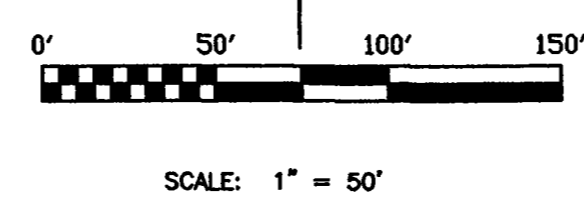
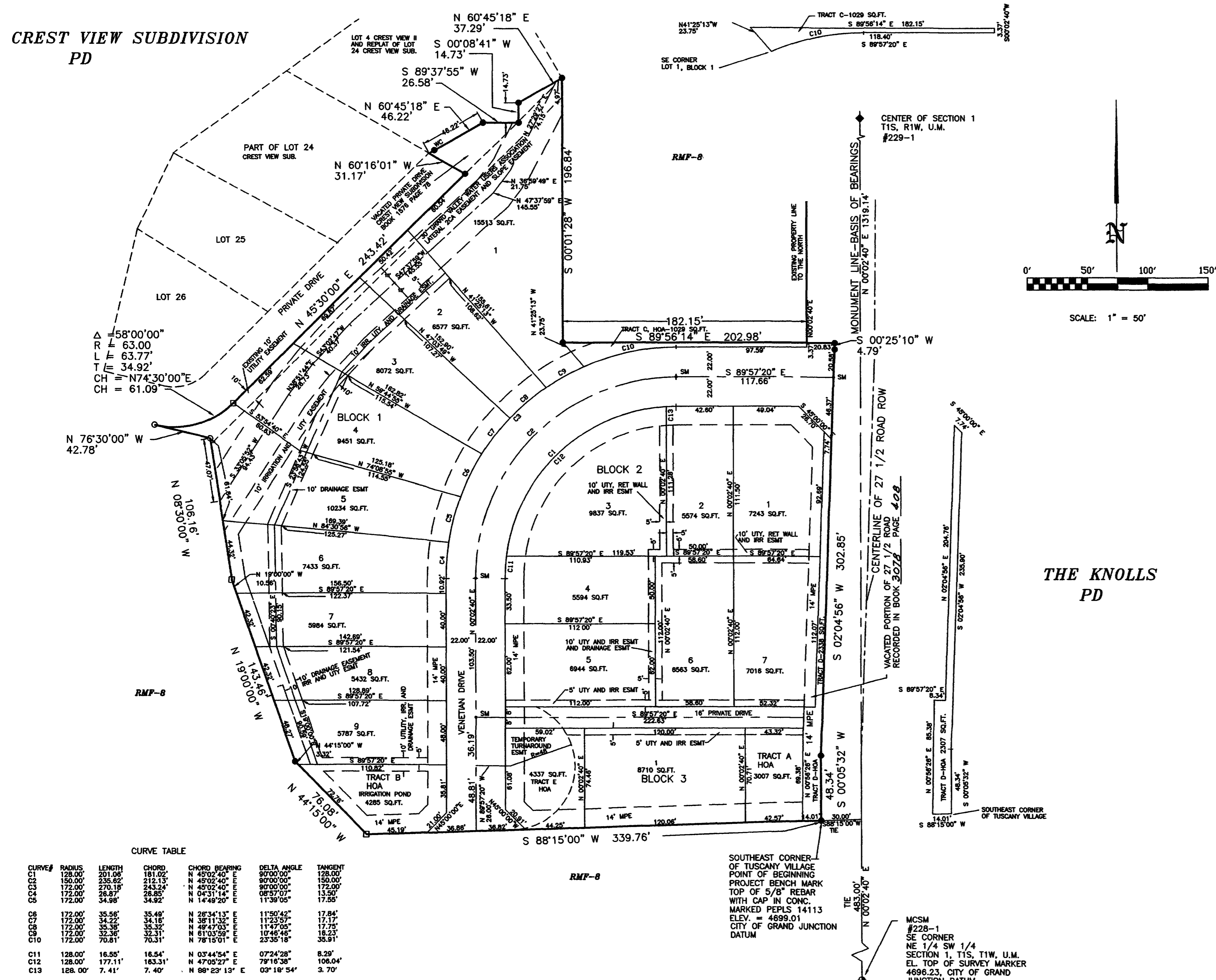


CREST VIEW SUBDIVISION
PD

TUSCANY VILLAGE
A REPLAT OF LOT 27 AND A PORTION OF A VACATED PRIVATE DRIVE IN
CREST VIEW SUBDIVISION, TOGETHER WITH A PORTION OF
VACATED RIGHT-OF-WAY FOR 27 1/2 ROAD
IN SEC. 1, T1S, R1W., U.M.
GRAND JUNCTION, COLORADO



THE KNOLLS
PD

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	128.00'	201.05'	181.02'	N 49°02'40\"	128.00'	128.00'
C2	150.00'	236.62'	212.13'	N 49°02'40\"	150.00'	150.00'
C3	172.00'	270.18'	243.24'	N 49°02'40\"	172.00'	172.00'
C4	172.00'	28.07'	28.85'	N 04°31'14\"	087.00'	1.55'
C5	172.00'	34.98'	34.92'	N 14°49'20\"	1139°05'	17.50'
C6	172.00'	35.58'	35.49'	N 26°34'13\"	115°40'42\"	17.84'
C7	172.00'	34.22'	34.18'	N 38°11'32\"	1123°59'	17.17'
C8	172.00'	35.39'	35.37'	N 49°02'40\"	1123°59'	17.17'
C9	172.00'	32.38'	32.31'	N 61°03'28\"	1046°46'	18.23'
C10	172.00'	70.81'	70.81'	N 78°15'01\"	233°46'18\"	38.81'
C11	128.00'	16.85'	16.54'	N 03°44'54\"	072°24'28\"	8.28'
C12	128.00'	177.11'	163.31'	N 47°03'27\"	78°16'38\"	108.04'
C13	128.00'	7.41'	7.40'	N 89°23'13\"	09°18'54\"	3.70'

LEGEND

- ◆ MESA COUNTY SURVEY MARKER
- ◆ 3\" ALUMINUM CAP IN MONUMENT BOX MARKED
- ◆ DH SURVEYS #24306, C 1/4, 1999, S 1
- SET 5/8\" REBAR W/CAP IN CONCRETE MARKED PEPLS 14113
- FOUND 5/8\" REBAR W/CAP MARKED HMP&G, CONCRETE
- W/C WITNESS CORNER-SET 5/8\" REBAR W/CAP IN CONCRETE
- MARKED W/C PEPLS 14113, 2.00 FEET FROM PROP. COR. ON LINE
- FOUND DISTURBED 5/8\" REBAR OR REBAR WITH CAP (UNREADABLE)
- RESET WITH 5/8\" REBAR WITH CAP IN CONC. MARKED PEPLS 14113
- SM SURVEY MONUMENT AS PER CITY OF GRAND JUNCTION SPECIFICATIONS. TO BE SET AFTER PAVING IS COMPLETED

LAND USE BREAKDOWN

TOTAL AREA	4.0 ACRES	100%
AREA IN STREETS	0.56 AC.	13.9%
AREA IN PRIVATE DRIVE	0.09 AC.	2%
AREA IN TRACTS A, B, C, D AND E	0.34 AC.	8.6%
AREA IN LOTS	3.02 AC.	75.5%

ABBREVIATIONS

- HOA HOME OWNER'S ASSOCIATION
- 14\" MPE 14\" MULTIPURPOSE EASEMENT
- RMP-8 CURRENT ZONING
- RET RETAINING
- UTY UTILITY
- IRR IRRIGATION
- PD PLANNED DEVELOPMENT

SETBACKS

- FRONT 20 FEET
- SIDE 5 FEET
- REAR 10 FEET

NOTE:
THE TRACTS AND PRIVATE DRIVE ARE DEDICATED AS UTILITY, IRRIGATION, AND DRAINAGE EASEMENTS

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this subdivision plat of TUSCANY VILLAGE, was prepared from notes taken in the field by me during 2001 and 2002, and that to the best of my knowledge, belief, and information, said plat is accurate and conforms 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.

Wayne H. Lizer P.E., P.L.S. 14113



CITY APPROVAL

This plat of TUSCANY VILLAGE, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 16th day of August, A.D., 2002.

Cindy Gross-Warty
City Manager

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 9:30 o'clock A.M. this 6th day of September, A.D., 2002, and is duly recorded in Plat Book No. 19, pages 109-110 as Reception No. 2074883, Drawer No. MM-68. Fees \$21.00

Clerk and Recorder of Mesa County

DECLARATION OF COVENANTS

This property is subject to covenants, conditions, and restrictions as contained in instrument recorded in Book 3148 at Page(s) 616.

Irrigation, drainage, and retaining wall easements have been deeded to the Tuscany Village Home Owner's Association, recorded in Book 3148, at page(s) 613.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Grand Junction Developers, LLC, a Colorado Limited Liability Company, is the owner of that real property, being Lot 27 and a portion of a vacated Private Drive in Crest View Subdivision, together with a vacated portion of 27 1/2 Road, located in the NE 1/4 SW 1/4 of Section 1, T1S, R1W of the Ute Meridian in the City of Grand Junction, Mesa County, Colorado, and being more specifically described as follows:

Beginning at a point which bears N00°02'40"E 483.00 feet and S88°15'00"W 30.00 feet from the Southeast Corner of the NE 1/4 SW 1/4 of Section 1, T1S, R1W of the Ute Meridian in Mesa County, Colorado; thence S88°15'00"W 339.76 feet for the most part along the South line of Lot 27 of Crest View Subdivision; thence along the Westery line of said Lot 27 the following four courses and distances: N44°15'00"W 76.08 feet; thence N19°00'00"W 143.42 feet; thence N8°30'00"W 106.16 feet; thence N76°30'00"W 42.78 feet to a point of intersection with a curve; thence along the arc of a curve to the left having a radius of 63.00 feet, whose chord bears N74°30'00"E 61.09 feet, 63.77 feet along the arc of said curve and along the Northwesterly line of said Lot 27 to a point of tangency; thence continuing along the Northwesterly line of said Lot 27 N45°30'00"E 243.42 feet; thence leaving said line N60°18'01"W 31.17 feet; thence N60°45'18"E 46.22 feet; thence N89°37'55"E 26.58 feet; thence N00°08'41"E 14.73 feet; thence S00°11'28"W 196.84 feet along an Easterly side of said Lot 27; thence S89°56'14"E 202.98 feet for the most part along a North side of said Lot 27 to a point on the West right-of-way line of 27 1/2 Road; thence following said right-of-way line the three following courses and distances: S00°25'10"W 4.79 feet; thence S2°04'56"W 302.85 feet; thence S00°05'32"W 48.35 feet to the point of beginning, containing 4.018 acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as Tuscany Village, a subdivision of a part of the City of Grand Junction, County of Mesa, State of 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 City of Grand Junction for the use of the public forever.
- The Slope Easement and Lateral 2CA Easement to Grand Valley Water Users Association for maintenance and repair of Lateral 2CA irrigation pipeline.
- All Multi-Purpose Easements to the City of Grand Junction 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, 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 Irrigation Easements to the Home Owner's Association of the lots and tracts hereby platted as perpetual easements for the installation, maintenance, and repair of private irrigation systems, recorded in Book 3148, Page 613.
- All Drainage Easements to the Home Owner's Association of lots and tracts platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or manmade facilities above or below ground.
- All Retaining Wall Easements to the Home Owner's Association of lots and tracts platted as perpetual easements for the maintenance and repair of retaining walls.
- Tracts A, B, C, D, and E are Dedicated to the Home Owner's Association of the lots and tracts hereby platted as perpetual easements for: (a) conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man made facilities above or below ground; (b) containing and detaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; (c) the maintenance and repair of private irrigation systems and conveyance of stormwaters; (d) recreational and aesthetic purposes as determined appropriate by said owners and (e) as utility easements to the City of Grand Junction as shown in 9 below. Deed of conveyance recorded in Book 3148 Page 612.
- All Sanitary Sewer Easements to the City of Grand Junction as perpetual easements for the installation, operation, maintenance, and repair of sanitary sewer systems.
- All Utility Easements to the City of Grand Junction for the use of public utilities as easements for the installation, operation, maintenance, and repair of utilities and appurtenances thereto, including, but not limited to electric lines, water lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines.
- The Temporary Turnaround Easement to the City of Grand Junction for the use of the public until such time as Venetian Drive is connected to the private drive on the South side of Tuscany Village at such time the private drive becomes a public right-of-way.
- 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 easements, the right to dredge, provided 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 or overburden easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this 26th day of July, A.D., 2002.

Donald G. Hickman
Donald G. Hickman, Manager, Grand Junction Developers, LLC

State of Colorado }
County of Mesa }

This plat was acknowledged before me by Donald G. Hickman, Manager, Grand Junction Developers, LLC, on this 26th day of July, A.D., 2002, for the aforementioned purposes.

Notary Public *Shirley Gramann*
My Commission expires 1/20/2003
My address is Grand Junction, CO 81506



LIENHOLDERS RATIFICATION OF PLAT

The Undersigned, hereby certifies that it is a holder of a security interest upon the property hereby 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 2870, Page 324 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said lienholder or corporation has caused these presents to be signed by its Vice President with the authority of its board of directors, this 26th day of July, 2002.

By Jeffrey O. Parker For Wells Fargo Bank West, N.A.
Title Vice President (Name of corporation or other)

State of Colorado }
County of Mesa }

This plat was acknowledged before me by Jeffrey O. Parker for Wells Fargo Bank on this 26th day of July, A.D., 2002, for the aforementioned purposes.

Notary Public *South Mountain*
My Commission expires 1/20/2003
My address is 2803 North Ave Grand Junction

SHEET 1 OF 1

FINAL PLAT
TUSCANY VILLAGE
A REPLAT OF LOT 27 AND A PORTION OF A VACATED PRIVATE DRIVE IN
CREST VIEW SUBDIVISION, TOGETHER WITH A PORTION OF
VACATED RIGHT-OF-WAY FOR 27 1/2 ROAD
IN SEC. 1, T1S, R1W., U.M.
GRAND JUNCTION, COLORADO

W.H. LIZER AND ASSOCIATES
ENGINEERING CONSULTING AND LAND SURVEYING
576 25 ROAD-UNIT 8
GRAND JUNCTION, COLORADO

DATE:	PROJ. NO.	SCALE:	FILE NAME:	DRAWN BY:	CHECKED BY:
7/24/02	D13763-3	1" = 50'	TUSCANYF	WHL	W.H.L.



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.