

THE FOUR PINES SUBDIVISION PLAT

LOCATED IN THE NW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 2, T. 1 S., R. 1 W., UTE PRINCIPAL MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

STATEMENT OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that the undersigned, Grand Valley Development L.L.C., a Colorado Limited Liability Company, is the owner of that real property situated in the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, Mesa County Colorado, described at Book 3057, Page 234 of the Mesa County records, and as shown on the accompanying plat, being more particularly described as follows:

PARCEL 1

A parcel of land located in the NW1/4 of the NE1/4 of the SW1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and being more particularly described as follows: Beginning at a point on the southern right-of-way of F1/2 Road as described in Book 882, Page 303 of the Mesa County records, from which the Center 1/4 corner of said Section 2, a standard Mesa County brass cap, bears N87°42'26"E, 808.99 feet and considering the line between the said Center 1/4 corner and the Center West 1/16 corner, a standard Mesa County brass cap, to bear S89°49'56"W, with all bearings being relative thereto. Thence N89°49'56"E along the said southern right-of-way way of F1/2 Road, 150.71 feet to a point on the East line of said NE1/4 of the SW1/4 of the SW1/4 of Section 2; thence S00°00'40"W along said East line, 237.87 feet; thence S89°53'17"W, 179.53 feet to a point on the centerline of the vacated road described in Book 1715, Page 983 of the Mesa County records; thence N06°55'17"E along said centerline of the vacated road, 239.52 feet to the Point of Beginning. Said parcel contains 0.90 acres, more or less.

PARCEL 2

A parcel of land located in the NW1/4 of the NE1/4 of the SW1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and being more particularly described as follows: Beginning at a point on the southern right-of-way of F1/2 Road as described in Book 882, Page 303 of the Mesa County records, from which the Center 1/4 corner of said Section 2, a standard Mesa County brass cap, bears N87°42'26"E, 808.99 feet and considering the line between the said Center 1/4 corner and the Center West 1/16 corner a standard Mesa County brass cap, to bear S89°49'56"W, with all bearings being relative thereto. Thence S06°55'17"W along the centerline of the vacated road described in Book 1715, Page 983 of the Mesa County records, 437.40 feet; thence S72°35'36"E along said vacated road, 37.97 feet to a point on the northerly right-of-way of the Grand Valley Canal; thence N86°44'43"W along said right-of-way of the Grand Valley Canal, 276.66 feet; thence N00°01'04"E, 429.01 feet to the said southern right-of-way of F1/2 road; thence N89°49'56"E along said southern right-of-way of F1/2 Road, 292.56 feet to the Point of Beginning. Said parcel contains 2.67 acres, more or less.

PARCEL 3

A parcel of land located in the NW1/4 of the NE1/4 of the SW1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and being more particularly described as follows: Beginning at the SE corner of the said NW1/4 of the NE1/4 of the SW1/4 of Section 2, from which the Center 1/4 corner of said Section 2, a standard Mesa County brass cap, bears N44°54'41"E, 931.65 feet and considering the line between the said Center 1/4 corner and the Center West 1/16 corner, a standard Mesa County brass cap, to bear S89°49'56"W, with all bearings being relative thereto. Thence S89°53'17"W along the South line of the said NW1/4 of the NE1/4 of the SW1/4 of Section 2, 148.34 feet to a point on the easterly right-of-way of the Grand Valley Canal; thence along the said easterly right-of-way of the Grand Valley Canal the following courses: N15°14'49"E, 48.74 feet; thence N05°12'14"E, 37.07 feet; thence N10°23'00"W, 60.00 feet; thence N31°35'00"W, 46.00 feet to a point on the centerline of the vacated road described in Book 1715, Page 983 of the Mesa County records; thence along the said centerline of the vacated road the following two courses: N72°35'36"W, 37.97 feet; thence N06°55'17"E, 197.88 feet; thence N89°53'17"E, 179.53 feet to the East line of the said NW1/4 of the NE1/4 of the SW1/4 of Section 2; thence S00°00'40"W along the said East line of the NW1/4 of the NE1/4 of the SW1/4 of Section 2, 390.00 feet to the Point of Beginning. Said parcel contains 1.50 acres, more or less.

That said owner has caused said real property to be laid out and surveyed as THE FOUR PINES SUBDIVISION, a subdivision of a part of the City of Grand Junction, 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 (excepting the Shared Driveways) 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 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; and

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.

Note: The Grand Junction Fire Department must review construction plans for any proposed single family homes before a building permit is issued. Residential structures larger than 3600 square feet in size are required to install an approved fire sprinkler system, per section B105.1 of the International Fire Code, 2000 edition.

Note: Lots taking access from the Shared Driveways (Tracts 1, 2 & 3) shall abide by the restrictions on use of the Shared Driveways and provide additional on-site parking as required by the City of Grand Junction TEDS Manual, Section 13.2, as adopted on 11-2-01.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 16th day of July, 2002.

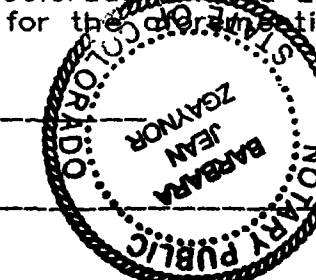
Michael A. Tracy
Manager
GRAND VALLEY DEVELOPEMENT, L.L.C.

State of Colorado)
County of Mesa) ss

This plat was acknowledged before me by Michael A. Tracy as manager of GRAND VALLEY DEVELOPEMENT, L.L.C., a Colorado Limited Liability Company, on this 16 day of July, 2002, for the purposes mentioned herein.

Barbara Jean Bergerson
Notary Public

My commission expires: 09/22/05



CITY APPROVAL

This plat of THE FOUR PINES SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 28th day of July, 2002.

Robb Shaw Cingروس Marty
City Manager Mayor

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 9:27 o'clock A. M., this 26th day of July, 2002, and is duly recorded in Plat Book No. 19 Page 83 as Reception No. 2067862 Drawer No. MM-50 Fees \$20.00

Clerk and Recorder of Mesa County

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3057, page 234 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its

Vice President

this 11 day of July, 2002.

By: David G. Nicewicz For: First National Bank of the Rockies
(Title) Vice President (Corporate Name)

SURVEYOR'S STATEMENT:

I, David G. Nicewicz, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of THE FOUR PINES SUBDIVISION was made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

David G. Nicewicz
David G. Nicewicz P.L.S. 24963

Date

7/11/02



PLAN SCALE 1" = 50'	SIGNATURE BLOCK		WEST ELK LAND SURVEYING, INC.	
	FIELD CREW DGN, RKG	DATE 10/01		
REVISIONS: DATE : 07/18/01 DATE : 01/27/01 DATE : 01/08/02 DATE : 01/17/02 DATE : 02/15/02 DATE : 03/27/02 DATE : 06/04/02 DATE : 07/01/02	DRAFTER DGN	DATE 10/01	3446 L LANE HOTCHKISS, COLORADO 81419 EMAIL : westelkland@aol.com	
	CHECKED BY: KIN	DATE 05/02		
	TITLE: THE FOUR PINES SUBDIVISION			MAP ID : WB01035PR
	DATE : 07/01/02			DWG. FRDSUBREVIP1 SHEET 1 OF 2

THE FOUR PINES SUBDIVISION PLAT

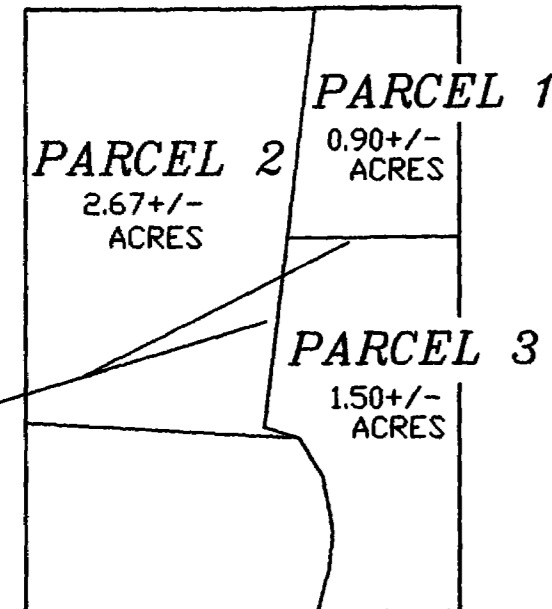
LOCATED IN THE NW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 2, T. 1 S., R. 1 W., UTE PRINCIPAL MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

RSF-2

ETHEL BANKERT
BK. 965 PG. 194

ALISA RADICE
BK. 1872 PG. 647

GRAPHIC SCALE: NONE



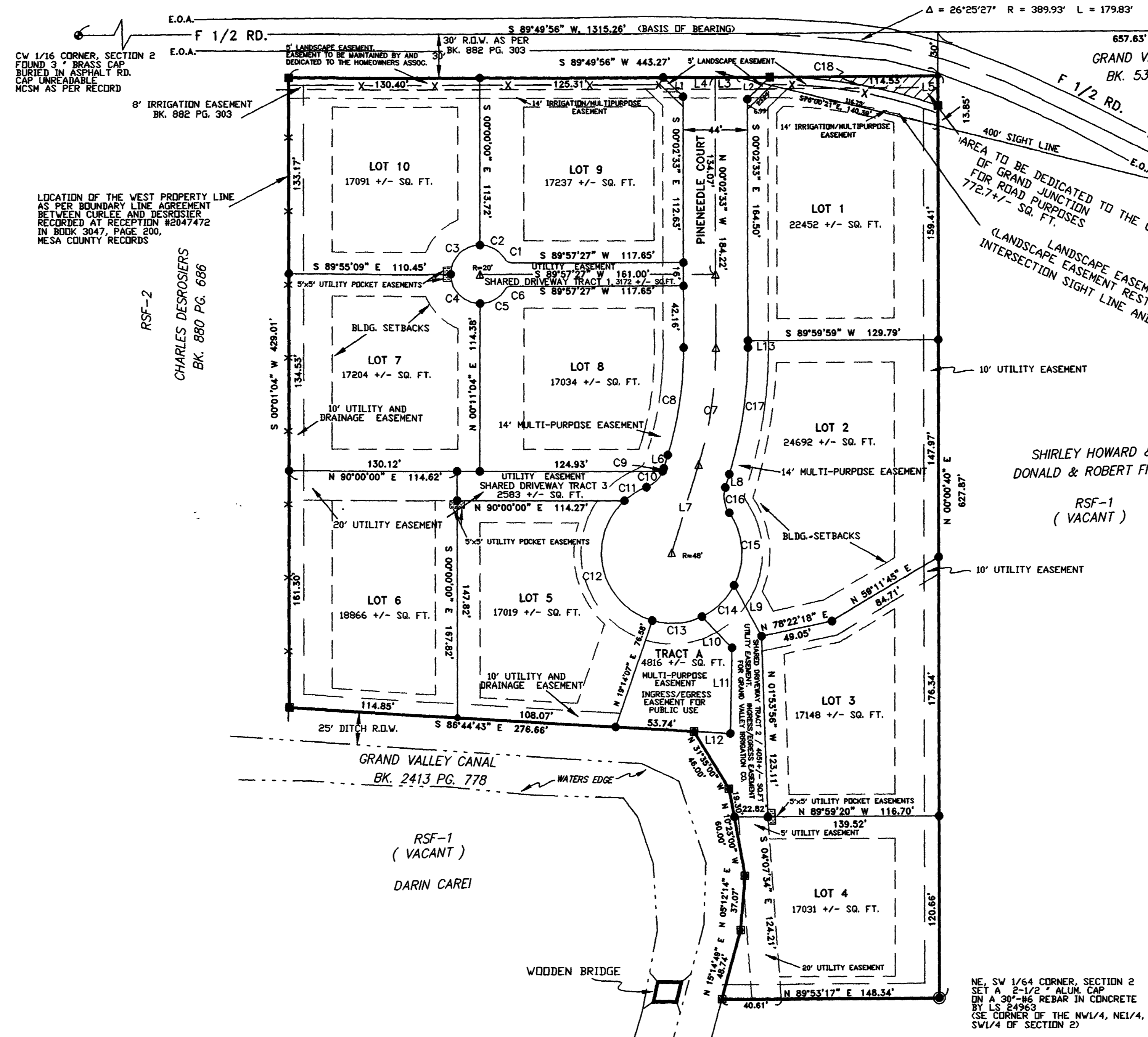
LINE	BEARING	DISTANCE
L1	N 45°32'49" W	19.06'
L2	N 45°39'03" E	21.57'
L3	N 89°49'56" W	37.43'
L4	N 89°49'56" E	35.60'
L5	N 00°00'40" E	20.49'
L6	N 17°03'34" E	9.46'
L7	N 17°03'34" E	62.96'
L8	N 17°03'34" E	9.46'
L9	S 28°27'38" E	39.27'
L10	S 44°07'22" E	29.49'
L11	S 01°13'18" W	58.37'
L12	N 86°44'33" W	24.94'
L13	S 00°02'33" E	4.75'

CURVE	RADIUS	CHORD LEN	DELTA ANGLE	TANGENT	ARC LEN
C1	5.00'	4.90'	58°39'44"	2.81'	5.12'
C2	20.00'	19.58'	58°37'10"	11.23'	20.46'
C3	20.00'	28.28'	90°00'00"	20.00'	31.42'
C4	20.00'	28.28'	90°00'00"	20.00'	31.42'
C5	20.00'	19.60'	58°42'17"	11.25'	20.49'
C6	5.00'	4.90'	58°39'44"	2.81'	5.12'
C7	271.00'	80.59'	17°06'08"	40.75'	80.89'
C8	249.00'	32.25'	07°25'35"	16.16'	32.27'
C9	20.00'	2.17'	06°13'17"	1.09'	2.17'
C10	20.00'	15.94'	45°38'34"	8.42'	15.94'
C11	48.00'	17.61'	21°08'25"	8.96'	17.71'
C12	48.00'	83.80'	121°36'01"	85.89'	101.87'
C13	48.00'	34.14'	41°39'47"	18.26'	34.90'
C14	48.00'	30.63'	37°10'37"	16.14'	31.14'
C15	48.00'	49.57'	62°10'34"	28.94'	52.09'
C16	20.00'	17.49'	51°50'55"	9.72'	18.10'
C17	293.00'	87.13'	17°06'08"	44.06'	87.46'
C18	329.93'	116.29'	20°18'04"	59.07'	116.90'

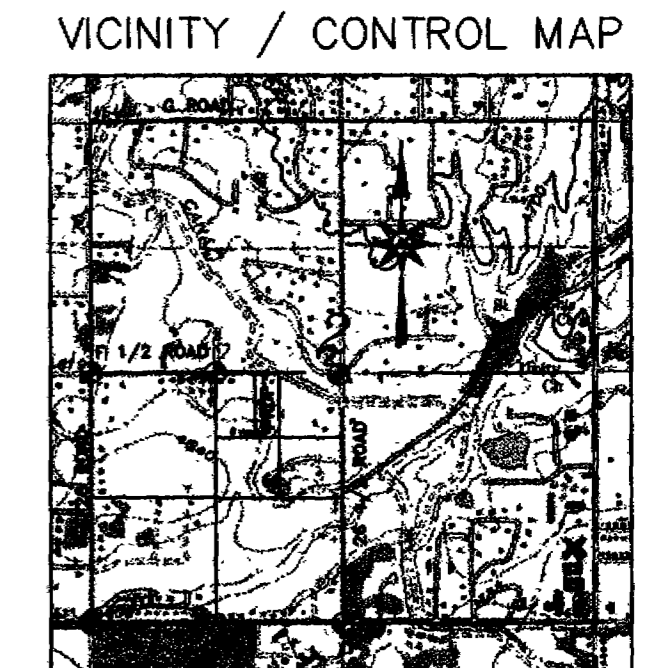
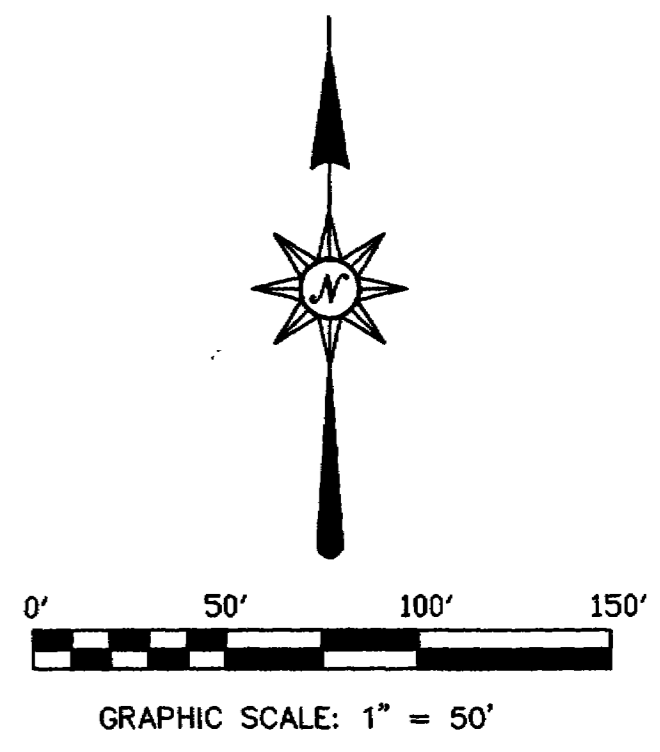
ACREAGE SUMMARY		
LOTS 1-10	4.26 ACRES	84.02%
SHARED DRIVE TRACTS	0.23 ACRES	4.54%
TRACT A	0.11 ACRES	2.17%
ROAD RDW	0.45 ACRES	8.88%
ROAD DEDICATION	0.02 ACRES	0.39%
TOTAL	5.07 ACRES	100%

BUILDING SETBACKS

FRONT YARD = 20 FEET FROM FRONT PROPERTY LINE
REAR YARD = 30 FEET FROM REAR PROPERTY LINE
SIDE YARD = 15 FEET FROM EACH SIDE PROPERTY LINE



C 1/4 CORNER, SECTION 2
FOUND 3" BRASS CAP
BURIED IN ASPHALT RD.
CAP UNREADABLE
MCSM AS PER RECORD
PROJECT B.M. ELEV.=4664.40'
MESA COUNTY DATUM



LEGEND

- ⊕ FOUND BLM/GLO BRASS OR ALUM. CAPS ON STEEL POST
- SET 1 1/2" ALUM. CAP ON 18"-#5 REBAR, LS24963
- SET 1 1/2" ALUM. CAP ON 18"-#5 REBAR IN CONCRETE, LS24963
- ⊙ FOUND MONUMENT, STANDARD MESA COUNTY SURVEY MONUMENT
- ⊙ FOUND ORIGINAL STONE
- ⊙ SET 2 1/2" ALUM. CAP ON 30"-#6 REBAR, LS24963
- ▲ SET CL MONUMENTS PER CITY OF GRAND JUNCTION CODE

NOTE: INTERIOR PROPERTY CORNERS WILL BE SET AS LOTS ARE SOLD.

BASIS OF BEARING

TRUE NORTH WAS DETERMINED USING GPS (TRIMBLE 4700 RECEIVERS). THE LINE FROM THE C 1/4 CORNER TO THE CW 1/16 CORNER OF SECTION 2, T. 1 S., R. 1 W., OF THE UTE PRINCIPAL MERIDIAN WAS FOUND TO BE S. 89°49'56" W., AS MONUMENTED AND SHOWN HEREON TO.

NOTE: A COMMITMENT FOR TITLE INSURANCE ISSUED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY, # 00140505, DATED MARCH 16, 2001, WAS RELIED UPON FOR RESEARCH REGARDING EASEMENTS OF RECORD.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

SURVEYOR'S STATEMENT:

I, David G. Nicewicz, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of THE FOUR PINES SUBDIVISION was made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information, both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

David G. Nicewicz P.L.S. 24963

Date 6/05/02

NORTHACRES SUBDIVISION
PLAT BK. 10 PG. 28

RSF-2

PLAN SCALE		SIGNATURE BLOCK	
1" = 50'		FIELD CREW: DGN, RKG	DATE: 10/01
		DRAFTER: DGN	DATE: 10/01
		CHECKED BY: KIN	DATE: 10/01
REVISIONS:			
DATE	07/12/01		
DATE	10/25/01		
DATE	11/27/01		
DATE	01/08/02		
DATE	01/17/02		
DATE	02/15/02		
DATE	03/27/02		
DATE	04/22/02		
DATE	06/04/02		

WEST ELK LAND SURVEYING, INC.

3446 L LANE
HOTCHKISS, COLORADO 81419
EMAIL: westelkland@aol.com

TITLE:	MAP ID:
THE FOUR PINES SUBDIVISION	
DATE: 06/04/02	DRG. FRSSUBREV1P2
SHEET 2 OF 2	W201035PRD