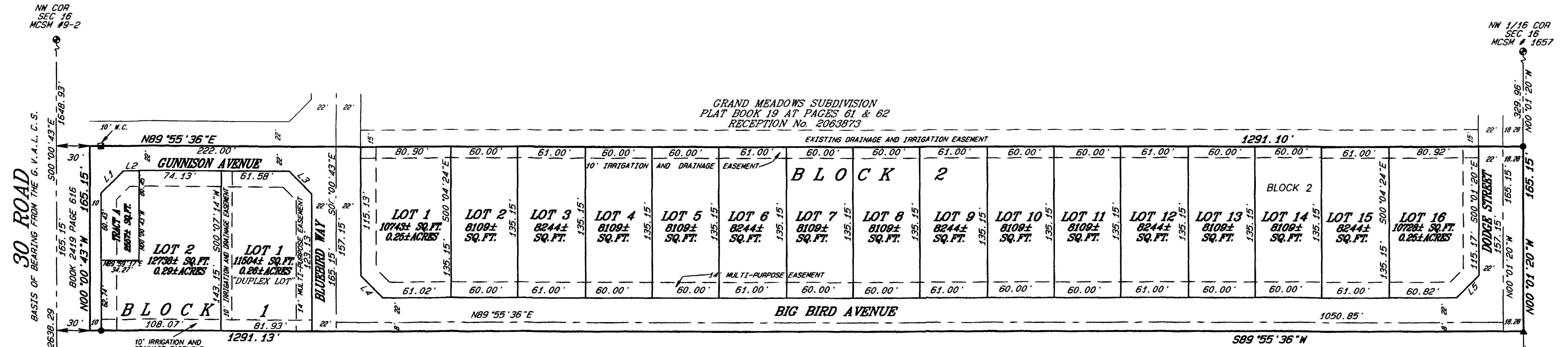


GRAND MEADOWS SOUTH SUBDIVISION



GRAND MEADOWS SUBDIVISION
PLAT BOOK 19 AT PAGES 61 & 62
RECEPTION No. 2063873

LINE TABLE

LINE	BEARING	DISTANCE
L1	S44°57'27" W	28.27'
L2	N89°55'36" E	14.29'
L3	S45°02'33" E	28.30'
L4	N45°02'33" W	28.30'
L5	N44°57'08" E	28.27'

AREA SUMMARY

DED. ROADS = 1.17 AC. / 24%
LOTS (18 TOTAL) = 3.67 AC. / 75%
TRACT A = 0.06 AC. / 01%
TOTAL = 4.90 AC. / 100%

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Darter, LLC is the owner of that real property located in the SW 1/4 NW 1/4 Section 16, Township 1 South, Range 1 East Ute Meridian, Mesa County, Colorado, as described in Book 3242 at Page 193 of the records of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:
The north 165.15 feet of the S 1/2 N 1/2 SW 1/4 NW 1/4 of said Section 16; EXCEPT: the west 30.00 feet as conveyed to said Mesa County as recorded in Book 2419 at Page 616 in the records of said Mesa County Clerks and Recorder's Office.
Said parcel contains 4.90 acres more or less.
Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and as shown hereon, and designated the same as GRAND MEADOWS SOUTH SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:
All streets, roads and rights-of-way shown hereon, to the full width of their platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.
All Multi-purpose Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive 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 sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.
All Irrigation and Drainage Easements shown hereon are hereby granted to an association if formed now or in the future for the benefit of the owners, or if not, to the owners of lots and tracts hereby platted as undivided interest, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.
Tract A shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interest, not subject to partition, for landscape, subject to the various easements dedicated and granted on this Final Plat.
All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the conditions and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original conditions as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in anyway the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.
IN WITNESS WHEREOF said owner has caused his names to be hereunto subscribed this 20th day of November A.D., 2003.

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 3528 at Pages 157-163 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 Senior Vice President, with the authority of its Board of Directors.

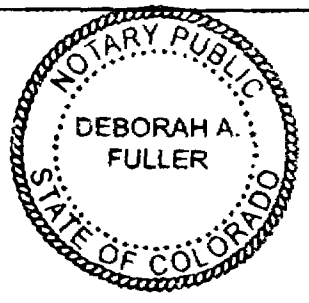
BY: *Bruce Penny*
Bruce Penny

FOR: First National Bank of the Rockies

STATE OF COLORADO)
) ss
County of Mesa)
The foregoing instrument was acknowledged before me this 20th day of November A.D., 2003 by Bruce Penny, Senior Vice President, First National Bank of the Rockies

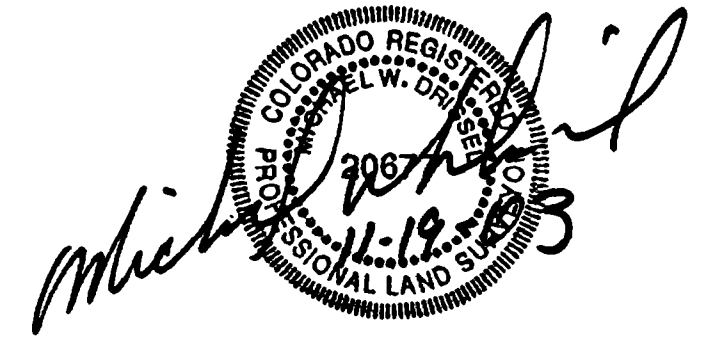
Witness my hand and official seal: *Deborah A. Fuller*
Notary Public

Address: *Loma, Co*
My commission expires: *8-26-2005*



SURVEYOR'S CERTIFICATE

I, Michael M. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado. That title research was supplied by Meridian Land Title in Commitment No. 7510610868.

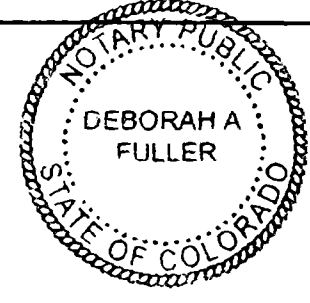


Aery Lawrence
Darter, LLC

STATE OF COLORADO)
) ss
County of Mesa)
The foregoing instrument was acknowledged before me this 20th day of November A.D., 2003 by Darter, LLC (by Aery Lawrence as Manager of Darter, LLC)

Witness my hand and official seal: *Deborah A. Fuller*
Notary Public

Address: *Loma, Co*
My commission expires: *8-26-2005*



CITY APPROVAL

This plat of GRAND MEADOWS SOUTH SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 20th day of November 2003.

[Signature] City Manager
[Signature] City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 10:00 o'clock A.M., this 20th day of November A.D., 2003, and is duly recorded in Plat Book No. 19 at page 61 & 62. Reception No. 2163537, Fee \$166.00, Drawer No. 25-46.

Deputy Clerk and Recorder

TITLE CERTIFICATION

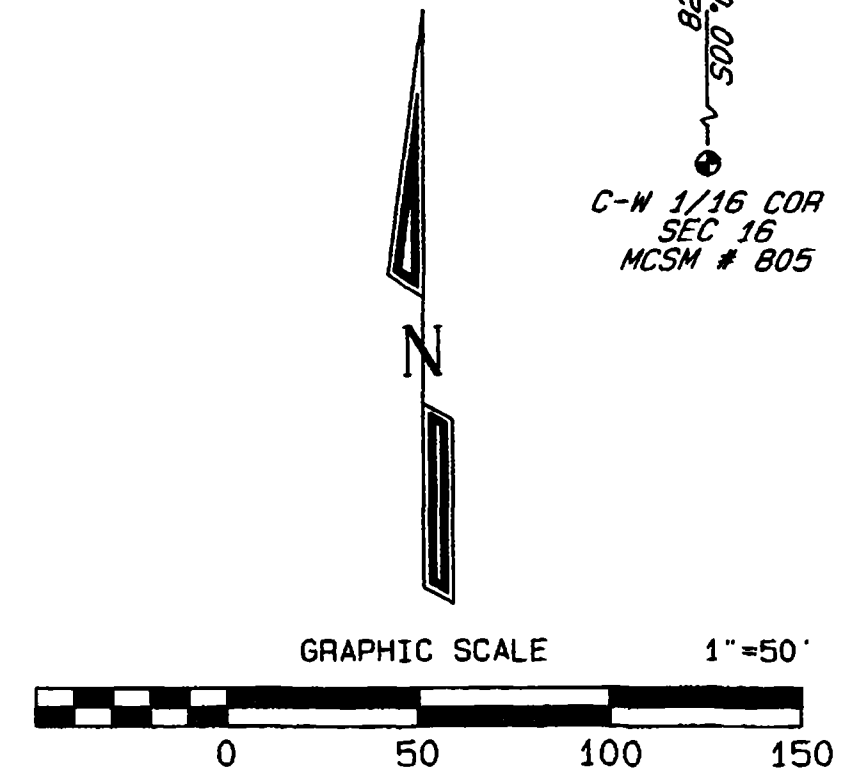
State of Colorado
County of Mesa

We, Meridian Land Title, 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 Darter, LLC; 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 right-of-ways of record are shown hereon.

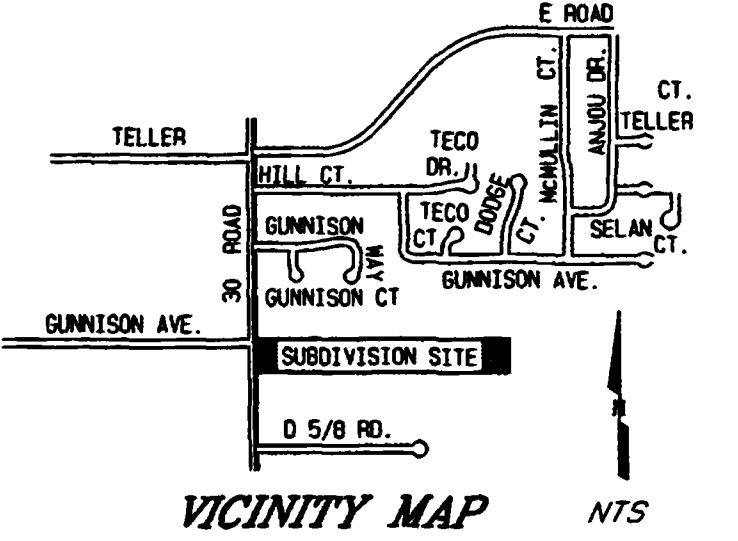
Date: 11/20/2003 By: *[Signature]*

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.
Tract A conveyed to Homeowner's Association in Book 3542 at Pages 235.

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



- LEGEND**
- FD MESA COUNTY SURVEY MARKER
 - ▲ 2" ALUM CAP ON #5 REBAR STAMPED LS 24331
 - 1.5" PLASTIC CAP ON #5 REBAR STAMPED LS 16413
 - SET 2" ALUM CAP ON #5 REBAR STAMPED D H SURVEY LS 37049
 - X- FENCE LINE
 - G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
 - EXTERIOR CORNERS SET IN CONCRETE
 - W. C. = WITNESS CORNER
 - SQ. FT. = SQUARE FEET



GRAND MEADOWS SOUTH SUBDIVISION
LOCATED IN THE
SW 1/4 NW 1/4 SEC 16, T1S R1E U.M.
MESA COUNTY, COLORADO

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By: A.V.P. Checked By: M.W.D. Job No: 708-02-01
Drawn By: TMODEL Date: NOVEMBER 2003 Sheet: 1 OF 1