

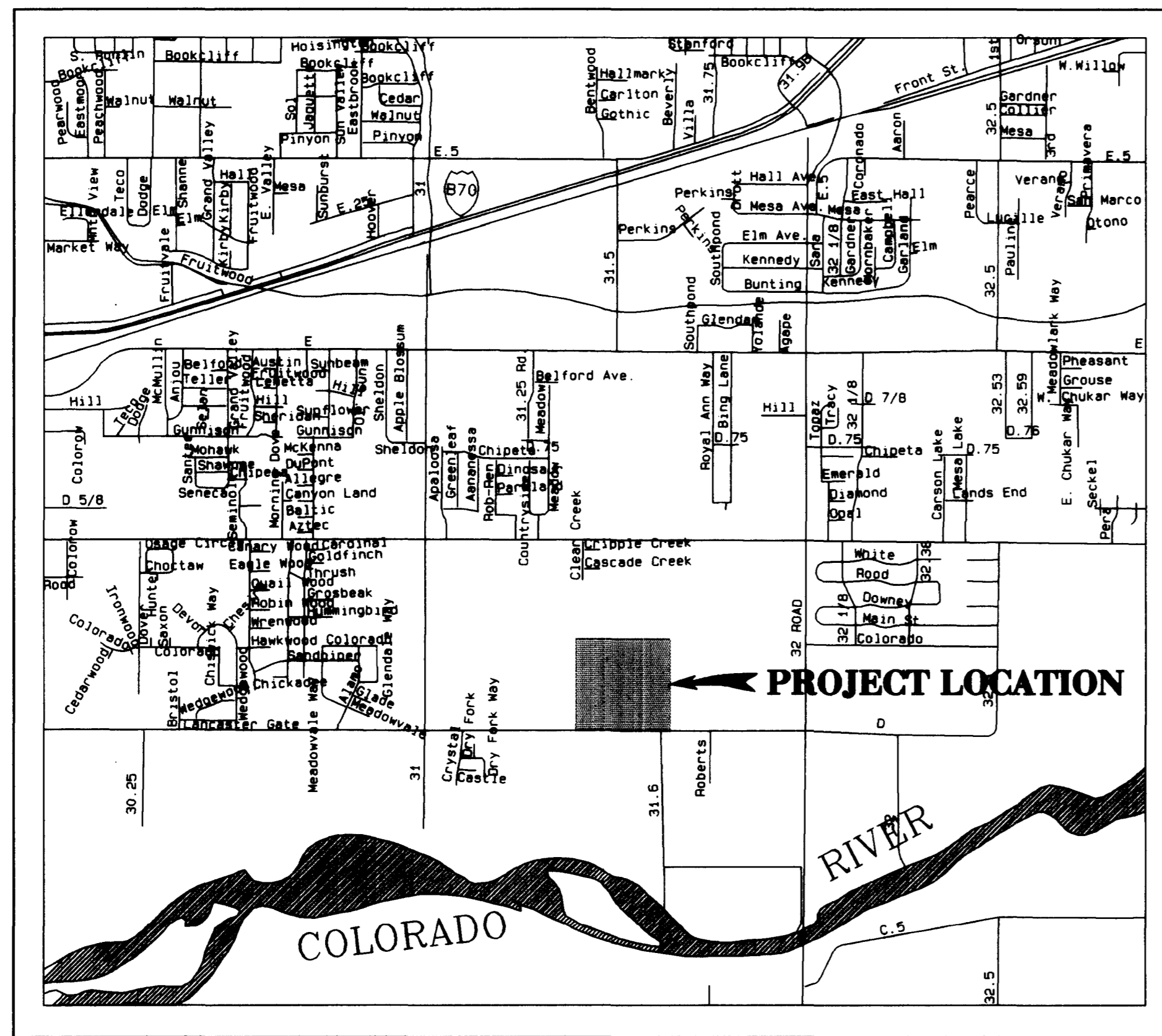
GROVE CREEK SUBDIVISION PHASE 5

A REPLAT OF LOT 1 BLOCK 6, GROVE CREEK SUBDIVISION PHASE 5

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	0.201 ACRES	0.8%
LOTS	23.897 ACRES	88.7%
STREETS	2.841 ACRES	10.5%
TOTAL	26.939 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 1-6 BLOCK 5 SHALL BE MEASURED FROM THE 20' LANDSCAPE EASEMENT 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.

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.

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 6, GROVE CREEK SUBDIVISION PHASE 5
as recorded in Plat Book 17, Pages 163-165
Mesa County, Colorado

That said owner has caused the said real property to be laid out and surveyed as GROVE CREEK SUBDIVISION PHASE 5, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate 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;
- * Temporary Sanitary Sewer Easements to the County of Mesa for the use of public utilities for the installation, operation, maintenance and repair of utilities. These easements are to be automatically extinguished upon the dedication of street right-of-way in future filings.
- * All Landscape Easements are to be conveyed by separate instrument to the Grove Creek Homeowners Association as perpetual easements for the installation and maintenance of common landscaping elements.
- * Irrigation Easements are to be conveyed by separate instrument to the adjoining water users or their Association as perpetual easements for the installation and maintenance of irrigation facilities.
- * Tracts A and B are to be conveyed by separate instrument to the Grove Creek Homeowners Association as common open space, and for the installation and maintenance of utilities and drainage facilities and landscaping, subject to the public multi-purpose easements dedicated hereon and further restrictions as may be set forth in said instrument.

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 8th day of September, A.D., 2000.

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

State of Colorado }
County of Mesa }

This plat was acknowledged before me by Kenneth B. Milyard Jr. on this 8th day of September, A.D., 2000, for the aforementioned purposes.

Notary Public *Randee K. Harrett*
My Commission expires: 02/17/02
My address is: 462 30 Road AQ, CO 81504



COUNTY PLANNING COMMISSION CERTIFICATE:

This project was reviewed and approved by the County Planning Commission of Mesa County, Colorado, on this 20th day of September, A.D., 2000.

PLANNING COMMISSION
MESA COUNTY, COLORADO

By: *Chad Lynch* Attest: _____
Chairman 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 21st day of Sept, A.D., 2000.

BOARD OF COUNTY COMMISSIONERS
MESA COUNTY, COLORADO

By: *Lynne B. Senora* Attest: _____
Chairman Clerk of Record

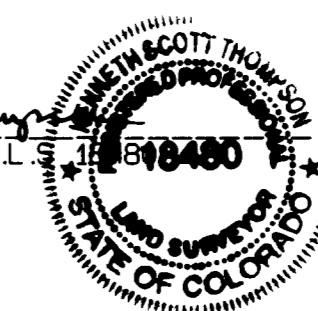
DECLARATION OF COVENANTS

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 5 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 P.L.S. September 8, 2000
Kenneth Scott Thompson P.L.S. Date



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 9:08 o'clock A. M., this 2nd day of October, 2000, and is duly recorded in Plat Book No. 18, Page 11412, as Reception No. 1966942 Drawer No. JT-07 Fees \$20.00

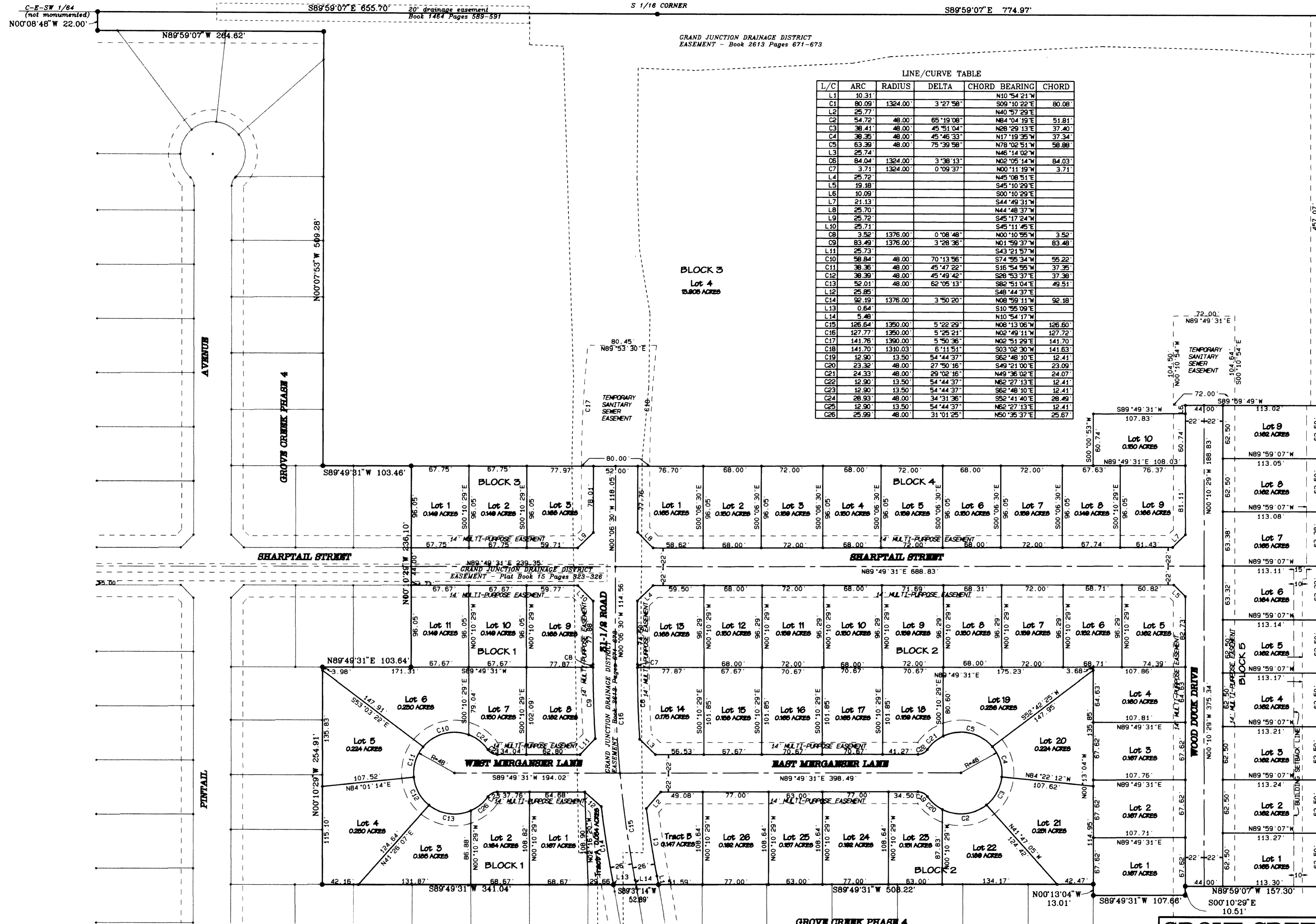
Melinda Todd *Oliver Hesse*
Clerk and Recorder of Mesa County Deputy

GROVE CREEK - PHASE 5

CONSTRUCTORS WEST INC.

SECTION: SW1/4 SE1/4 S.15	TOWNSHIP: 1 South	RANGE: 1 East	MERIDIAN:
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - # B-210			
Grand Junction CO 81505 (970) 243-6067			
Date: Sep 8, 2000	Designed: DRS	Checked: KST	Job No. 0187-026
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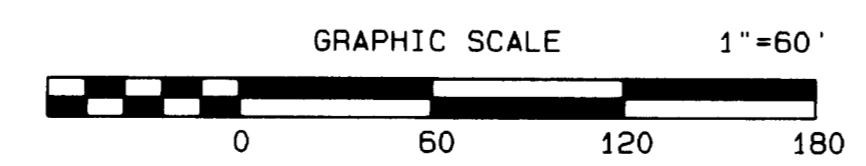
GROVE CREEK SUBDIVISION PHASE 5



LINE/CURVE TABLE

L/C	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
L1	10.31			N10°54'21"W	
C1	80.09	1324.00	3°27'58"	S09°10'22"E	80.08
L2	25.77			N40°57'29"E	
C2	54.72	48.00	65°19'08"	N84°04'19"E	51.81
C3	38.41	48.00	45°51'04"	N26°29'13"E	37.40
C4	38.35	48.00	45°46'33"	N17°19'35"W	37.34
C5	63.39	48.00	75°39'58"	N78°02'51"W	58.88
L3	25.74			N46°14'02"W	
C6	84.04	1324.00	3°38'13"	N02°05'14"W	84.03
C7	3.71	1324.00	0°09'37"	N00°11'19"W	3.71
L4	25.72			N45°08'51"E	
L5	19.18			S45°10'29"E	
L6	10.09			S00°10'29"E	
L7	21.13			S44°49'31"W	
L8	25.70			N44°48'37"W	
L9	25.72			S45°17'24"W	
L10	25.71			S45°11'45"E	
C8	3.52	1376.00	0°08'48"	N00°10'55"W	3.52
C9	83.49	1376.00	3°28'36"	N01°59'37"W	83.48
L11	25.73			S43°21'57"W	
C10	58.84	48.00	70°13'56"	S74°55'34"W	55.22
C11	38.36	48.00	45°47'22"	S16°54'55"W	37.35
C12	38.30	48.00	45°49'42"	S28°53'37"E	37.38
C13	52.01	48.00	62°05'13"	S82°51'04"E	49.51
L12	25.85			S48°44'37"E	
C14	92.19	1376.00	3°50'20"	N08°59'11"W	92.18
L13	0.64			S10°55'09"E	
L14	5.48			N10°54'17"W	
C15	126.64	1390.00	5°22'29"	N08°13'06"W	126.60
C16	127.77	1390.00	5°25'21"	N02°49'11"W	127.72
C17	141.76	1390.00	5°50'36"	N02°51'29"E	141.70
C18	141.70	1310.03	6°11'51"	S03°02'30"W	141.63
C19	12.90	13.50	54°44'37"	S82°48'10"E	12.41
C20	23.32	48.00	27°50'46"	S49°21'00"E	23.03
C21	24.33	48.00	29°02'46"	N49°36'02"E	24.07
C22	12.90	13.50	54°44'37"	N62°27'13"E	12.41
C23	12.90	13.50	54°44'37"	S62°48'10"E	12.41
C24	28.93	48.00	34°13'36"	S82°41'40"E	28.49
C25	12.90	13.50	54°44'37"	N62°27'13"E	12.41
C26	25.99	48.00	31°01'25"	N50°35'37"E	25.67

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.



- Aluminum cap "PLS 18480" on #5 rebar set in concrete
- ⊕ 3/16" Aluminum pipe and cap "PLS 18480"

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GROVE CREEK - PHASE 5

CONSTRUCTORS WEST INC.

SECTION: SW1/4SE1/4 S.15 T14N R1E
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6067
 Date: Sep 8, 2000 | Designed: DRS | Checked: KST | Job No. 0187-026
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