

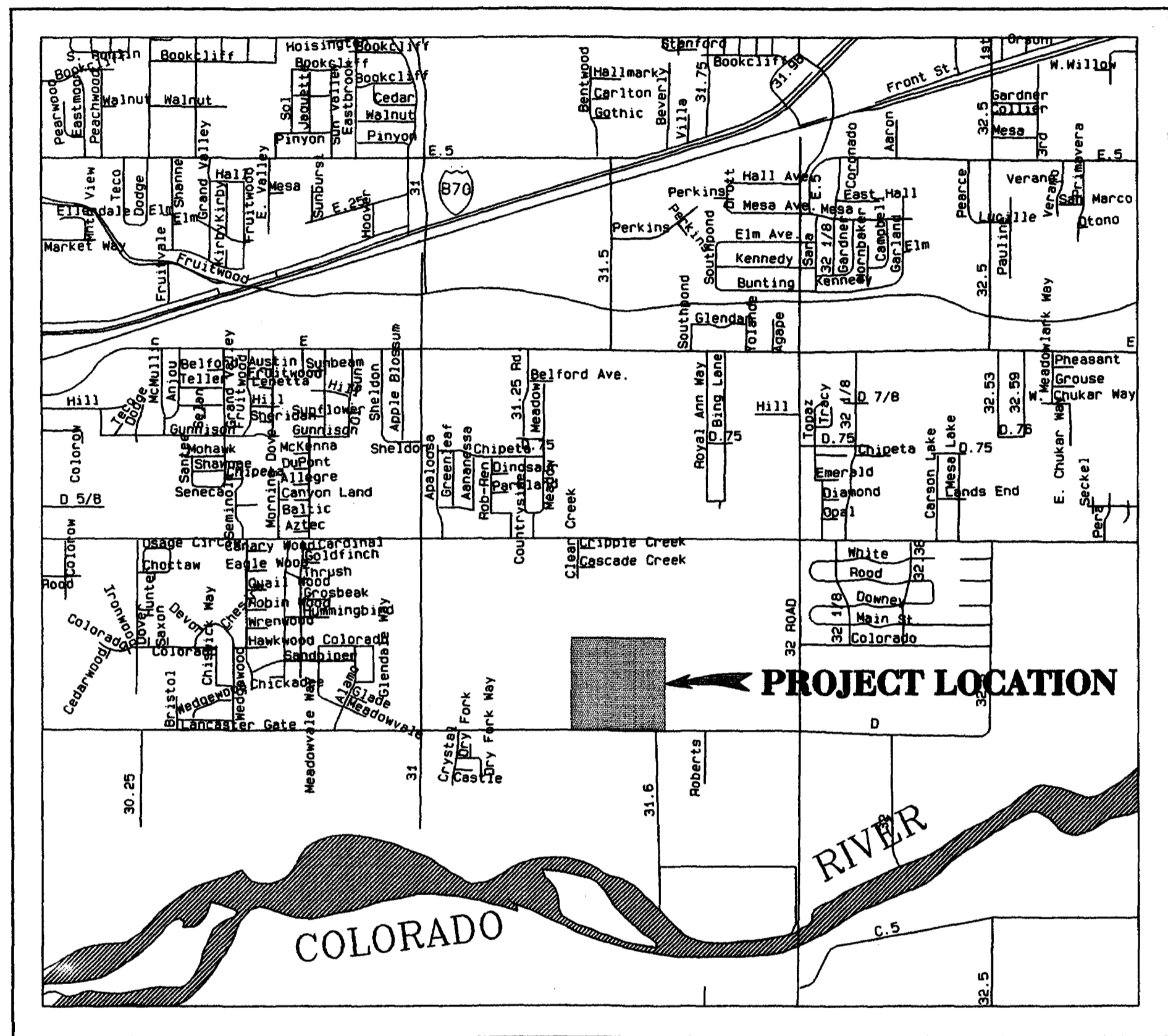
GROVE CREEK SUBDIVISION PHASE 4

A REPLAT OF LOT 1 BLOCK 5, GROVE CREEK SUBDIVISION

SE1/4 SW1/4 & SW1/4 SE1/4 SECTION 15, T.1 S., R.1 E., UTE MERIDIAN

MESA COUNTY, COLORADO

VICINITY MAP
NOT TO SCALE



LAND USE SUMMARY

TRACTS	0.598 ACRES	1.4%
LOTS	38.420 ACRES	88.5%
STREETS	4.366 ACRES	10.1%
TOTAL	43.383 ACRES	100.0%

THIS PROPERTY IS ZONED R1C AND THE FOLLOWING BUILDING SETBACKS MUST BE ADHERED TO:

RIGHT-OF-WAY FOR INTERIOR ROADS:	25'
RIGHT-OF-WAY FOR D ROAD:	40'
SIDE YARD:	10'
REAR YARD:	10'

NOTE: THE REAR YARD SETBACK ON LOTS 9-11, BLOCK FOUR SHALL BE MEASURED FROM THE 20' LANDSCAPE EASEMENT LINE AS SHOWN HEREON.

NOTE: The previously shown easement recorded in Book 958 at Page 1 is not reflected on this plat as a result of information provided by Western Colorado Land Title Company and legal title determination through council for the owner, Constructors West Inc.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Constructors West, Inc. is the owner of that real property in the County of Mesa, State of Colorado, being situated in the southeast one-quarter of the southwest one-quarter and the southwest one-quarter of the southeast one-quarter of Section 15, Township 1 South, Range 1 East of the Ute Meridian, described by deed in Book 2512 at Page 255 of the records of the Mesa County Clerk and Recorder and as shown on the accompanying plat, said property being more particularly described as follows:

LOT 1 BLOCK 5, GROVE CREEK SUBDIVISION
as recorded in Plat Book 15, Pages 323-326
Mesa County, Colorado

That said owner has caused the said real property to be laid out and surveyed as GROVE CREEK SUBDIVISION PHASE 4, a subdivision of a part of Mesa County, Colorado.

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

- * All Streets and Rights-of-Way to the County of Mesa for the use of the public forever;
- * 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;
- * All Drainage Easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of stormwater drainage systems;

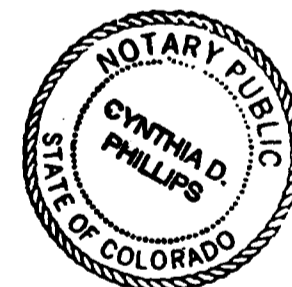
- * All Tracts to the owners of the lots and tracts hereby platted as perpetual easements for the installation and maintenance of utilities and drainage facilities and landscaping.

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 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.

All expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 9 day of August, A.D., 1999.

Kenneth B. Milyard Jr.
Kenneth B. Milyard Jr., President
Constructors West Inc.



State of Colorado)
County of Mesa)ss

This plat was acknowledged before me by KENNETH B. MILYARD, JR.
on this 9th day of AUGUST, A.D.,
1999, for the aforementioned purposes.

Notary Public Cynthia D. Phillips

My Commission expires: 3-1-2001

My address is: 2818 1/2 NORTH AVENUE, GRAND JUNCTION, CO 81501

COUNTY PLANNING COMMISSION CERTIFICATE:

This project was reviewed and approved by the County Planning Commission of Mesa County, Colorado, on this 10th day of September, A.D. 1999.

PLANNING COMMISSION
MESA COUNTY, COLORADO

By: Thomas A. Benton
Chairman Attest: _____
Clerk of Record

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE:

This project was reviewed and approved by the Board of County Commissioners of Mesa County, Colorado, on this 9th day of September, A.D. 1999.

BOARD OF COUNTY COMMISSIONERS
MESA COUNTY, COLORADO

By: Kathryn A. Hall
Chairman Attest: _____
Clerk of Record

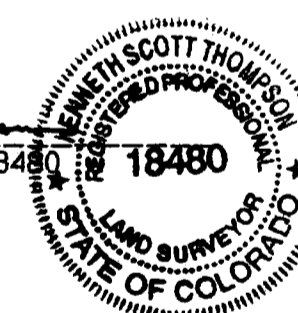
DECLARATION OF COVENANTS

This property is subject to covenants, conditions, and restrictions contained in an instrument recorded in Book 2329 at Page 429 et seq. of the Mesa County records.

SURVEYOR'S STATEMENT:

I hereby state that this survey and plat of GROVE CREEK SUBDIVISION PHASE 4 were prepared by me or under my direct responsibility, supervision, and checking, and that, in my professional opinion, they are true and correct to the best of my knowledge, belief, and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado.

Kenneth Scott Thompson
Kenneth Scott Thompson P.L.S. 18480 August 5, 1999



COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 10:35 o'clock A. M., this 15th day of September 1999, and is duly recorded in Plat Book No. 17, Page 163-164 and 165
Reception No. 1919964 Drawer No. HH-35

Monika Todd by Shirley Howard
Clerk and Recorder of Mesa County

GROVE CREEK - PHASE 4

CONSTRUCTORS WEST INC.

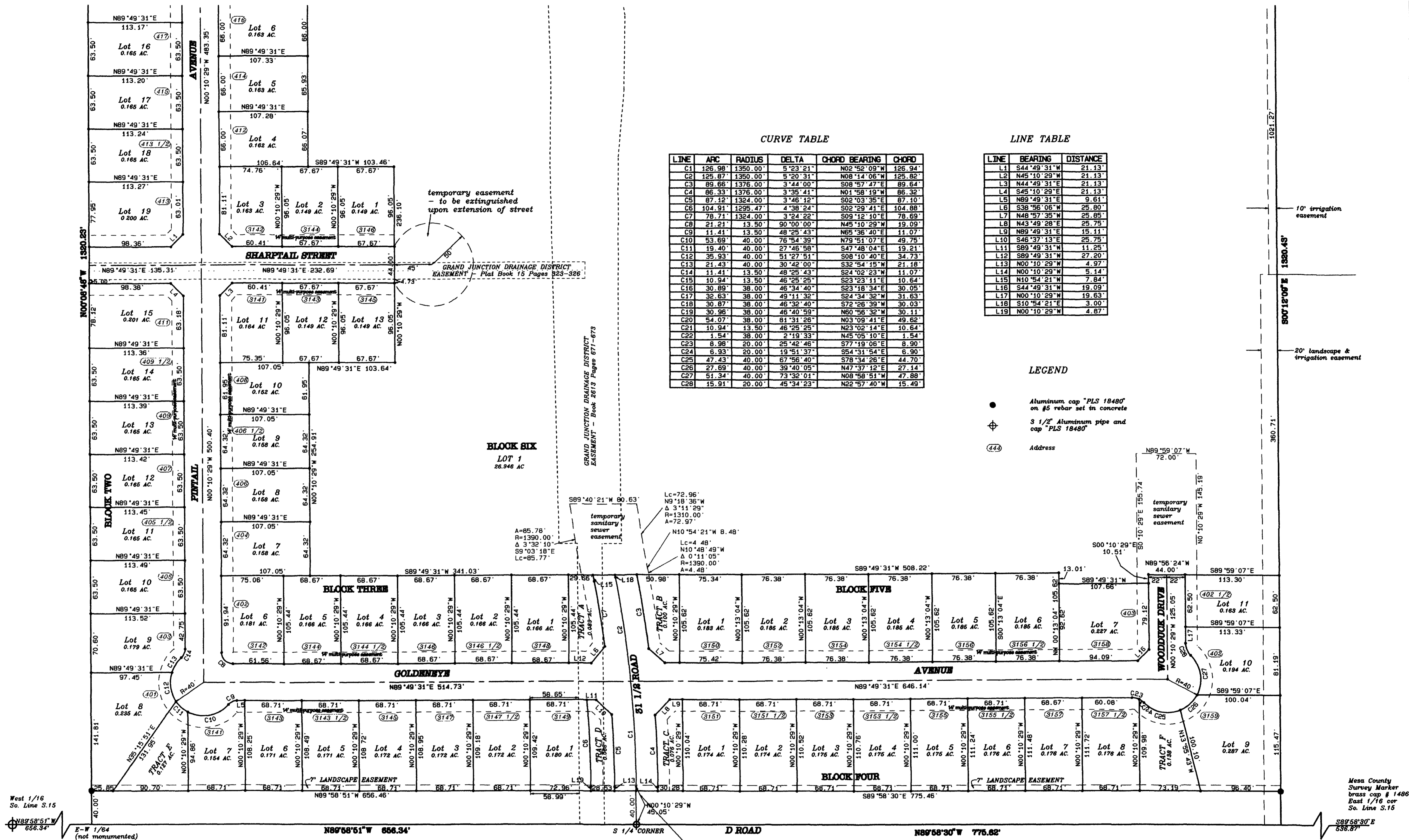
SECTION: SW1/4 SE1/4 S.15 T1N1S1E1R1E UTE MERIDIAN

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Date: Aug 5, 1999 Designed: DRS Checked: DJM Job No. 0187-023
S:\Survey\0187_cowest\023\ph4plat.pro Sheet 1 of 3

GROVE CREEK SUBDIVISION PHASE 4



CURVE TABLE

LINE	APC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	126.98'	1350.00'	5°23'21"	N02°52'09"W	126.94'
C2	125.87'	1350.00'	5°20'31"	N08°14'06"W	125.82'
C3	89.66'	1376.00'	3°44'00"	S08°57'47"E	89.64'
C4	86.33'	1376.00'	3°35'41"	N01°58'19"W	86.32'
C5	87.12'	1324.00'	3°46'12"	S02°03'35"E	87.10'
C6	104.91'	1295.47'	4°38'24"	S02°29'41"E	104.88'
C7	78.71'	1324.00'	3°24'22"	S09°12'10"E	78.69'
C8	21.21'	13.50'	90°00'00"	N45°10'29"W	19.09'
C9	11.41'	13.50'	48°25'43"	N65°36'40"E	11.07'
C10	53.69'	40.00'	76°54'39"	N79°51'07"E	49.75'
C11	19.40'	40.00'	27°46'58"	S47°48'04"E	19.21'
C12	35.93'	40.00'	51°27'51"	S08°10'40"E	34.73'
C13	21.43'	40.00'	30°42'00"	S32°54'15"W	21.18'
C14	11.41'	13.50'	48°25'43"	S24°02'23"W	11.07'
C15	10.94'	13.50'	46°25'25"	S23°23'11"E	10.64'
C16	30.89'	38.00'	46°34'40"	S23°18'34"E	30.05'
C17	32.63'	38.00'	49°11'32"	S24°34'32"W	31.63'
C18	30.87'	38.00'	46°32'40"	S22°28'39"W	30.03'
C19	30.96'	38.00'	46°40'59"	N60°56'32"W	30.11'
C20	54.07'	38.00'	81°31'26"	N03°09'41"E	49.62'
C21	10.94'	13.50'	46°25'25"	N23°02'14"E	10.64'
C22	1.54'	38.00'	2°19'33"	N45°05'10"E	1.54'
C23	8.98'	20.00'	25°42'46"	S77°19'06"E	8.90'
C24	6.93'	20.00'	19°51'37"	S54°31'54"E	6.90'
C25	47.43'	40.00'	67°56'40"	S78°34'26"E	44.70'
C26	27.69'	40.00'	39°40'05"	N47°37'12"E	27.14'
C27	51.34'	40.00'	73°32'01"	N08°58'51"W	47.88'
C28	15.91'	20.00'	45°34'23"	N22°57'40"W	15.49'

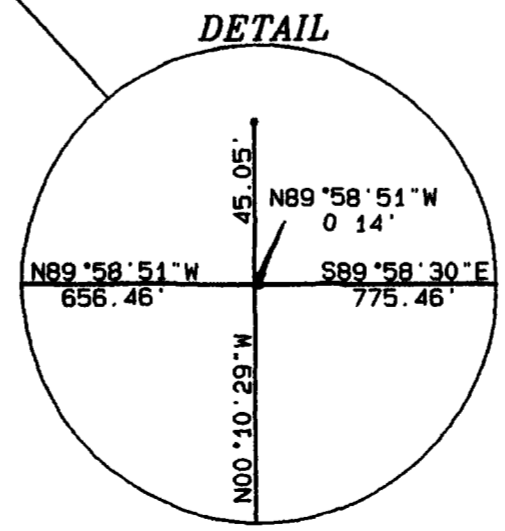
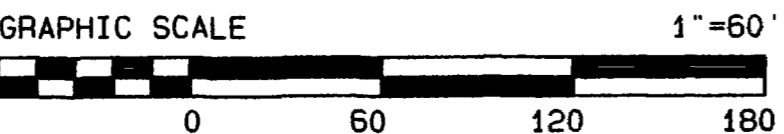
LINE TABLE

LINE	BEARING	DISTANCE
L1	S44°49'31"W	21.13'
L2	N45°10'29"W	21.13'
L3	N44°49'31"E	21.13'
L4	S45°10'29"E	21.13'
L5	S38°56'06"W	25.80'
L6	S38°56'06"W	25.80'
L7	N48°57'35"W	25.85'
L8	N43°49'28"E	25.75'
L9	N89°49'31"E	25.75'
L10	S46°37'13"E	15.11'
L11	S89°49'31"W	11.25'
L12	S89°49'31"W	27.20'
L13	N00°10'29"W	4.97'
L14	N00°10'29"W	5.14'
L15	N10°54'21"W	7.84'
L16	S44°49'31"W	19.09'
L17	N00°10'29"W	19.63'
L18	S10°54'21"E	3.00'
L19	N00°10'29"W	4.87'

LEGEND

- Aluminum cap "PLS 18480" on #5 rebar set in concrete
- 3 1/2" Aluminum pipe and cap "PLS 18480"
- Address

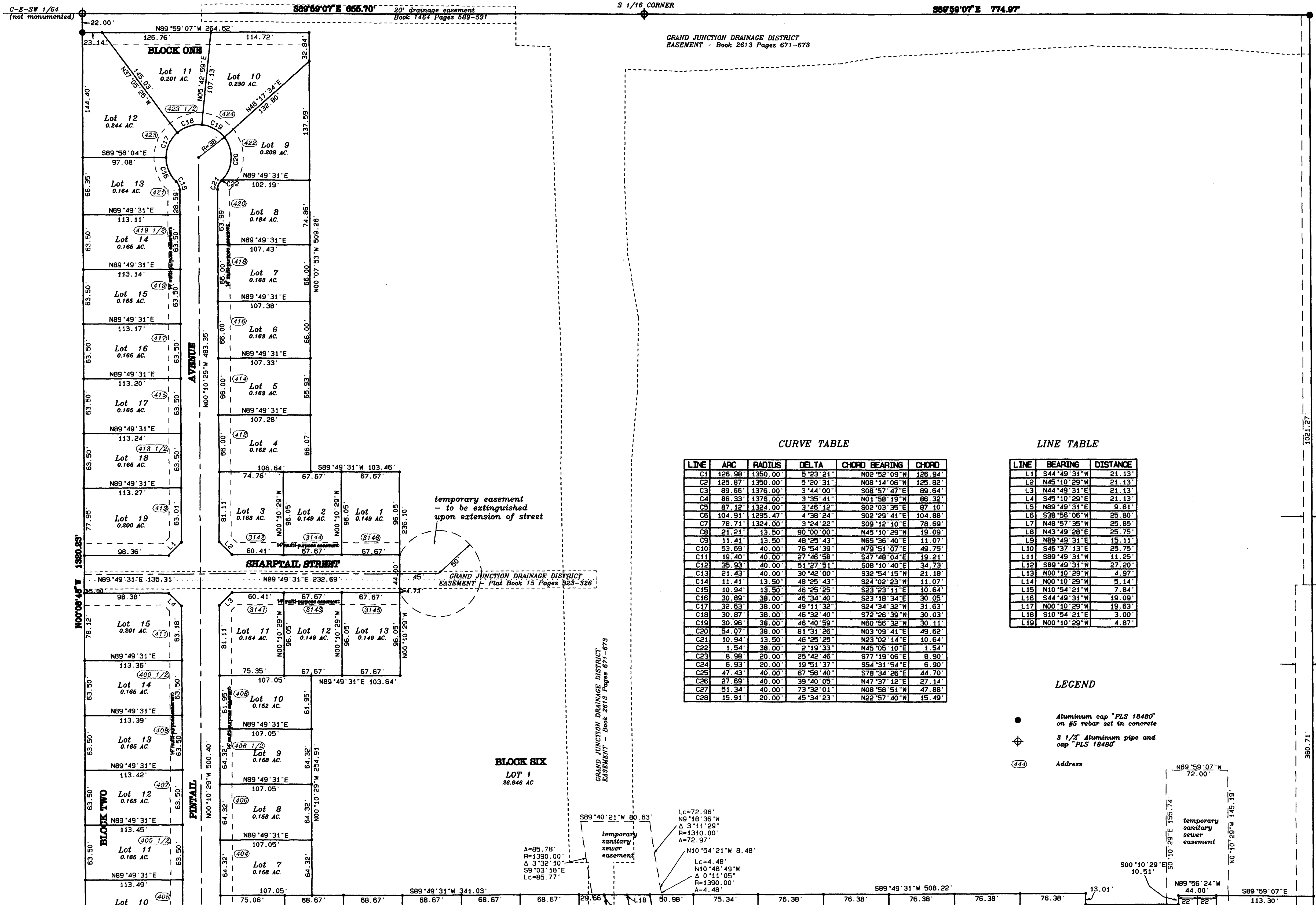
BASIS OF BEARINGS STATEMENT
 Bearings on this plat are based on the assumption that the South line of the SE 1/4 SW 1/4 between the S 1/4 corner and the W 1/16 corner, monumented by aluminum caps (PLS 18480) in range boxes, bears North 89°58'51" West.



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 the certification shown hereon.

GROVE CREEK - PHASE 4
 CONSTRUCTORS WEST INC.
 SECTION: SW 1/4 SE 1/4 S. 15 T. 12 N. R. 1 E. MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6067
 Date: Sep 2, 1999 | Designed: DRS | Checked: DJM | Job No. 0187-023
 S:\Survey\0187_cowest\023\p1401at.pro | Sheet 2 of 3

GROVE CREEK SUBDIVISION PHASE 4



CURVE TABLE

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C1	126.98'	1350.00'	5°23'21"	N02°52'09"W	126.94'
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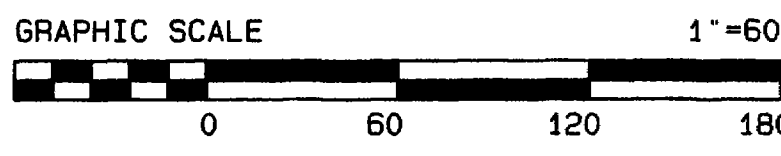
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L3	N44°49'31"E	21.13'
L4	S45°10'29"E	21.13'
L5	N89°49'31"E	9.61'
L6	S38°56'06"W	25.80'
L7	N48°57'35"W	25.85'
L8	N43°49'28"E	25.75'
L9	N89°49'31"E	15.11'
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LEGEND

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- ⊕ 3 1/2" Aluminum pipe and cap "PLS 18480"
- (444) Address

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GROVE CREEK - PHASE 4
 CONSTRUCTORS WEST INC.
 SECTION SW 1/4 SE 1/4 S.15 T.14N R.1E MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6067
 Date: Sep 2, 1999 Designed: DRS Checked: DJM Job No. 0187-023
 S:\Survey\0187 cwest\023\ph4plat.pro Sheet 3 of 3

AFFIDAVIT OF CORRECTION

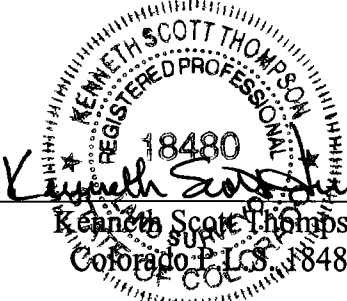
1932018 12/14/99 0330PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$5.00

STATE OF COLORADO)
) ss
COUNTY OF MESA)

I, Kenneth Scott Thompson, state that the following corrections are made to the plat known as Grove Creek Filing 4.

Said plat having been prepared by me and recorded in the office of the Mesa County Clerk and Recorder at Plat Book 17, Pages 163, 164 and 165 and Reception Number 1919964.


- 1. The distance of the southerly line of Lot 4 Block One, shown as 106.64', should correctly be shown as 107.23'.
- 2. The distance of the northerly line of Lot 3 Block One, shown as 74.46', should correctly be shown as 75.35'.
- 3. The area of Lot 3, shown as 0.163 acres, should be correctly shown as 0.164 acres.
- 4. The area of Lot 4, shown as 0.162 acres, should be correctly shown as 0.163 acres.



Kenneth Scott Thompson
Kenneth Scott Thompson
Colorado P.L.S. #18480

SUBSCRIBED TO AND SWORN TO

before me this 13th day of December
1999



NOTARY PUBLIC
LANETTE K. GARNETT
STATE OF COLORADO

Lanette K. Garnett
Notary Public
My commission expires 02/17/02