

GRAND VISTA SUBDIVISION

FILING NO. 2

A REPLAT OF LOT 1 BLOCK 4, AND TRACT D, GRAND VISTA SUBDIVISION, FILING NO. 1 SITUATED IN THE W1/2 NE1/4 S.26, T.1 N., R.1 W., UTE MERIDIAN, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Best Buy Homes Colorado, Inc. a Colorado Corporation, and Grand Vista Homeowners Association, are the owners of that real property situated in the City of Grand Junction, located in the west half of the northeast quarter of Section 26, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, described in Book 2937 Page 630 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, being more particularly described as follows:

Lot 1 Block 4, and Tract D of GRAND VISTA SUBDIVISION, FILING NO. 1 according to the plat recorded in Plat Book 18 at Pages 336-338 of the records of the Clerk and Recorder of Mesa County, Colorado.

Containing 21.035 acres, more or less.

That said owner has by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and Tracts as shown hereon, and designates the same as GRAND VISTA SUBDIVISION, FILING NO. 2, in the City of Grand Junction, State of Colorado, and does hereby make the following dedications and grants:

All Streets and Rights-of-Way are hereby dedicated to the City of Grand Junction for the use of the public forever;

Tracts 1, 2, and 3, as shown hereon are hereby dedicated to the City of Grand Junction for public ingress and egress and for the installation, operation, maintenance, and repair/replacement of drainage facilities for the conveyance of runoff water which originated within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

All Multi-Purpose Easements are hereby granted 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, irrigation lines, sanitary 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 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/Retention easements, the right to dredge; provided, however, 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 nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

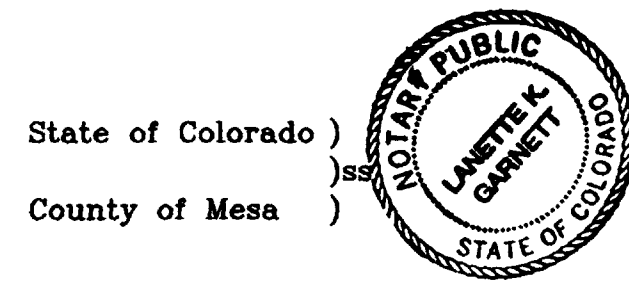
That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

That said owners certify that all lienholders, if any, are represented hereon.

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 16th day of December, A.D., 2002.

Best Buy Homes Colorado, Inc.,
a Colorado Corporation

By Bailey E. Dotson
Bailey E. Dotson,
President



State of Colorado)
County of Mesa)

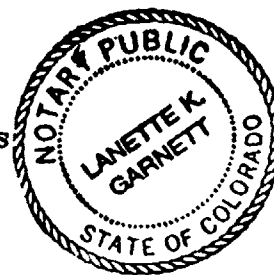
This plat was acknowledged before me by Bailey Dotson as President of Best Buy Homes Colorado, Inc., a Colorado Corporation on this 16th day of December, A.D., 2002, for the aforementioned purposes.

My Commission expires: 02/17/06
Notary Public Janet K. Garnett

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 16th day of December, A.D., 2002.

Grand Vista Homeowners Association
a Colorado non-profit Corporation

By Bailey E. Dotson
Bailey E. Dotson,
President



State of Colorado)
County of Mesa)

This plat was acknowledged before me by Bailey E. Dotson as President of Grand Vista Homeowners Association, a Colorado non-profit Corporation on this 16th day of December, A.D., 2002, for the aforementioned purposes.

My Commission expires: 02/17/06
Notary Public Janet K. Garnett

CONSENT OF MORTGAGEE

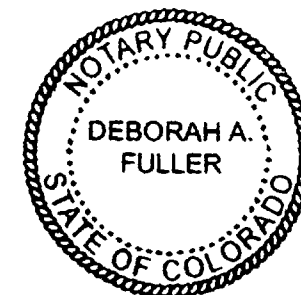
The undersigned, having security interest in the subject property, does hereby ratify and confirm this plat.

By Bruce Penny
Bruce Penny, Vice-President
First National Bank of the Rockies

State of Colorado)
County of Mesa)

This plat was acknowledged before me by Bruce Penny as Vice-President of First National Bank of the Rockies on this 16th day of December, A.D., 2002, for the aforementioned purposes.

My Commission expires: 8-26-2005
Notary Public Deborah A. Fuller



PLAT NOTES

1. The lands within Blocks 1, 2, 3, and 4 in Grand Vista Subdivision Filing 2 are subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Grand Vista Subdivision recorded on December 20, 2002 in Book 3234 at Page 196 of said records.

2. Tract 4, as shown hereon, will be conveyed to the Grand Vista Homeowner's Association for open space purposes, subject to the various easements dedicated on this Plat. All Tracts owned by the Grand Vista Homeowner's Association will constitute Common Area under the Declaration of Covenants, Conditions and Restrictions for Grand Vista. Book 3234 Page 196

3. This subdivision falls within the Walker Field Airports Area of Influence. Noise mitigation measures as stated in the Walker Field Airport Master Plan are included in the Master Declaration of Covenants, Conditions and Restrictions for Grand Vista Subdivision.

4. The 60 LDN (yearly day/night average sound level) line and the 65 LDN line as shown hereon, are from "Exhibit A-1, Existing Noise Exposure" of the Walker Field Airport Master Plan. The Critical Zone line is from the adjoining plat of Summer Hill and was developed by LANDesign from the runway centerline.

5. Potential property owners should review the project file located at the Community Development Department for soils and other geotechnical information pertaining to this development, specifically as noted in the geotechnical report and findings of the Colorado Geological Survey (CGS). See File #FP-2001-010. The developer of the lot shall abide by the minimal requirements stated in the recommendations from the CGS regarding building setbacks and foundations, or demonstrate that they have otherwise satisfied the requirements.

6. Perpetual, non-exclusive Irrigation Easements as shown hereon will be conveyed to the Grand Vista Homeowner's Association, Inc., and reserved to the undersigned Owner, for the installation, operation, maintenance, and repair/replacement of irrigation water lines. Book 3234 Page 195

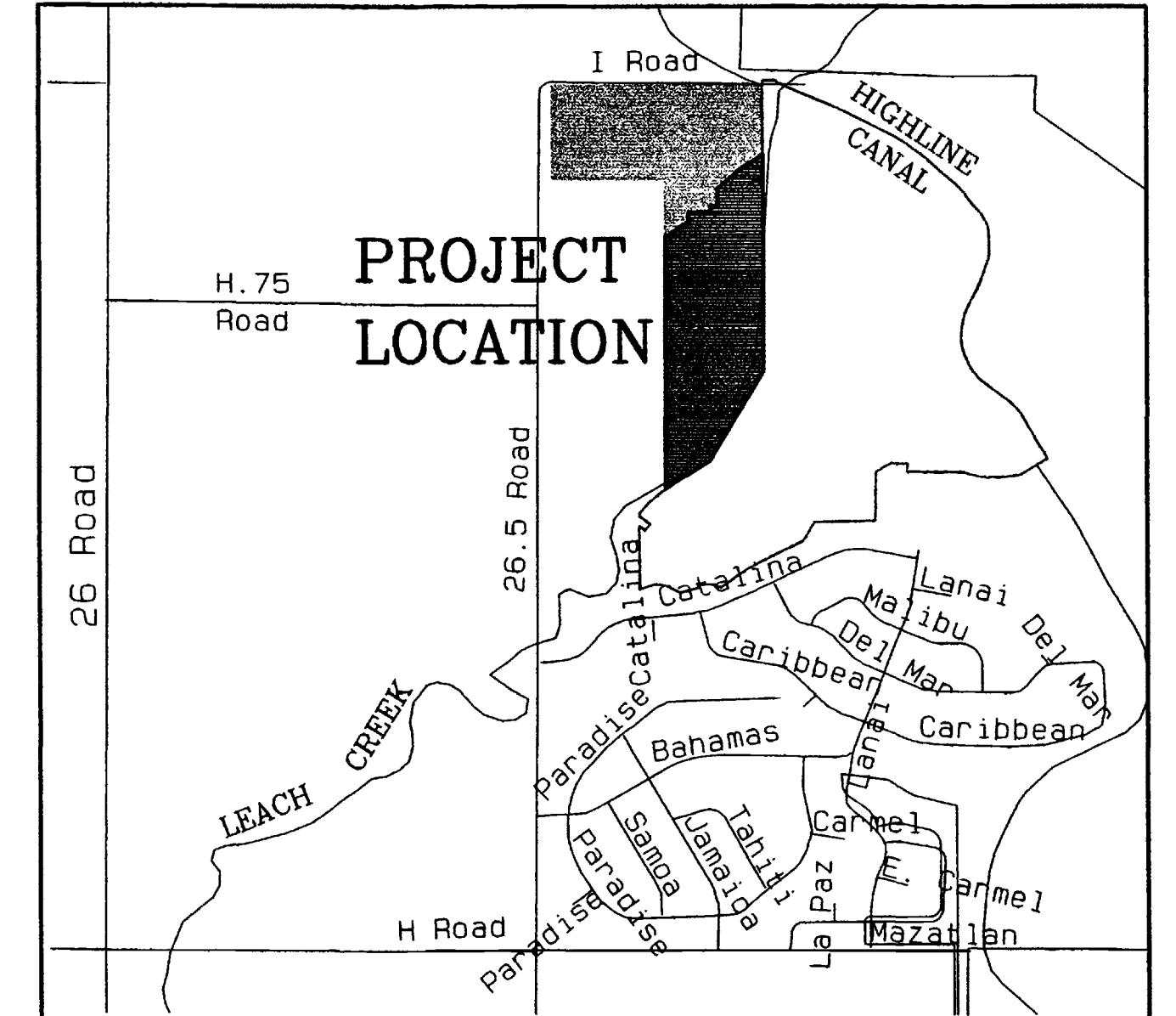
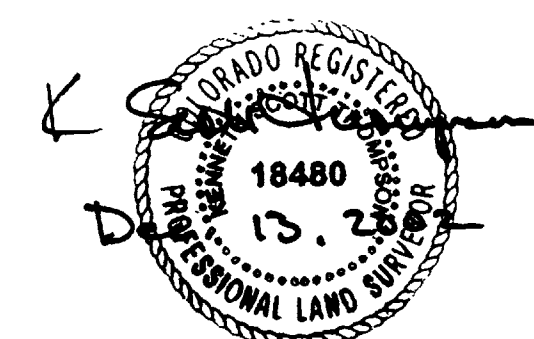
7. Lots 27 and 28 of Block 3 are impacted by a 100-year flood zone. No discharge of dredged or fill material within the waters of the United States is allowed without obtaining a Department of the Army permit prior to commencing such work. Additionally, Lot owners will be responsible for obtaining a flood plain permit from Community Development for any structure located within the 100-year flood zone.

8. No building, no fencing, no dumping, no gardening, etc. shall be allowed in the No Disturbance area as shown hereon.

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of GRAND VISTA SUBDIVISION FILING NO. 2, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the 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 to the best of my knowledge and belief. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

Kenneth Scott Thompson,
Colorado PLS 18480



VICINITY MAP

1" = 1000'

CITY APPROVAL

This plat of GRAND VISTA SUBDIVISION FILING NO. 2, a plat of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 19th day of December, A.D., 2002.

By: [Signature] City Manager
Attest: [Signature] President of City Council

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 9:10 o'clock A. M., this 20th day of December, A.D., 2002, and is duly recorded in Plat Book No. 19, Page 198, 199, 200 as Reception No. 2094236 Drawer No. NN-26 Fees: \$30.00 + \$1.00 NN - 26

Clerk and Recorder of Mesa

GRAND VISTA SUBDIVISION
FILING NO. 2
BEST BUY HOMES COLORADO, INC.

SECTION: W1/2 NE1/4 S.26	TOWNSHIP: 1 North	RANGE: 1 West	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - B-210 (970) 243-6067			
Grand Junction CO 81808 tlo@tlowest.com			
S:\Survey\0418 bestbuy\002 crowe\lisa\plat.pro		Job No. 0418-002	
Drawn: BKB	Checked: DRS	Date: Dec 13, 2002	Sheet 1 of 3

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 the certification shown hereon.

GRAND VISTA SUBDIVISION

FILING NO. 2

Summerhill Filing No. 3
Reception No. 2058441

FLOOD PLAIN as provided by the City
of Grand Junction from mapping by
ICON Engineering.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°04'05"W	2.98'
L2	N45°04'05"W	20.97'
L3	N89°55'55"E	13.17'
L4	N00°04'05"W	62.45'
L5	S00°04'05"E	39.81'
L6	S00°04'05"E	22.64'
L7	S89°55'55"W	50.00'
L8	S38°15'49"E	16.00'
L9	S89°55'55"W	13.42'
L10	N46°01'49"E	20.64'
L11	N00°04'05"W	15.93'
L12	S37°42'40"W	5.73'
L13	N00°09'50"W	8.77'
L14	S38°02'20"E	5.53'
L15	N00°10'33"W	16.39'
L16	N08°42'31"W	21.75'
L17	S51°59'30"E	17.63'
L18	N89°53'05"E	5.68'
L19	N51°59'30"W	17.63'
L20	N84°43'30"E	21.32'
L21	S51°59'30"E	53.34'
L22	S89°53'05"W	15.29'
L23	N44°58'02"W	21.18'
L24	N45°01'22"E	21.18'
L25	N00°05'39"E	19.63'
L26	N44°58'02"W	21.18'
L27	S45°01'22"W	21.18'
L28	S44°58'02"E	21.18'
L29	N45°01'22"E	21.18'
L30	N89°58'20"W	26.10'
L31	S45°01'22"W	12.67'
L32	S45°01'22"W	8.52'
L33	N89°58'20"W	26.00'
L34	N89°58'20"W	63.08'
L35	N89°58'20"W	67.14'
L36	N27°19'59"W	26.00'

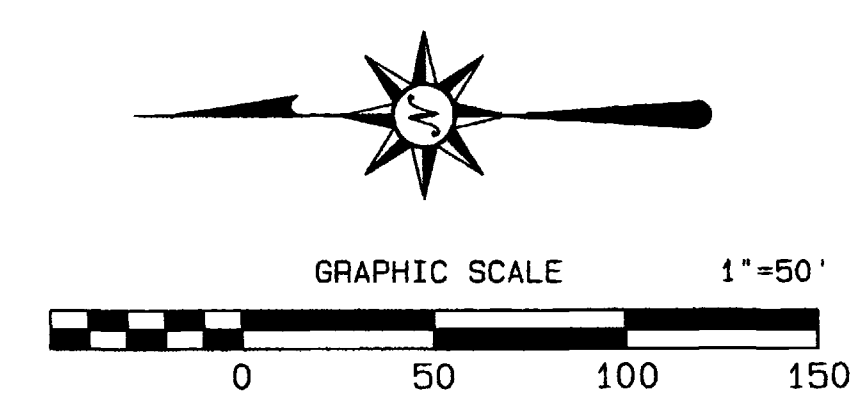
CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	100.00'	150.00'	38°11'44"	N70°50'03"E	98.15'
C2	225.09'	300.00'	42°59'22"	S21°25'36"W	219.85'
C3	199.37'	300.00'	38°04'35"	N18°58'12"E	195.72'
C4	25.73'	300.00'	4°54'47"	N40°27'53"E	25.73'
C5	99.81'	150.00'	38°07'25"	S71°03'13"E	97.98'
C6	224.95'	300.00'	42°53'37"	N21°28'29"E	219.38'
C7	119.38'	250.00'	27°21'39"	N76°20'51"E	118.25'
C8	141.72'	150.00'	54°08'05"	N62°57'38"E	136.51'
C9	78.71'	128.00'	35°13'50"	S72°19'00"W	77.47'
C10	6.62'	128.00'	2°57'54"	S53°13'08"W	6.62'
C11	17.29'	38.00'	26°03'56"	S64°46'09"W	17.14'
C12	21.18'	38.00'	31°55'40"	N85°14'03"W	20.90'
C13	20.05'	38.00'	30°13'55"	N55°09'16"W	19.82'
C14	32.51'	38.00'	49°00'51"	N15°31'53"W	31.53'
C15	15.12'	38.00'	22°48'06"	N20°22'35"E	15.02'
C16	24.85'	38.00'	37°10'12"	N50°21'44"E	24.22'
C17	38.84'	38.00'	58°33'45"	S81°46'17"E	37.17'
C18	14.18'	13.50'	60°09'42"	N82°34'16"W	13.53'
C19	20.09'	172.00'	6°41'38"	N70°41'42"E	20.08'
C20	47.70'	172.00'	15°53'25"	N61°59'13"E	47.55'
C21	87.78'	322.00'	15°37'13"	N10°10'30"E	87.51'
C22	75.54'	322.00'	13°26'27"	N24°42'20"E	75.36'
C23	123.04'	278.00'	25°21'34"	S14°05'40"W	122.04'
C24	78.35'	278.00'	16°08'42"	S34°50'52"W	78.09'
C25	85.17'	128.00'	38°07'25"	N71°03'13"W	83.61'
C26	9.33'	172.00'	3°06'25"	S88°33'43"E	9.33'
C27	50.37'	172.00'	16°46'40"	S78°37'10"E	50.19'
C28	54.75'	172.00'	18°14'20"	S61°06'40"E	54.52'
C29	66.67'	228.00'	16°45'18"	S81°39'01"W	66.44'
C30	42.20'	228.00'	10°36'21"	S67°58'12"W	42.14'
C31	27.92'	48.00'	33°19'30"	S79°19'46"W	27.53'
C32	33.58'	48.00'	40°04'53"	N63°58'03"W	32.90'
C33	36.47'	48.00'	43°31'58"	N22°09'37"W	35.60'
C34	39.09'	48.00'	46°39'39"	N22°56'12"E	38.02'
C35	59.36'	48.00'	70°50'39"	N81°41'21"E	55.64'
C36	22.34'	48.00'	26°40'11"	S49°33'15"E	22.14'
C37	19.11'	13.50'	81°06'50"	N76°46'34"W	17.56'
C38	8.93'	272.00'	1°52'53"	N63°36'28"E	8.93'
C39	66.90'	272.00'	14°05'30"	N71°35'39"E	66.73'
C40	54.06'	272.00'	11°23'16"	N84°20'02"E	53.97'
C41	77.58'	128.00'	34°43'38"	S72°39'51"W	76.40'
C42	43.36'	128.00'	19°24'27"	S45°35'49"W	43.15'
C43	12.48'	13.00'	54°59'11"	N08°24'00"E	12.00'
C44	41.07'	48.00'	49°01'27"	S05°25'08"W	39.83'
C45	22.67'	48.00'	27°03'34"	S43°27'38"W	22.46'
C46	44.94'	48.00'	53°38'15"	S83°48'32"W	43.31'
C47	20.90'	48.00'	24°57'12"	N56°53'44"W	20.74'
C48	15.11'	48.00'	18°02'20"	N35°23'58"W	15.05'
C49	22.50'	48.00'	26°51'41"	N12°56'58"W	22.30'
C50	75.73'	48.00'	90°23'53"	N45°40'50"E	68.12'
C51	12.48'	13.00'	54°59'11"	S83°23'11"W	12.00'
C52	6.18'	13.00'	27°14'03"	N77°15'45"E	6.12'
C53	6.30'	13.00'	27°45'08"	N49°46'09"E	6.24'
C54	17.22'	172.00'	5°44'06"	N38°45'39"E	17.21'
C55	80.08'	172.00'	26°40'30"	N54°57'57"E	79.36'
C56	65.22'	172.00'	21°43'28"	N79°09'56"E	64.83'
C57	18.50'	13.00'	81°30'56"	S40°43'48"E	16.97'
C58	102.39'	48.00'	122°12'48"	N20°22'52"W	84.05'
C59	52.67'	48.00'	62°51'56"	S47°44'02"E	50.06'
C60	13.68'	48.00'	16°19'45"	S08°08'12"E	13.63'
C61	75.01'	322.00'	13°20'51"	S36°14'51"W	74.84'
C62	49.24'	322.00'	8°45'44"	S26°11'34"W	49.19'
C63	65.14'	322.00'	11°35'27"	S15°00'58"W	65.03'
C64	51.66'	322.00'	9°11'34"	S04°37'27"W	51.61'
C65	99.85'	278.00'	20°34'45"	N10°19'03"E	99.31'
C66	99.21'	278.00'	20°26'48"	N30°49'49"E	98.68'
C67	11.34'	48.00'	13°32'25"	N47°29'45"E	11.32'
C68	39.01'	48.00'	46°34'03"	N77°32'58"E	37.95'

Summerhill Filing No. 1
Reception No. 1939289

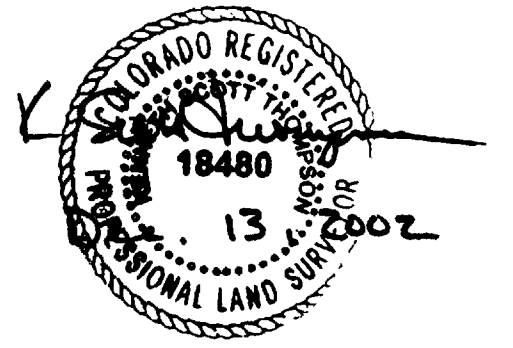
FLOOD PLAIN as provided by the City
of Grand Junction from mapping by
ICON Engineering.

AREA SUMMARY		
Lots	16.009 Acres	76.11 %
Roads	3.305 Acres	15.71 %
City Tracts	0.175 Acres	0.83 %
HOA Tract	1.546 Acres	7.35 %
Total	21.035 Acres	100 %



BASIS OF BEARINGS
The bearings hereon are grid bearings of the Mesa County SIMSCLS determined by GPS observation on a Mesa County Survey Marker at the east sixteenth corner of Section 26 and Section 23 and a BLM brass cap for the northeast sixteenth corner of Section 26, Township 1 North, Range 1 West of the Ute Meridian. The bearing of this line is South 00°10'33" East.

- LEGEND**
- BLM brass cap
 - Mesa County Survey Marker
 - Monument as noted
 - Alum. cap "PLS 18480" set on #5 rebar
 - Building Envelope (shown on selected lots to show relationship with floodplain) Setbacks are standard for zoning.
 - No Disturbance Area
 - Point On Line



SEE SHEET 1 OF 3 FOR SURVEYOR'S STATEMENT

GRAND VISTA SUBDIVISION
FILING NO. 2
BEST BUY HOMES COLORADO, INC.

SECTION 1/2 NE 1/4 S 26 T13N R1W MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0418 bestbuy\002 crowe\lislplat.pro Job No. 0418-002
Drawn: BKB Checked: DRS Date: Dec 13, 2012 Sheet 2 of 3

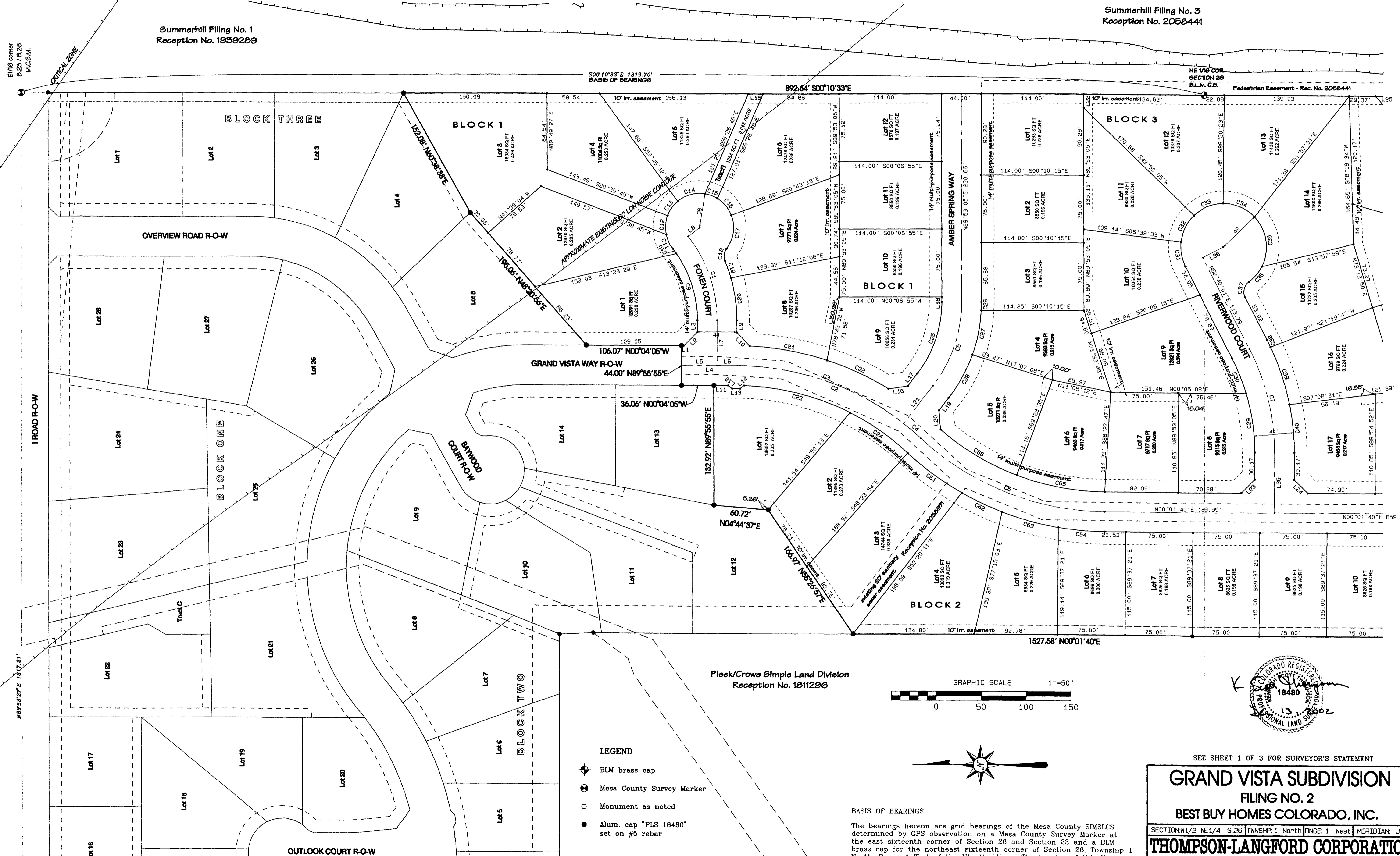
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

GRAND VISTA SUBDIVISION

FILING NO. 2

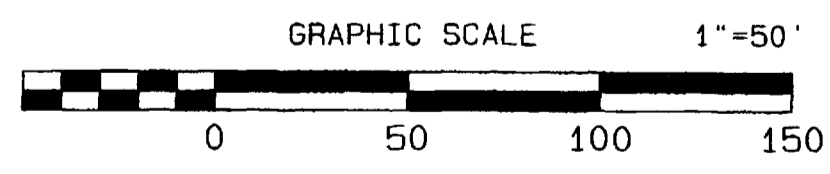
Summerhill Filing No. 1
Reception No. 1939289

Summerhill Filing No. 3
Reception No. 2058441



GRAND VISTA WAY R-O-W
44.00' N89°55'55"E

Pleek/Crowe Simple Land Division
Reception No. 1811296



- LEGEND**
- ⊕ BLM brass cap
 - ⊙ Mesa County Survey Marker
 - Monument as noted
 - Alum. cap "PLS 18480" set on #5 rebar

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County SIMSLCS determined by GPS observation on a Mesa County Survey Marker at the east sixteenth corner of Section 26 and Section 23 and a BLM brass cap for the northeast sixteenth corner of Section 26, Township 1 North, Range 1 West of the Ute Meridian. The bearing of this line is South 00°10'33" East.



SEE SHEET 1 OF 3 FOR SURVEYOR'S STATEMENT

GRAND VISTA SUBDIVISION
FILING NO. 2
BEST BUY HOMES COLORADO, INC.

SECTION: W1/2 NE1/4 S.26 T1N R1W MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - B-210 (970) 243-6067
 Grand Junction CO 81505 tlc@tlwest.com
 S:\Survey\0418 bestbuy\002 crowe\Disaplat.pro Job No. 0418-002
 Drawn: BKB Checked: DRS Date: Dec 13, 2002 Sheet 3 of 3

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 the certification shown hereon.