

BASIS OF BEARINGS
N89°51'03"E 1321.70'

DEDICATION:

KNOW ALL MEN THESE PRESENTS: That Darter, LLC, a Colorado Limited Land Corporation, is the Owner of that real property as recorded in Book 3036 at Page 951 in the Mesa County Clerk and recorder's Office.

Sold real property described as: THE SOUTH 553 FEET OF THE WEST 13.5 ACRES OF THE E1/2 NW1/4 NE1/4, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN.

Sold real property being more particularly described as follows: COMMENCING AT THE E1/16 CORNER ON THE NORTH LINE, SECTION 16, T1S, R1E, UTE MERIDIAN; THENCE S89°51'03"W 214.50 FEET; THENCE S00°03'11"E 767.13 FEET TO THE POINT OF BEGINNING; THENCE S89°51'03"W 446.32 FEET; THENCE S00°03'11"E 552.98 FEET; THENCE N89°52'32"E 446.30 FEET; THENCE N00°03'11"W 553.17 FEET TO THE POINT OF BEGINNING.

That said owner's have caused that real property to be laid out and platted as RUBY MEADOWS 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 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 3049, Page 340.

Tract "A" is dedicated to the Home Owners Association as a perpetual easement for recreational and aesthetic purposes as determined appropriate by said owners, and as a perpetual easement 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 3049, Page 339 subject to further conditions and restrictions as may be set forth in that instrument.

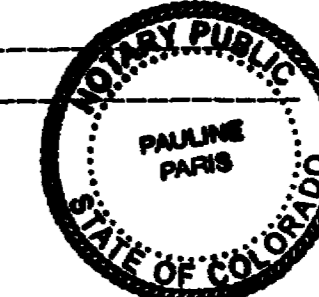
All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to 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 22 day of MARCH A.D. 2002.

Terry Lawrence
Darter, LLC TERRY LAWRENCE By

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me by Terry Lawrence of Darter, LLC, a Colorado Limited Land Corporation, this 20th day of MARCH AD 2002.

My commission expires 8-25-2003
Pauline Paris
Notary Public



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

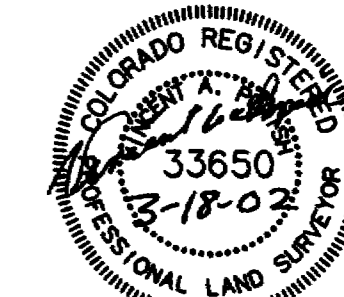
I hereby certify that this instrument was filed in my office at 4:04 o'clock P.M. this 29th day of March A.D. 2002.

Clerk and Recorder Deputy
Drawer No. LL-120 Fees \$10.00 Receipt on 2048196

CITY OF GRAND JUNCTION APPROVAL
This plat of RUBY MEADOWS SUBDIVISION, A Subdivision in the City of Grand Junction, County of Mesa, State of Colorado, was approved this 27th day of March A.D. 2002
Andy Cross
City Manager President of City Council

SURVEYOR'S CERTIFICATE
I, Vincent A. Popish, do hereby certify that the accompanying plat of RUBY MEADOWS 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
Vincent A. Popish, P.L.S. No. 33650
Independent Survey



SETBACK SUMMARY

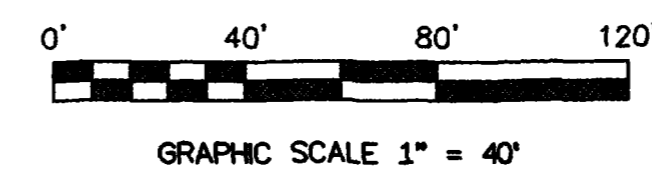
- Front Yard principle - 20'
- Front Yard accessory - 25'
- Rear Yard principle - 10'
- Rear Yard accessory - 5'
- Side Yard between lots 4-5 and 7-8 Block 1 - 0'
- All other side yards
- Side Yard principle - 5'
- Side Yard accessory - 3'

LEGEND:

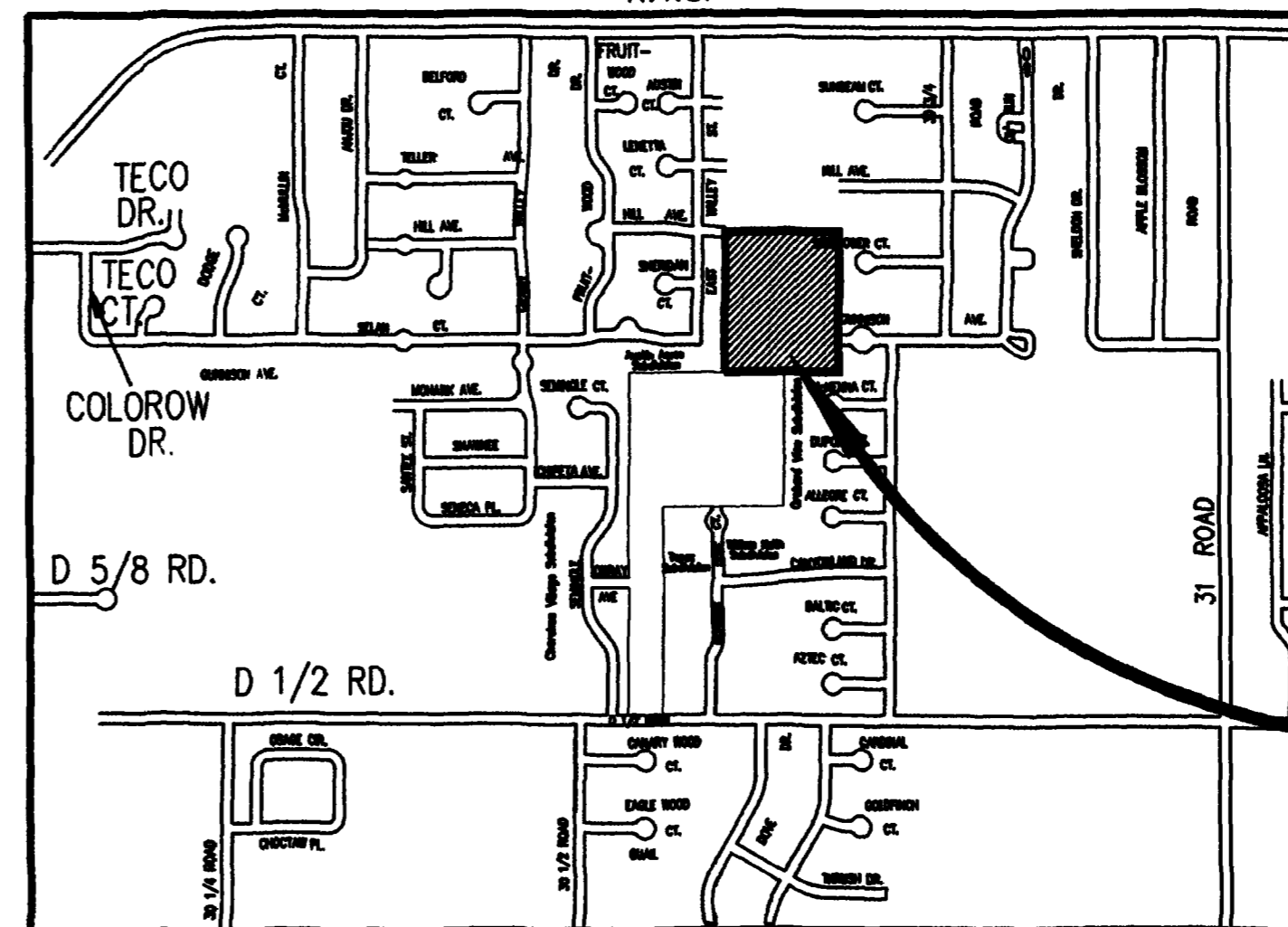
- MESA COUNTY SURVEY MONUMENT
- LOT CORNERS TO BE SET WITH #5 REBAR AND CAP, PRIOR TO SALE OF ANY LOT. SET NO. 5 REBAR W/CAP LS NO. 33650 AT EXTERIOR CORNERS, IN CONCRETE
- FOUND NO. 5 REBAR AS DESCRIBED
- LOTS THAT MAY HAVE ATTACHED UNITS

AREA SUMMARY

ROADS	1.45 ACRES	25.5%
TRACTS & OPEN SPACE	0.27 ACRES	4.8%
LOTS	3.95 ACRES	69.7%
TOTAL AREA	5.67 ACRES	100.0%



VICINITY MAP
N.T.S.



BASIS OF BEARING STATEMENT:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN. THE VALUE OF SAID LINE IS ASSUMED TO BE S89°51'03"W. FOUND IN PLACE WERE MESA COUNTY SURVEY MARKERS AT BOTH THE EAST AND WEST ENDS OF SAID LINE.

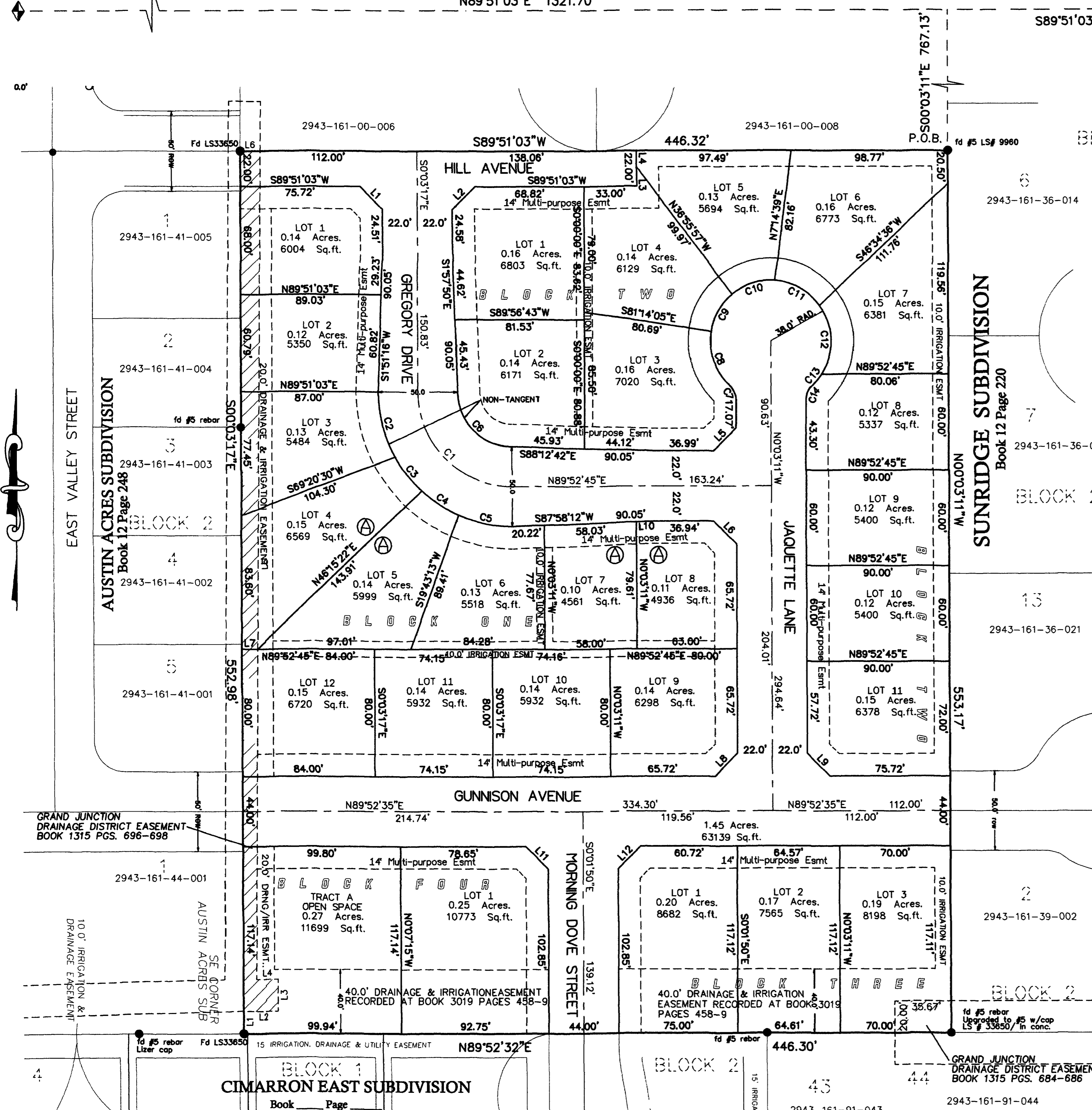
RUBY MEADOWS
FINAL PLAT

SITUATED IN NW1/4 NE1/4 SEC. 16, T1S, R1E, UTE MER.

INDEPENDENT SURVEY, INC.

VINCENT A. POPISH, P.L.S.
133 N. 8th Street Fax (970)257-1263 Ph. (970)257-7552
Grand Junction, Colorado 81501 Cell (970)261-1409

Client: GRACE HOMES
Date: 03/21/2002
Scale: 1" = 40'
Drawn by: VAP
Checked by: VAP
File No.: 201123
File Name: PLAT



GRAND JUNCTION DRAINAGE EASEMENT LINE TABLE

NUM	DISTANCE	BEARING
L1	14.14'	N0°03'17"W
L2	22.15'	N89°34'57"W
L3	20.00'	S0°25'03"W
L4	14.00'	S89°34'57"E
L5	518.95'	S0°25'03"W
L6	12.59'	S89°51'03"W

LINE TABLE

NUM	DISTANCE	BEARING
L1	20.18'	N45°06'07"W
L2	20.21'	S44°53'53"W
L3	12.00'	S0°09'10"E
L4	10.00'	S0°09'10"E
L5	20.21'	N44°54'47"E
L6	20.18'	N45°05'13"W
L7	10.02'	N89°52'45"E
L8	20.21'	N44°54'47"E
L9	20.18'	S45°05'13"E
L10	11.79'	S87°58'12"W
L11	20.18'	N45°04'32"W
L12	20.21'	S44°55'28"W

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°03'57"	92.74'	59.00'	S45°05'16"E	83.49'
NTC2	29°07'52"	42.71'	84.00'	S14°37'13"E	42.25'
NTC3	18°12'58"	26.71'	84.00'	S38°17'39"E	26.59'
NTC4	18°59'09"	27.83'	84.00'	S56°53'43"E	27.71'
NTC5	23°43'57"	34.79'	84.00'	S78°15'16"E	34.55'
NTC6	90°03'57"	53.45'	34.00'	S45°05'16"E	48.11'
C7	46°25'25"	10.94'	13.50'	N23°15'54"W	10.64'
C8	55°14'31"	36.64'	38.00'	S18°51'21"E	35.24'
C9	41°32'40"	27.55'	38.00'	S29°32'15"W	28.95'
C10	43°51'21"	29.09'	38.00'	S72°14'16"W	28.38'
C11	49°49'03"	33.04'	38.00'	N80°55'32"W	32.01'
C12	68°46'49"	45.62'	38.00'	N1°37'36"W	42.93'
C13	13°36'25"	9.02'	38.00'	N39°34'02"E	9.00'
C14	46°25'25"	10.94'	13.50'	S23°09'32"W	10.64'

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.