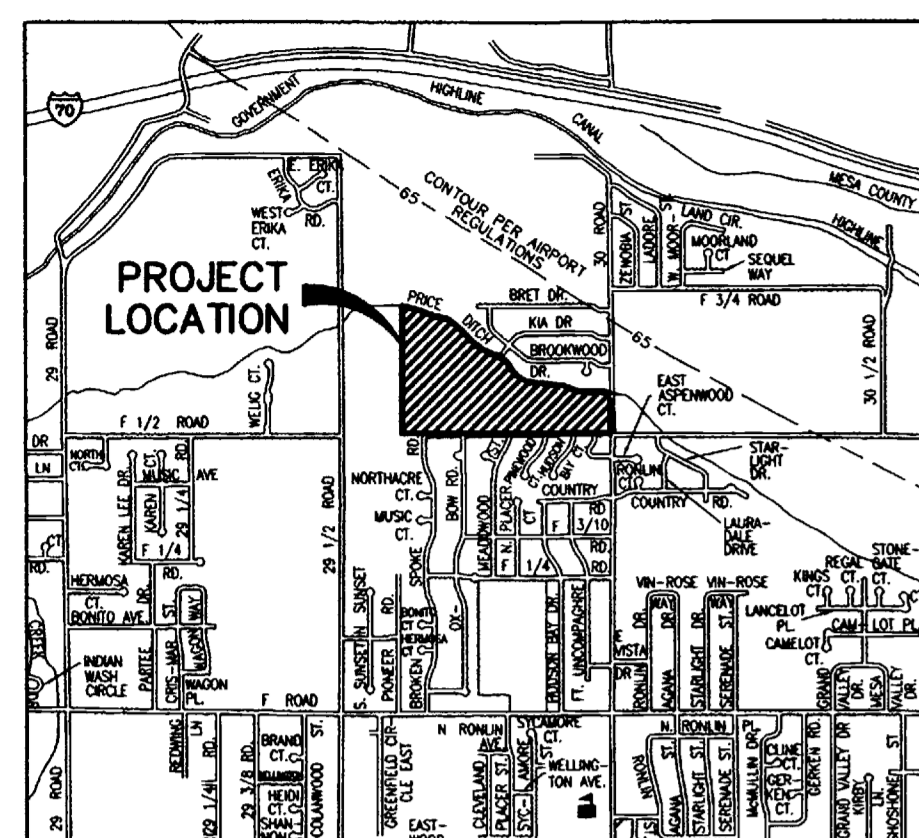
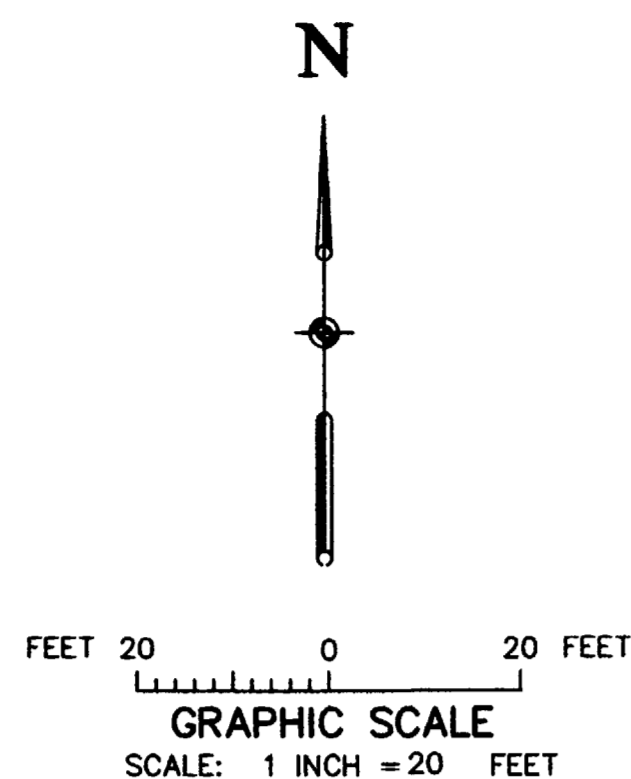


BROOKSIDE SUBDIVISION, FILING 3A
 A REPLAT OF LOTS 1, 2, AND 3, BLOCK 1, BROOKSIDE SUBDIVISION, FILING THREE.
 SW 1/4, NE 1/4 OF SECTION 5, T.1 S., R.1 E., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP



LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP, MARKED VISTA ENGR., 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED VISTA ENGR., 19597
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- SF SINGLE FAMILY LOT
- SF-A SINGLE FAMILY ATTACHED LOT
- BUILDING SETBACK LINE

AREA SUMMARY

| | | |
|--------------|--------------------|-------------|
| LOT 1 | 0.202 AC. ± | 48.6% |
| LOT 2 | 0.107 AC. ± | 25.7% |
| LOT 3 | 0.107 AC. ± | 25.7% |
| TOTAL | 0.416 AC. ± | 100% |

NOTES:

1. 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.
 2. BASIS OF BEARINGS: The easterly line of Lots 1 through 3 having a bearing of S 44°54'35" W, as shown on the Plat of Brookside Subdivision, Filing Three, as recorded in Plat Book 19 at Pages 106 through 107, in the records of the Clerk and Recorder of Mesa County, Both ends of said line are No. 5 rebar and aluminum cap marked Vista Engr. 19597.
 3. 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.
 4. 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.
 5. 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.
 6. The following setbacks shall apply:
 - a) 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)
 - b) 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%

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 315, Page 479 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 7th day of January, A.D., 2003.

By: Joe Smith For: First National Bank of the Rockies

ACKNOWLEDGMENT OF LIENHOLDERS RATIFICATION

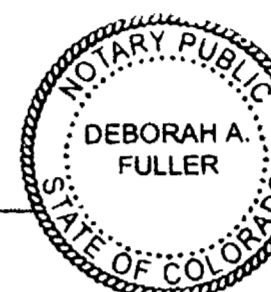
State of Colorado } ss
 County of Mesa }

On this 7th day of January, A.D., 2003, before me the undersigned officer, personally appeared Joe Smith, 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 3-26-2005

Deborah A. Fuller
 Notary Public



CITY APPROVAL

The Brookside Subdivision, Filing 3A is approved and accepted this 16th day of January, A.D., 2003.

Cindy Enos-Marty
 City Manager

Cindy Enos-Marty
 Mayor

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Darter, LLC, being the owner in fee simple of Lots 1, 2, and 3, Block 1 of Brookside Subdivision, Filing Three, according to the Plat thereof recorded in Plat Book 19 at Pages 106 through 107 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 3A, a subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.

DESCRIPTION OF BROOKSIDE SUBDIVISION, FILING 3A

Lots 1, 2 and 3, Block 1 of Brookside Subdivision, Filing Three, according to the Plat thereof recorded in Plat Book 19 at Pages 106 through 107, in the records of the Clerk and Recorder of Mesa County, Colorado, located in the SW 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 3A, as described above contains 0.416 acres more or less. (Lot 1, 0.204 ac.± plus Lot 2, 0.100 ac.± plus Lot 3, 0.112 ac.± = 0.416 ac.±)

DARTER, LLC

IN WITNESS WHEREOF, I hereunto set my hand this 7 day of JANUARY, A.D., 2003.

Terry Lawrence
 Terry Lawrence, Managing Member

ACKNOWLEDGMENT OF OWNERSHIP

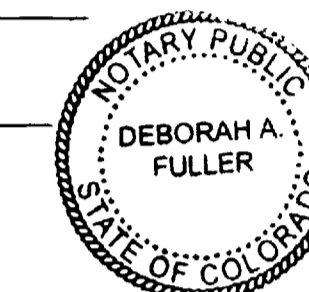
State of Colorado } ss
 County of Mesa }

On this 7th day of January, A.D., 2003, 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 3-26-2005

Deborah A. Fuller
 Notary Public



DECLARATIONS

The Declaration of Covenants and Restrictions are recorded in Book 2752 at Pages 921 through 933 in the records of the Mesa County Clerk and Recorder.

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 2:53 P.M., on the 16th day of JANUARY, A.D. 2003 in Plat Book No. 19, Page No. 217, Reception No. 2098964.
 Drawer No. NN-37, Fees \$10.00 + \$1.00

Mesa County Clerk and Recorder

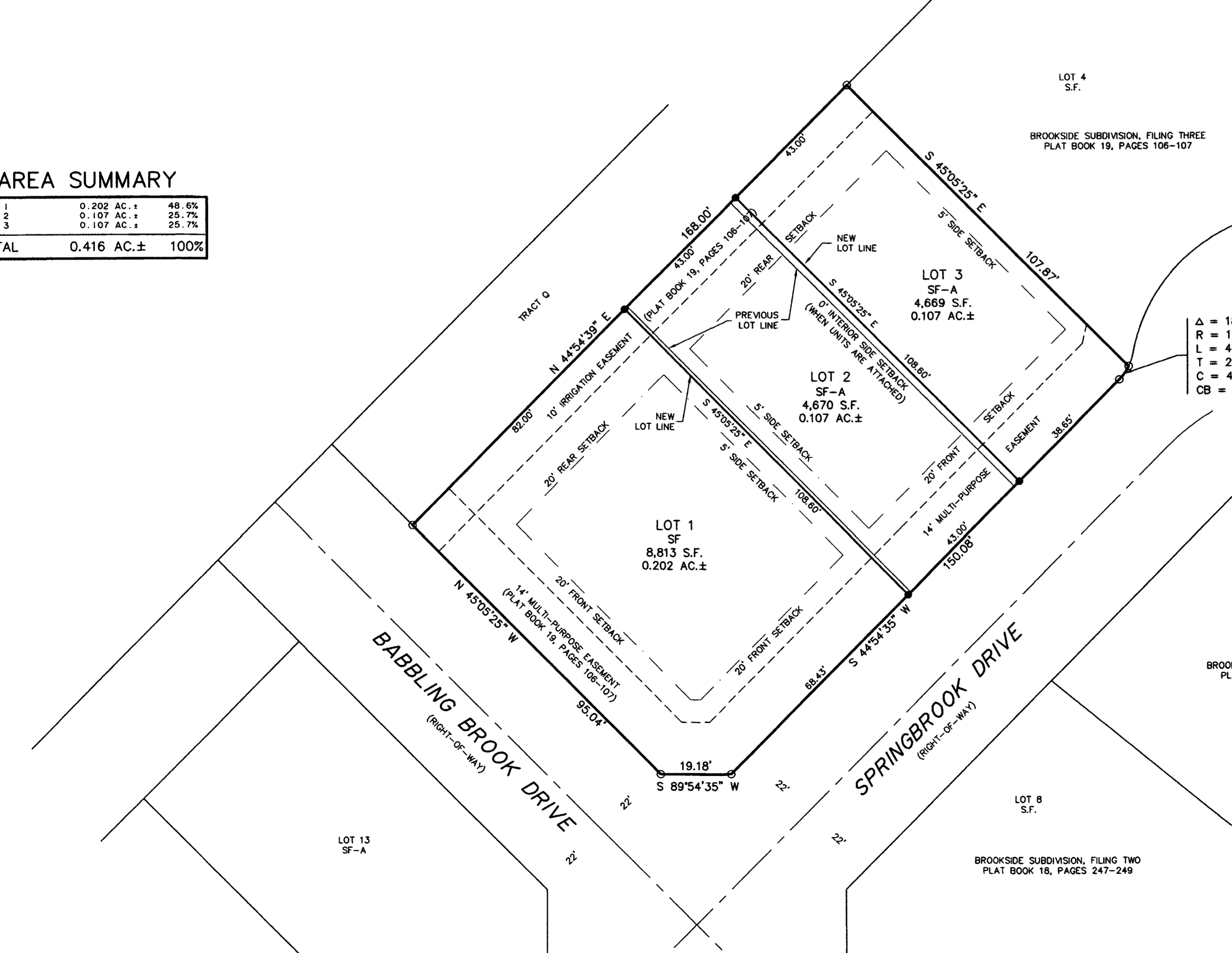
Deputy

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 3A 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 27 day of December, A.D., 2002.

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



BROOKSIDE SUBDIVISION, FILING 3A
 A REPLAT OF LOTS 1, 2, AND 3, BLOCK 1, BROOKSIDE SUBDIVISION, FILING THREE, LOCATED IN THE SW 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" = 20' | JOB NO: 4018.03-07 | DATE: 12-27-02 | SHEET NO: 1 of 1 |
|-----------------|--------------------|----------------|------------------|

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