°30'13"W	39.16'
C18	78°38'42"	64.51'	47.00'	N1°33'53"W	59.57'
C19	13°23'33"	10.99'	47.00'	N44°27'14"E	10.96'
C20	51°10'50"	17.86'	20.00'	S25°33'35"W	17.28'
C21	90°00'00"	58.12'	37.00'	S45°01'50"E	52.33'
C22	11°28'42"	30.05'	150.00'	N5°46'11"W	30.00'
C23	3°24'49"	8.94'	150.00'	S10°17'03"E	8.94'
C24	8°04'03"	21.12'	150.00'	S3°51'36"E	21.10'
C25	27°51'12"	42.29'	87.00'	S13°53'46"W	41.88'
C26	41°10'10"	62.51'	87.00'	S48°24'28"W	61.18'
C27	20°58'36"	31.85'	87.00'	S79°28'52"W	31.67'
C28	11°28'42"	30.05'	150.00'	N84°17'29"W	30.00'
C29	9°38'36"	25.25'	150.00'	S83°23'01"E	25.22'
C30	1°50'06"	4.80'	150.00'	S89°03'41"E	4.80'
C31	11°28'42"	30.05'	150.00'	S5°46'11"W	30.00'
C32	11°28'42"	30.05'	150.00'	N5°46'11"W	30.00'
C33	8°28'22"	12.87'	87.00'	N47°21'21"E	12.85'
C34	28°12'42"	42.84'	87.00'	N22°32'54"E	42.41'
C35	19°59'20"	30.35'	87.00'	N46°38'55"E	30.20'
C36	28°35'08"	43.41'	87.00'	N70°56'10"E	42.96'
C37	11°28'42"	30.05'	150.00'	S84°17'29"E	30.00'
C38	11°28'42"	30.05'	150.00'	N84°17'29"W	30.00'
C39	90°00'00"	58.12'	37.00'	S44°58'10"W	52.33'
C40	51°10'50"	17.86'	20.00'	N64°22'45"E	17.28'
C41	83°12'54"	68.26'	47.00'	S80°23'46"W	62.42'
C42	30°57'06"	25.39'	47.00'	N42°31'14"W	25.08'
C43	54°05'26"	44.37'	47.00'	N0°00'03"E	42.74'
C44	35°03'12"	28.75'	47.00'	N44°34'22"E	28.31'
C45	79°03'02"	64.85'	47.00'	S78°22'30"E	59.82'
C46	38°14'24"	13.35'	20.00'	N57°58'12"W	13.10'
C47	12°56'25"	4.52'	20.00'	N83°33'37"W	4.51'
C48	90°00'00"	58.12'	37.00'	N44°58'10"E	52.33'
C49	123°54'47"	54.07'	25.00'	N28°00'46"E	44.13'
C50	113°20'57"	79.13'	40.00'	S22°43'51"W	66.84'
C51	4°44'25"	7.20'	87.00'	N87°35'57"E	7.20'

LINE TABLE

NUM	DISTANCE	BEARING
L1	16.75'	S50°47'48"E
L2	15.71'	S49°06'46"W
L3	34.36'	S0°01'50"E
L4	3.96'	N0°01'50"W
L5	25.00'	N89°58'10"E
L6	25.00'	N89°58'10"E

AREA SUMMARY

ROADS	1.76 ACRES	17%
TRACTS & OPEN SPACE	1.49 ACRES	14%
LOTS	7.40 ACRES	69%
TOTAL AREA	10.66 ACRES	100%

SETBACK SUMMARY

Front Yard	- 20'
Side Yard principle	- 5'
Side Yard accessory	- 3'
Rear Yard principle	- 25'
Rear Yard accessory	- 10'

- LEGEND:**
- ◆ MESA COUNTY SURVEY MONUMENT
 - ├ LOT CORNERS TO BE SET WITH #5 REBAR AND CAP, PRIOR TO SALE OF ANY LOT. SET NO. 5 REBAR W/CAP LS NO. 33650 AT EXTERIOR CORNERS, IN CONCRETE
 - FOUND NO. 5 REBAR AS DESCRIBED
 - (S) DESIGNATES SIDE YARD
 - (R) DESIGNATES REAR YARD



NOTE:
All Fencing to comply with City of Grand Junction Codes and Standards.

FOUND REBARS, LOCATED THIS SURVEY, WITHIN 0.25 FEET OF THE CALCULATED POSITION WERE ACCEPTED AS BEING IN POSITION.

BASIS OF BEARINGS STATEMENT:
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW1/4 NE1/4 SECTION 16, T1S, R1E, UTE MERIDIAN, AS DEPICTED ON THE ORCHARD VIEW SUBDIVISION AS RECORDED IN THE MESA COUNTY RECORDS. THE GIVEN BEARING BEING N89°51'29"E BETWEEN THE C1/4 CORNER AND THE E1/16 CORNER OF SAID SECTION 16.

CIMARRON EAST SUBDIVISION

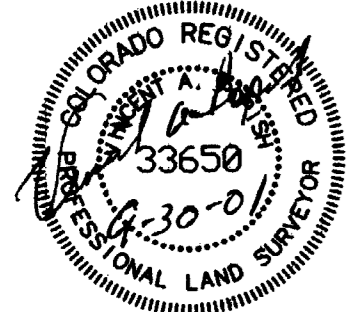
FINAL PLAT

SITUATED IN THE NE1/4 SECTION 16, T1S, R1E, UTE MERIDIAN

INDEPENDENT SURVEY

Client: Sunbelt Environmental
Date: 10/27/2001
Scale: 1" = 50'
Drawn by: vvp
Checked by: pwc
File No.: 200145
File Name: Cimfin2

739 Road Avenue Ph. & Fax (970)257-7552
Grand Junction, Colorado 81501 Call (970)251-1409



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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.