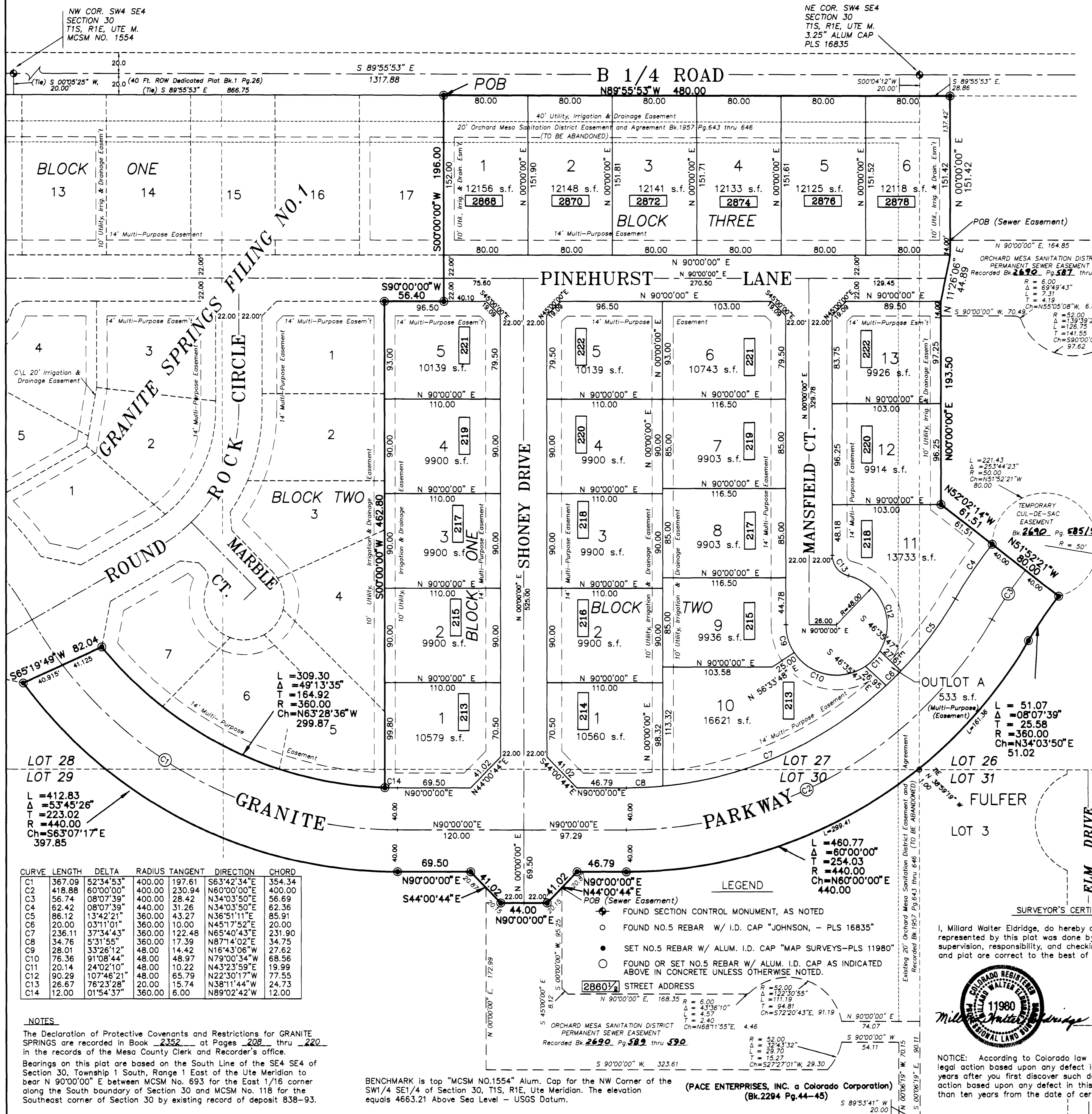


GRANITE SPRINGS FILING NO. 2

A Replat of Part of Lots 26, 27, 28, 29 and 30 of Grand Junction Orchard Mesa Land Company's ORCHARD SUBDIVISION, Located in S 1/2 SE 1/4 of Sec. 30, T1S, R1E, Ute Meridian, Mesa County, Colorado



CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	367.09	52°34'53"	400.00	197.61	S63°42'34"E	354.34
C2	418.88	60°00'00"	400.00	230.94	N60°00'00"E	400.00
C3	56.74	08°07'39"	400.00	28.42	N34°03'50"E	56.69
C4	82.42	08°07'39"	440.00	31.25	N34°03'50"E	62.36
C5	86.12	13°42'21"	360.00	43.27	N36°51'11"E	85.91
C6	20.00	03°11'01"	360.00	10.00	N45°17'52"E	20.00
C7	236.11	37°34'43"	360.00	122.48	N65°40'43"E	231.90
C8	34.76	5°31'55"	360.00	17.39	N87°14'02"E	34.75
C9	28.01	33°26'12"	48.00	14.42	N16°43'06"W	27.62
C10	76.36	91°08'44"	48.00	48.97	N79°00'34"W	68.56
C11	20.14	24°02'10"	48.00	10.22	N43°23'59"E	19.99
C12	90.29	107°48'21"	48.00	65.79	N22°30'17"W	77.55
C13	26.67	76°23'28"	20.00	15.74	N38°11'44"W	24.73
C14	12.00	01°54'37"	360.00	6.00	N89°02'42"W	12.00

NOTES
 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.
 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 by existing record of deposit 838-93.

BENCHMARK is top "MCSM NO.1554" Alum. Cap for the NW Corner of the SW1/4 SE1/4 of Section 30, T1S, R1E, Ute Meridian. The elevation equals 4663.21 Above Sea Level - USGS Datum.

(PACE ENTERPRISES, INC. a Colorado Corporation) (Bk.2294 Pg.44-45)

KNOW ALL MEN BY THESE PRESENTS: DEDICATION
 That the undersigned PACE ENTERPRISES INC., a Colorado Corporation, is the owner of that real property being Part of Lots 26, 27, 28, 29 and 30 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, 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 S89°55'53"E a distance of 866.75 feet to a point on the North line of said Lot 27, of Grand Junction Orchard Mesa Land Company's ORCHARD SUBDIVISION, being the POINT OF BEGINNING. Thence around the said dedication boundary the following nineteen (19) courses:

- 1) S 00°00'00" W, a distance of 196.00 feet,
- 2) S 90°00'00" W, a distance of 56.40 feet,
- 3) S 00°00'00" W, a distance of 462.80 feet,
- 4) Westerly 309.30 feet along a 360.00 foot radius curve to the right with a central angle of 49°13'35" the chord of which bears N 63°28'36" W, a distance of 299.87 feet,
- 5) S 65°19'49" W, a distance of 82.04 feet;
- 6) Easterly 412.83 feet along a 440.00 foot radius curve to the left with a central angle of 53°45'26" the chord of which bears S 63°07'17" E, a distance of 397.85 feet,
- 7) N 90°00'00" E, a distance of 69.50 feet,
- 8) S 44°00'44" E, a distance of 41.02 feet,
- 9) N 90°00'00" E, a distance of 44.00 feet,
- 10) N 44°00'44" E, a distance of 41.02 feet,
- 11) N 90°00'00" E, a distance of 46.79 feet,
- 12) Easterly 460.77 feet along a 440.00 foot radius curve to the left with a central angle of 60°00'00" the chord of which bears N 60°00'00" E, a distance of 440.00 feet,
- 13) Easterly 51.07 feet along a 360.00 foot radius curve to the right with a central angle of 08°07'39" the chord of which bears N 34°03'50" E, a distance of 51.02 feet,
- 14) N 51°52'21" W, a distance of 80.00 feet,
- 15) N 52°02'14" W, a distance of 61.51 feet,
- 16) N 00°00'00" E, a distance of 193.50 feet,
- 17) N 11°26'06" E, a distance of 44.89 feet,
- 18) N 00°00'00" E, a distance of 151.42 feet to a point on the North line of said Lot 26,
- 19) N 89°55'53" W, a distance of 480.00 feet along the North lines of said Lots 26 and 27 to the point of beginning.

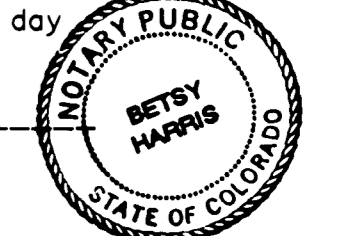
The above parcel, as described, contains 9.49 acres, more or less.
 That said owner has caused the said real property to be laid out and surveyed as: GRANITE SPRINGS FILING NO. 2 a subdivision of the County of Mesa and State of Colorado.
 That said owner does hereby dedicate to the Public Utilities those 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 dedicate to Granite Springs Homeowners Association OUTLOT A and all Common Area as show hereon. That said owner does hereby dedicate and set apart all 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.
 That said owner certifies that to their knowledge no liens exist against the dedication shown hereon.

IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 20th day of March, A.D., 2000.

PACE ENTERPRISES, INC., a Colorado Corporation
 STATE OF COLORADO)
 COUNTY OF MESA)
 of the foregoing instrument was acknowledged before me this 20th day of March, A.D., 2000.

Vernon O. Pace, President

Witness my hand and official seal. *Betsy Harris* Notary Public
 My commission expires: 7-15-01



CLERK AND RECORDER'S CERTIFICATE
 I hereby certify that this instrument was filed for record in my office at 03:35 o'clock P.M. on this 30th day of March, A.D. 2000 and was recorded as reception number 1944374 in Plat Book 17 on Page 297 Drawer No. II 78
Monika Todd *Elvira Laaba* Fees: \$10.00
 Mesa County Clerk and Recorder Deputy

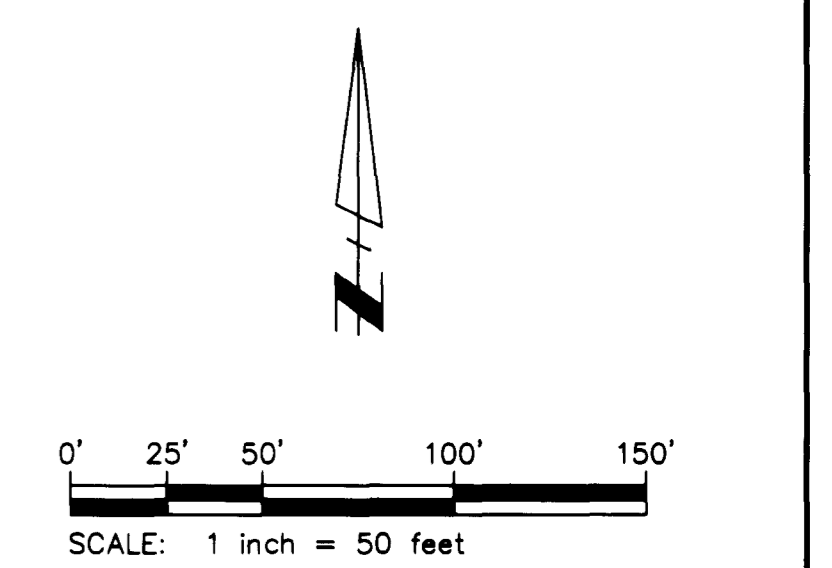
BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this 27th day of March, A.D., 2000, Board of County Commissioners of the County of Mesa, Colorado.
William S. Senora
 Chairman

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 23rd day of March, A.D., 2000, County Planning Commission of the County of Mesa, Colorado.
Shadi Naji
 Chairman

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.



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 certification shown hereon.



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

GRANITE SPRINGS FILING NO. 2
 SW4 SE4 Sec.30, T1S, R1E, Ute Meridian
 DATE: March 20, 2000 SCALE: 1" = 50'

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