

ILES SUBDIVISION
A PARCEL LOCATED IN
SE1/4 NE1/4, SECTION 16, T1S, R1E, UTE MERIDIAN
GRAND JUNCTION, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned John Albert Iles and Katherine Lee Iles are the owners of that real property situated in the Southeast 1/4 Northeast 1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, described in Book 1271, Page 596 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Commencing at the SW corner of the SE1/4 NE1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, whence the NW corner SE1/4 NE1/4 of said Section 16 bears N00°00'00"E a distance of 1319.80 feet for the basis of bearings with all bearings contained herein relative thereto; thence N89°54'08"E 190.08 feet along the South line of the SE1/4 NE1/4 of said Section 16; thence leaving the said South line of the SE1/4 NE1/4 of said Section 16 N00°24'34"E 30.00 feet to the Southeast corner of Fruitvale Meadows, Amended and the Point of Beginning; thence along the Easterly line of said Fruitvale Meadows, Amended N00°24'34"E 271.56 feet; thence S89°38'10"E 86.00 feet; thence N00°16'05"E 365.80 feet to the Southeast corner of Fruitvale Meadows Filing No. 2; thence N00°16'05"E 653.19 feet along the East line of said Fruitvale Meadows Filing No. 2 to Northeast corner of said Fruitvale Meadows Filing No. 2 and a point on the North line of the SE1/4 NE1/4 of said Section 16; thence N89°53'50"E 215.51 feet along the said North line of the SE1/4 NE1/4 of Section 16 and the Northwest Corner of Dakota West Subdivision; thence along the West line of said Dakota West Subdivision S00°06'07"W 873.01 feet; thence N89°58'35"W 113.00 feet; thence S00°07'16"W 256.55 feet; thence S89°44'18"W 37.00 feet; thence S00°06'09"W 160.42 feet; thence S89°54'08"W 155.84 feet to the Point of Beginning. Containing 5.76 acres as described.

That said Owners have by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as ILES SUBDIVISION, of the City of Grand Junction, Mesa County, Colorado, and do hereby make the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Utility Easement to the City of Grand Junction for the use of City-approved; public utilities as perpetual easement 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, equivalent other public providers and appurtenant facilities.

All Multi-purpose Easement to the City of Grand Junction for the use of City-approved; utilities and appurtenances including, but not limited to, electric lines cable TV line, 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.

All drainage, irrigation and access easements to the Homeowners Association; as perpetual easement for the installation, operation, maintenance and repair of drainage improvements and the subdivision's irrigation system and appurtenances including, but not limited to, underground irrigation lines, concrete valley pans and storm water retention facilities.

Tract A is dedicated to the Owners Association, if formed now or in the future, or if not, to the owner as undivided co-tenants, not subject to partition, of lots and tracts hereby platted as perpetual easements for 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. Deed of conveyance recorded at Book 3499, Page 840 subject to further conditions and restrictions as may be set forth in that instrument.

NOTES REQUIRED BY CITY OF GRAND JUNCTION

That basement and half-basement type foundation construction shall not be allowed within the development and further that an engineered foundation shall be required for each lot. The foundation design shall be prepared by a Licensed Professional Engineer.

That no fences or other structures may be located on or through the 15' drainage access and maintenance easement adjacent to the north subdivision boundary which could effect it's usage by the Grand Junction Drainage District and that no other personal property may be placed on or stored within the easement.

The owner of Lot 1, Block 1 and the Homeowner's Association shall have the rights of access across and through the Grand Junction Drainage District's 15 foot Drainage, Access and Maintenance easement located along the North line of Lots 9, 10 and 11, Block 2 and also rights of access to the 10 foot Irrigation easement along the North line of Lot 11, Block 2 for the purpose of maintenance of the irrigation appurtenances found therein.

A development restriction is hereby imposed on Lot 1, Block One to the extent that it may not be re-platted nor further subdivided in the future.

Lienholders Ratification recorded in Book 3491 at Page 356 by First National Bank of Delta-Paonia, for Deed of Trust recorded in Book 3474, Page 316 of the Mesa County Clerk and Recorder.

Lienholders Ratification recorded in Book 3497 at Page 357 by Abundance Mortgage, Inc., for Deed of Trust recorded in Book 3497, Page 343 of the Mesa County Clerk and Recorder.

IN WITNESS WHEREOF, said owner's, has caused their name's to be hereunto subscribed this 25th day of September, 2003 A.D.

John Albert Iles
by: John Albert Iles

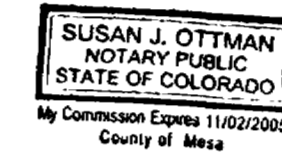
Katherine Lee Iles
by: Katherine Lee Iles

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA

The foregoing instrument was acknowledged before me by John Albert Iles and Katherine Lee Iles this 25th day of September, A.D., 2003.
 Witness my hand and official seal:

My Commission Expires 11/2/05



TITLE CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA

We, Meridian Land Title, LLC, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to John Albert Iles and Katherine Lee Iles; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

Date 9-30-2003

By: L.D.V. title examiner
 Name and title Lawrence D. Vent
 Meridian Land Title, LLC

CITY OF GRAND JUNCTION APPROVAL

This plat of ILES SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 3rd day of October, A.D., 2003.

[Signature]
City Manager

[Signature]
President of City Council

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 1:14 o'clock P.M., OCTOBER 3, A.D., 2003, and was duly recorded in Plat Book No. 20 Page No. 22 & 23, Reception No. 2151839, Drawer No. 00-56.

Clerk and Recorder

SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, do hereby certify that the accompanying plat of ILES SUBDIVISION, 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.

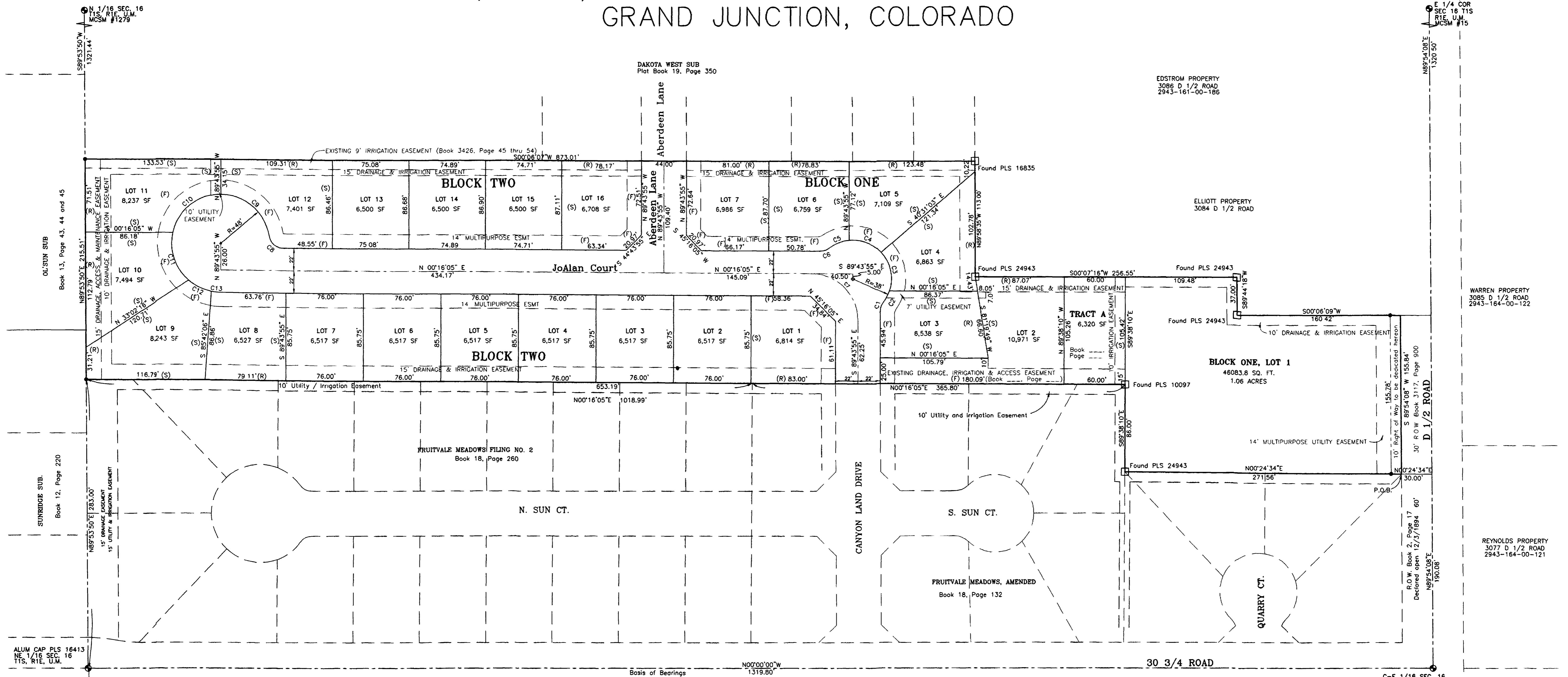
Stanley K. Werner
Stanley K. Werner

Dated

ILES SUBDIVISION	
SE1/4 NW1/4, SECTION 16 T1S, R1E, UTE MERIDIAN GRAND JUNCTION, COLORADO	
High Desert Surveying, LLC 2591 B 3/4 Road, Grand Jct., CO 81503 970-254-8649 Fax 970-255-7047	
SUR. BY: BE/FB	DRAWN BY: SKW
JOB NO. 02-100	SHEET 1 OF 2
REVISION DATE: SEPTEMBER 25, 2003	

ILES SUBDIVISION

A PARCEL LOCATED IN SE1/4 NE1/4, SECTION 16, T1S, R1E, UTE MERIDIAN GRAND JUNCTION, COLORADO

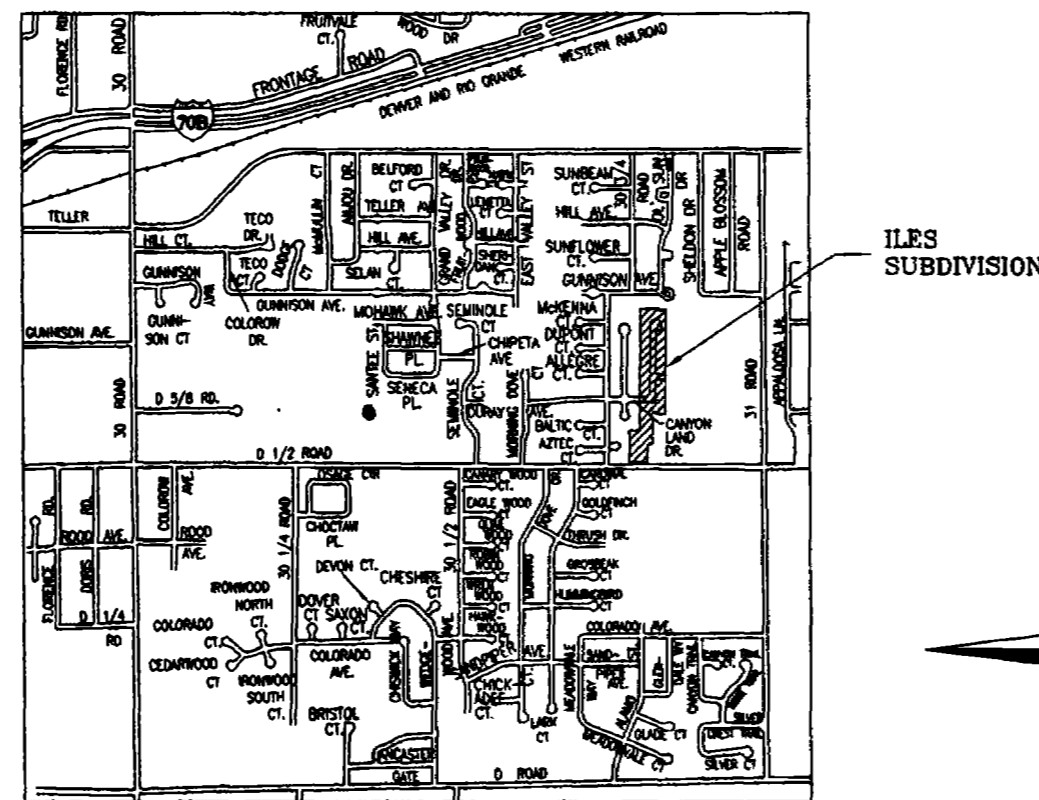


LAND USE BREAKDOWN

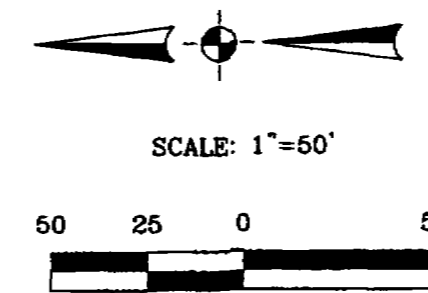
RIGHT OF WAY - 44,626 SF/0.98 AC - 17%
 LOTS(23) - 199,778 SF/4.63 AC - 80%
 TRACT A - 6,320 SF/0.15 AC - 3%
 TOTAL - 250,724 SF/5.76 AC - 100%

LEGEND

- ⊙ MESA COUNTY OR GLO SURVEY MARKER, AS NOTED
- FOUND REBAR AS NOTED, ACCEPTED, SET IN CONCRETE
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 IN CONCRETE
- (F) INDICATES FRONT YARD
- (S) INDICATES SIDE YARD
- (R) INDICATES REAR YARD
- R INDICATES RADIUS
- P.O.B. INDICATES POINT OF BEGINNING
- T INDICATES TOWNSHIP
- R INDICATES RANGE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	13.50'	8.99'	8.82'	S 70°39'27" E	38°08'56"
C2	38.00'	13.13'	13.07'	N 61°29'03" W	19°48'09"
C3	38.00'	40.54'	38.64'	S 78°03'08" W	61°07'28"
C4	38.00'	35.08'	33.85'	S 21°02'28" W	52°53'53"
C5	38.00'	21.54'	21.25'	S 21°38'40" E	32°28'22"
C6	13.50'	8.99'	8.82'	N 18°48'23" W	38°08'56"
C7	45.50'	71.47'	64.35'	N 45°18'05" E	90°00'00"
C8	13.50'	19.11'	17.56'	N 40°49'30" E	81°06'50"
C9	48.00'	67.95'	62.42'	S 40°49'30" W	81°06'50"
C10	48.00'	65.07'	60.20'	S 38°34'08" E	77°40'25"
C11	48.00'	51.42'	49.00'	N 71°54'12" E	61°22'55"
C12	48.00'	25.00'	24.72'	N 26°17'30" E	29°50'30"
C13	48.00'	9.30'	9.29'	N 05°49'10" E	11°06'10"



Telephone and Telegraph Easement, Book 255, Page 372, exact location is not able to be determined.
 Basis of bearings assume the West line of the SE1/4 NE1/4 of Section 16 to bear N00°00'00" E 1319.80 feet.
 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 Meridian Land Title, LLC, Policy No. 55526.

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.

Prepared for: John Albert Iles and Katherine Lee Iles
 Grand Junction, Colorado

ILES SUBDIVISION
 SE1/4 NW1/4, SECTION 16
 T1S, R1E, UTE MERIDIAN
 GRAND JUNCTION, COLORADO

High Desert Surveying, LLC
 2591 B 3/4 Road, Grand Jct., CO 81503
 970-254-8649 Fax 970-255-7047

SUR. BY: BE/FB	DRAWN BY: SKW
JOB NO. 02-100	SHEET 2 OF 2
REVISION DATE: AUGUST 15, 2003	