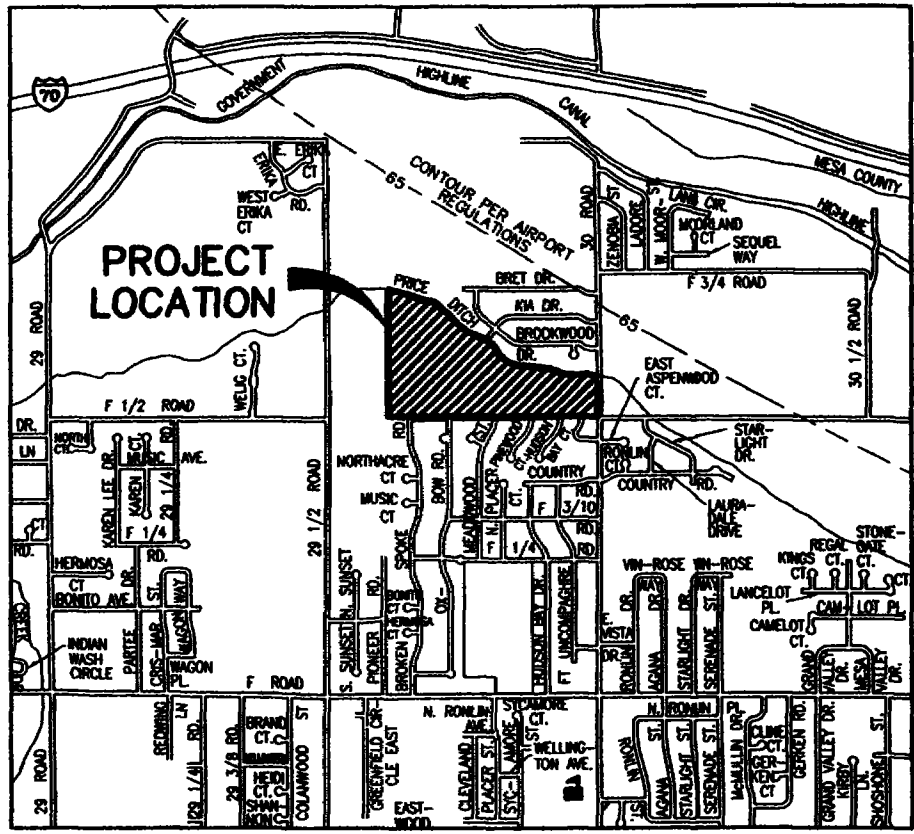


**BROOKSIDE SUBDIVISION, FILING THREE**  
 A REPLAT OF LOT 1, BLOCK 9, BROOKSIDE SUBDIVISION, FILING TWO.  
 SW 1/4, NE 1/4 AND SE 1/4, NE 1/4 OF SECTION 5, T.1 S., R.1 E.,  
 UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

**NOTES:**

- 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
- BASIS OF BEARINGS:** The line between the C-E 1/16 corner and E 1/4 corner, both of Section 5, Township 1 South, Range 1 East, Ute Meridian having a assumed bearing of N 89° 43' 55" W, 1322.23 feet from GPS observation. Monuments on this line are indicated as shown on this Plat.
- BASIS OF BENCHMARKS:** P126 of 1996 GPS Geodetic Control Network, Mesa County Survey Marker, SE corner Section 5, T.1 S., R.1 E., Ute Meridian. Elevation = 4593.21 feet NAVD '88.
- Existing property corners which were recovered during this survey which were within 0.25 feet of the position of record were accepted as being in the proper location as shown by record.
- Property owners should refer to the Homeowners Association's Covenants, Conditions, and Restrictions documents for specific restrictions on fencing, specifically with respect to property abutting open space tracts.
- Property owners should refer to the Homeowners Association's Covenants, Conditions, and Restrictions documents for specific restrictions on residential foundations. Specifically with respect to requiring individually engineered designs.
- The following setbacks shall apply:
  - Single Family Units:
    - Principal Building - 20' front (or easement width, whichever is greater) 20' rear (or easement width, whichever is greater) 5' side (or easement width, whichever is greater)
    - Accessory Building - Limited to rear 1/2 of Lot 5' rear (or easement width, whichever is greater) 3' side (or easement width, whichever is greater)
  - Single Family-Attached Units:
    - Principal Building - 20' front (or easement width, whichever is greater) 20' rear (or easement width, whichever is greater) 0' side for one side if attached; 5' side if detached (or easement width, whichever is greater)
    - Accessory Building - Limited to rear 1/2 of Lot 5' rear (or easement width, whichever is greater) 3' side (or easement width, whichever is greater)
- Maximum height of structures 32 feet  
 Maximum coverage of lot by structures 35%
- Tract N, Tract O and Tract R will be maintained by the "Brookside Homeowners Association of Grand Junction, Inc."



**VICINITY MAP**

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

State of Colorado } ss  
 County of Mesa }  
 I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 12:29 P.M., on the 3rd day of September, A.D. 2002 in Plat Book No. 19, Page No. 106-107, Reception No. 2074116, Drawer No. MM-66, Fees \$20.00

Mesa County Clerk and Recorder  
 Deputy

**SURVEYOR'S CERTIFICATE**

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, Inc. and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Brookside Subdivision, Filing Three shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 9 day of August, A.D., 2002.

Dean E. Ficklin  
 P.L.S., 19597



**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 3115, Page 977 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, with the authority of its board of directors, this 15th day of August, A.D., 2002.

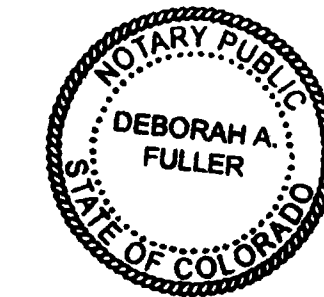
By Bruce Z. Ramsey For: First National Bank of the Rockies

**ACKNOWLEDGMENT OF LIENHOLDERS RATIFICATION**

State of Colorado } ss  
 County of Mesa }  
 On this 9th day of August, A.D., 2002, before me the undersigned officer, personally appeared Bruce Z. Ramsey, as Vice President of First National Bank of the Rockies, and acknowledged that he/she executed the foregoing Lienholders Ratification, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.  
 My commission expires 8-26-2005

Deborah A. Fuller  
 Notary Public



**CITY APPROVAL**

The Brookside Subdivision, Filing Three is approved and accepted this 30th day of August, A.D., 2002.

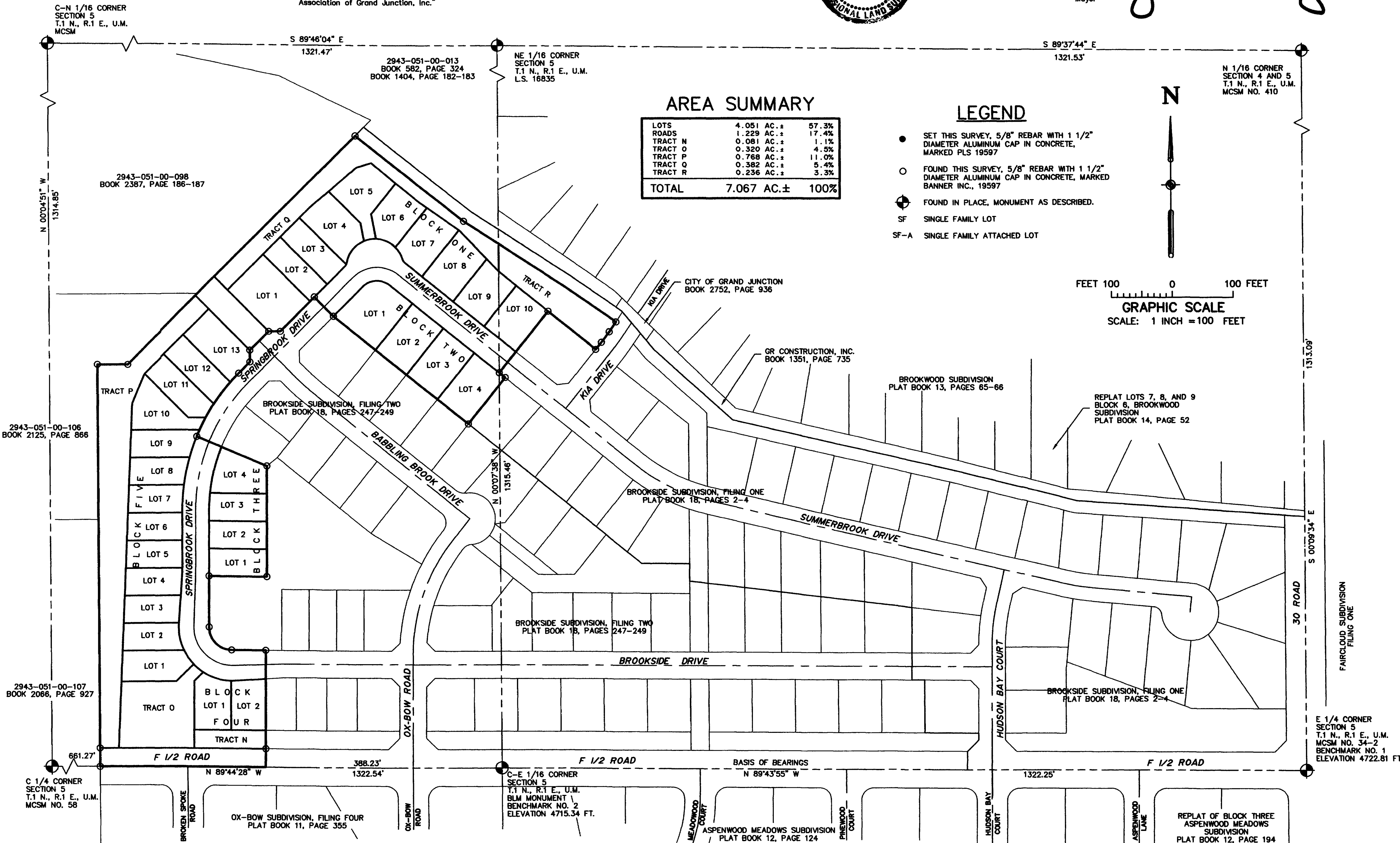
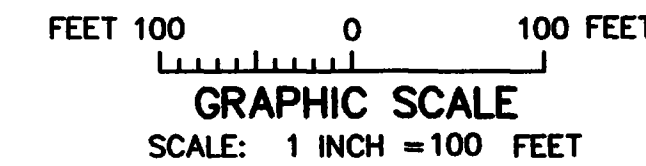
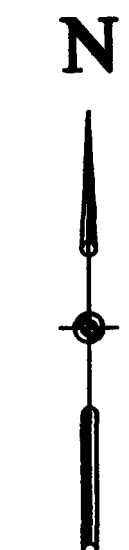
Chris Evans-Marty  
 City Manager  
 Mayor

**AREA SUMMARY**

|              |                   |             |
|--------------|-------------------|-------------|
| LOTS         | 4.051 AC.±        | 57.3%       |
| ROADS        | 1.229 AC.±        | 17.4%       |
| TRACT N      | 0.081 AC.±        | 1.1%        |
| TRACT O      | 0.320 AC.±        | 4.5%        |
| TRACT P      | 0.768 AC.±        | 11.0%       |
| TRACT Q      | 0.382 AC.±        | 5.4%        |
| TRACT R      | 0.236 AC.±        | 3.3%        |
| <b>TOTAL</b> | <b>7.067 AC.±</b> | <b>100%</b> |

**LEGEND**

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED PLS 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED BANNER INC., 19597
- ◆ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- SF SINGLE FAMILY LOT
- SF-A SINGLE FAMILY ATTACHED LOT



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Darter, LLC, being the owner in fee simple of the property described in the instrument recorded in Plat Book 18 at Pages 247 through 249 in the records of the office of the Mesa County Clerk and Recorder, does hereby plat said real property under the name and style of Brookside Subdivision, Filing Three, a subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.

**DESCRIPTION OF BROOKSIDE SUBDIVISION, FILING THREE**

Lot 1, Block 9 of Brookside Subdivision, Filing Two, according to the Plat thereof recorded in Plat Book 18 at Pages 247 through 249, in the records of the Clerk and Recorder of Mesa County, Colorado, located in the SW 1/4 of the NE 1/4 and SE 1/4 of the NE 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Brookside Subdivision, Filing Three, as described above contains 7.067 acres more or less.

That said owner does hereby dedicate, convey and set apart real property as shown and labeled on the accompanying plat as follows:

- All streets, roads and rights-of-way shown hereon are dedicated and conveyed 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 shown hereon are conveyed 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 thereto 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.
- All Utility Easements shown hereon are conveyed 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 thereto including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.
- All Irrigation Easements shown hereon are conveyed to the Brookside Homeowners Association of Grand Junction, Inc. as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Deed of conveyance recorded in Book 3144, at Page 795 subject to further conditions and restrictions as may be set forth in that instrument.
- Tract N shown hereon is conveyed to the Brookside Homeowners Association of Grand Junction, Inc. for: 1) 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; 2) the maintenance and repair of irrigation systems. Deed of conveyance recorded at Book 3144, at Page 794 subject to further conditions and restrictions as may be set forth in that instrument.
- Tract O shown hereon is conveyed to the Brookside Homeowners Association of Grand Junction, Inc. for: 1) 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; 2) the maintenance and repair of irrigation systems; 3) the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; 4) the City of Grand Junction shall have emergency access by motorized maintenance vehicles and equipment for the purpose of maintaining storm water facilities and appurtenances. Deed of conveyance recorded at Book 3144, at Page 794 subject to further conditions and restrictions as may be set forth in that instrument.
- Tract P and Tract Q shown hereon are conveyed to the Brookside Homeowners Association of Grand Junction, Inc. for: 1) the use of the Grand Junction Drainage District, for the installation, operation, maintenance, or repair of Grand Junction Drainage District facilities; 2) the use of the City of Grand Junction as a perpetual, non-exclusive easement for ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes, subject to the historical and recorded rights and usage of the Grand Junction Drainage District to install, operate, maintain and repair drainage facilities. Deed of conveyance recorded at Book 3144, at Page 792 subject to further conditions and restrictions as may be set forth in that instrument.
- Tract R shown hereon is conveyed to the Brookside Homeowners Association of Grand Junction, Inc. for: 1) 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; 2) the maintenance and repair of irrigation systems; 3) the use of the Ute Water Conservancy District, their successors and assigns for the installation, operation, maintenance and repair of domestic water transmission facilities; 4) ingress and egress use by the general public pedestrian; 5) the purpose of recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded at Book 3144, at Page 794 subject to further conditions and restrictions as may be set forth in that instrument.

All Tracts/Easements include the right of ingress and egress on, along, over, under, 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 or tracts, the right to dredge; provided however, that the beneficiaries/owners 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.

DARTER, LLC  
 IN WITNESS WHEREOF, I hereunto set my hand this 9th day of August, A.D., 2002.

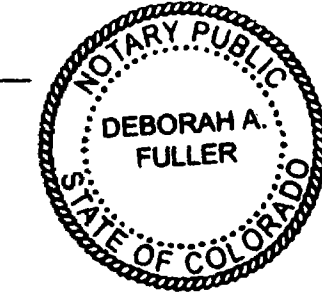
Terry Lawrence  
 Terry Lawrence, Managing Member

**ACKNOWLEDGMENT OF OWNERSHIP**

State of Colorado } ss  
 County of Mesa }  
 On this 9th day of August, A.D., 2002, before me the undersigned officer, personally appeared Terry Lawrence, Managing Member of DARTER, LLC, and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.  
 My commission expires 8-26-2005

Deborah A. Fuller  
 Notary Public



**DECLARATIONS**

The Declaration of Covenants and Restrictions are recorded in Book 2152 at Pages 921 through 925 in the records of the Mesa County Clerk and Recorder.

**BROOKSIDE SUBDIVISION, FILING THREE**  
 A REPLAT OF LOT 1, BLOCK 9, BROOKSIDE SUBDIVISION, FILING TWO, LOCATED IN THE SW 1/4, NE 1/4 AND SE 1/4, NE 1/4 OF SECTION 5, T.1 S., R.1 E., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

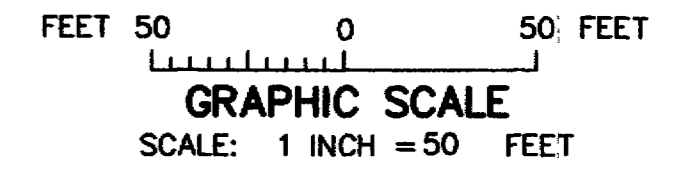
VISTA ENGINEERING CORP.  
 GRAND JUNCTION, COLORADO

|                  |                    |              |                  |
|------------------|--------------------|--------------|------------------|
| SCALE: 1" = 100' | JOB NO: 4018.03-02 | DATE: 8-9-02 | SHEET NO: 1 of 2 |
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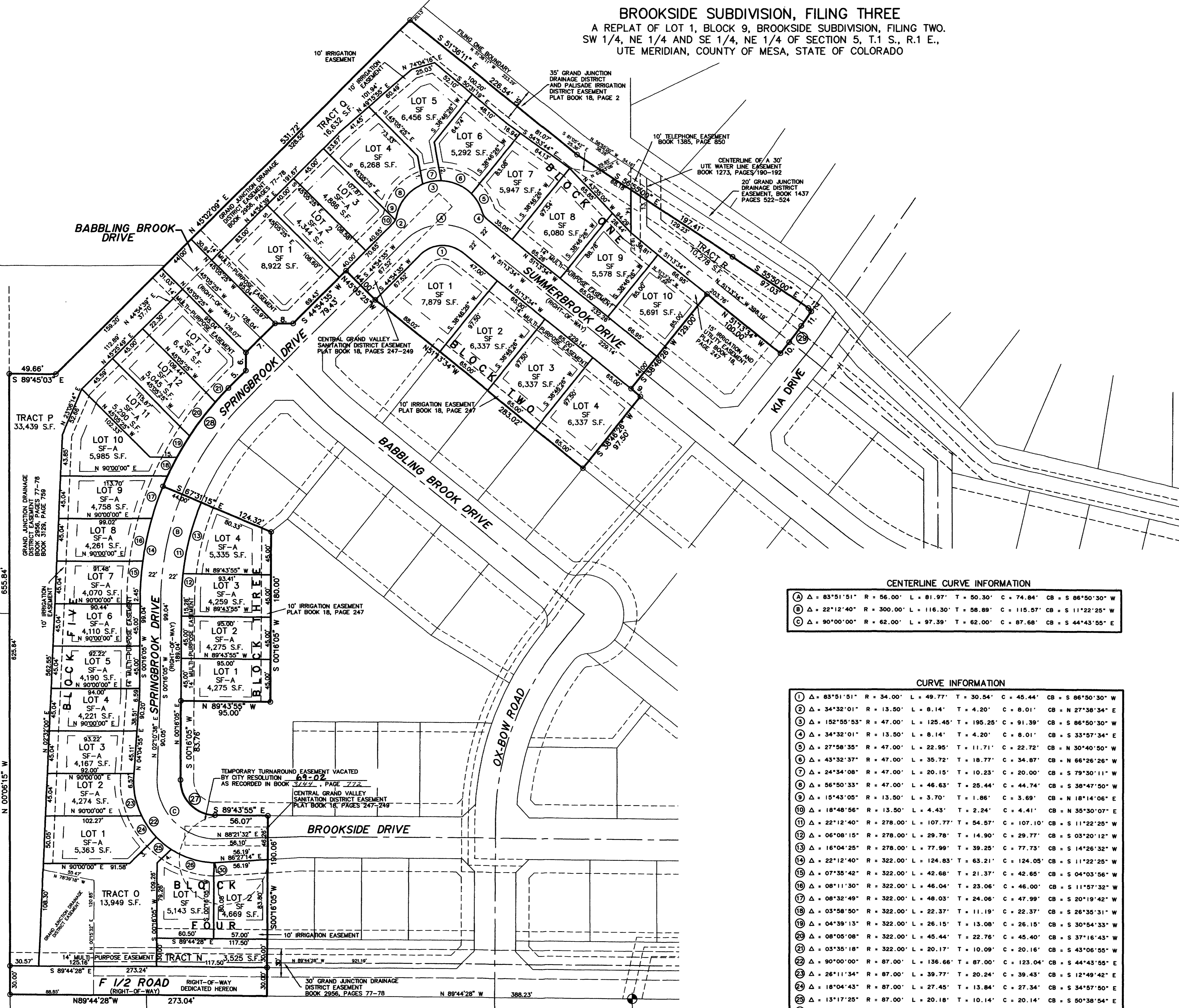
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 A REPLAT OF LOT 1, BLOCK 9, BROOKSIDE SUBDIVISION, FILING TWO.  
 SW 1/4, NE 1/4 AND SE 1/4, NE 1/4 OF SECTION 5, T.1 S., R.1 E.,  
 UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

N



**LEGEND**

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED PLS 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED BANNER INC., 19597
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- SF SINGLE FAMILY LOT
- SF-A SINGLE FAMILY ATTACHED LOT
- BUILDING SETBACK LINE
- F, R, OR S FRONT, REAR OR SIDE SETBACK (IDENTIFIED ON CORNER LOTS)



**CENTERLINE CURVE INFORMATION**

|   |               |             |             |            |             |                    |
|---|---------------|-------------|-------------|------------|-------------|--------------------|
| A | Δ = 83°51'51" | R = 56.00'  | L = 81.97'  | T = 50.30' | C = 74.84'  | CB = S 86°50'30" W |
| B | Δ = 22°12'40" | R = 300.00' | L = 116.30' | T = 58.89' | C = 115.57' | CB = S 11°22'25" W |
| C | Δ = 90°00'00" | R = 62.00'  | L = 97.39'  | T = 62.00' | C = 87.68'  | CB = S 44°43'55" E |

**CURVE INFORMATION**

|    |                |             |             |             |             |                    |
|----|----------------|-------------|-------------|-------------|-------------|--------------------|
| 1  | Δ = 83°51'51"  | R = 34.00'  | L = 49.77'  | T = 30.54'  | C = 45.44'  | CB = S 86°50'30" W |
| 2  | Δ = 34°32'01"  | R = 13.50'  | L = 8.14'   | T = 4.20'   | C = 8.01'   | CB = N 27°38'34" E |
| 3  | Δ = 152°05'53" | R = 47.00'  | L = 125.45' | T = 195.25' | C = 91.39'  | CB = S 86°50'30" W |
| 4  | Δ = 34°32'01"  | R = 13.50'  | L = 8.14'   | T = 4.20'   | C = 8.01'   | CB = S 33°57'34" E |
| 5  | Δ = 27°58'35"  | R = 47.00'  | L = 22.95'  | T = 11.71'  | C = 22.72'  | CB = N 30°40'50" W |
| 6  | Δ = 43°32'37"  | R = 47.00'  | L = 35.72'  | T = 18.77'  | C = 34.87'  | CB = N 66°26'26" W |
| 7  | Δ = 24°34'08"  | R = 47.00'  | L = 20.15'  | T = 10.23'  | C = 20.00'  | CB = S 79°30'11" W |
| 8  | Δ = 56°50'33"  | R = 47.00'  | L = 46.63'  | T = 25.44'  | C = 44.74'  | CB = S 38°47'50" W |
| 9  | Δ = 15°43'05"  | R = 13.50'  | L = 3.70'   | T = 1.86'   | C = 3.69'   | CB = N 18°14'06" E |
| 10 | Δ = 18°48'56"  | R = 13.50'  | L = 4.43'   | T = 2.24'   | C = 4.41'   | CB = N 35°30'07" E |
| 11 | Δ = 22°12'40"  | R = 278.00' | L = 107.77' | T = 54.57'  | C = 107.10' | CB = S 11°22'25" W |
| 12 | Δ = 06°08'15"  | R = 278.00' | L = 29.78'  | T = 14.90'  | C = 29.77'  | CB = S 03°20'12" W |
| 13 | Δ = 16°04'25"  | R = 278.00' | L = 77.99'  | T = 39.25'  | C = 77.73'  | CB = S 14°26'32" W |
| 14 | Δ = 22°12'40"  | R = 322.00' | L = 124.83' | T = 63.21'  | C = 124.05' | CB = S 11°22'25" W |
| 15 | Δ = 07°35'42"  | R = 322.00' | L = 42.68'  | T = 21.37'  | C = 42.65'  | CB = S 04°03'56" W |
| 16 | Δ = 08°11'30"  | R = 322.00' | L = 46.04'  | T = 23.06'  | C = 46.00'  | CB = S 11°57'32" W |
| 17 | Δ = 08°32'49"  | R = 322.00' | L = 48.03'  | T = 24.06'  | C = 47.99'  | CB = S 20°19'42" W |
| 18 | Δ = 03°58'50"  | R = 322.00' | L = 22.37'  | T = 11.19'  | C = 22.37'  | CB = S 26°35'31" W |
| 19 | Δ = 04°39'13"  | R = 322.00' | L = 26.15'  | T = 13.08'  | C = 26.15'  | CB = S 30°54'33" W |
| 20 | Δ = 08°05'08"  | R = 322.00' | L = 45.44'  | T = 22.76'  | C = 45.40'  | CB = S 37°16'43" W |
| 21 | Δ = 03°35'18"  | R = 322.00' | L = 20.17'  | T = 10.09'  | C = 20.16'  | CB = S 43°06'55" W |
| 22 | Δ = 90°00'00"  | R = 87.00'  | L = 136.66' | T = 87.00'  | C = 123.04' | CB = S 44°43'55" E |
| 23 | Δ = 26°11'34"  | R = 87.00'  | L = 39.77'  | T = 20.24'  | C = 39.43'  | CB = S 12°49'42" E |
| 24 | Δ = 18°04'43"  | R = 87.00'  | L = 27.45'  | T = 13.84'  | C = 27.34'  | CB = S 34°57'50" E |
| 25 | Δ = 13°17'25"  | R = 87.00'  | L = 20.18'  | T = 10.14'  | C = 20.14'  | CB = S 50°38'54" E |
| 26 | Δ = 31°49'25"  | R = 87.00'  | L = 48.32'  | T = 24.80'  | C = 47.70'  | CB = S 73°12'19" E |
| 27 | Δ = 90°00'00"  | R = 37.00'  | L = 58.12'  | T = 37.00'  | C = 52.33'  | CB = S 44°43'55" E |
| 28 | Δ = 22°25'50"  | R = 322.00' | L = 126.06' | T = 63.85'  | C = 125.25' | CB = S 33°41'40" W |
| 29 | Δ = 04°25'48"  | R = 278.00' | L = 21.49'  | T = 10.75'  | C = 21.49'  | CB = S 36°33'32" W |
| 30 | Δ = 00°36'54"  | R = 87.00'  | L = 0.93'   | T = 0.47'   | C = 0.93'   | CB = S 89°25'28" E |

**LINE INFORMATION**

| NO. | BEARING       | DISTANCE |
|-----|---------------|----------|
| 1.  | S 10°29'49" E | 30.32'   |
| 2.  | S 10°29'49" E | 41.38'   |
| 3.  | S 45°59'48" W | 39.72'   |
| 4.  | S 45°59'48" W | 20.62'   |
| 5.  | S 44°54'35" W | 26.28'   |
| 6.  | S 00°06'25" E | 19.18'   |
| 7.  | S 44°54'35" W | 44.00'   |
| 8.  | S 89°04'35" W | 19.18'   |
| 9.  | S 51°13'34" E | 12.86'   |
| 10. | S 38°46'26" W | 14.97'   |
| 11. | S 34°20'38" W | 18.73'   |
| 12. | S 39°59'00" E | 4.88'    |
| 13. | N 00°06'14" W | 52.57'   |
| 14. | N 00°07'38" E | 45.56'   |
| 15. | N 90°00'00" E | 28.64'   |

**BROOKSIDE SUBDIVISION,  
 FILING THREE**  
 A REPLAT OF LOT 1, BLOCK 9, BROOKSIDE  
 SUBDIVISION, FILING TWO, LOCATED IN THE  
 SW 1/4, NE 1/4 AND SE 1/4, NE 1/4 OF  
 SECTION 5, T.1 S., R.1 E., UTE MERIDIAN,  
 COUNTY OF MESA, STATE OF COLORADO

VISTA ENGINEERING CORP.  
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'    JOB NO: 4018.03-02    DATE: 8-09-02    SHEET NO: 2 of 2