

WHITE WILLOWS, FILING ONE
 LOCATED IN THE W 1/2 OF THE NE 1/4 OF SECTION 19,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
 MESA COUNTY, COLORADO

NOTES:

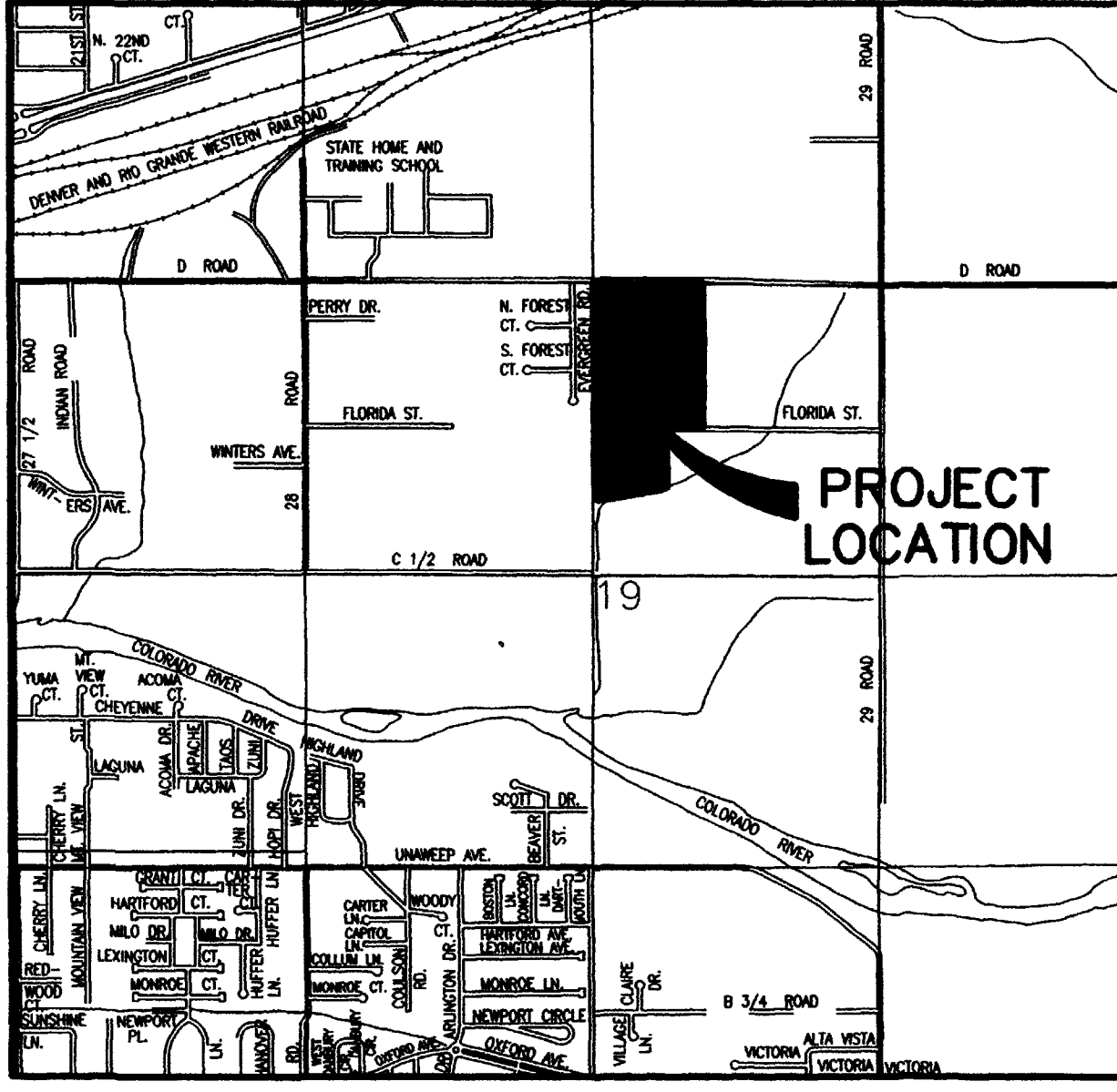
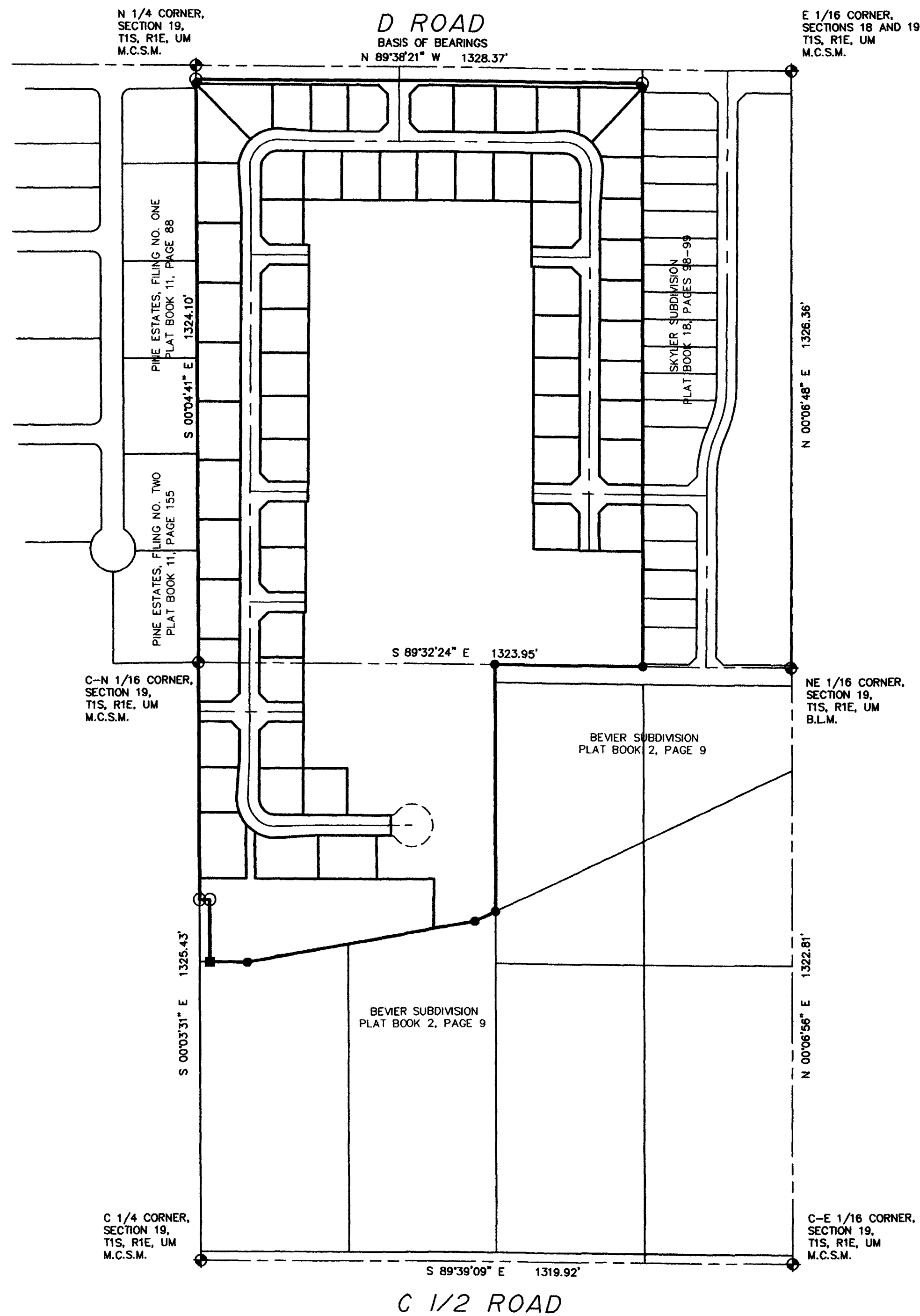
1. Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon a defect in this survey be commenced more than ten years from the date of certification shown herein.
2. BASIS OF BEARINGS: Assume the North line of the NW 1/4 of the NE 1/4 of Section 19, Township 1 South, Range 1 East, Ute Meridian to bear N 89° 38' 21" W. Monuments on this line are indicated as shown on this Plat.
3. Existing property corners were recovered during this survey which were within 0.25 feet ± of the position of record were accepted as being in the proper location as shown by record.
4. Lots 1 through 4, Block 1 and Lots 1 through 5, Block 11 shall have no vehicular access to D Road.
5. All Dwelling units will require a foundation design performed by a registered professional engineer certified to perform such work. This site contains uncompacted fill used for overlot grading throughout the site. Dwelling foundations must be directly supported on the soils existing prior to the time construction (grading) activities commenced for this site. See the grading and drainage plan for finish floor elevations and maximum bottom of footer elevations to ensure compliance. Other concrete network (driveways, patios, sidewalks, etc.) should be properly supported below finished grade as recommended by the foundation designer.

LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 19597
 - ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED MONUMENT, PLS 24943
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED P.S.C. TRANS. ENG. LS 10091
 - FOUND THIS SURVEY, BARE 5/8" REBAR.
 - ◆ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE

AREA SUMMARY

LOTS	14,616 AC. ±	37.6%
ROADS	4,806 AC. ±	12.4%
TRACT A	1,841 AC. ±	4.7%
BLOCK 13	17,611 AC. ±	45.3%
TOTAL	38,874 AC. ±	100%



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that White Willow Developers of Grand Junction, Inc., being the sole owner in fee simple of all of the property platted hereon and as described in the instruments recorded in Book 2976, Pages 975 through 979 in the records of the office of the Mesa County Clerk and Recorder which is a portion of the W 1/2 of the NE 1/4 of Section 19, Township 1 South, Range 1 East, Ute Meridian, does hereby Plat said real property under the name and style of WHITE WILLOWS, FILING ONE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, in accordance with the Plat shown hereon.

DESCRIPTION OF WHITE WILLOWS, FILING ONE

A tract of land located in a portion of the W 1/2 of the NE 1/4 of Section 19, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, and being more specifically described as follows:

Beginning at the northwest corner of a tract of land whence the N 1/4 corner of Section 19, Township 1 South, Range 1 East, Ute Meridian bears N 00° 04' 41" W, 30.00 feet and considering the north line of the NW 1/4 of the NE 1/4, of said Section 19 to bear N 89° 38' 21" W, with all other bearings contained herein relative thereto:

1. Thence S 89° 38' 21" E, 996.16 feet;
2. Thence S 00° 08' 03" W, 1295.71 feet;
3. Thence N 89° 32' 40" W, 329.42 feet;
4. Thence S 00° 01' 51" W, 546.82 feet;
5. Thence S 64° 44' 29" W, 51.21 feet;
6. Thence S 80° 00' 59" W, 516.97 feet;
7. Thence N 89° 35' 31" W, 83.00 feet;
8. Thence N 00° 03' 31" W, 137.50 feet;
9. Thence N 89° 35' 31" E, 22.50 feet;
10. Thence N 00° 03' 31" W, 525.30 feet;
11. Thence N 00° 04' 41" W, 1294.10 feet to the point of beginning.

White Willows, Filing One as described above contains 38.874 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, roads and Right-of-Ways are dedicated to the city of Grand Junction for the use of the public forever. Before acceptance of a dedication of any Street or Right-of-Way, the City may require proof of acceptable environmental condition by e.g. a "Phase 1" environmental audit.
2. 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.
3. 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.
4. All Central Grand Valley Sanitation District Easements to the Central Grand Valley Sanitation District, its successors and assigns for the installation, operation, maintenance, and repair of Central Grand Valley Sanitation District facilities.
5. All Irrigation easements are dedicated to the White Willows Homeowners Association, Inc. as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Deed of conveyance recorded in Book _____ at Page _____ subject to the to further conditions and restrictions as may be set forth in that instrument.
6. All landscaping easements are dedicated to the White Willows Homeowners Association, Inc. as perpetual easements for aesthetic purposes as determined appropriate by said homeowners association. Deed of conveyance recorded in Book _____ at Page _____ subject to the to further conditions and restrictions as may be set forth in that instrument.
7. Tract A (Private Open Space) is dedicated to the White Willows Homeowners Association, Inc. as perpetual easements for (a) conveying and detaining/retaining 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; (b) the installation, operation, maintenance, and repair of private irrigation systems (c) 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 (d) recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded in Book _____ at Page _____ subject to the to further conditions and restrictions as may be set forth in that instrument.

All 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, the right to Dredge; provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of 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 WHEREOF, said owners, White Willow of Grand Junction, Inc., have caused their names to be hereunto subscribed this 24 day of May, A.D., 2002.

Eugene Patnode
Eugene Patnode, President

Loretta Patnode
Loretta Patnode, Vice President

ACKNOWLEDGEMENT OF OWNERSHIP

State of Colorado } ss
 County of Mesa }
 On this 24 day of May, A.D., 2002, before me the undersigned officer, personally appeared Eugene Patnode, President; Loretta Patnode, Vice President of White Willow Developers of Grand Junction, Inc., and acknowledged that they executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 09-05-2004

Lee Ann Boyne
Notary Public

LIEN HOLDER'S CERTIFICATE

The First National Bank of the Rockies, having property interests in or encumbrances upon the property involved approve this plat of White Willows, Filing One this 24 day of May, A.D., 2002.

Bruce Penny
Bruce Penny, Vice President

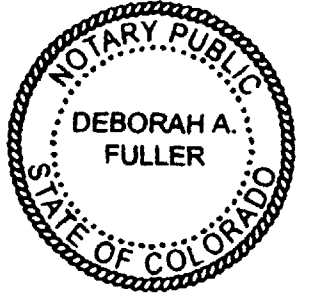
ACKNOWLEDGMENT OF LIEN HOLDER

State of Colorado } ss
 County of Mesa }
 On this 24 day of May, A.D., 2002, before me the undersigned officer, personally appeared Bruce Penny, as Vice President of the First National Bank of the Rockies and acknowledged that he executed the foregoing Certificate of Lien Holder, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 8-24-2005

Deborah A. Fuller
Notary Public



CITY APPROVAL

The White Willows, Filing One is approved and accepted this 4th day of June, A.D., 2002.

Cindy Evans-Marty
City Manager

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado } ss
 County of Mesa }
 I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 3:02 P.M., on the 7th day of June, A.D. 2002 in Plat Book No. 19, Page No. 39-41, Reception No. 2060124, Drawer No. MM-23, Fees \$30.00

Mesa County Clerk and Recorder

Deputy

DECLARATIONS

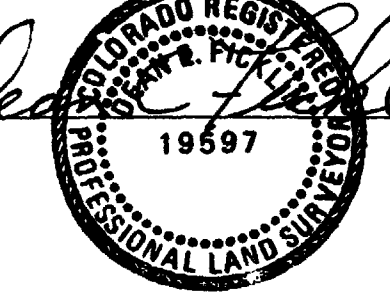
The Declaration of Covenants and Restrictions are recorded in Book _____ at Pages _____ through _____ in the records of the office of the Mesa County Clerk and Recorder.

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of White Willows, Filing One shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 24 day of May, A.D., 2002.

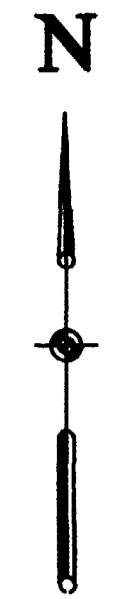
Dean E. Ficklin
Dean E. Ficklin
P.L.S., 19597



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 W 1/2 OF THE NE 1/4 SECTION 19,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 200' JOB NO: 4018.01-02 DATE: 5-24-02 SHEET NO: 1 of 3



FEET 50 0 50 FEET

GRAPHIC SCALE
SCALE: 1 INCH = 50 FEET

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 - FOUND THIS SURVEY, BARE 5/8" REBAR.
 - ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
 - F FRONT SETBACK (IDENTIFIED ON CORNER LOTS)
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE

LINE DIMENSIONS

NO.	BEARING	DISTANCE
1.	S 45°21'16" W	28.02'
2.	S 44°38'21" E	26.94'
3.	N 44°38'17" W	28.35'
4.	S 45°21'39" W	26.94'
5.	S 01°32'54" E	30.25'
6.	N 45°21'39" E	26.94'
7.	S 44°38'21" E	26.94'
8.	N 45°21'39" E	26.94'
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18.	N 45°21'39" E	26.94'
19.	N 44°38'21" W	26.94'
20.	S 44°38'21" E	26.94'
21.	S 45°21'39" W	26.94'

CURVE INFORMATION

①	Δ = 22°05'59" R = 87.00' L = 33.56' T = 16.99' C = 33.35' CB = N 78°35'21" W
②	Δ = 22°51'07" R = 87.00' L = 34.70' T = 17.58' C = 34.47' CB = N 56°06'48" W
③	Δ = 23°23'50" R = 87.00' L = 35.03' T = 18.01' C = 35.28' CB = N 32°59'19" W
④	Δ = 21°39'04" R = 87.00' L = 32.88' T = 16.64' C = 32.68' CB = N 10°27'52" W
⑤	Δ = 90°00'00" R = 37.00' L = 58.12' T = 37.00' C = 52.33' CB = N 44°38'21" W
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⑧	Δ = 97°37'41" R = 87.00' L = 148.24' T = 99.43' C = 130.95' CB = S 41°32'49" W
⑨	Δ = 08°07'09" R = 87.00' L = 12.33' T = 6.17' C = 12.32' CB = S 86°18'05" W
⑩	Δ = 36°36'26" R = 87.00' L = 55.59' T = 28.78' C = 54.65' CB = S 63°56'17" W
⑪	Δ = 39°44'24" R = 87.00' L = 60.34' T = 31.44' C = 59.14' CB = S 25°45'52" W
⑫	Δ = 13°09'42" R = 87.00' L = 19.99' T = 10.04' C = 19.94' CB = S 00°41'11" E
⑬	Δ = 21°43'05" R = 87.00' L = 32.98' T = 16.69' C = 32.78' CB = S 10°29'53" E
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⑮	Δ = 17°25'22" R = 87.00' L = 26.46' T = 13.33' C = 26.35' CB = S 49°00'27" E
⑯	Δ = 31°55'12" R = 87.00' L = 48.47' T = 24.88' C = 47.84' CB = S 73°40'44" E
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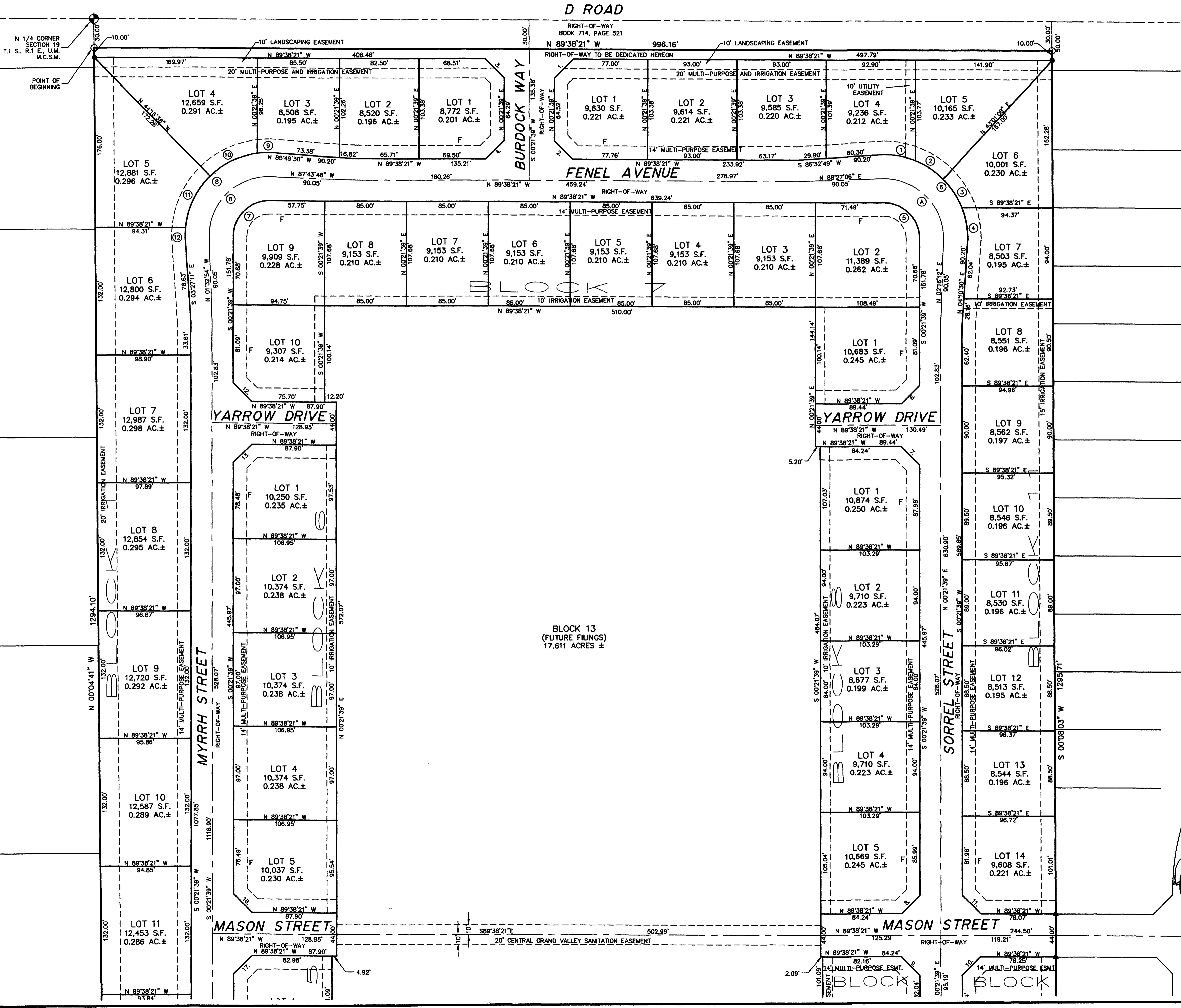
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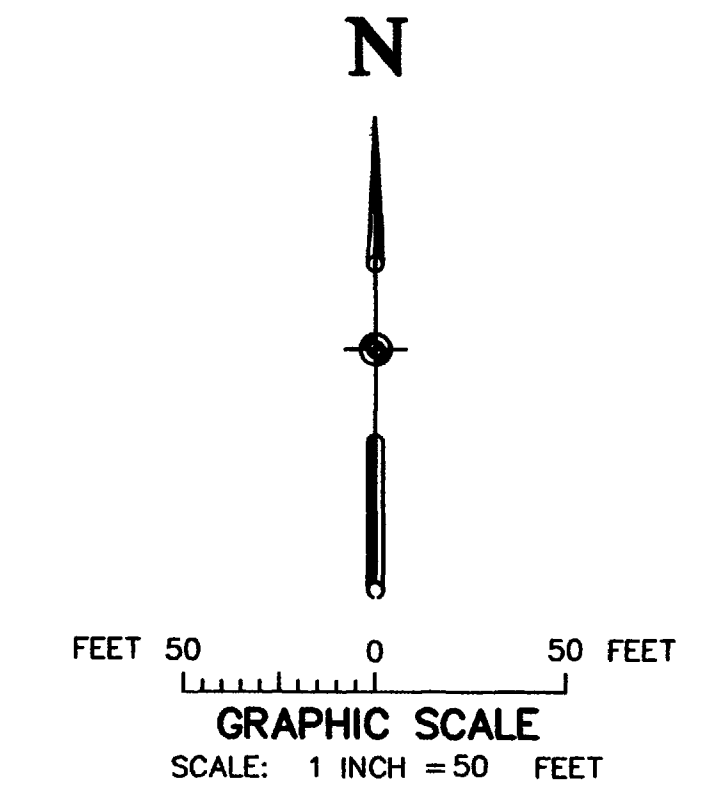


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VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 50'	4016.01-02	5-24-02	2 of 3





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SCALE: 1" = 50'	JOB NO: 4016.01-02	DATE: 5-24-02	SHEET NO: 3 of 3

