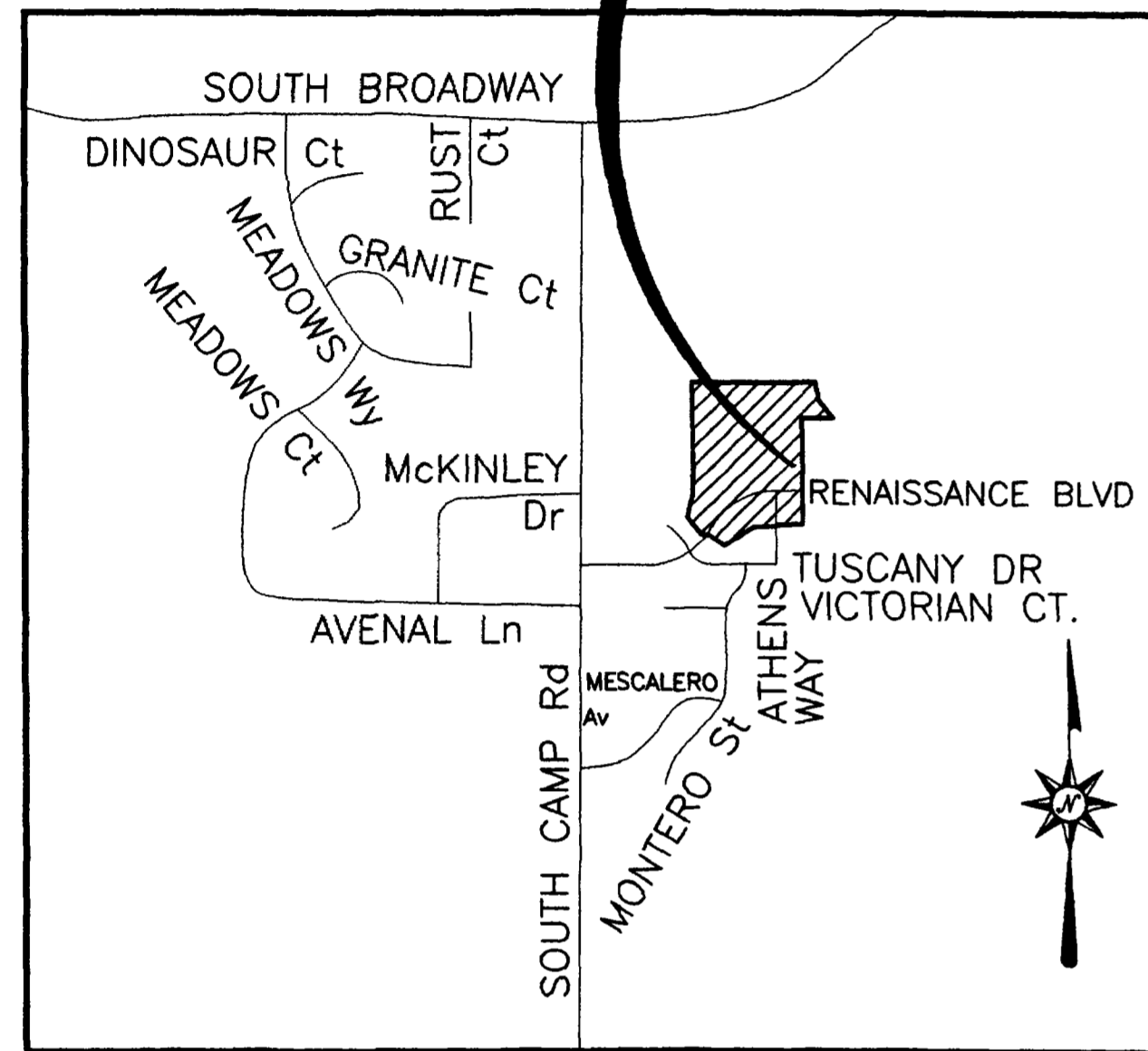


RENAISSANCE IN THE REDLANDS

FILING TWO

BEING A REPLAT OF BLOCKS 5 AND 6 OF THE RENAISSANCE IN THE REDLANDS

PROJECT LOCATION



VICINITY MAP

NTS

NOTE: PROPERTY IS ZONED RSF-4

LAND USE SUMMARY

LOTS	10.050 ACRES	72.68%
RIGHT-OF-WAY	2.501 ACRES	18.09%
TRACTS	1.277 ACRES	9.23%
TOTAL	13.828 ACRES	100.00%

LINE TABLE

NUM	DISTANCE	BEARING
L1	35.36'	N44°39'37"E
L2	35.36'	N44°39'37"E
L3	35.36'	S45°20'23"E
L4	36.68'	S42°37'22"W
L5	35.36'	N45°20'23"W
L6	35.36'	N44°39'37"E
L7	33.97'	S47°44'07"E
L8	28.78'	N60°38'23"W
L9	36.68'	N10°15'26"E
L10	50.00'	S32°42'29"E
L11	18.02'	N0°20'23"W
L12	45.30'	N54°04'06"W
L13	42.17'	N37°24'08"W
L14	35.92'	N0°20'23"W
L15	32.67'	N0°20'23"W
L16	98.32'	S0°20'23"E
L17	39.72'	S0°20'23"E
L18	27.99'	N0°20'23"W
L19	23.27'	N89°39'37"E

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°00'00"	73.83'	47.00'	N44°39'37"E	66.47'
C2	36°16'16"	43.68'	69.00'	N17°47'46"E	42.95'
C3	16°39'58"	20.07'	69.00'	N44°15'53"E	20.00'
C4	37°03'45"	44.63'	69.00'	N71°07'45"E	43.86'
C5	90°00'00"	108.38'	69.00'	N44°39'37"E	97.58'
C6	59°15'52"	465.46'	450.00'	N60°01'26"E	444.99'
C7	32°07'33"	68.41'	122.00'	N16°24'09"W	67.51'
C8	22°10'52"	47.23'	122.00'	N11°25'49"W	46.94'
C9	9°56'40"	21.18'	122.00'	N27°29'35"W	21.15'
C10	32°22'06"	56.49'	100.00'	N16°31'26"W	55.75'
C11	31°59'20"	43.55'	78.00'	N16°20'03"W	42.99'
C12	7°00'51"	55.09'	450.00'	N33°53'56"E	55.06'
C13	26°54'00"	211.27'	450.00'	N43°50'30"E	209.34'
C14	32°21'51"	254.19'	450.00'	N73°28'27"E	250.82'
C15	8°51'21"	65.54'	424.00'	N34°49'11"E	65.47'
C16	7°37'41"	63.37'	476.00'	N34°12'21"E	63.33'
C17	3°36'26"	29.97'	476.00'	N39°49'25"E	29.96'
C18	9°59'52"	83.06'	476.00'	N46°37'34"E	82.96'
C19	9°23'32"	78.03'	476.00'	N67°39'17"E	77.94'
C20	11°38'20"	96.69'	476.00'	N78°10'13"E	96.53'
C21	11°46'04"	87.09'	424.00'	N77°24'28"E	86.93'
C22	18°04'10"	133.72'	424.00'	N62°29'20"E	133.16'
C23	14°22'16"	106.35'	424.00'	N46°16'07"E	106.07'
C24	8°41'27"	64.32'	424.00'	N34°44'14"E	64.25'
C25	5°23'57"	44.86'	476.00'	N33°05'29"E	44.84'

BASIS OF BEARINGS

Basis of bearings between the SW Corner NW1/4 SW1/4 Section 18 and the SW Corner Section 18 is derived from Warranty Deed recorded at Book 1531 Page 369 Mesa County Records that value is N0°22'W Monuments on the line are Mesa County Marker and a Private Survey Marker as shown hereon

SURVEYOR'S CERTIFICATION

I, Vincent A. Popish, do hereby certify that the accompanying plat of RENAISSANCE IN THE REDLANDS FILING TWO, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the application laws of the State of Colorado.

Date certified Vincent A. Popish 1-30-02



IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 5th day of February, A.D. 2002.

by: Stanley P. Seligman V.P.
for COBBLE RIDGE CONSTRUCTION, INC.

NOTARY PUBLICS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }ss

The foregoing instrument was acknowledged before me by Stanley P. Seligman V.P. for COBBLE RIDGE CONSTRUCTION, Inc., this 5th day of February, A.D. 2002. Witness my hand and official seal.

Alta M. Northrup
Notary Public



My Commission Expires September 18, 2004

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }ss

I hereby certify that this instrument was filed in my office at 10:33 o'clock

A.M., February 8, A.D. 2002, and was duly recorded in Plat Book 18
Page No. 341-342 Reception No. 2639893 Drawer No. LL-98 Fees: \$26.00

Clerk and Recorder

By: _____
Deputy

CITY OF GRAND JUNCTION APPROVAL

This plat of RENAISSANCE IN THE REDLANDS FILING TWO, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 6th day of February, A.D. 2002.

City Manager [Signature]
President of City Council Candy Lynn Matney

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the RENAISSANCE IN THE REDLANDS FILING TWO, Signed this 5th day of February, 2002.

by: [Signature] SVP [Signature] Vice President, Colorado, NA for:

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }ss

The foregoing instrument was acknowledged before me by William Gibson this 5th day of February, A.D. 2002. Witness my hand and official seal.

Notary Public [Signature]

My Commission Expires 02/12/2004



My Commission Expires 8-31-03

RENAISSANCE IN THE REDLANDS FILING TWO

FINAL PLAT

SITUATED IN NW1/4 SW1/4 SEC. 18, T1S, R1W, UTE MER.	
Client: COBBLE RIDGE CONST. INC.	Date: 01/29/2002
Scale: NO SCALE	Drawn by: VAP
Checked by: PWC	File No.: 200059
File Name: NEWPLAT	

RENAISSANCE IN THE REDLANDS FILING TWO

MCSM#238
NW CORNER
NW 1/4 SW 1/4
SEC. 18, T1S, R1W, UTE P.M.

SOUTH CAMP ROAD

MCSM#287
SW CORNER
NW 1/4 SW 1/4
SEC. 18, T1S, R1W, UTE P.M.

MCSM#289-2
SW CORNER
SEC. 18, T1S, R1W, UTE P.M.



LEGEND

- ◆ ALIQUOT SURVEY MARKER AS NOTED
- SET No. 5 REBAR WITH CAP LS No. 33650 EXTERIOR IN CONCRETE.
- FOUND No. 5 REBAR WITH CAP LS No. 25952 IN CONCRETE
- FOUND PROPERTY CORNER AS DESCRIBED
- (R) INDICATES REAR YARD
- (S) INDICATES SIDE YARD

LIBERTY BAPTIST CHURCH
BK 1147 PAGE 43

FOUND NO. 4 RE-BAR
NO CAP. UPGRADED TO
#5 REBAR IN CONCRETE

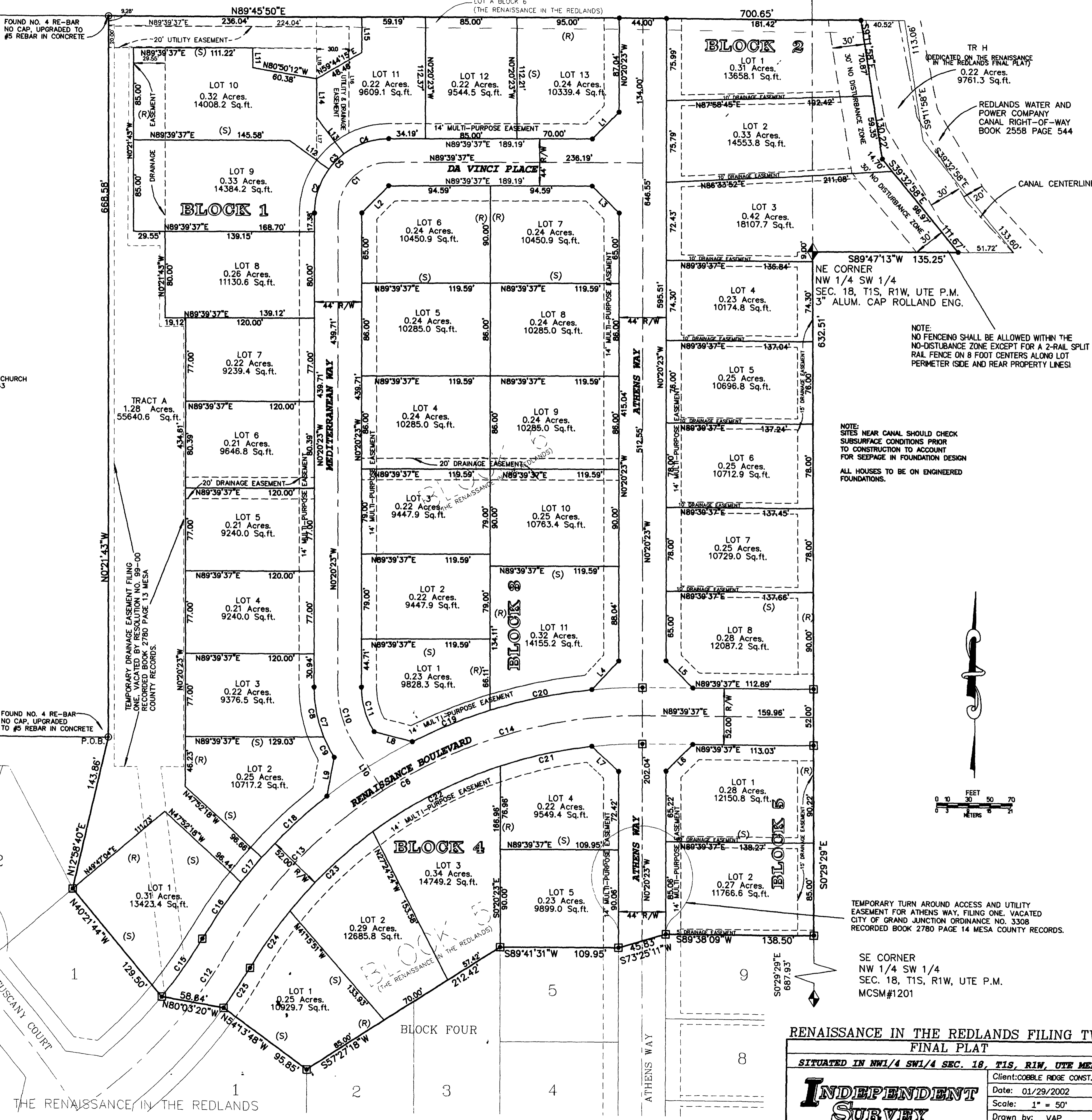
TEMPORARY DRAINAGE EASEMENT FILING
ONE, VACATED BY RESOLUTION NO. 99-00
RECORDED BOOK 2780 PAGE 13 MESA
COUNTY RECORDS.

NOTE:
NO FENCING SHALL BE ALLOWED WITHIN THE
NO-DISTURBANCE ZONE EXCEPT FOR A 2-RAIL SPLIT
RAIL FENCE ON 8 FOOT CENTERS ALONG LOT
PERIMETER (SIDE AND REAR PROPERTY LINES)

NOTES:
SITES NEAR CANAL SHOULD CHECK
SUBSURFACE CONDITIONS PRIOR
TO CONSTRUCTION TO ACCOUNT
FOR SEEPAGE IN FOUNDATION DESIGN
ALL HOUSES TO BE ON ENGINEERED
FOUNDATIONS.

TEMPORARY TURN AROUND ACCESS AND UTILITY
EASEMENT FOR ATHENS WAY, FILING ONE, VACATED
CITY OF GRAND JUNCTION ORDINANCE NO. 3308
RECORDED BOOK 2780 PAGE 14 MESA COUNTY RECORDS.

SE CORNER
NW 1/4 SW 1/4
SEC. 18, T1S, R1W, UTE P.M.
MCSM#1201



**RENAISSANCE IN THE REDLANDS FILING TWO
FINAL PLAT**

SITUATED IN NW 1/4 SW 1/4 SEC. 18, T1S, R1W, UTE MER.

INDEPENDENT SURVEY

Client: COBBLE RIDGE CONST. INC.
Date: 01/29/2002
Scale: 1" = 50'
Drawn by: VAP
Checked by: PWC
File No.: 200059
File Name: NEWPLAT

133 N. 8th Street Ph (970)257-7552 Fax (970)257-1263
Grand Junction, Colorado 81501 Cell (970)261-1409

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
CERTIFICATION SHOWN HEREON.