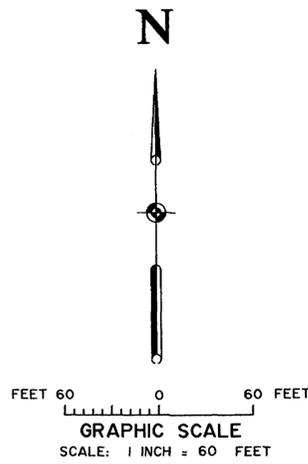
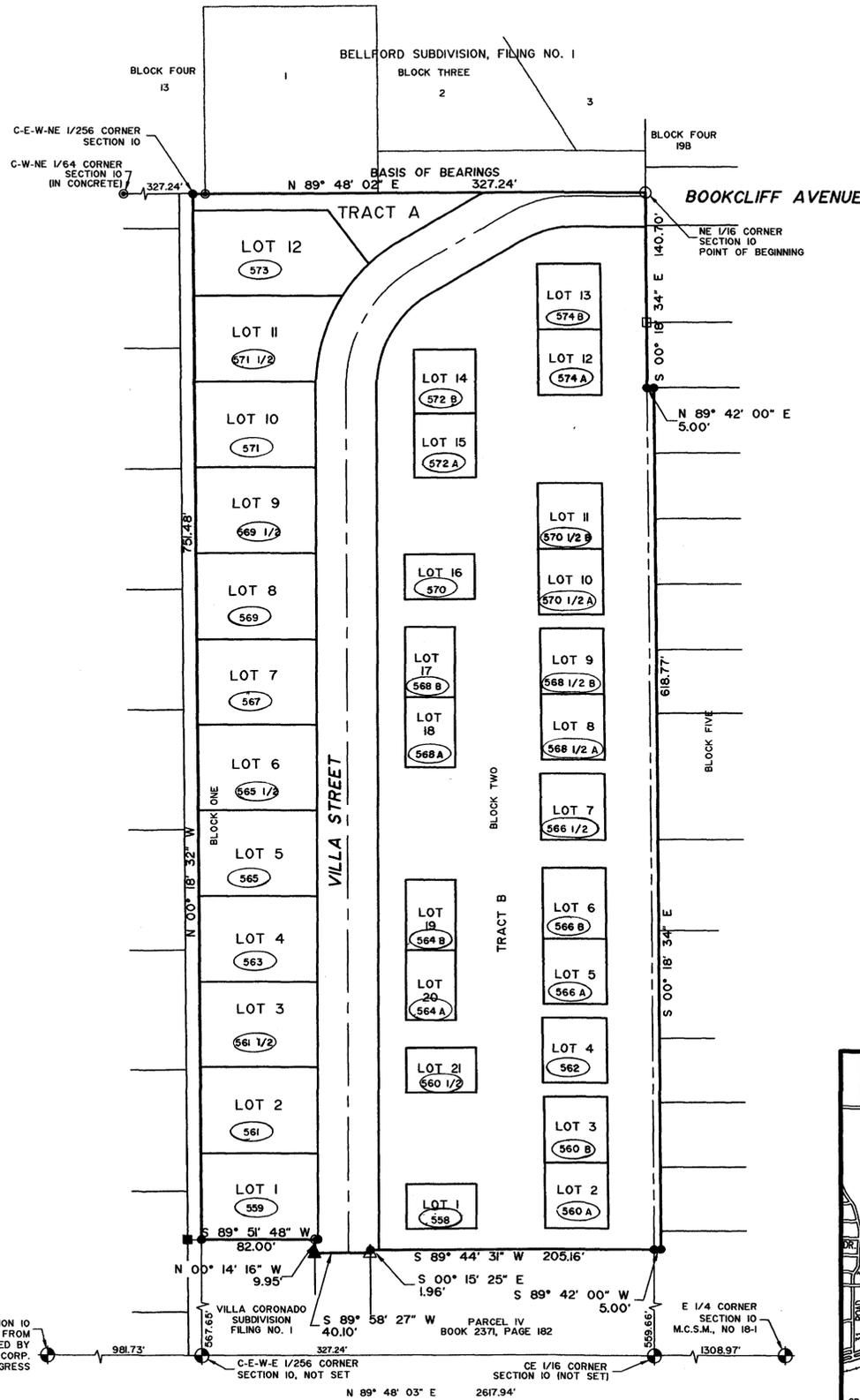


VILLA WAY SUBDIVISION
SW 1/4 OF THE NE 1/4 OF SECTION 10, T.1 S., R.1 E., UTE PRINCIPAL MERIDIAN, MESA COUNTY, COLORADO



LEGEND

- SET THIS SURVEY, 3/4" REBAR WITH 2" DIAMETER ALUMINUM CAP MARKED BANNER, INC., 25954, SET IN CONCRETE
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, INC., 25954, SET IN CONCRETE
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED LS 9960
- △ FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP-LS 12770 IN CONCRETE
- ⊙ FOUND THIS SURVEY, 5/8" BARE REBAR
- ▲ FOUND THIS SURVEY, 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED L.S. 6709
- ⊕ MONUMENT AS DESCRIBED
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP, LS 1413
- 571 ADDRESSES



COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa) ss
I hereby certify that this instrument was filed in my office at 4:06 o'clock P.M., on the 16th day of March, 1999, A.D., and was duly recorded in Plat Book No. 17, Page No. 2324, Reception No. 1893336
Drawer No. 66107 Fees 20.00 1.00

Monika Todd
Mesa County Clerk and Recorder

Daylen Henderson
Deputy

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 5th day of March, 1999, A.D., by the Board of County Commissioners of the County of Mesa, State of Colorado.

Kathryn Hall
Chairperson

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 1st day of March, 1999, A.D., by the County Planning Commission of the County of Mesa, State of Colorado.

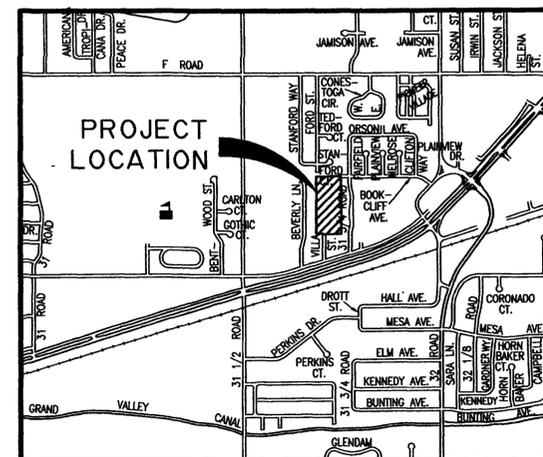
Thomas A. Bente
Chairman

NOTES:

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 a defect in this survey be commenced more than ten years from the date of Certification shown hereon.
2. BASIS OF ELEVATIONS: The southern most corner on the easterly R.O.W. of Villa Street has an elevation of 4689.93 feet with all other elevations shown hereon being relative thereto.
3. BASIS OF BEARINGS: The line between the C-W-NE 1/64 corner and the NE 1/16 corner as shown hereon is assumed to have a bearing of N 89° 48' 02" E with all other bearings shown hereon being relative thereto.
4. Research for easements of record was conducted by Abstract & Title Co. of Mesa County, Inc. Title Commitment No. 00900046 C.
5. SETBACKS:
Single Family - west of Villa Street
Front - 20 ft. for main structure
22 ft. minimum for garage
Rear: 20 ft.
Side: 5 ft. with 15 ft. separation between primary structures.
Single Family & Attached Units - east of Villa Street
All setbacks to be 0 ft. except where attached lots are constructed with unattached units; in that case a minimum of 10 ft. is to be maintained, primary structures.
6. Covenants for Villa Way Subdivision have been recorded with the Mesa County Clerk and Recorder at Book 2554, Page 911-926.

AREA TABLE

LOTS	2.485 AC. ±	43.1%
TRACT A	0.094 AC. ±	1.6%
TRACT B	2.313 AC. ±	40.2%
VILLA STREET	0.872 AC. ±	15.1%
TOTAL AREA	5.764 AC. ±	100.0%



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Villa Way Limited Partnership, a Colorado Limited Partnership being the owner in fee simple of the property described in the instrument recorded in Book 2594, Pages 682-683, in the office of the Clerk and Recorder, County of Mesa, State of Colorado and does hereby plat, said real property in accordance with the Plat shown hereon.

DESCRIPTION OF VILLA WAY SUBDIVISION

A tract of land situated in the SW 1/4 of the NE 1/4 and in the SE 1/4 of the NE 1/4 of Section 10, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

- Beginning at the NE 1/16 corner of said Section 10;
1. Thence S 00° 18' 34" E, 140.70 feet along the west line of Clifton Village Subdivision as said Clifton Village Subdivision is recorded in Plat Book II at Page 261 in the office of the Clerk and Recorder of said Mesa County;
 2. Thence N 89° 42' 00" E, 5.00 feet along the north line of Lot 3A, Block Five of said Clifton Village Subdivision;
 3. Thence S 00° 18' 34" E, 606.00 feet to the north line of Lot 14A, Block Five of said Clifton Village Subdivision;
 4. Thence S 00° 18' 34" E, 12.77 feet;
 5. Thence S 89° 42' 00" W, 5.00 feet to the west line of said Clifton Village Subdivision;
 6. Thence S 89° 44' 31" W, 205.16 feet;
 7. Thence S 00° 15' 25" E, 1.96 feet to the northeast corner of Villa Coronado Subdivision, Filing No. 1 as said Villa Coronado Subdivision is recorded in Plat Book 13 at Page 248 in the office of the Clerk and Recorder of said Mesa County;
 8. Thence S 00° 58' 27" W, 40.10 feet to the northeast corner of Lot 5, Block One of said Villa Coronado Subdivision;
 9. Thence N 00° 14' 16" W, 9.95 feet to an existing 5/8 inch iron rebar;
 10. Thence S 89° 51' 48" W, 82.00 feet to the west line of the E1/2 of the E1/2 of the SW1/4 of the NE1/4 of said Section 10; N 00° 18' 32" W, 751.48 feet to the south line of Bellford Subdivision, Filing No. 1 as said Bellford Subdivision is recorded in Plat Book 12 at Page III in the office of the Clerk and Recorder of said Mesa County;
 12. Thence easterly along the south line of said Bellford Subdivision N 89° 48' 02" E, 327.24 feet to the Point of Beginning.

Villa Way Subdivision as described above contains 5.764 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:

1. All Streets and Rights-of-Way to the County of Mesa for the use of the public forever;
2. All Multi-Purpose Easements to the County of Mesa 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;
3. All Irrigation Easements to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;
4. All Grand Valley Unit Project Easements to the U.S./ Grand Valley Water Users Association, its successors and assigns, for the installation and maintenance of irrigation and drainage facilities;
5. All Palisade Irrigation District Easements to the County of Mesa for the use of the public and to the Palisade Irrigation Company, its successors and assigns, for the installation, operation, maintenance and repair of Palisade Irrigation Company irrigation water transmission facilities;
6. 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;
7. Tract A to the owners (Property/Homeowners Association) of the lots, their successors and assigns forever, hereby platted as a perpetual non-exclusive easement to Mesa County for the use by the public for ingress and egress for bicycling, walking and other access, provided however, that no motorized use by the public is authorized hereby, but Mesa County shall have access by motorized maintenance vehicles and equipment for the purpose of maintaining its easements on Tract A and as an easement for the purpose of drainage and the use of public utilities for the installation, operation, maintenance and repair of utilities and appurtenances.
8. Tract B to the owners of the lots in Block 2, their successors and assigns forever, hereby platted for the purpose of common open space and as a perpetual easement for the installation, operation, maintenance, and repair of private irrigation systems for the common benefit of said lot owners; as private streets to the owners (Property/Homeowners Association) of the lots hereby platted as a perpetual easement for the purpose of 1) ingress and egress purposes for the common benefit and use of said lot owners and their invitee; 2) the installation, operation, maintenance and repair of utilities; 3) use by public services, including, but not limited to, postal service, trash collection, fire, police and emergency vehicles; 4) use by the public utilities; 5) drainage purposes 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.

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, and in Drainage and Detention/Retention easements, the right to dredge, provided, however, that the beneficiaries, their successors, or assigns 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.

VILLA WAY LIMITED PARTNERSHIP, a Colorado Limited Partnership
By: Terry Lawrence

Terry Lawrence, Manager

ACKNOWLEDGEMENT OF OWNERSHIP

State of Colorado)
County of Mesa) ss

On this 22 day of Feb., A.D., 1999, before me the undersigned officer, personally appeared Terry Lawrence 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 11-2-2001

Christy D. Shoshko

Notary Public

225 71.5th #505, Grand Junction, CO 81501

Address

SURVEYOR'S CERTIFICATE

I, Jonathan M. Kobylarz, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that this plat of Villa Way Subdivision as shown hereon was prepared under my direct responsibility, supervision, and checking and accurately represents a survey conducted under my direct supervision. This survey complies with applicable laws and regulations of the State of Colorado and is true to my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 10th day of March, 1999.

Jonathan M. Kobylarz
Jonathan M. Kobylarz
P.L.S. No. 25964



Jonathan M. Kobylarz
Jonathan M. Kobylarz
P.L.S. No. 25964

VILLA WAY SUBDIVISION
SW 1/4 OF THE NE 1/4 OF SECTION 10, T.1 S., R.1 E., UTE PRINCIPAL MERIDIAN, MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO
SCALE: 1" = 60' JOB NO: 8372-01 DATE: 2-10-99 SHEET NO: 1 of 2

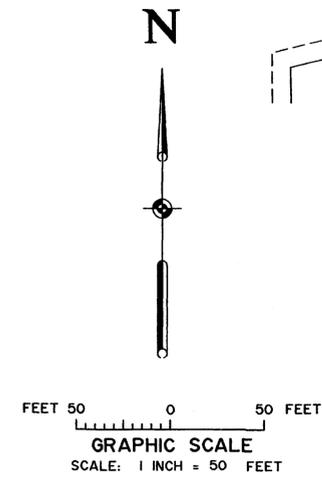
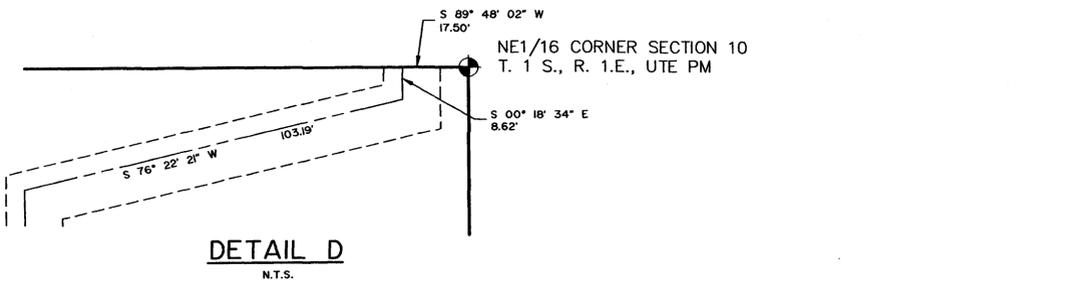
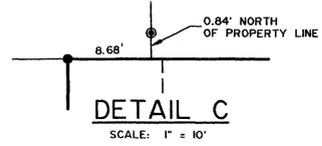
VILLA WAY SUBDIVISION
 SW 1/4 OF THE NE 1/4 OF SECTION 10, T.1 S., R.1 E., UTE PRINCIPAL MERIDIAN, MESA COUNTY, COLORADO

CURVE INFORMATION

(A)	Δ = 60° 00' 00"	R = 78.00'	L = 81.68'	T = 45.03'	C = 78.00'	CB = S 30° 00' 00" W
(B)	Δ = 60° 00' 00"	R = 122.00'	L = 127.76'	T = 70.44'	C = 122.00'	CB = N 30° 00' 00" E
(C)	Δ = 12° 58' 27"	R = 122.00'	L = 27.63'	T = 13.87'	C = 27.57'	CB = S 53° 30' 47" W
(D)	Δ = 14° 06' 08"	R = 122.00'	L = 30.03'	T = 15.09'	C = 29.95'	CB = S 39° 58' 29" W
(E)	Δ = 30° 43' 15"	R = 122.00'	L = 65.41'	T = 33.51'	C = 64.63'	CB = S 17° 33' 48" W
(F)	Δ = 02° 12' 11"	R = 122.00'	L = 4.69'	T = 2.35'	C = 4.69'	CB = S 01° 06' 06" W
(G)	Δ = 29° 46' 59"	R = 78.00'	L = 40.55'	T = 20.74'	C = 40.09'	CB = S 74° 53' 29" W

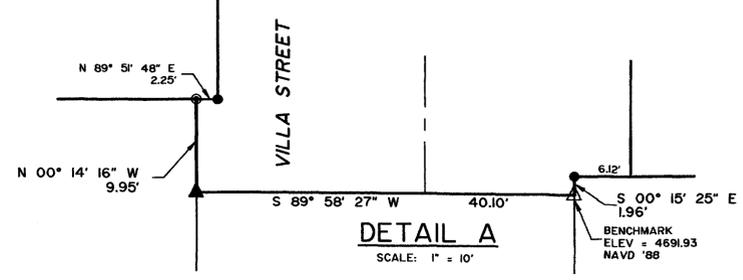
CENTERLINE CURVE INFORMATION

(1)	Δ = 29° 46' 59"	R = 100.00'	L = 51.98'	T = 26.59'	C = 51.40'	CB = N 74° 53' 30" E
(2)	Δ = 60° 00' 00"	R = 100.00'	L = 104.72'	T = 57.74'	C = 100.00'	CB = N 30° 00' 00" E

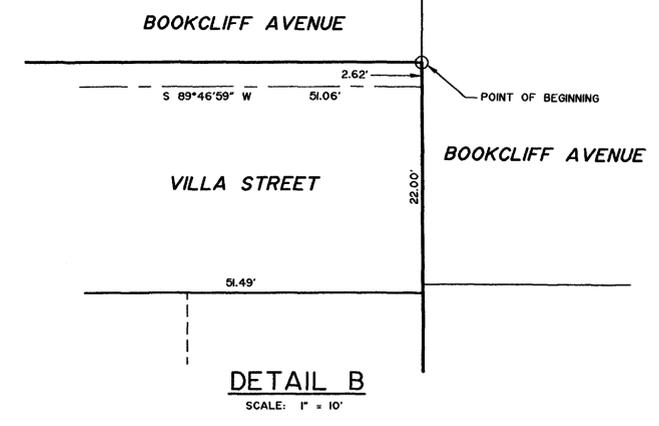


- LEGEND**
- SET THIS SURVEY, 3/4" REBAR WITH 2" DIAMETER ALUMINUM CAP MARKED BANNER, INC., 25954, SET IN CONCRETE
 - SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, INC., 25954, SET IN CONCRETE
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED LS 9960
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 - FOUND THIS SURVEY, 5/8" BARE REBAR
 - ▲ FOUND THIS SURVEY, 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED L.S. 6709
 - ⊙ MONUMENT AS DESCRIBED
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, LS 1413

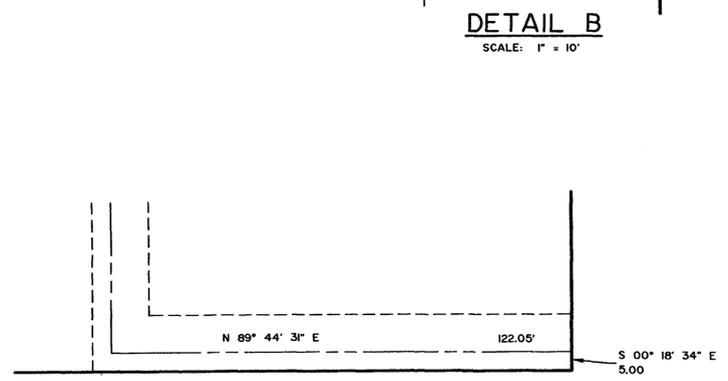
DETAIL D
N.T.S.



DETAIL A
SCALE: 1" = 10'



DETAIL B
SCALE: 1" = 10'



DETAIL E
N.T.S.

LOT TIES IN BLOCK 2

NO.	BEARING	DISTANCE
1.	N 50° 33' 42" E	42.54'
2.	N 54° 05' 30" W	55.92'
3.	S 00° 28' 41" W	63.30'
4.	N 01° 11' 17" E	95.13'
5.	S 36° 05' 19" W	24.75'
6.	S 05° 16' 54" E	10.04'
7.	N 04° 39' 46" E	10.04'
8.	S 02° 48' 00" E	20.02'
9.	S 00° 00' 00" E	80.90'
10.	S 36° 04' 09" E	24.76'
11.	S 04° 39' 46" W	10.04'
12.	S 05° 16' 54" W	10.04'
13.	S 00° 00' 00" E	65.10'
14.	S 68° 43' 43" E	40.86'



VILLA WAY SUBDIVISION
 SW 1/4 OF THE NE 1/4 OF SECTION 10, T.1 S., R.1 E., UTE PRINCIPAL MERIDIAN, MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'	JOB NO: 8372-01	DATE: 2-10-99	SHEET NO: 2 of 2
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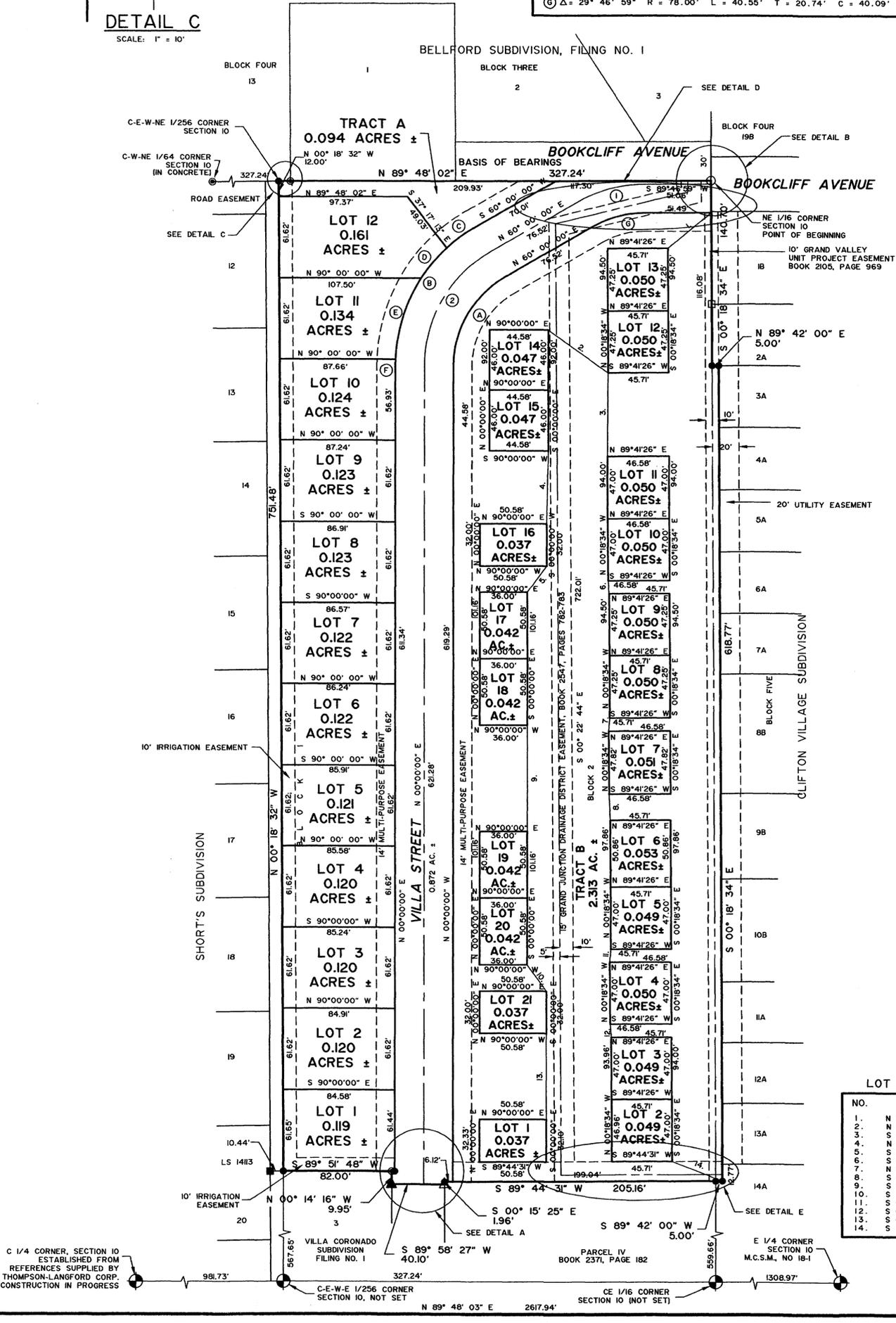


EXHIBIT A

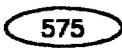
VILLA WAY SUBDIVISION

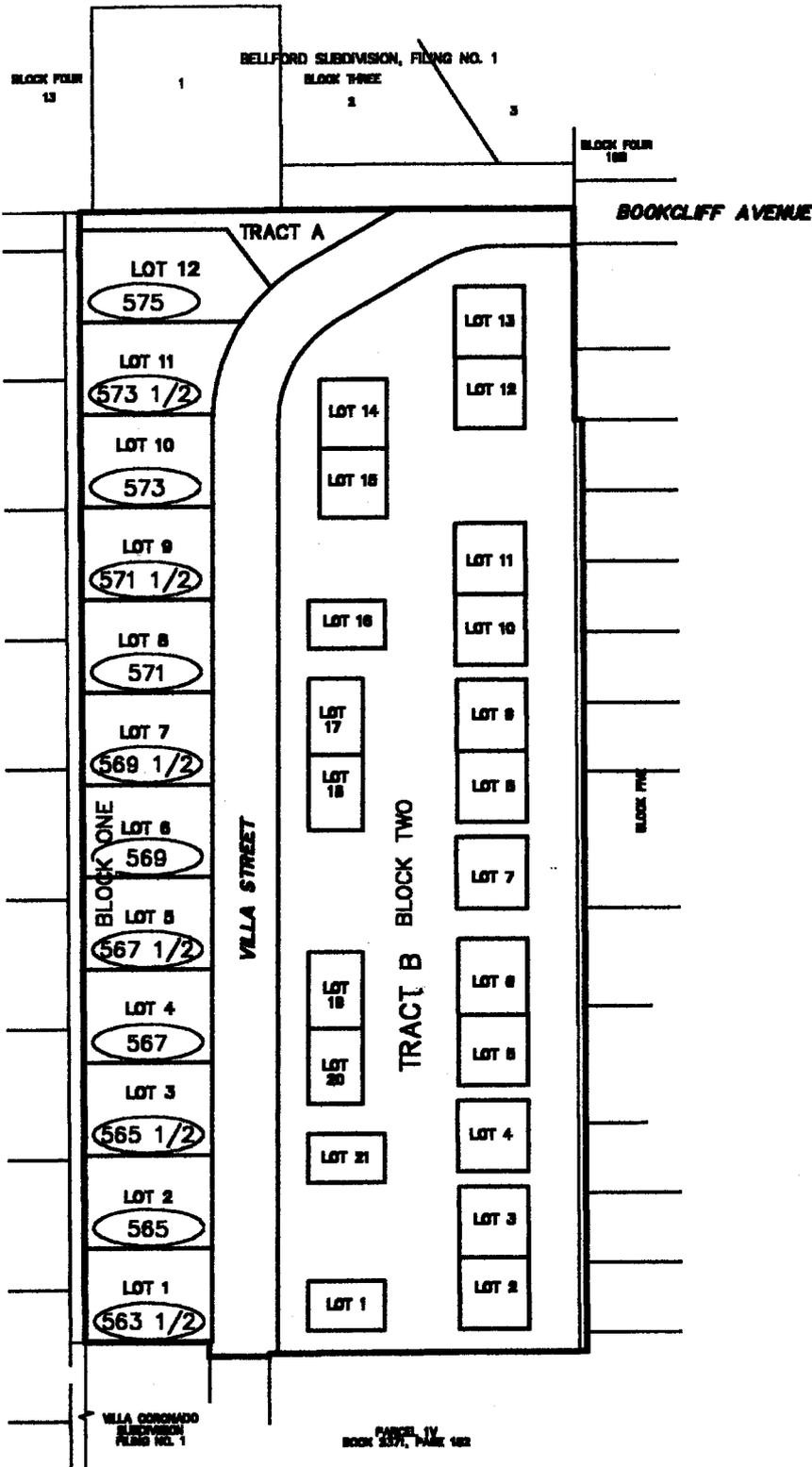
N



FEET 100 0 100 FEET
GRAPHIC SCALE
SCALE: 1 INCH = 100 FEET

LEGEND

 STREET ADDRESSES



1915253 08/10/99 0931AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00

Mesa County, Colorado

AFFIDAVIT OF CORRECTION

JONATHAN M. KOBYLARZ, of lawful age, being first duly sworn, deposes and says:

1. I am an employee of Banner Associates, Inc. and a Professional Land Surveyor, duly licensed under the laws of the State of Colorado.
2. I prepared the Plat of **VILLA WAY SUBDIVISION** as recorded in Plat Book 17, at Page 23 in the office of the Clerk and Recorder of Mesa County, Colorado.
3. The street addresses for Block One as shown on Sheet 1 of 2 of said Plat were supplied to me by the Mesa County Planning Department.
4. The street addresses for said Block One are in error and are correctly shown on Exhibit A attached hereto and made a part of this Affidavit by this reference.

FURTHER AFFIANT SAYETH NOT

Jonathan M. Kobylarz

 Jonathan M. Kobylarz, P.L.S. 25954

STATE OF COLORADO)
) ss:
 COUNTY OF MESA)

Subscribed and sworn to before me this 28th day of July, 1999 A.D.
 by Jonathan M. Kobylarz.

My commission expires: 2/19/03

Charles V. Shrum

 Notary Public

