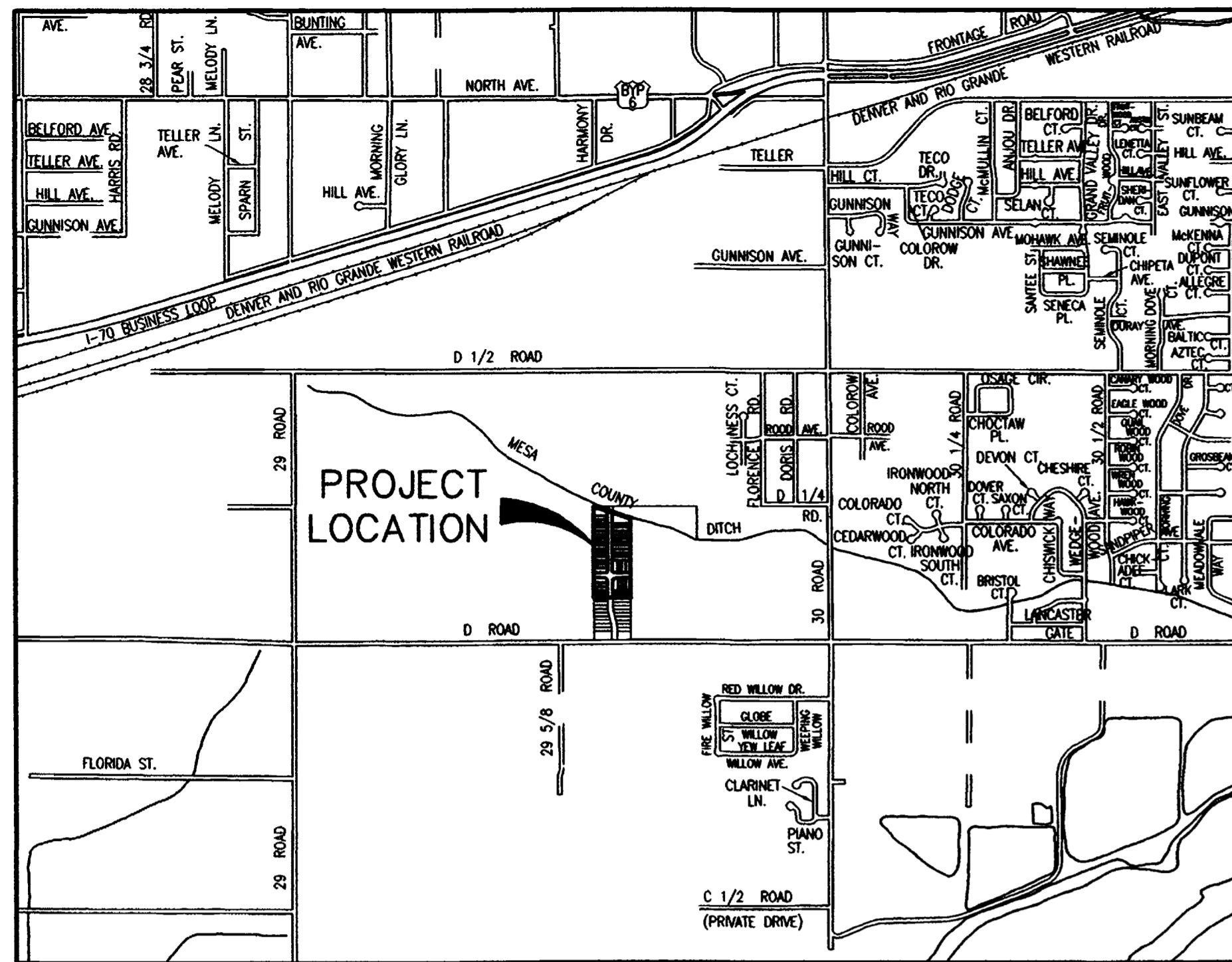


FINAL PLAT OF FLINT RIDGE SUBDIVISION, FILING NO. 2

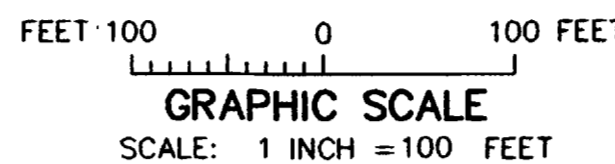
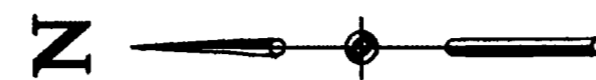
A REPLAT OF LOT 1, BLOCK 3, OF FLINT RIDGE SUBDIVISION, FILING NO. 1
 LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 17,
 T.1 S., R.1 E., U.M., MESA COUNTY, COLORADO



VICINITY MAP

AREA SUMMARY

LOTS	5,333 AC. ±	81.9%
ROADS	1,182 AC. ±	18.1%
TOTAL	6,515 AC. ±	100%



LEGEND

- ▲ SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED VISTA ENG. CORP., 25954
- FOUND THIS SURVEY, 5/8" REBAR WITH YELLOW PLASTIC CAP, LS 16413
- FOUND THIS SURVEY, 5/8" REBAR WITH RED PLASTIC CAP, LS 24918
- FOUND THIS SURVEY, 5/8" REBAR WITH YELLOW PLASTIC CAP, LS 12291
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- W.C. WITNESS CORNER

ALL BOUNDARY CORNERS OF FLINT RIDGE SUBDIVISION, FILING NO. 2 HAVE BEEN SET IN CONCRETE

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 any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- BASES OF BEARINGS:** The line between the NE corner of Block 3, Flint Ridge Subdivision, Filing No. 1 and the SE corner of Block 3, Flint Ridge Subdivision, Filing No. 1 monumented as shown hereon is assumed to have a bearing of S 00° 02' 08" E, as recorded on the plat of Flint Ridge Subdivision, Filing No. 1, in Plat Book 18, at Pages 266 through 267, in the office of the Clerk and Recorder of Mesa County, Colorado.
- Setbacks: Front 20'
Side 5'
Rear 10'
- Property Description and research for easements of record were provided by Meridian Land Title, LLC, 2454 Patterson Rd., Grand Junction, CO, Commitment File No. 60812 dated November 26, 2002.
- The 40 foot radius Temporary Turnaround Easement as recorded on the Final Plat of Flint Ridge Subdivision, Filing No. 1, has been vacated by Grand Junction City Council Resolution No. 121-02 and is recorded in Book 3261 at Page 709 in the office of the Clerk and Recorder of Mesa County, Colorado.

LEINHOLDER'S CERTIFICATE

The undersigned holder of a lien pursuant to an instrument recorded in Book 3178, Page 121 of the Mesa County Records, hereby joins in this subdivision and the dedication of easements and streets as shown hereon.

First National Bank of the Rockies

Bruce L. Penny
 Bruce L. Penny, Vice President

ACKNOWLEDGEMENT OF LEINHOLDER

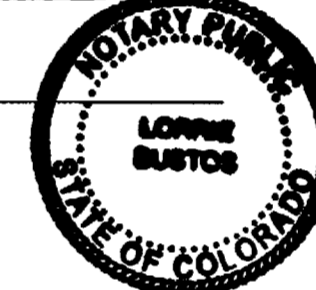
State of Colorado } ss
 County of Mesa }

On this 30th day of JANUARY, A.D. 2003, before me the undersigned officer, personally appeared Bruce L. Penny as Vice-President of the First National Bank of the Rockies and acknowledged that he executed the foregoing Lienholder's Certificate, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires May 21, 2003

Lorrie Bustos
 Notary Public



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Royal Construction, Inc., being the sole owner in fee simple of all of the property platted hereon as being described in the instruments recorded on November 6, 2001 in Plat Book 18, Pages 266-267, in the office of the Mesa County Clerk and Recorder said property being located in the SW 1/4 of the SE 1/4, Section 17, Township 1 South, Range 1 East, Ute Meridian, does hereby plat said real property under the name and style of Flint Ridge Subdivision, Filing No. 2, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, in accordance with the Plat shown hereon.

DESCRIPTION OF FLINT RIDGE SUBDIVISION, FILING NO. 2

Lot 1, Block 3 of Flint Ridge Subdivision, Filing No. 1 according to the plat thereof recorded in Plat Book 18, Pages 266-267 in the office of the Clerk and Recorder of Mesa County, Colorado.

That said owner (the "Property Owner") does hereby recognize, dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:

- All public streets and right-of-way to the City of Grand Junction for the use of the public forever.
- All 14 foot Multi-purpose 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, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.
- All canal easements to the Grand Valley Irrigation Company, its successors and assigns, for the installation and maintenance of Grand Valley Irrigation Company irrigation facilities.
- All irrigation easements to the owners (Property/Homeowners Association) of the lots hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems. Deed of conveyance recorded in Book 3265 Page 643
- All drainage easements to the owners (Property/Homeowners Association) of the lots hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, though natural or man-made facilities above or below ground and recorded in Book 3211 Page 620

All 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, the right to Dredge; provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of 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.

Said owner hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Royal Construction Inc., has caused it's name to be hereunto subscribed this 28 day of JAN, A.D. 2003.

Bryan Parham
 Bryan Parham/ d.b.a. Royal Construction Inc.

ACKNOWLEDGEMENT OF OWNERSHIP

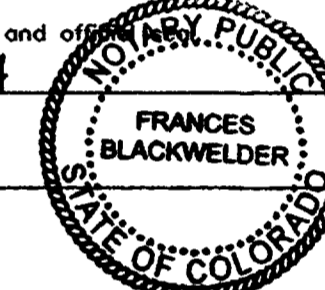
State of Colorado } ss
 County of Mesa }

On this 28th day of JANUARY, A.D. 2003, before me the undersigned officer, personally appeared Bryan Parham, d.b.a. Royal Construction Inc. as owner of Flint Ridge Subdivision, Filing No. 2, 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 2-09-2004

Frances Blackwelder
 Notary Public



CITY APPROVAL

Flint Ridge Subdivision, Filing No. 2 is approved and accepted this 4th day of February, A.D. 2003.

[Signature]
 City Manager

Cindy Lynn-Marx
 Mayor

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 12:31 P.M.

on the 4th day of February, A.D. 2003 in Plat Book

No. 14, Page No. 231-232 Reception No. 2101763

Drawer No. NN 47, Fees \$20.00 + \$1.00

Mesa County Clerk and Recorder

Deputy

DECLARATIONS

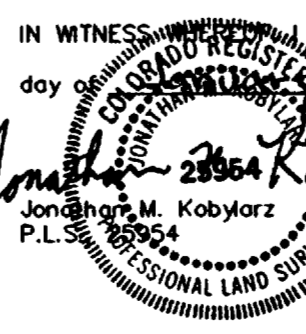
The Declaration of Covenants and Restrictions are recorded in Book 3265 at Pages 639 through 641 in the records of the office of the Mesa County Clerk and Recorder. 641

SURVEYOR'S CERTIFICATE

I, Jonathan M. Kobylarz, an employee of Vista Engineering Corp. and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Flint Ridge Subdivision, Filing No. 2 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 28th day of FEBRUARY, A.D. 2003.

Jonathan M. Kobylarz
 Jonathan M. Kobylarz
 P.L.S.
 PROFESSIONAL LAND SURVEYOR



N 00°01'37" E
 50.00'

SE CORNER SW 1/4
 SE 1/4, SECTION 17
 T. 1 S., R. 1 E., U.M.
 M.C.S.M. #1608

793.93'
 1317.59'

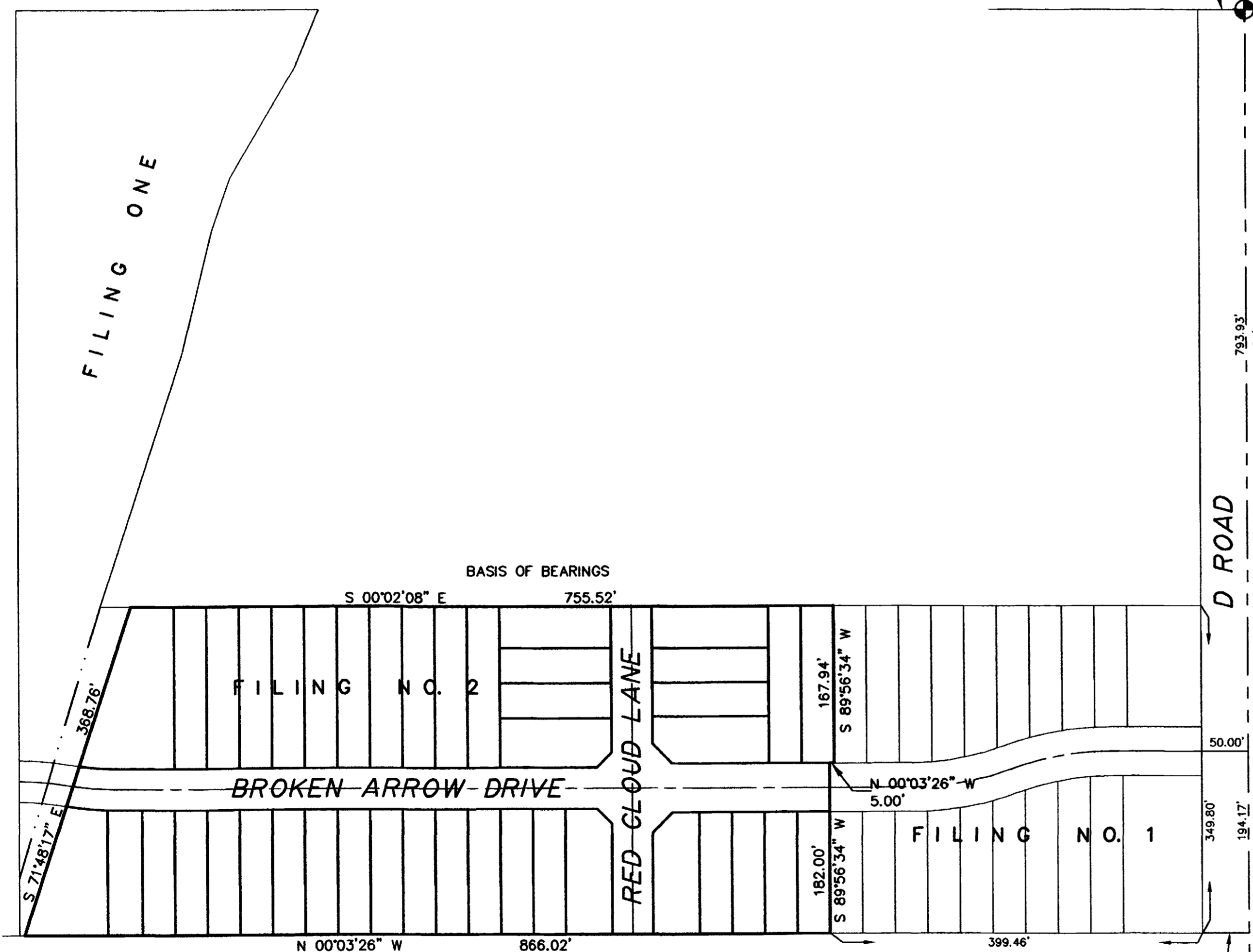
D ROAD
 S 89°57'50" W

50.00'

349.80'
 194.17'

329.49'

SW CORNER SW 1/4
 SE 1/4, SECTION 17
 T. 1 S., R. 1 E., U.M.
 NO. 6 REBAR WITH
 ILLIGIBLE ALUMINUM CAP



**FINAL PLAT OF
 FLINT RIDGE SUBDIVISION, FILING NO.2**
 A REPLAT OF LOT 1, BLOCK 3
 FLINT RIDGE SUBDIVISION, FILING NO. 1, LOCATED IN
 THE SW 1/4 OF THE SE 1/4 OF SECTION 17,
 T. 1 S., R. 1 E., U.M., MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

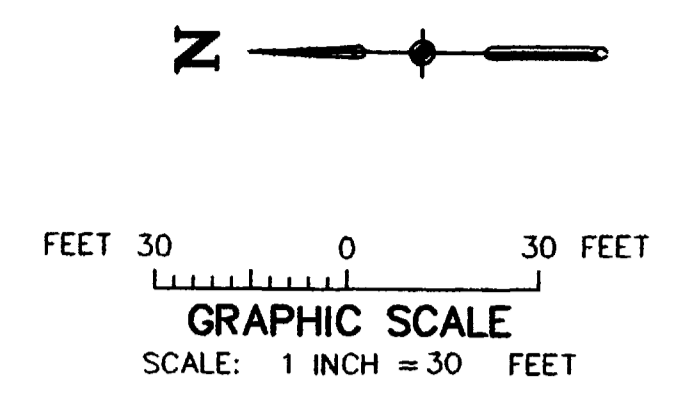
SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 100'	4155.00-01	1-28-03	1 of 2

10291201.tif

FINAL PLAT OF FLINT RIDGE SUBDIVISION, FILING NO. 2
 A REPLAT OF LOT 1, BLOCK 3, OF FLINT RIDGE SUBDIVISION, FILING NO. 1
 LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 17,
 T.1 S., R.1 E., U.M., MESA COUNTY, COLORADO

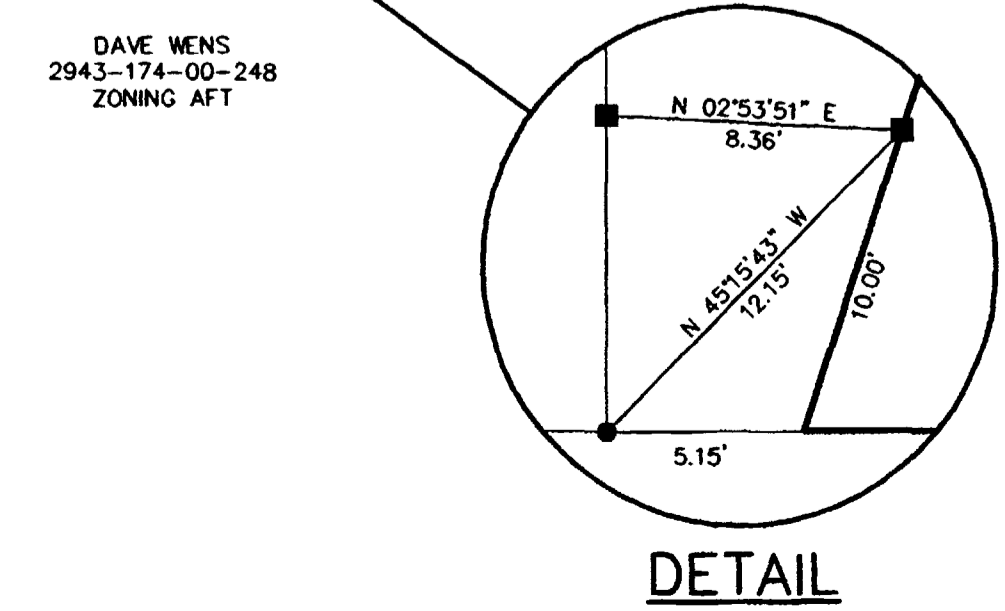
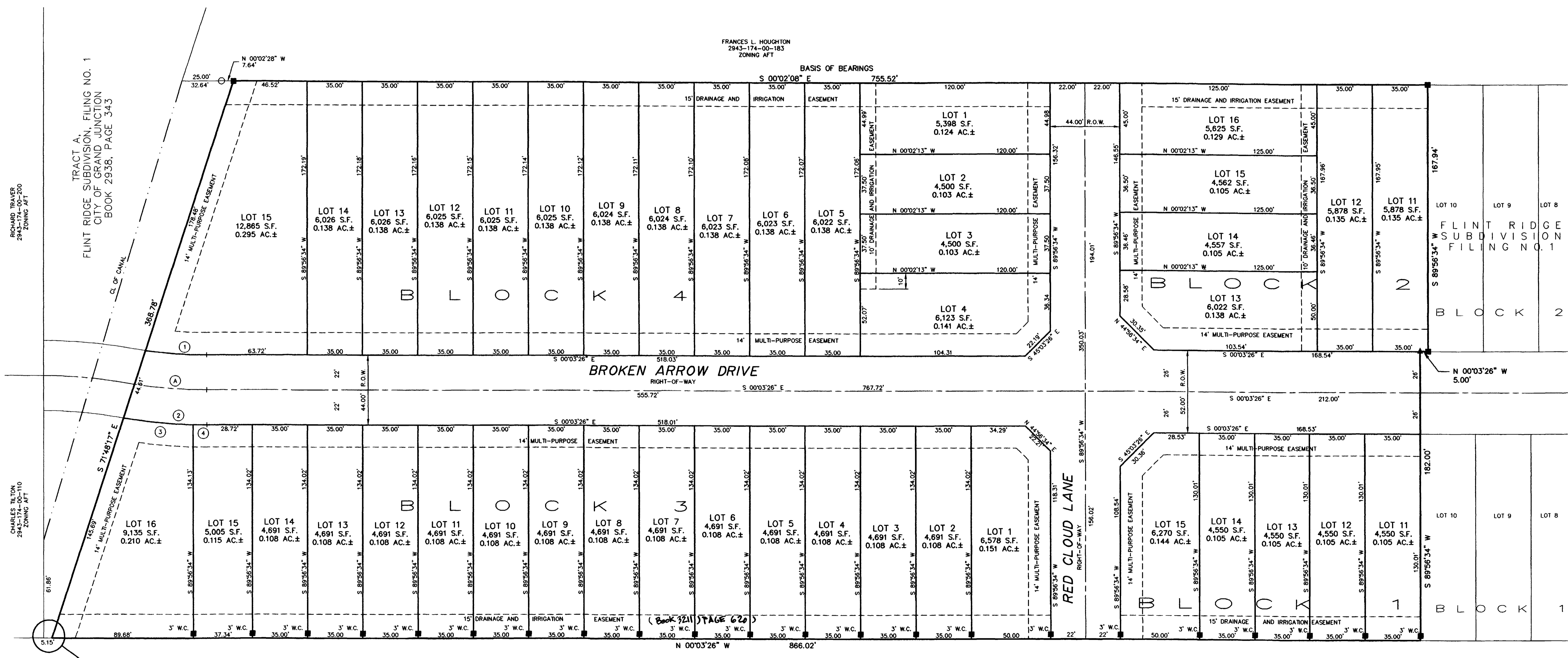
LEGEND

- ▲ SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED VISTA ENG. CORP., 25954
 - FOUND THIS SURVEY, 5/8" REBAR WITH YELLOW PLASTIC CAP, LS 24918
 - FOUND THIS SURVEY, 5/8" REBAR WITH RED PLASTIC CAP, LS 24918
 - FOUND THIS SURVEY, 5/8" REBAR WITH YELLOW PLASTIC CAP, LS 12291
 - ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
 - W.C. WITNESS CORNER
- ALL BOUNDARY CORNERS OF FLINT RIDGE SUBDIVISION, FILING NO. 2 HAVE BEEN SET IN CONCRETE



CURVE INFORMATION	
①	Δ = 08°00'07" R = 278.00' L = 38.83' T = 19.44' C = 38.79' CB = S 03°56'37" W
②	Δ = 09°24'52" R = 322.00' L = 52.91' T = 26.51' C = 52.85' CB = S 04°39'01" W
③	Δ = 07°52'51" R = 322.00' L = 44.29' T = 22.18' C = 44.25' CB = S 05°25'02" W
④	Δ = 01°32'03" R = 322.00' L = 8.62' T = 4.31' C = 8.62' CB = S 00°42'35" W

CENTERLINE CURVE INFORMATION	
Ⓐ	Δ = 08°45'39" R = 300.00' L = 45.87' T = 22.98' C = 45.83' CB = S 04°19'23" W



DAVE WENS
2943-174-00-248
ZONING AFT

MIGUEL A. FLORES
2943-174-00-173
ZONING AFT



**FINAL PLAT OF
 FLINT RIDGE SUBDIVISION, FILING NO.2**
 A REPLAT OF LOT 1, BLOCK 3
 FLINT RIDGE SUBDIVISION, FILING NO. 1, LOCATED IN
 THE SW 1/4 OF THE SE 1/4 OF SECTION 17,
 T. 1 S., R. 1. E., U.M., MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 30'	JOB NO: 4155.00-01	DATE: 1-28-03	SHEET NO: 2 of 2
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