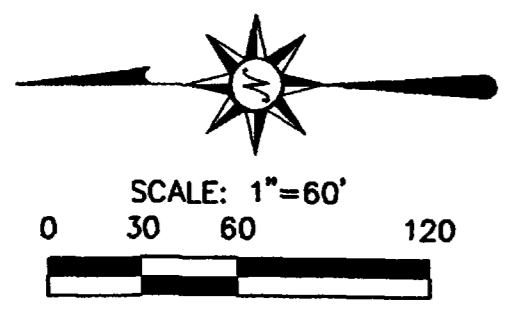
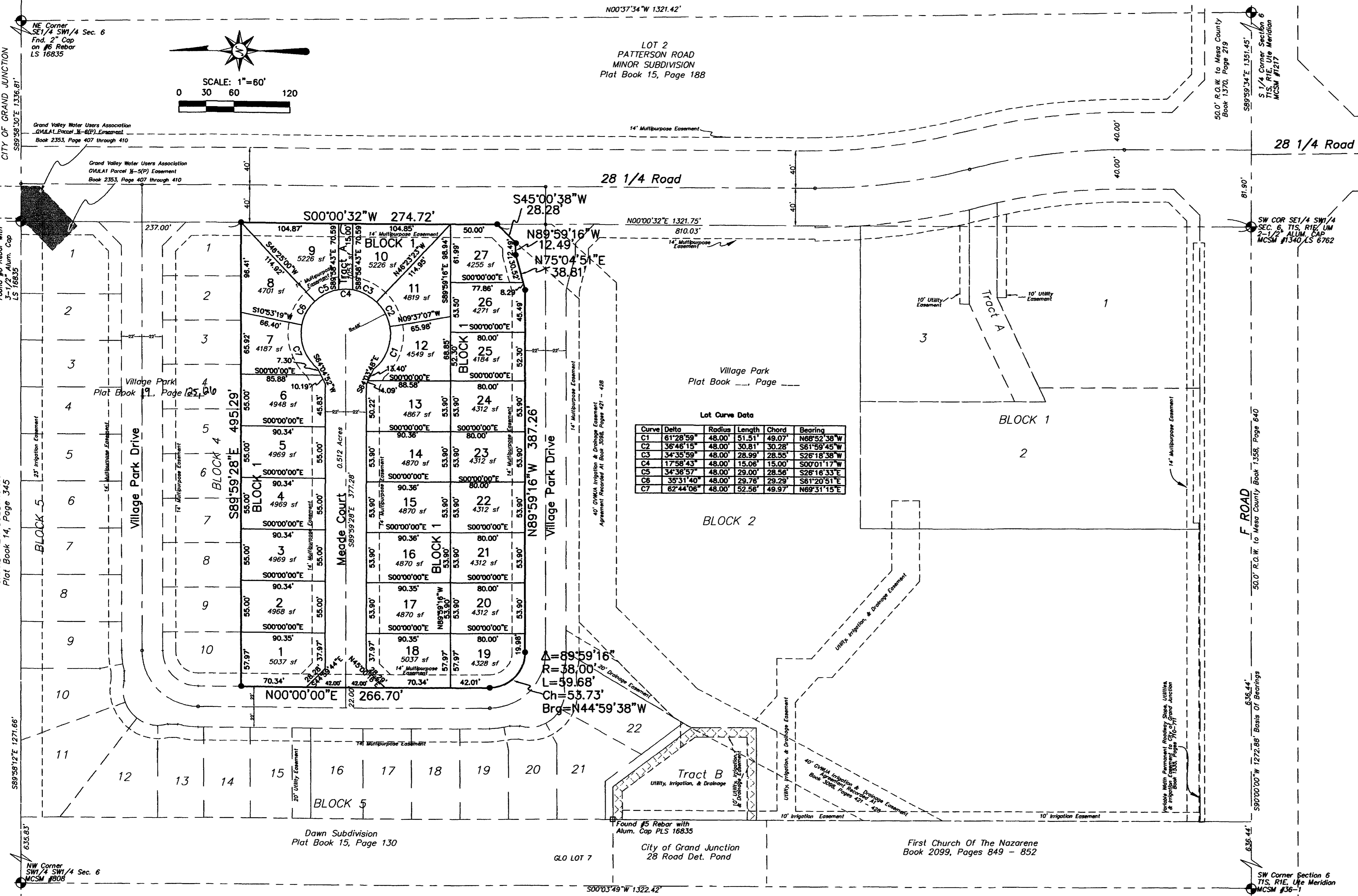


VILLAGE PARK FILING NO. TWO A REPLAT OF BLOCK 3 VILLAGE PARK SUBDIVISION CITY OF GRAND JUNCTION MESA COUNTY, COLORADO



LOT 2
PATTERSON ROAD
MINOR SUBDIVISION
Plat Book 15, Page 188



Lot Curve Data

Curve	Delta	Radius	Length	Chord	Bearing
C1	61°28'59"	48.00'	51.51'	49.07'	N68°52'36"W
C2	36°48'15"	48.00'	30.81'	30.28'	S61°59'45"W
C3	34°35'59"	48.00'	28.99'	28.56'	S26°18'38"W
C4	17°58'43"	48.00'	15.06'	15.00'	S00°01'17"W
C5	34°36'57"	48.00'	29.00'	28.56'	S26°18'33"E
C6	35°31'40"	48.00'	29.76'	29.29'	S61°20'51"E
C7	62°44'06"	48.00'	52.56'	49.97'	N69°31'15"E

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That Patterson Road Development, L.L.C., a Colorado Limited Liability Company, is the owner of that real property located in part of the Southwest Quarter (SW 1/4) of Section 6, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Block 3 of Village Park, as shown on the plat recorded in Plat Book 19, Pages 125 and 126 of the Mesa County Records.

That said owner has caused the real property to be laid out and platted as Village Park, Filing No. Two, 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 as the accompanying plat of Village Park, Filing No. Two, as follows:

All streets, roads and Rights-of-Way 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 I environmental audit'.

All Multipurpose 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.

Tract A dedicated to the Village Park Homeowners Association for the purposes of the said Association, subject to use by the City of Grand Junction as perpetual easements for ingress and egress and use by the public.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or as signs, together with the right to trim or remove interfering trees and brush; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said 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, Patterson Road Development, L.L.C., a Colorado Limited Liability Company, has caused their name to be hereunto subscribed this 19th day of JULY, A.D. 2002.

by: Alan Parkerson
for: Patterson Road Development, L.L.C., a Colorado Limited Liability Company

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Alan Parkerson for Patterson Road Development, L.L.C., a Colorado Limited Liability Company this 19th day of July, A.D. 2002.
Witness my hand and official seal:

Teresa C. Romines
Notary Public

My Commission Expires 8/27/2005

City Required Note:

Bulk Requirements:

Minimum Street Frontage (Cul-de-Sac)	50' (25')
Maximum Height	32'
Minimum Front Yard:	
Principal Structure	15'
Garage	20'
Minimum Side Yard:	
Principal Structure (Single Family - Detached)	5'
Principal Structure (Single Family - Attached)	10' - 0'
Accessory Structure	3'
Minimum Rear Yard:	
Principal Structure (Single Family - Detached)	10'
Accessory Structure	3'
Maximum Lot Coverage	50%

AREA SUMMARY

LOTS	= 2.905 Acres	84.42%
TRACT A	= 0.024 Acres	0.70%
ROAD ROW	= 0.512 Acres	14.88%
TOTAL	= 3.441 Acres	100.00%

NOTES:
The Declaration of Covenants and Restrictions are recorded at Book 2112 Pages 1 through 35, Mesa County Records.

Basis of bearings is the South line of the SW 1/4 of Section 6 which bears South 90 degrees 00 minutes 00 seconds West, a distance of 1272.88 feet. Both monuments on this line are Mesa County Survey Markers, as shown on this plat.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Abstract & Title Company of Mesa County, Inc., Policy No. 00905728-C2, dated June 28, 2001.

CITY OF GRAND JUNCTION APPROVAL

This plat of Village Park, Filing No. Two, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 23rd day of July, A.D., 2002.

City Manager [Signature]
City Mayor [Signature]

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:30 o'clock P.M., Sept 25, A.D., 2002, and was duly recorded in Plat Book 19, Page No. 127

Reception No. 2018106 Drawer No. MM-80 Fees: 10.00 1.00 sc

Monika Todd
Clerk and Recorder

By: Ginny Baughman
Deputy

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Village Park, Filing No. Two, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified JULY 19, 2002

Located in the SW 1/4 Section 6, T1S, R1E of the Ute Meridian

**VILLAGE PARK
FILING NO. TWO
A REPLAT OF BLOCK 3
VILLAGE PARK SUBDIVISION
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO**

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
244 NORTH 7th STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PATRICK R. GREEN, PLS
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 17485

PROJ. NO. 2001-118 SURVEYED DRAWN CHECKED SHEET OF
DATE: Jan., 2002 RM RSK PRG 1 1