

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, IAMA LLC, is the owner of that real property as described in Book 2776 at Pages 907 thru 909 of the records of the Mesa County Clerk and Recorder, being more particularly described as follows:

A parcel of land situated in the SE 1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found Mesa County survey marker for the S 1/4 corner of said Section 34, the basis of bearing being S90°00'00"E to the E 1/16 corner of said Section 34, also being a found Mesa County survey marker; thence S90°00'00"E a distance of 363.00 feet along the south line of said SE 1/4; thence N35°19'00"E a distance of 36.77 feet to the north right-of-way of G Road and the Point of Beginning; thence along the southeasterly bank of Leach Creek the following seven courses: 1.) N35°19'00"E a distance of 283.23 feet 2.) N01°51'00"E a distance of 119.87 feet 3.) N14°48'00"E a distance of 152.52 feet 4.) N23°01'00"E a distance of 288.40 feet 5.) N73°38'00"E a distance of 174.67 feet 6.) N47°25'00"E a distance of 271.65 feet; 7.) N37°29'00"E a distance of 371.21 feet to the north line of the SW 1/4 SE 1/4 of said Section 34; thence N89°56'06"E a distance of 22.88 feet to the SE 1/16 corner of said Section 34; thence N00°06'20"E a distance of 36.00 feet; thence N65°30'00"E a distance of 916.00 feet to the southwesterly bank of the Highline Canal thence along said canal the following four courses: 1.) S24°28'00"E a distance of 300.19 feet 2.) S36°23'00"W a distance of 157.20 feet; 3.) S35°06'00"W a distance of 159.38 feet 4.) S27°19'00"W a distance of 149.50 feet; thence S68°11'00"W a distance of 344.10 feet; thence S00°00'00"E a distance of 98.79 feet; thence N90°00'00"W a distance of 50.00 feet; thence along the arc of a curve to the left 157.12 feet, having a central angle of 180°00'00" and a radius of 50.00 feet, the chord of which bears S00°28'03"E a distance of 100.00 feet; thence S34°25'00"W a distance of 29.72 feet; thence S63°00'00"W a distance of 91.41 feet; thence S52°33'00"W a distance of 56.31 feet; thence S38°40'00"W a distance of 59.87 feet; thence S17°04'00"E a distance of 28.76 feet; thence S01°44'00"W a distance of 133.90 feet; thence S23°51'00"W a distance of 209.00 feet; thence S40°36'00"W a distance of 135.84 feet; thence S77°17'00"W a distance of 37.52 feet; thence S39°14'00"W a distance of 55.39 feet; thence S22°55'00"E a distance of 53.42 feet to the north right-of-way line of G Road; thence N90°00'00"W a distance of 878.29 feet along said right-of-way to the Point of Beginning. Said parcel of land contains 30.96 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as THE ESTATES a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All streets, roads and Rights-of-Way 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.

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.

All Irrigation Easements to an association if formed now or later for the benefit of the owners, or if not to the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Covenants, conditions, or restrictions or other conveyance.

The 40' Irrigation Easement across Lot 1 and Lot 2, Block 1 and Lots 1 and Lot 2, Block 3, is further granted to the owners of the irrigation lateral ditch that currently exists within those easements, which lateral ditch diverts water from the Grand Valley Canal and is used to transport such water to users located outside of The Estates. The easement hereby granted is a perpetual easement for the operation, maintenance, replacement and repair of the existing lateral ditch, and includes the siphons under Fox Run.

All Equestrian and Landscape Easements to an association if formed now or later for the benefit of the owners, or if not, to the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the purposes as determined appropriate by said owners.

Tract A, B, C and G are granted to the Owners Association, if formed now or in the future, or if not, to the owners as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for: (a) recreational and aesthetic purposes as determined appropriate by said owners.

Tract E and F are dedicated to the City of Grand Junction for the use of the public forever for purpose including but not limited to, ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Grand Junction Drainage District to install, operate, maintain and repair irrigation water transmission and/or drainage facilities.

Tract D is granted to the owners (Property/Homeowner's Association) of the lots and tracts hereby platted as a perpetual easement for: (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the use of the City and any water provider, for the installation, operation, maintenance, and repair of irrigation and storm water facilities.

All Tracts/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 or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said 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 owner has caused his name to be hereunto subscribed this 24th day of January, A.D., 2002.

Keith P. Mendenhall, Keith P. Mendenhall

LITENHOLDER: Bruce L. Penny, The First National Bank of the Rockies, Vice President

STATE OF COLORADO } COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 24th day of January, A.D., 2002, by IAMA LLC, Keith P. Mendenhall. My commission expires 10/27/05. Witness my hand and official seal. Address: 620 Darren Way, Grand Junction, CO 81504

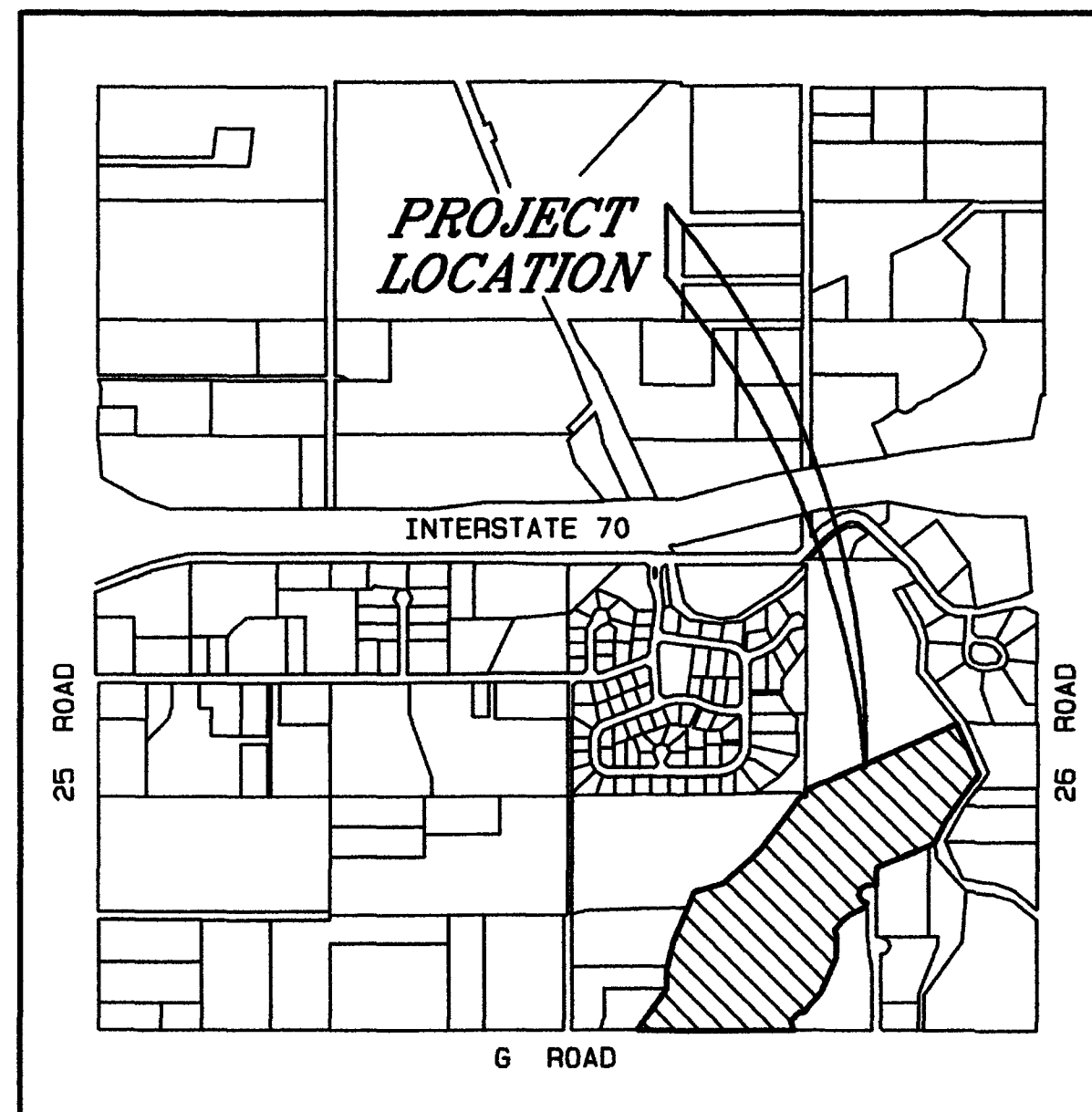
JAMES MICHAEL JOYCE, Notary Public

STATE OF COLORADO } COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 24th day of January, A.D., 2002, by Bruce L. Penny, Vice President. My commission expires 8-26-2005. Witness my hand and official seal. Address: 1336 M/4 Rd., Loma, Co 81524

DEBORAH A. FULLER, Notary Public

THE ESTATES



VICINITY MAP

CITY APPROVAL

This plat of THE ESTATES, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 25 day of JANUARY, 2002.

Dennis Valdez, City Manager

Cindy Enns Marx, City Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 9:22 o'clock A.M. this 14th day of February, A.D., 2002, and is duly recorded in Plat Book No. 18, Pages 349-350. Fee \$ 20.00, Drawer No. LL-104, Reception No. 2040823

Clerk and Recorder

Deputy

Conveyance of Tracts A, B, C, D and G to the Homeowners Association is recorded in Book 2022 at Pages 527 of the records of the Mesa County Clerk and Recorder.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon and defect in this survey be commenced more than ten years from the date of the certification / statement shown hereon.

SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify, to the best of my knowledge and belief, that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.

Michael W. Drissel, Surveyor

THE ESTATES LOCATED IN THE SE 1/4, SEC. 34, T1N, R1W, U.M. D H SURVEYS INC. 118 OURAY AVE. - GRAND JUNCTION, CO. (970) 245-8749. Designed By A.VP., Checked By M.W.D., Job No. 512-00-03. Drawn By TMODEL, Date JAN. 2002, Sheet 1 OF 2.

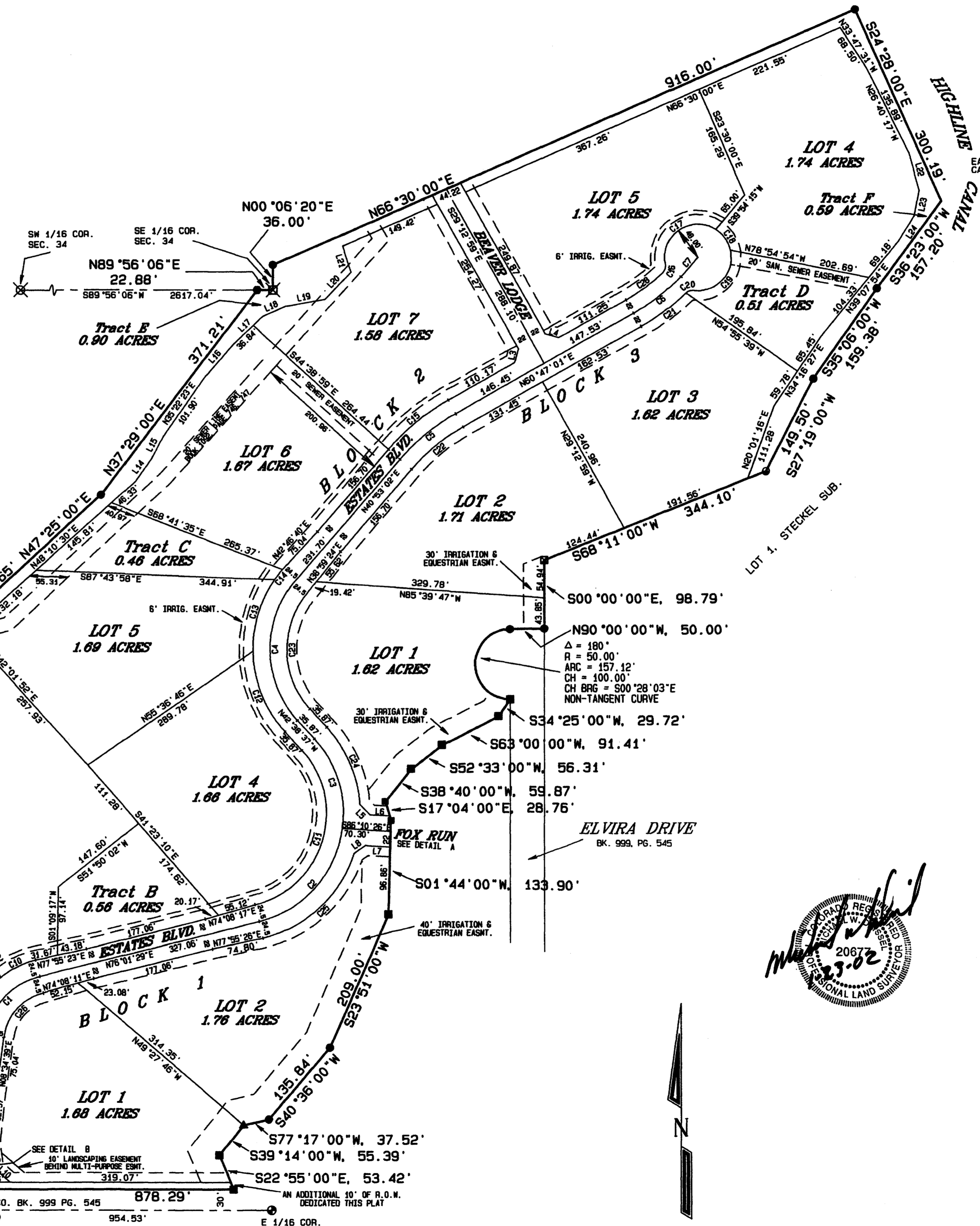
THE ESTATES

LOT & RIGHT-OF-WAY DIMENSIONS

C/L	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	69°47'22"	100.00	121.81	114.41	N41°34'42"E
C2	68°58'53"	159.52	198.85	179.54	N42°06'22"E
C3	50°15'31"	158.52	138.05	134.64	N17°30'52"W
C4	83°31'40"	150.00	218.67	199.82	N00°52'48"W
C5	19°53'59"	300.00	104.19	103.67	N50°50'01"E
C6	16°29'52"	300.00	86.38	86.08	N52°32'05"E
C7	3°33'03"	998.43	37.09	37.08	N41°40'34"E
L1			26.39		N55°49'06"E
L2			41.73		N22°29'24"E
L3			15.48		N25°13'13"E
L4			94.39		N28°24'15"E
L5			124.50		N28°24'15"E
L6			124.50		N28°24'15"E
L7			124.50		N28°24'15"E
L8			124.50		N28°24'15"E
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L83			124.50		N28°24'15"E
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L93			124.50		N28°24'15"E
L94			124.50		N28°24'15"E
L95			124.50		N28°24'15"E
L96			124.50		N28°24'15"E
L97			124.50		N28°24'15"E
L98			124.50		N28°24'15"E
L99			124.50		N28°24'15"E
L100			124.50		N28°24'15"E

LOT & TRACT DIMENSIONS

LINE	BEARING	DISTANCE
L1	S89°59'59"W	15.88'
L2	N19°12'44"E	44.85'
L3	N22°36'21"W	54.27'
L4	N19°12'44"E	40.55'
L5	N21°19'58"E	57.20'
L6	N27°21'03"E	54.41'
L7	N35°40'28"E	41.87'
L8	N13°17'00"E	65.18'
L9	N24°12'37"E	80.91'
L10	N42°29'59"E	43.60'
L11	N63°25'11"E	48.52'
L12	N74°23'31"E	66.13'
L13	N68°54'12"E	42.72'
L14	N35°50'01"E	38.68'
L15	N28°15'09"E	38.61'
L16	N41°08'49"E	67.14'
L17	N46°30'52"E	55.32'
L18	N66°27'05"E	35.22'
L19	N73°28'31"E	56.98'
L20	N43°52'57"E	54.43'
L21	S17°25'46"E	39.54'
L22	S15°31'29"E	55.73'
L23	S11°40'58"W	38.66'
L24	S31°47'14"W	41.43'



EASEMENT FOR HIGHLINE CANAL, BK. 63, PG. 206

LEGEND

- ⊙ MESA COUNTY SURVEY MONUMENT
 - ⊗ FD. # 5 REBAR W/2" ALUM. CAP STAMPED QED LS 23877
 - ⊗ B.L.M. 3.25" ALUMINUM MONUMENT
 - FD. #5 REBAR W/PLASTIC CAP MARKED LUKE LS 14115
 - ▲ FD. #5 REBAR W/PLASTIC CAP MARKED LS 5837
 - FD. #5 REBAR W/PLASTIC CAP MARKED HAAG LS 27266
 - ⊗ FD. #5 REBAR W/1.5" ALUM. CAP STAMPED AES LS 24320
 - FD. #5 REBAR W/1.5" ALUM. CAP STAMPED WELLINGTON LS 17509
 - SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
- ALL EXTERIOR BOUNDARY CORNERS SET IN CONCRETE

PLAT NOTES

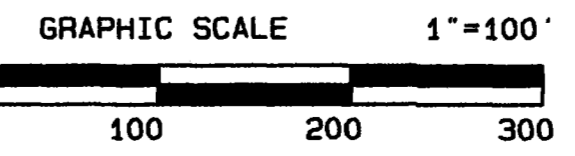
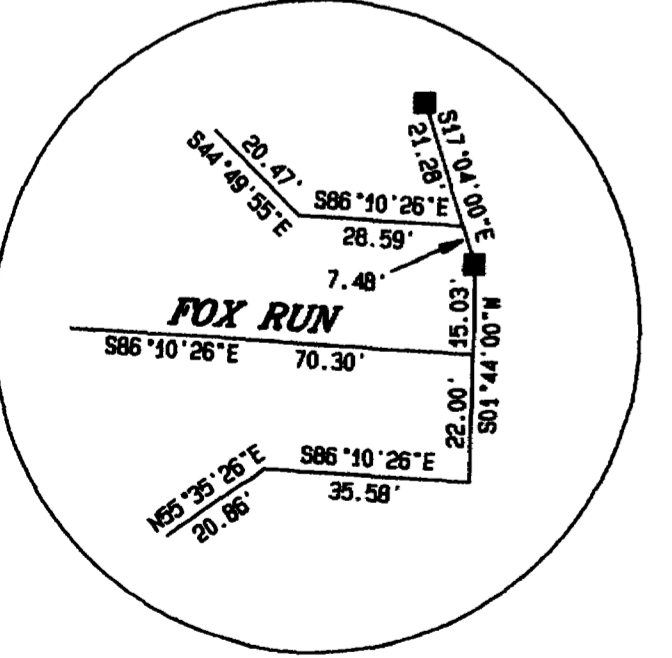
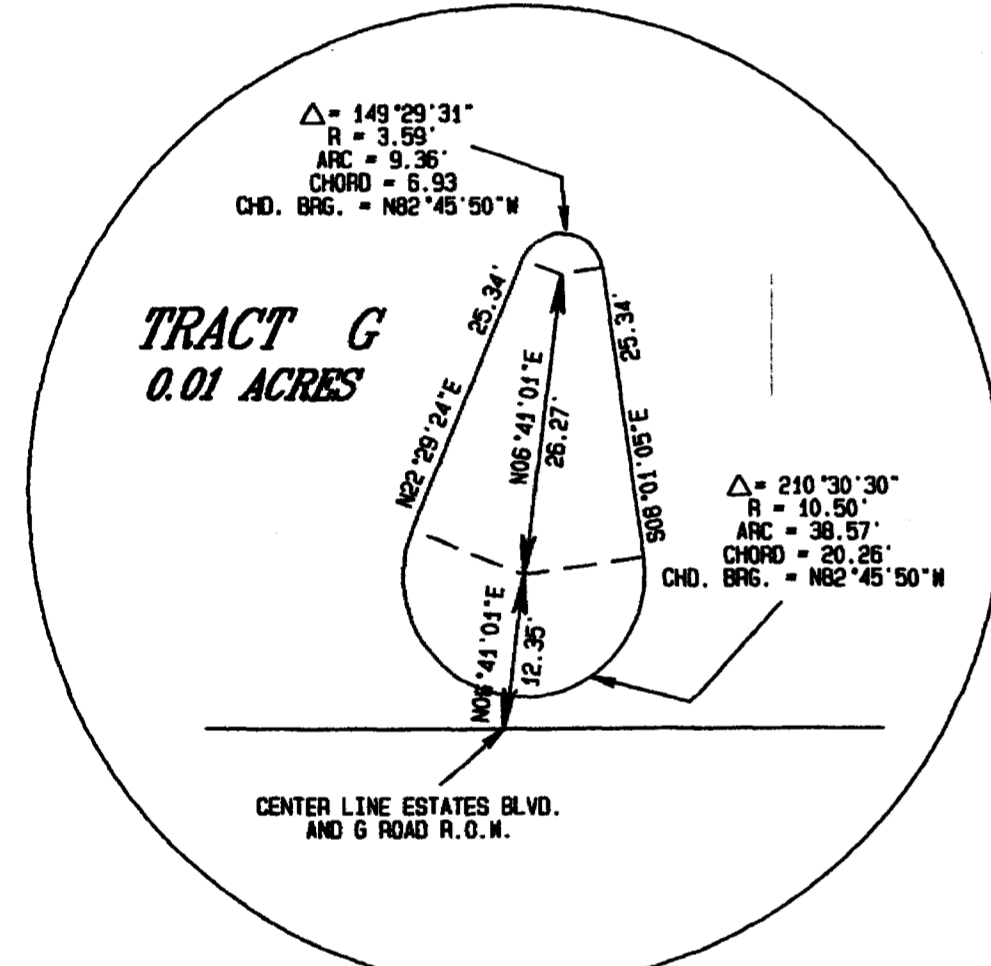
- 1.) There is a 14' multi-purpose easement along the front of every Lot and Tract.
- 2.) There is a 6' equestrian easement along the back of every Lot and Tract, unless otherwise specified.
- 3.) The project benchmark is the S 1/4 cor. Sec. 34, being 4617.43 based on NAD88.
- 4.) There is a 6' irrigation easement adjoining the 14' multi-purpose easement along Lots 1 - 7, Blk. 2, Lot 5, Blk. 3, Tract B and Tract C.
- 5.) Note: Future property owners need to review information in the project file located at the Community Development Department regarding soil and ground water conditions. The developer of the lot shall abide by the minimal requirements stated in the recommendation from the Colorado Geologic Survey regarding foundations or otherwise demonstrate that they have otherwise satisfied the requirements.
- 6.) The Fire Department must review and approve plans for new homes on all lots before a Planning Clearance will be issued.
- 7.) There is an existing irrigation lateral ditch located in the 40' Irrigation and Equestrian Easement across the back of Lots 1 and 2, Block 1, and in the 30' Irrigation and Equestrian Easement across the back of Lot 1 and 2, Block 3. This lateral ditch diverts water from the Grand Valley Canal and is used to transport such water to users located outside of The Estates.

TRACT DESCRIPTION

TRACT A - COMMON AREA	= 0.22 ACRES
TRACT B - COMMON AREA	= 0.56 ACRES
TRACT C - COMMON AREA	= 0.46 ACRES
TRACT D - IRRIGATION AREA	= 0.54 ACRES
TRACT E - PEDESTRIAN PATH	= 0.90 ACRES
TRACT F - PEDESTRIAN PATH	= 0.59 ACRES
TRACT G - COMMON AREA	= 0.01 ACRES

AREA SUMMARY

Ded. Road R.O.W.	2.80 Acres = 09%
Tracts A - G	3.25 Acres = 10%
Lots	24.91 Acres = 81%
TOTAL	30.96 Acres = 100%



THE ESTATES
LOCATED IN THE
SE 1/4, SEC. 34, T1N, R1W, U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	A. VP.	Checked By	M. W. D.	Job No.	512-00-03
Drawn By	TMODEL	Date	DEC. 2001	Sheet	2 OF 2