

GRAND VISTA SUBDIVISION

FILING NO. 1

A REPLAT OF PARCEL 1 PLSEK/CROWE SIMPLE LAND DIVISION

SITUATED IN THE W1/2 NE1/4 S.26, T.1 N., R.1 W., UTE MERIDIAN, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Best Buy Homes Colorado, Inc. a Colorado Corporation is the owner of that real property situated in the City of Grand Junction, located in the west half of the northeast quarter of Section 28, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, described in Book 2937 Page 630 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, being more particularly described as follows:

Parcel 1 of PLSEK/CROWE SIMPLE LAND DIVISION,
according to the plat recorded in Plat Book 15 at Page 288
of the records of the Clerk and Recorder of Mesa County, Colorado.

Containing 38.927 acres, more or less.

That said owner has by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and Tracts as shown hereon, and designates the same as GRAND VISTA SUBDIVISION, FILING NO. 1, in the City of Grand Junction, State of Colorado, and does hereby make the following dedications and grants:

All Streets and Rights-of-Way are hereby dedicated to the City of Grand Junction for the use of the public forever;

All Multi-Purpose Easements are hereby granted 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

Perpetual, non-exclusive Sanitary Sewer Easements as shown hereon are hereby granted to the City of Grand Junction, and reserved to the undersigned Owner, for the installation, operation, maintenance, and repair/replacement of underground utilities.

A perpetual, non-exclusive Maintenance Access Easement over that portion of the U.S.B.O.R right-of-way within Lot 9 and Lot 10 of Block Two is hereby granted to the City of Grand Junction, and reserved to the undersigned Owner, for access to the sanitary sewer system for maintenance purposes.

The natural drainage maintenance easement to the City of Grand Junction for the purpose of maintaining the natural drainage to carry storm water flows

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.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

That said owners certify that all lienholders, if any, are represented hereon.

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 24th day of January, A.D., 2002.

Best Buy Homes Colorado, Inc.
a Colorado Corporation

By Bailey Dotson
Bailey Dotson,

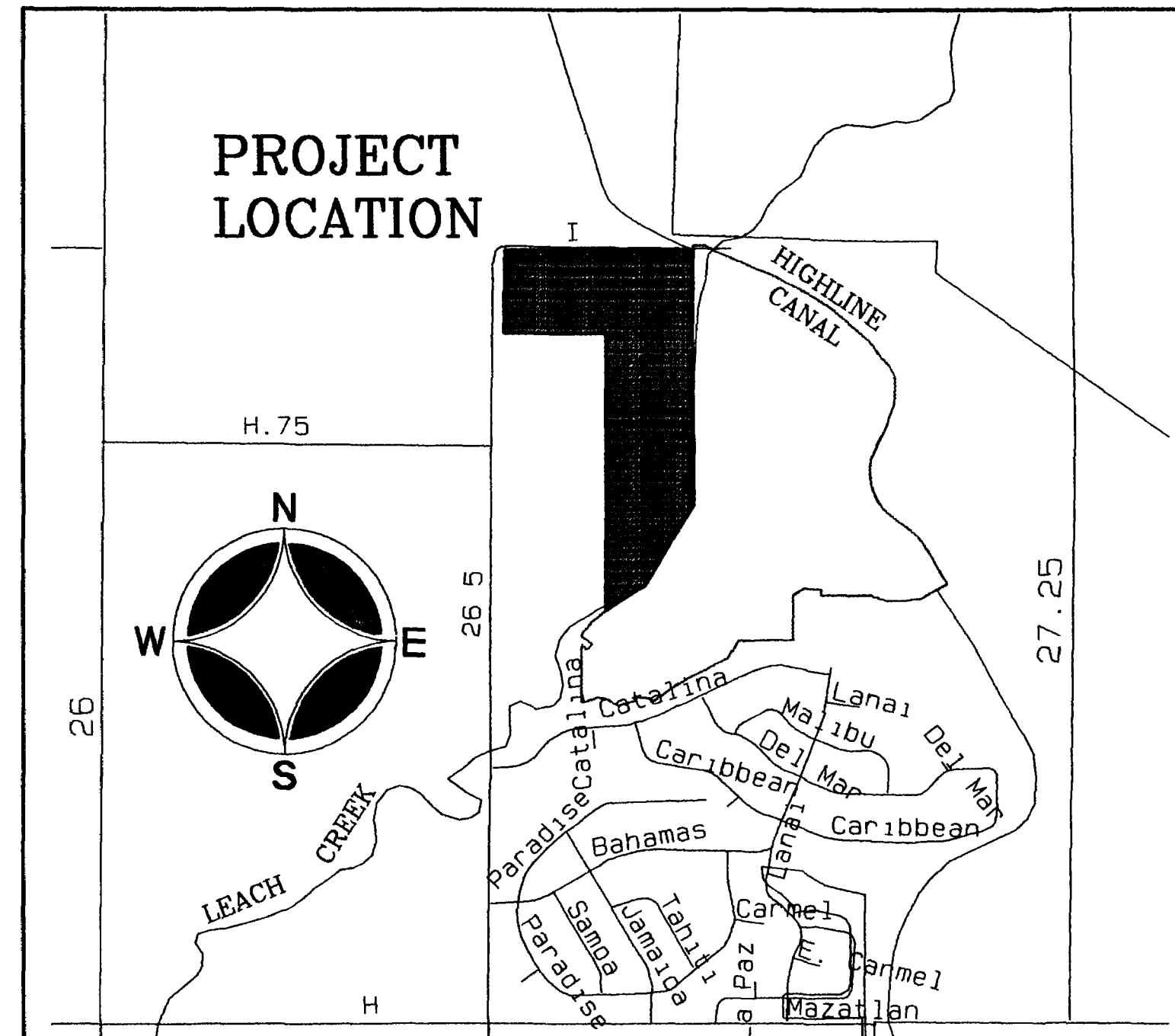
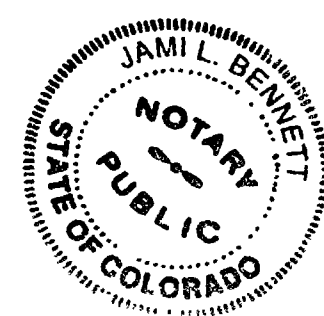
State of Colorado)
County of Mesa)
Denver

This plat was acknowledged before me by Bailey Dotson as President of Best Buy Homes Colorado, Inc., a Colorado Corporation on this 24 day of January, A.D., 2002, for the aforementioned purposes.

My Commission expires: April 18, 2005

Notary Public Jami L. Bennett

My address is: 3301 E 15th Ave Denver CO 80204



1" = 1000'

PLAT NOTES

1. The lands within Grand Vista Subdivision Filing 1 are subject to the terms and conditions of the Development Improvements Agreement for Grand Vista Subdivision Filing 1 recorded on February 4, 2002 in Book 3015 at Page 288 in the Office of the Clerk and Recorder of Mesa County, Colorado.

2. The lands within Blocks 1, 2, and 3 in Grand Vista Subdivision Filing 1 are subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions of Grand Vista Subdivision recorded on February 4, 2002 in Book 3015 at Page 212 of said records.

3. Tracts A, B, C, and D, as shown hereon, will be conveyed to the Grand Vista Home Owners Association, Inc. for open space purposes, subject to the various easements dedicated on this Plat. All Tracts owned by the Grand Vista Home Owners Association, Inc will constitute Common Area under the Declaration of Covenants, Conditions and Restrictions for Grand Vista Subdivision. Recorded in Book 3015 at Page 231 on the 4th day of February, 2002.

4. This subdivision falls within the Walker Field Airport Area of Influence. Noise mitigation measures as stated in the Walker Field Airport Master Plan are included in the Master Declaration of Covenants, Conditions and Restrictions for Grand Vista Subdivision

5. The 60 LDN (yearly day/night average sound level) line and the 85 LDN line as shown hereon, are from "Exhibit A-1, Existing Noise Exposure" of the Walker Field Airport Master Plan. The Critical Zone line was developed from the runway centerline by LANDesign of Grand Junction, Colorado.

6. The undersigned owners reserve the right from time to time, but shall have no obligation, to subdivide and develop all or portions of Block 4 as shown hereon, by the filing of Supplemental Plats or Maps and Supplemental Declarations or otherwise. Said future filings may include less than all of Block 4.

7. Potential property owners should review the project file located at the Community Development Department for soils and other geotechnical information pertaining to this development, specifically as noted in the geotechnical report and findings of the Colorado Geological Survey (CGS). See File #FP-2001-010. The developer of the lot shall abide by the minimal requirements stated in the recommendations from the CGS regarding building setbacks and foundations, or demonstrate that they have otherwise satisfied the requirements.

8. Driveway access for Lots 1 and 2, Block 1 is restricted to Trappers Court.

9. Perpetual, non-exclusive Irrigation Easements as shown hereon will be conveyed to the Grand Vista Home Owner's Association, Inc., and reserved to the undersigned Owner, for the installation, operation, maintenance, and repair/replacement of irrigation water lines. Recorded in Book 3015 at Page 232 on the 4th day of February, 2002.

10. For the purpose of allowing vehicular and pedestrian access for maintenance of the sanitary sewer there shall be no fences or other impedences to such access constructed or established within the Bureau of Reclamation easement on Lots 7, 8, 9 and 10 of Block 2, and Lots 21, 23 and 25 of Block 1.

11. Lot 11 and Lot 12, Block Two shall be subject to the terms and conditions of the Easement and Shared Driveway Agreement recorded on February 4, 2002 in Book 3015 at Page 232 in the Office of the Clerk and Recorder of Mesa County.

AREA SUMMARY

Lots	14.674 Acres	37.69 %
Roads	2.458 Acres	6.31 %
Future Development (Block 4)	20.073 Acres	51.57 %
Homeowners Association Tracts	1.723 Acres	4.43 %
Total	38.927 Acres	100 %

CITY APPROVAL

This plat of GRAND VISTA SUBDIVISION FILING NO 1, a plat of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 24th day of January, A.D., 2002.

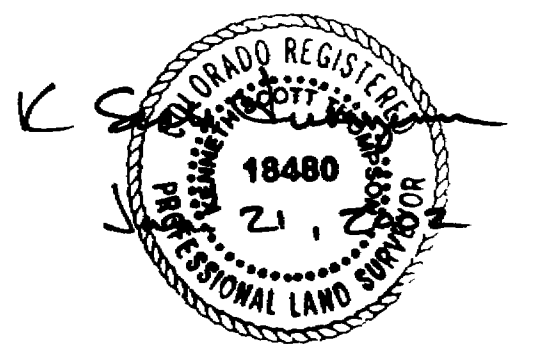
By: [Signature]
City Manager

Attest: [Signature]
President of City Council

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of GRAND VISTA SUBDIVISION FILING NO. 1, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and 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 to the best of my knowledge and belief. As a requirement of the City of Grand Junction blank underlined spaces have been provided for the insertion of data after the recording of this plat. As this is beyond my control no responsibility is assumed or accepted for the accuracy of said data as it may or may not be shown hereon.

Kenneth Scott Thompson
Colorado PLS 18480



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 4:30 o'clock P. M., this 24th day of January, A.D., 2002, and is duly recorded in Plat Book No 15, Page 242-13, as Reception No. 2002-171 Drawer No. 44-24. Fees: 431.00

Clerk and Recorder of Mesa

GRAND VISTA SUBDIVISION
FILING NO. 1
BEST BUY HOMES, INC.

SECTION: W1/2 NE1/4 S.26	TOWNSHIP: 1 North	RANGE: 1 West	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION			
829 25 1/2 ROAD - B-210 (970) 243-6067			
Grand Junction CO 81508 tlc@tlcwest.com			
S:\Survey\0418 bestbuy\002 crowe\PLAT.pro		Job No. 0418-002	
Drawn: KST	Checked: DRS	Date: Jan 21, 2002	Sheet 1 of 3

GRAND VISTA SUBDIVISION

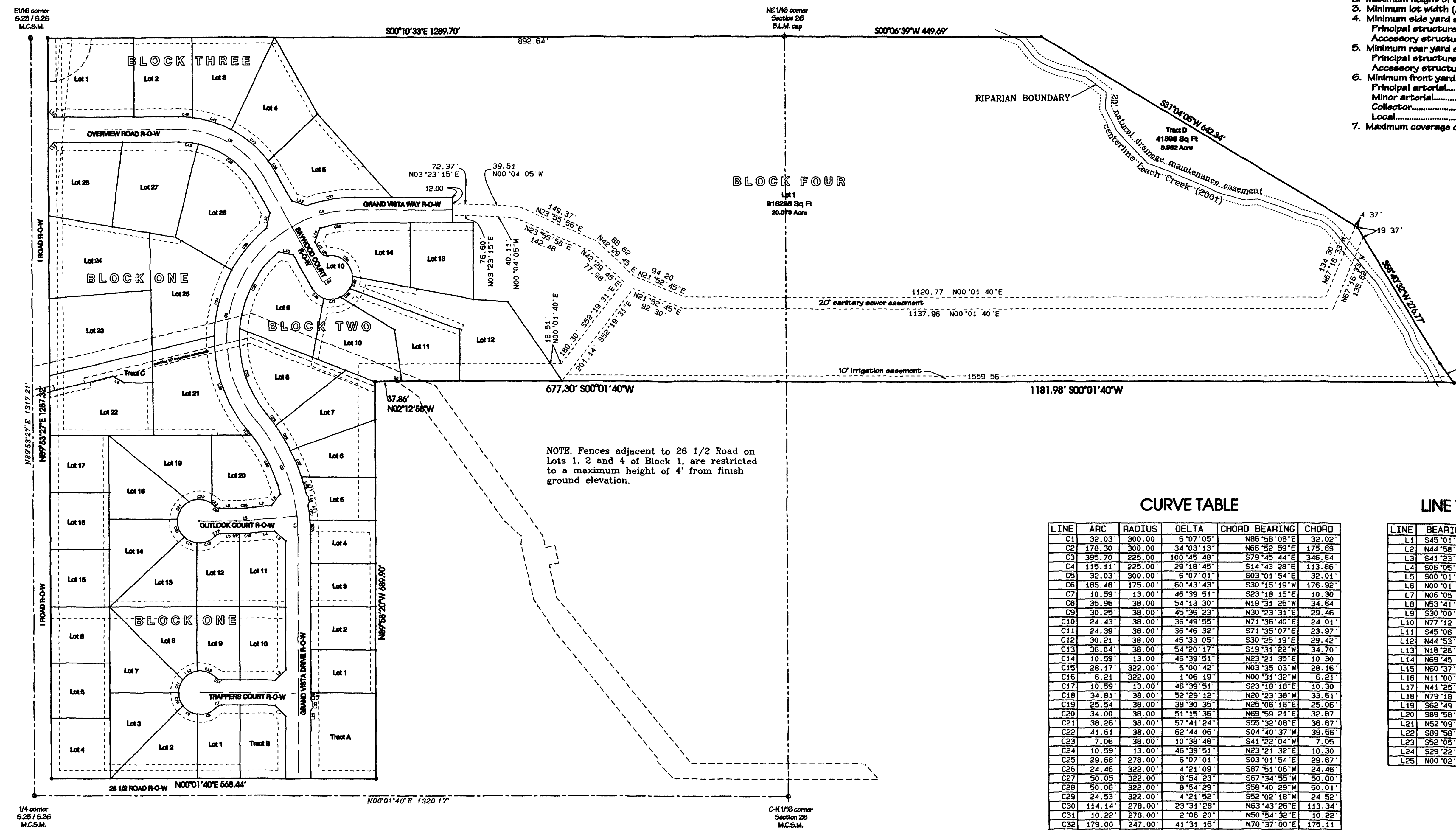
FILING NO. 1

Zoning - RSF-4 (RESIDENTIAL SINGLE FAMILY)

Minimum lot area.....	8,500 sq. ft.
Maximum units per gross acre.....	4
Bulk Requirements	
1. Minimum street frontage.....	20 feet
2. Maximum height of structures.....	32 feet
3. Minimum lot width (at structure site for principal structure)....	75 feet
4. Minimum side yard setback	
Principal structure.....	7 feet
Accessory structure (on rear half of parcel).....	5 feet
5. Minimum rear yard setback	
Principal structure.....	30 feet
Accessory structure.....	10 feet
6. Minimum front yard setback (from centerline of right-of-way)	
Principal arterial.....	75 feet
Minor arterial.....	65 feet
Collector.....	50 feet
Local.....	45 feet
7. Maximum coverage of lot by structures.....	35%

RIPARIAN BOUNDARIES - Water boundaries, or boundaries formed by a river, lake or the sea. The general rule is that riparian boundaries shift with changes due to accretion or erosion but retain their original location if brought about by avulsion or by artificial causes.

GLOSSARY OF SURVEYING AND MAPPING TERMS
U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
CADASTRAL SURVEY TRAINING STAFF - 1978



NOTE: Fences adjacent to 26 1/2 Road on Lots 1, 2 and 4 of Block 1, are restricted to a maximum height of 4' from finish ground elevation.

CURVE TABLE

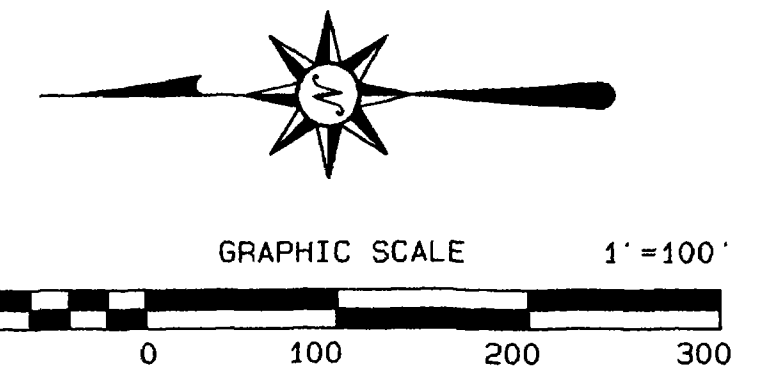
LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	32.03	300.00	6°07'05"	N86°58'08"E	32.02'
C2	178.30	300.00	34°03'13"	N66°52'59"E	175.69'
C3	395.70	225.00	100°45'48"	S79°45'44"E	346.64'
C4	115.11	225.00	29°18'45"	S14°43'28"E	113.86'
C5	32.03	300.00	6°07'01"	S03°01'54"E	32.01'
C6	185.48	175.00	60°43'43"	S30°15'19"W	176.92'
C7	10.59	13.00	46°39'51"	S23°18'15"E	10.30'
C8	35.96	38.00	54°13'30"	N19°31'26"W	34.64'
C9	30.25	38.00	45°36'23"	N30°23'31"E	29.46'
C10	24.43	38.00	36°49'55"	N71°36'40"E	24.01'
C11	24.39	38.00	36°46'32"	S71°35'07"E	23.97'
C12	30.21	38.00	45°33'05"	S30°25'19"E	29.42'
C13	36.04	38.00	54°20'17"	S19°31'22"W	34.70'
C14	10.59	13.00	46°39'51"	N23°21'35"E	10.30'
C15	28.17	322.00	5°00'42"	N03°35'03"W	28.16'
C16	6.21	322.00	1°06'19"	N00°31'32"W	6.21'
C17	10.59	13.00	46°39'51"	S23°18'18"E	10.30'
C18	34.81	38.00	52°29'12"	N20°23'38"W	33.61'
C19	25.54	38.00	38°30'35"	N25°06'16"E	25.06'
C20	34.00	38.00	51°15'36"	N69°59'21"E	32.87'
C21	38.26	38.00	57°41'24"	S55°32'08"E	36.67'
C22	41.61	38.00	62°44'06"	S04°40'37"W	39.56'
C23	7.06	38.00	10°38'48"	S41°22'04"W	7.05'
C24	10.59	13.00	46°39'51"	N23°21'32"E	10.30'
C25	29.68	278.00	6°07'01"	S03°01'54"E	29.67'
C26	24.46	322.00	4°21'09"	S87°51'06"W	24.46'
C27	50.05	322.00	8°54'23"	S67°34'55"W	50.00'
C28	50.06	322.00	8°54'29"	S58°40'29"W	50.01'
C29	24.53	322.00	4°21'52"	S52°02'18"W	24.52'
C30	114.14	278.00	23°31'28"	N63°43'26"E	113.34'
C31	10.22	278.00	2°06'20"	N90°54'32"E	10.22'
C32	179.00	247.00	41°31'16"	N70°37'00"E	175.11'
C33	160.35	203.00	45°15'26"	S72°29'05"W	156.21'
C34	119.56	247.00	27°44'05"	S74°45'19"E	118.40'
C35	154.57	203.00	43°37'35"	N63°04'25"W	150.86'
C36	95.19	247.00	22°04'50"	S49°50'52"E	94.60'
C37	85.73	247.00	19°53'09"	S10°00'39"E	85.30'
C38	127.46	153.00	47°43'58"	N36°45'11"E	123.81'
C39	27.67	197.00	8°02'56"	S56°35'42"W	27.65'
C40	84.49	197.00	24°34'25"	S40°17'02"W	83.85'
C41	71.57	197.00	20°48'55"	S17°35'21"W	71.18'
C42	25.07	197.00	7°17'27"	S03°32'10"W	25.05'
C43	34.70	153.00	12°59'45"	N06°23'20"E	34.63'
C44	26.77	322.00	4°45'47"	S83°17'38"W	26.76'
C45	31.78	322.00	5°39'21"	S74°51'47"W	31.77'
C46	28.25	38.00	42°39'07"	N39°17'36"E	27.54'
C47	29.43	38.00	44°22'05"	N04°15'00"W	28.70'
C48	22.43	38.00	33°48'47"	N43°18'26"W	22.10'
C49	21.84	38.00	32°56'07"	N76°40'53"W	21.54'
C50	62.33	38.00	93°58'55"	S39°51'36"W	55.57'
C51	15.96	13.50	67°45'02"	S26°44'39"W	15.05'
C52	61.82	203.00	17°26'58"	N08°47'34"W	61.59'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S45°01'40"W	26.18'
L2	N44°58'20"W	26.18'
L3	S41°23'26"W	25.52'
L4	S06°05'24"E	32.93'
L5	S00°01'37"W	27.91'
L6	N00°01'37"E	27.91'
L7	N06°05'24"W	32.87'
L8	N53°41'45"W	25.35'
L9	S30°00'00"W	29.46'
L10	N77°12'08"W	27.49'
L11	S45°06'33"E	14.88'
L12	N44°53'27"E	14.88'
L13	N18°26'28"E	27.49'
L14	N69°45'49"W	25.30'
L15	N60°37'10"E	19.22'
L16	N11°00'09"E	25.98'
L17	N41°25'36"E	5.91'
L18	N79°18'06"E	8.77'
L19	S62°49'25"E	5.91'
L20	S89°58'20"E	12.65'
L21	N52°09'10"E	5.70'
L22	S89°58'20"E	8.77'
L23	S52°05'50"E	5.70'
L24	S29°22'50"E	16.00'
L25	N00°02'26"E	9.08'

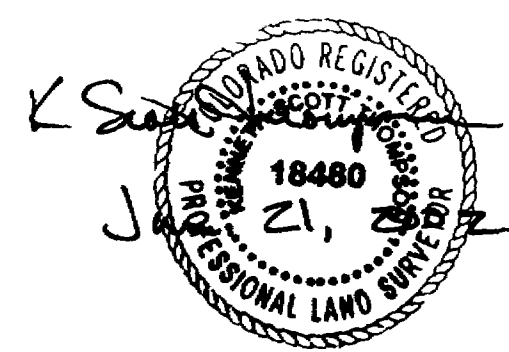
LEGEND

- ⊙ BLM brass cap
- ⊙ Mesa County Survey Marker
- Monument as noted
- Alum. cap "PLS 18480" set on #6 rebar
- F Front Yard
- R Rear Yard
- S Side Yard



BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County SIMSLCS determined by GPS observation on a Mesa County Survey Marker at the east sixteenth corner of Section 26 and Section 23 and a BLM brass cap for the northeast sixteenth corner of Section 26, Township 1 North, Range 1 West of the Ute Meridian. The bearing of this line is South 00°10'33" East.



REFER TO SHEET 1 OF 3 FOR SURVEYOR'S STATEMENT

GRAND VISTA SUBDIVISION
FILING NO. 1
BEST BUY HOMES, INC.

SECTION: W1/2 NE1/4 S.26 T14N R10W MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
829 25 1/2 ROAD - B-210 (970) 243-8067
Grand Junction CO 81808 tlo@tlowest.com

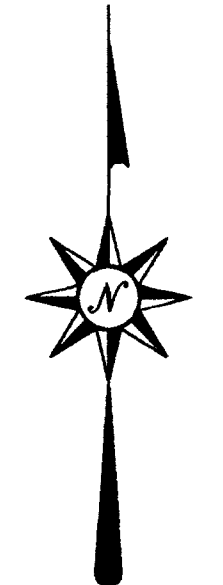
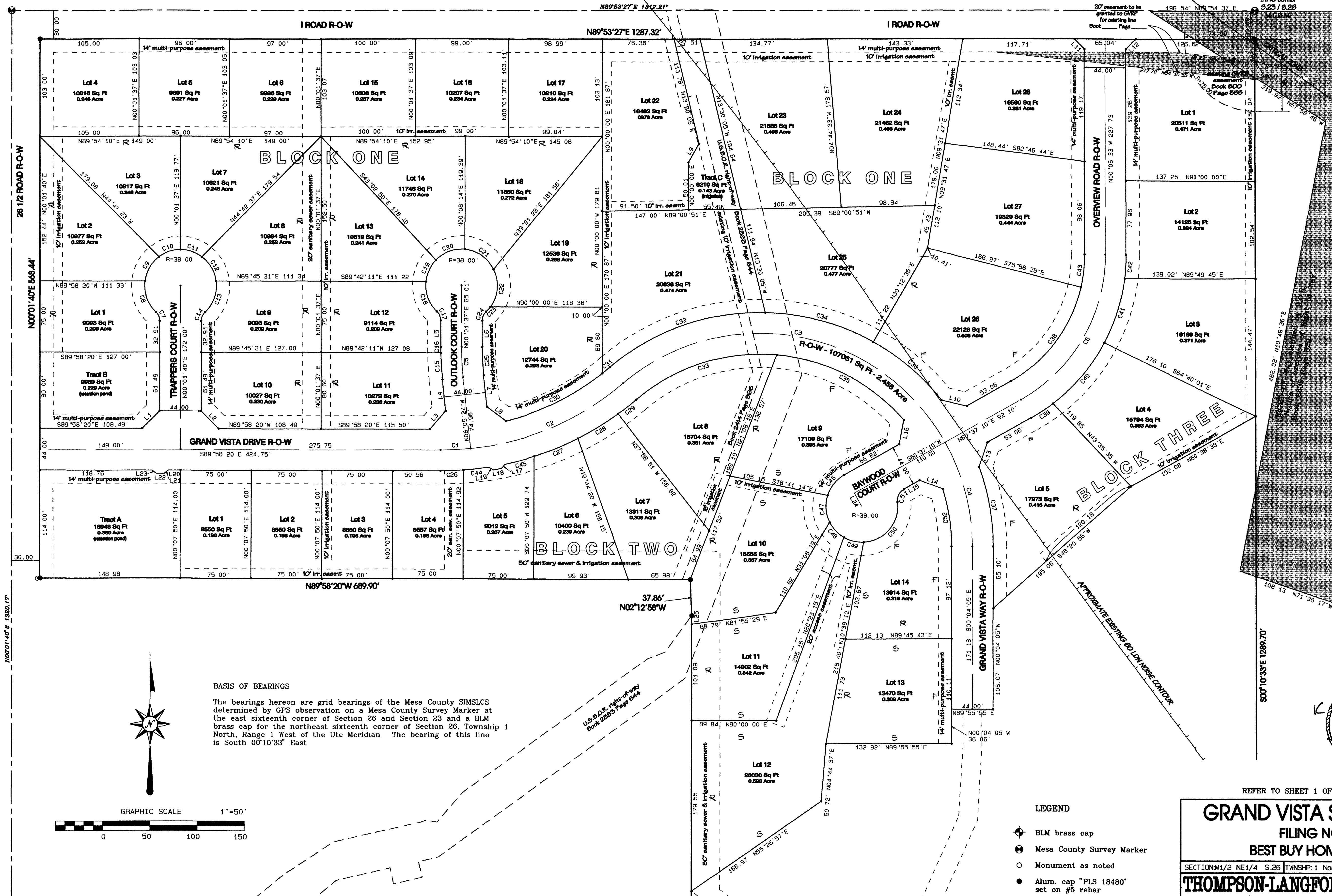
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Drawn: KST Checked: DRS Date: Jan 21, 2002 Sheet 2 of 3

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.

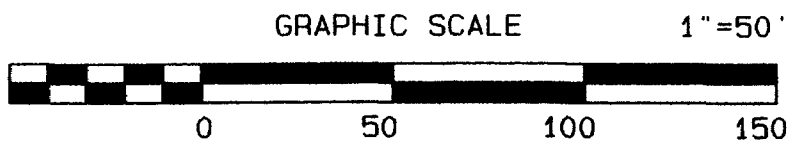
GRAND VISTA SUBDIVISION FILING NO. 1

1/4 corner
6.23 / 6.26
M.C.S.M.

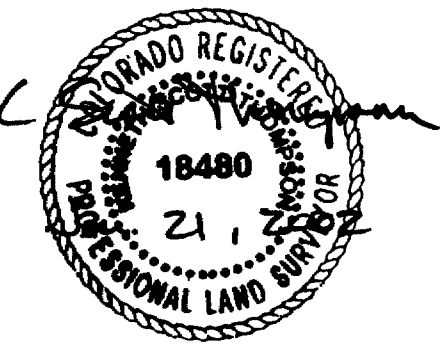
E1/16 corner
6.23 / 6.26
M.C.S.M.



BASIS OF BEARINGS
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- LEGEND**
- ⊕ BLM brass cap
 - ⊙ Mesa County Survey Marker
 - Monument as noted
 - Alum. cap "PLS 18480" set on #5 rebar



REFER TO SHEET 1 OF 3 FOR SURVEYOR'S STATEMENT

**GRAND VISTA SUBDIVISION
FILING NO. 1
BEST BUY HOMES, INC.**

SECTION 1/2 NE 1/4 S.26 T11N R1W MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
829 28 1/2 ROAD - B-210 (970) 243-8067
Grand Junction CO 81805 tlo@tlcwest.com

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Drawn: KST Checked: DRS Date: Jan 21, 2002 Sheet 3 of 3

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