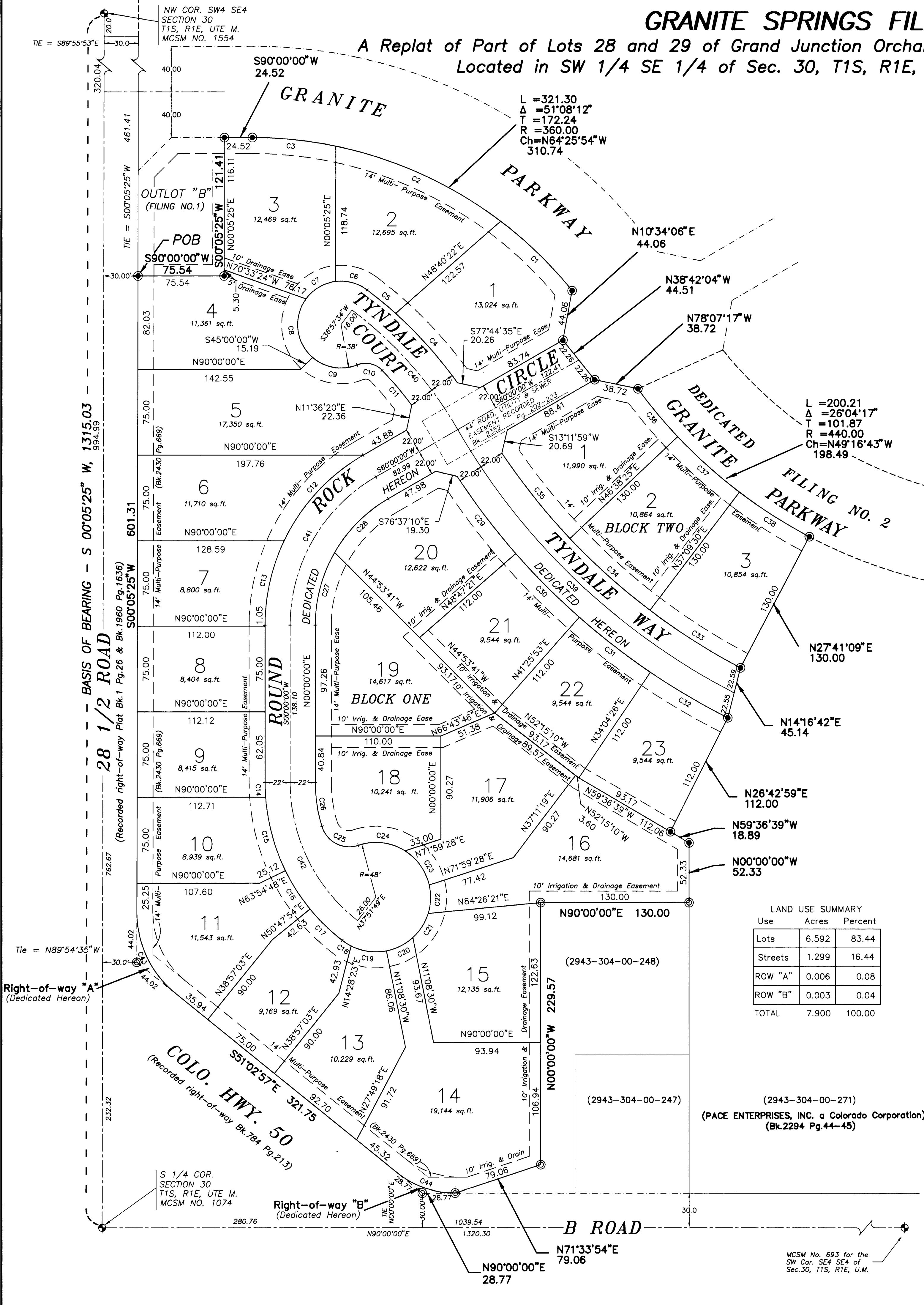


GRANITE SPRINGS FILING NO. 3

A Replat of Part of Lots 28 and 29 of Grand Junction Orchard Mesa Land Company's ORCHARD SUBDIVISION, Located in SW 1/4 SE 1/4 of Sec. 30, T1S, R1E, Ute Meridian, Mesa County, Colorado



CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	87.49	13°55'29"	360.00	43.96	S45°49'33"E	87.28
C2	160.13	25°29'05"	360.00	81.41	S65°31'49"E	158.81
C3	73.68	11°43'38"	360.00	36.97	S84°08'11"E	73.56
C4	81.61	12°34'10"	372.00	40.97	S41°45'08"E	81.44
C5	32.49	05°00'12"	372.00	16.25	S50°32'19"E	32.47
C6	29.29	44°10'07"	38.00	15.42	S75°07'29"E	28.57
C7	30.84	46°30'03"	38.00	16.33	S59°32'26"E	30.00
C8	56.67	85°26'54"	38.00	35.10	N06°28'03"W	51.56
C9	41.59	62°42'26"	38.00	23.15	S80°30'43"E	39.54
C10	23.77	68°05'48"	20.00	13.51	S77°49'01"E	22.40
C11	40.19	07°01'16"	328.00	20.12	S40°15'29"E	40.17
C12	103.67	34°32'07"	172.00	53.47	N42°43'56"E	102.11
C13	76.44	25°27'53"	172.00	38.86	N12°43'56"E	75.82
C14	12.96	04°14'36"	175.00	6.48	N02°07'18"W	12.96
C15	66.66	21°49'31"	175.00	33.74	S15°09'22"E	66.26
C16	40.04	13°06'28"	175.00	20.11	S32°37'21"E	39.95
C17	39.58	12°57'36"	175.00	19.88	S45°39'23"E	39.50
C18	9.21	10°59'40"	48.00	4.62	S57°38'01"E	9.20
C19	31.84	38°00'39"	48.00	16.53	S82°08'11"E	31.26
C20	26.30	31°23'17"	48.00	13.49	N63°09'51"E	25.97
C21	25.29	30°11'22"	48.00	12.95	N32°22'31"E	25.00
C22	25.29	30°11'22"	48.00	12.95	N02°11'09"E	25.00
C23	37.63	44°54'44"	48.00	19.84	S35°21'54"E	36.67
C24	42.61	50°51'35"	48.00	22.82	S83°15'04"E	41.22
C25	39.97	91°36'52"	25.00	25.71	S62°52'26"E	35.85
C26	39.02	17°04'00"	131.00	19.66	N08°32'00"W	38.88
C27	66.73	29°52'18"	128.00	34.14	N14°56'09"E	65.98
C28	67.31	30°07'42"	128.00	34.45	N44°56'09"E	66.50
C29	84.92	07°55'27"	614.00	42.53	S37°15'15"E	84.85
C30	78.85	07°21'30"	614.00	39.48	S44°53'44"E	78.80
C31	78.85	07°21'30"	614.00	39.48	S52°15'14"E	78.80
C32	78.85	07°21'29"	614.00	39.48	S59°36'43"E	78.80
C33	94.24	09°28'21"	570.00	47.23	S35°21'54"E	94.13
C34	94.33	09°28'55"	570.00	47.27	S48°06'03"E	94.22
C35	95.80	09°37'47"	570.00	48.01	S38°32'42"E	95.69
C36	54.65	07°07'01"	440.00	27.36	S39°48'05"E	54.62
C37	72.82	09°28'55"	440.00	36.49	S48°06'03"E	72.73
C38	72.74	09°28'21"	440.00	36.45	S57°34'40"E	72.66
C39	339.12	32°49'16"	592.00	174.35	S46°24'38"E	334.50
C40	140.93	23°04'11"	350.00	71.43	S41°30'20"E	139.98
C41	157.08	60°00'00"	150.00	86.60	N30°00'00"E	150.00
C42	139.22	52°08'11"	153.00	74.85	S28°04'06"E	134.47
C43	82.11	51°08'22"	92.00	44.02	S79°42'18"E	79.42
C44	55.31	38°57'03"	81.35	28.77	S70°31'28"E	54.25

LAND USE SUMMARY

Use	Acres	Percent
Lots	6.592	83.44
Streets	1.299	16.44
ROW "A"	0.006	0.08
ROW "B"	0.003	0.04
TOTAL	7.900	100.00

- LEGEND**
- FOUND SECTION CONTROL MONUMENT, AS NOTED
 - FOUND NO.5 REBAR W/ I.D. CAP "JOHNSON, - PLS 16835"
 - FOUND NO.5 REBAR W/ I.D. CAP "ROLLAND ENG. - PLS 18469"
 - SET NO.5 REBAR W/ ALUM. I.D. CAP "MAP SURVEYS-PLS 11980"
 - FOUND OR SET NO.5 REBAR W/ ALUM. I.D. CAP IN CONCRETE.

NOTES

Pursuant to C.R.S. 24-68-101et 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 GRANITE SPRINGS FILING NO.3 and shall result in a vested right for a period of three years from February 1, 2002 A.D.

Bearings on this plat are based on the South Line of the SE4 SE4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian to bear N 90°00'00" E between MCSM No. 693 for the East 1/16 corner along the South boundary of Section 30 and MCSM No. 118 for the Southeast corner of Section 30 on existing record of deposit 838-93.

Research for easements, rights-of-way and encumbrances by Western Colorado Title Company - Order File Number: 96-11-015L

DECLARATION OF COVENANTS

The Declaration of Protective Covenants and Restrictions for GRANITE SPRINGS are recorded in Book 2352 at Pages 208 thru 220 in the records of the Mesa County Clerk and Recorder's office.

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned PACE ENTERPRISES INC., a Colorado Corporation, is the owner of that real property being Part of Lots 28 and 29 of the Grand Junction Orchard Mesa Land Company's Orchard Subdivision, located in the SW 1/4 SE 1/4 of Section 30, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado. Ownership is witnessed by instruments recorded in Book 2294 at Pages 44 and 45. That portion of real property being part of this dedication is described as follows:

- Commencing at the Northwest corner of the said SW 1/4 SE 1/4 of said Section 30 from whence the South one-quarter corner of Section 30 bears S 00°05'25" W, a distance of 1315.03 feet with all bearings contained herein being referenced thereto. Thence S 00°05'25" W, a distance of 20.00 feet. Thence S 89°55'53" E, a distance of 30.00 feet, to the Northwest corner of Granite Springs Filing No. 1. Thence S 00°05'25" W, a distance of 461.41 feet along the East right-of-way line of 28 1/2 Road to the Southwest corner of Granite Springs Filing No. 1 being also the POINT OF BEGINNING. Thence around the said parcel boundary the following nineteen (19) courses:
- S 00°05'25" W, a distance of 601.31 feet, along the East right-of-way line of 28 1/2 Road;
 - S 51°02'57" E, a distance of 321.75 feet along Highway 50 right-of-way;
 - N 90°00'00" E, a distance of 28.77 feet along the North right-of-way line of B Road;
 - N 71°33'54" E, a distance of 79.06 feet;
 - N 00°00'00" E, a distance of 229.57 feet;
 - N 90°00'00" E, a distance of 130.00 feet;
 - N 00°00'00" E, a distance of 52.33 feet;
 - N 59°36'39" W, a distance of 18.89 feet;
 - N 26°42'59" E, a distance of 112.00 feet;
 - N 14°16'42" E, a distance of 45.14 feet;
 - N 27°41'09" E, a distance of 130.00 feet to the South boundary of Granite Springs Filing No. 2;
 - Westerly 200.21 feet along a 440.00 foot radius non-tangent curve to the right with a central angle of 26°04'17", the chord of which bears N 49°16'43" W, a distance of 198.49 feet to a point on the Southerly boundary of Granite Springs Filing No. 1. Continuing along said Southerly boundary through course nineteen (19);
 - N 78°07'17" W, a distance of 38.72 feet;
 - N 38°42'04" W, a distance of 44.51 feet;
 - N 01°34'06" E, a distance of 44.06 feet;
 - Westerly 321.30 feet along a 360.00 foot radius non-tangent curve to the left with a central angle of 51°08'12", the chord of which bears N 64°25'54" W, a distance of 310.74 feet;
 - S 90°00'00" W, a distance of 24.52 feet;
 - S 00°05'25" W, a distance of 121.41 feet;
 - S 90°00'00" W, a distance of 75.54 feet to the point of beginning.

The above parcel, as described, contains 7.90 acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as:

GRANITE SPRINGS FILING NO. 3, a subdivision of the County of Mesa and State of Colorado.

That said owner does hereby dedicate to the Public Utilities those portions of real property being used for perpetual easements needed for the installation and maintenance of utilities, including but not limited to water, sewer, gas, electric and telephone lines; together with the right to trim or remove interfering trees and brush; with non-exclusive users right of ingress and egress for the maintenance of driveways, historic irrigation and drainage ditches. Such easements and rights shall be utilized in a reasonable and prudent manner to allow for further improvement of land use.

That said owner does hereby certify that to their knowledge, no liens encumber any part of the dedication as show hereon. That said owner does hereby dedicate and set apart all of of the roads shown on this plat for the use of the public forever. That all expense for road or driveway improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 1st day of February A.D., 2002.

PACE ENTERPRISES, INC., A COLORADO CORPORATION
Vernon Pace
 Vernon Pace, President

STATE OF COLORADO }
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me this 1st day of February A.D., 2002, by *Vernon Pace*, President of Pace Enterprises Inc.

Witness my hand and official seal, *Cynthia L. Hoffer*
 Cynthia L. Hoffer
 Notary Public

My commission expires: 1-12-06

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 12:33 o'clock P.M. on this 21st day of February A.D. 2002 and was recorded as reception number 204974 in Plat Book 18 on Page 352 Drawer No. 11-106

Manika Todd *Teresa Han*
 Mesa County Clerk and Recorder Deputy
 Fees: \$ 10.00

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 20th day of February A.D., 2002
 Board of County Commissioners of the County of Mesa, Colorado.

Chadwick H. Hall
 Chairman

SURVEYOR'S CERTIFICATE

I, Millard Walter Eldridge, do hereby certify that the survey as represented by this plat was done by me, or under my direct supervision, responsibility, and checking, and that the survey and plat are correct to the best of my knowledge and belief.

Millard Walter Eldridge
 1-29-02
 Date of Certification

PREPARED FOR:
 PACE ENTERPRISES, INC.
 707 ARROWCOURT - SUITE A
 GRAND JCT., CO 81505

GRANITE SPRINGS FILING NO. 3
 SW4 SE4 Sec.30, T1S, R1E, Ute Meridian
 DATE: January 25, 2002 SCALE: 1" = 50'

MAP Surveys, Inc.
 MAPPING - PLANNING - SURVEYING
 P.O. BOX 290, MESA, COLORADO 81643
 (970)268-5851 FAX (970)268-5532

