

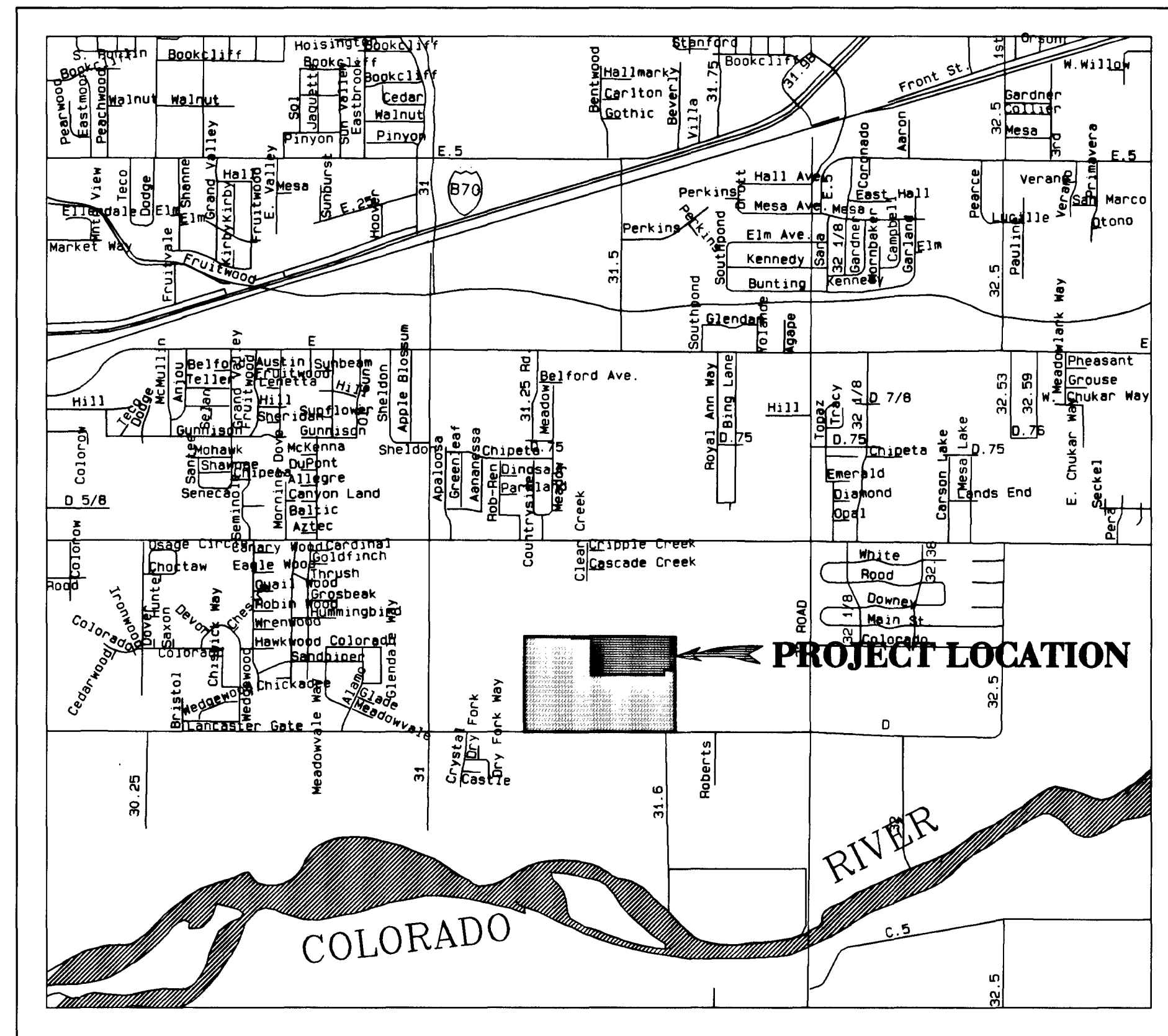
GROVE CREEK SUBDIVISION PHASE 6

A REPLAT OF LOT 4 BLOCK 3 AND LOT 10 BLOCK 4, 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	0.508 ACRES	3.6%
LOTS	10.551 ACRES	75.1%
STREETS	2.995 ACRES	21.3%
TOTAL	14.054 ACRES	100.0%

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 counsel for the owner, Constructors West Inc.

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 4 BLOCK 3 AND LOT 10 BLOCK 4, GROVE CREEK SUBDIVISION PHASE 5 as recorded October 2, 2000 in Plat Book 18, Pages 11 and 12, at Reception No. 1966942 of the records of Mesa County, Colorado.

That said owner has caused the said real property to be laid out and surveyed as GROVE CREEK SUBDIVISION PHASE 6, 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;
- * All Drainage Easements are to be conveyed by separate instrument to the Grove Creek Homeowners Association as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.
- * 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, B, C, and D 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.

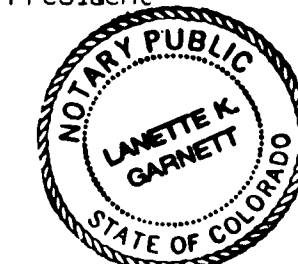
IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 17th day of August, A.D., 2001.

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 17th day of August, A.D., 2001, for the aforementioned purposes.

Notary Public Janette K. Garnett
My Commission expires: 02/17/02



BOARD OF COUNTY COMMISSIONERS' CERTIFICATE:

This project was reviewed and approved by the Board of County Commissioners of Mesa County, Colorado, on this 18th day of August, A.D., 2001.

BOARD OF COUNTY COMMISSIONERS
MESA COUNTY, COLORADO

By: Kathryn Hall 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 6 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
Kenneth Scott Thompson P.L.S.
10460
16, 2001

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 2:58 o'clock P. M., this 4th day of September 2001, and is duly recorded in Plat Book No. 18, Page 228 & 229 as Reception No. 2013888 Drawer No. 11-23 Fee \$20.00

Monica Todd by Shirley Howard
Clerk and Recorder of Mesa County Deputy Clerk

"Pursuant to C.R.S. 24-66-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for Grove Creek - Phase 6 and shall result in a vested right for a period of year(s) three from September 4, 2001 (the date of the published notice)."

GROVE CREEK - PHASE 6

CONSTRUCTORS WEST INC.

SECTION SW1/4 SE1/4 S. 15 T. 1 S. R. 1 E. UTE MERIDIAN

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210

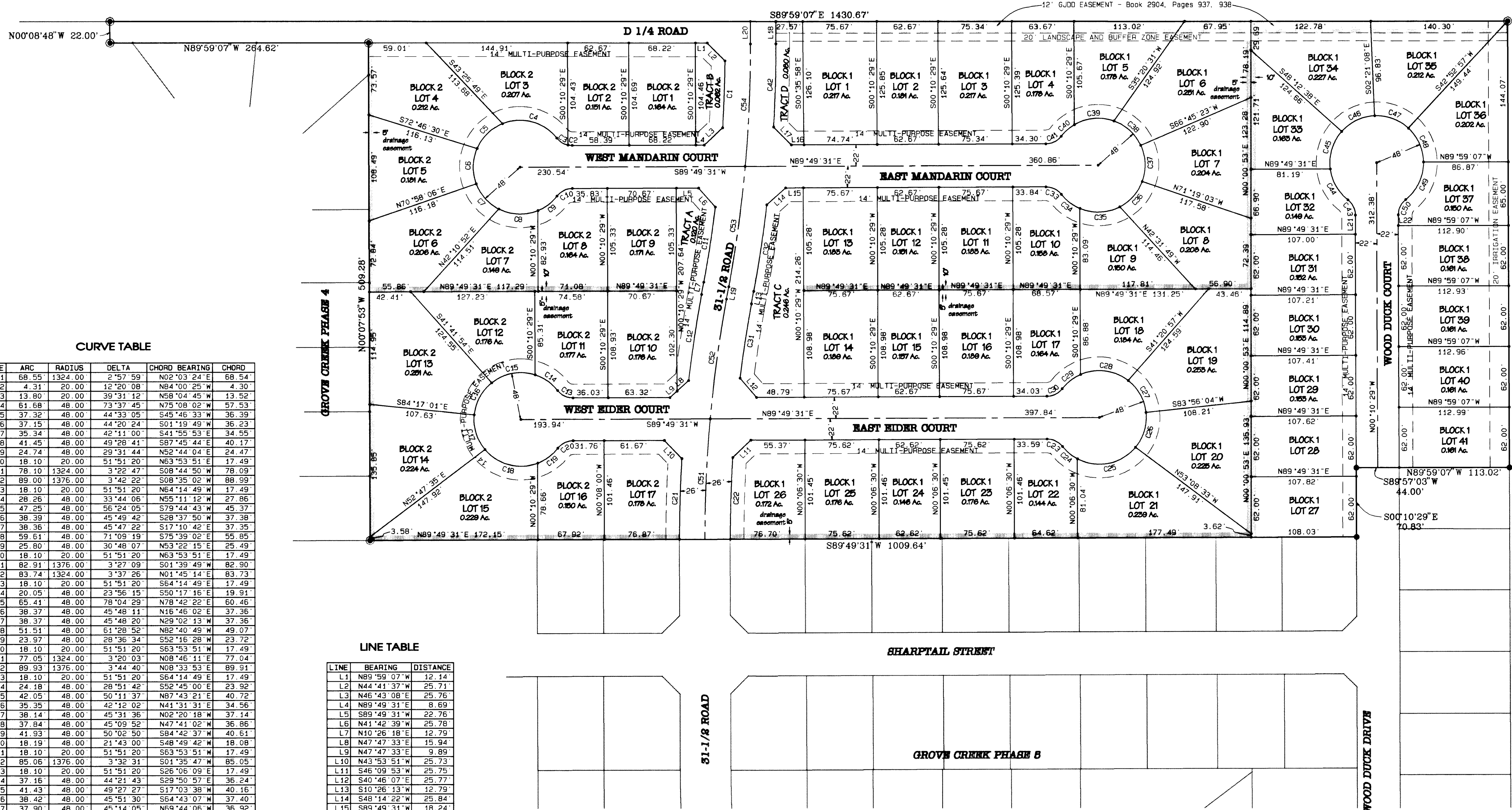
Grand Junction CO 81505 (970) 243-6067

Date: Aug 16, 2001 | Designed: DRS | Checked: KST | Job No. 0187-027

S:\Survey\0187_cowest\027 GC 6\p6\plat.pro | Sheet 1 of 2

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.

GROVE CREEK SUBDIVISION PHASE 6



CURVE TABLE

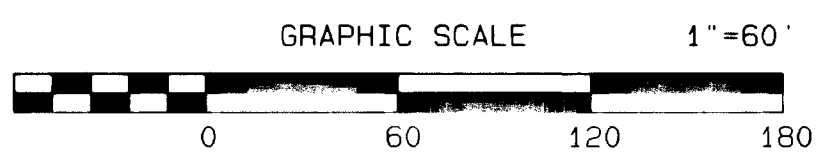
LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	69.55	1324.00	2°57'59"	N02°03'23"E	68.54
C2	4.31	20.00	12°20'08"	N84°00'25"W	4.30
C3	13.80	20.00	39°31'12"	N58°04'45"W	13.52
C4	61.68	48.00	73°37'45"	N75°08'02"W	57.53
C5	37.32	48.00	44°33'05"	S45°46'33"W	36.39
C6	37.15	48.00	44°20'24"	S01°19'49"W	36.23
C7	35.34	48.00	42°11'00"	S41°35'53"E	34.55
C8	41.45	48.00	49°28'41"	S87°45'44"E	40.17
C9	24.74	48.00	29°31'44"	N52°44'04"E	24.47
C10	18.10	20.00	51°51'20"	N63°53'51"E	17.49
C11	78.10	1324.00	3°22'47"	S08°44'50"W	78.09
C12	89.00	1376.00	3°42'22"	S08°35'02"W	88.99
C13	18.10	20.00	51°51'20"	N64°14'49"W	17.49
C14	28.26	48.00	33°44'06"	N55°11'12"W	27.86
C15	47.25	48.00	56°24'05"	S79°44'43"W	45.37
C16	38.39	48.00	45°49'42"	S28°37'50"W	37.38
C17	38.36	48.00	45°47'22"	S17°10'42"E	37.35
C18	59.61	48.00	71°09'19"	S75°39'02"E	55.85
C19	25.80	48.00	30°48'07"	N53°22'15"E	25.49
C20	18.10	20.00	51°51'20"	N63°53'51"E	17.49
C21	82.91	1376.00	3°27'08"	S01°39'49"W	82.90
C22	83.74	1324.00	3°37'26"	N01°45'14"E	83.73
C23	18.10	20.00	51°51'20"	S64°14'49"E	17.49
C24	20.05	48.00	23°56'15"	S50°17'16"E	19.91
C25	65.41	48.00	78°04'29"	N78°42'22"E	60.46
C26	38.37	48.00	45°48'11"	N15°46'02"E	37.36
C27	38.37	48.00	45°48'20"	N29°02'13"W	37.36
C28	51.51	48.00	61°28'52"	N82°40'49"W	49.07
C29	23.97	48.00	28°36'34"	S52°16'28"W	23.72
C30	18.10	20.00	51°51'20"	S63°53'51"W	17.49
C31	77.05	1324.00	3°20'03"	N08°46'11"E	77.04
C32	89.93	1376.00	3°44'40"	N08°33'53"E	89.91
C33	18.10	20.00	51°51'20"	S64°14'49"E	17.49
C34	24.18	48.00	28°51'42"	S52°45'00"E	23.92
C35	42.05	48.00	50°11'37"	N87°43'21"E	40.72
C36	35.35	48.00	42°12'02"	N41°31'31"E	34.56
C37	38.14	48.00	45°31'36"	N02°20'18"W	37.14
C38	37.84	48.00	45°09'52"	N47°41'02"W	36.86
C39	41.93	48.00	50°02'50"	S84°42'37"W	40.61
C40	18.19	48.00	21°43'00"	S48°49'42"W	18.08
C41	18.10	20.00	51°51'20"	S63°53'51"W	17.49
C42	85.06	1376.00	3°32'31"	S01°35'47"W	85.05
C43	18.10	20.00	51°51'20"	S26°06'09"E	17.49
C44	37.16	48.00	44°21'43"	S29°50'57"E	36.24
C45	41.43	48.00	49°27'27"	S17°03'38"W	40.16
C46	38.42	48.00	45°51'30"	S64°43'07"W	37.40
C47	37.90	48.00	45°14'05"	N69°44'06"W	36.92
C48	38.85	48.00	46°22'07"	N23°56'00"W	37.79
C49	43.92	48.00	52°25'47"	N25°27'57"E	42.41
C50	18.10	20.00	51°51'20"	N25°45'11"E	17.49
C51	123.64	1350.00	5°14'51"	S02°33'48"W	123.60
C52	123.70	1350.00	5°15'00"	S07°48'43"W	123.66
C53	124.48	1350.00	5°16'58"	S07°47'44"W	124.43
C54	125.55	1350.00	5°19'43"	S02°29'23"W	125.51

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°59'07"E	12.14
L2	N44°41'37"W	25.71
L3	N46°43'08"E	25.76
L4	N89°49'31"E	8.69
L5	S89°49'31"W	22.76
L6	N41°42'39"W	25.78
L7	N10°26'18"E	12.79
L8	N47°47'33"E	15.94
L9	N47°47'33"E	9.89
L10	N43°53'51"W	25.73
L11	S46°09'53"W	25.75
L12	S40°46'07"E	25.77
L13	S10°26'13"W	12.79
L14	S48°14'22"W	25.84
L15	S89°49'31"W	18.24
L16	N89°49'31"E	13.05
L17	S44°43'28"E	25.77
L18	N00°10'29"W	22.82
L19	S10°26'18"W	12.79
L20	N00°10'28"W	22.90
L21	N00°10'29"W	19.68
L22	S00°10'29"E	10.95

LEGEND

- Aluminum cap "PLS 18480" on #5 rebar
- Aluminum cap "PLS 18480" on #5 rebar set in concrete



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 of Section 15 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.

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.

GROVE CREEK - PHASE 6

CONSTRUCTORS WEST INC.

SECTION: SW1/4SE1/4 S.15 T14N S15 E.1			
TOWNSHIP: 1 South			
RANGE: 1 East			
MERIDIAN: UTE			
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - # B-210			
Grand Junction CO 81505 (970) 243-6067			
Date: Aug 16, 2001	Designed: DRS	Checked: KST	Job No. 0187-027
S:\Survey\0187_cowest\--027 GC 6\p6plat.pro			Sheet 2 of 2