

ROCKY HEIGHTS SUBDIVISION

A REPLAT OF LOT 1, RUMP SUBDIVISION

SEC. 26, T11S, R101W, 6TH PM

MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Rocky Heights Development, LLC, a Colorado limited liability company is the owner of that real property located in part of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Book 3397, Pages 52 and 53.)

Lot 1, Rump Subdivision, as recorded in Plat Book 18, Pages 140 through 142, Mesa County Records

That said owners have caused the real property to be laid out and platted as ROCKY HEIGHTS SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado. That said owners do hereby offer the following dedications and grants and set apart the real property as shown and labeled on the accompanying plat of ROCKY HEIGHTS SUBDIVISION as follows:

All streets, roads and Right-of-Way are dedicated to the City of Grand Junction for the use of the public forever. Before acceptance of a dedication of any Street or Right-of-Way, the City may require proof of acceptable environmental condition by e.g. a 'phase I environmental audit'.

All Utility Easements to the City of Grand Junction for the use of City approved public utilities 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, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.

All Multipurpose 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, 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 Easements to be granted to the ROCKY HEIGHTS Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of drainage systems.

Tract A is granted to the ROCKY HEIGHTS Homeowners Association for (a) the conveyance or storage of storm water through natural or manmade facilities above or below ground; (b) the use of City approved Public providers as a perpetual easement, for the installation, operation, maintenance, and repair of storm water facilities.

Tract B is granted to the Audobon Society for their purposes.

Variable width Pedestrian Easement granted to the Museum of Western Colorado for the use of the Pedestrian Public.

20' Wide Pedestrian Easement granted for the use of the Pedestrian Public to the City of Grand Junction.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or as signs, together with the right to trim or remove interfering trees and brush, and in Drainage & Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said 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.

IN WITNESS WHEREOF, said owner, Rocky Heights Development, LLC, a Colorado limited liability company, has caused their name to be hereunto subscribed this 27th day of February, A.D. 2004.

by: Marilyn K. Schiveley (title) managing member
for: Rocky Heights Development, LLC, a Colorado limited liability company

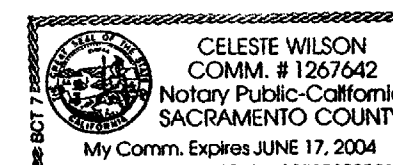
NOTARY PUBLIC'S CERTIFICATE

STATE OF California } ss
COUNTY OF Sacramento }

The foregoing instrument was acknowledged before me by Marilyn K. Schiveley (title) Managing member for Rocky Heights Development, LLC, a Colorado limited liability company, this 27th day of February, A.D., 2004.

Walter Wilson
Notary Public

My Commission Expires June 17, 2004



SUBORDINATION BY MORTGAGEES CERTIFICATE

BANK OF COLORADO being the holder of a promissory note secured by a deed of trust dated 1-2-04 and recorded 2-25-04 at Reception No. 218583, hereby consents to the subdivision of the lands set forth in this final plat of ROCKY HEIGHTS SUBDIVISION, and subordinates the lien represented by the aforesaid deed of trust to the dedications and restrictions as shown on this final plat and relative covenants, conditions, and restrictions.

Executed this 27th day of February 2004.

by: Michael Mast (title) V.P.
for: BANK OF COLORADO Mortgagee or lien holder
200 GRAND AVE. Street Number
GRAND JUNCTION, CO 81501 City, State, and Zip

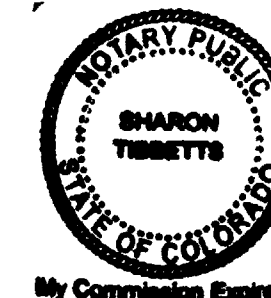
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Michael Mast (title) Vice President for Bank of Colorado this 27th day of February, A.D., 2004.

Witness my hand and official seal:
Sharon Tibbetts
Notary Public

My Commission Expires 01-25-06



SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Rocky Heights 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.

Date certified 2-27-04

GENERAL NOTES:

Basis of bearings is the East line of NE1/4 NW1/4 of Section 26 which bears North 00 degrees 24 minutes 48 seconds West, a distance of 1325.11 feet. Both monuments on this line are as shown on the face of this plat.

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 Abstract & Title Company, Commitment to Insure No. 00912064, dated Feb. 11, 2004.

The Declaration of Covenants and Restrictions are recorded at Book 3624, Pages 510 through 525, Mesa County Records.

NOTES REQUIRED BY CITY:

Detailed information contained in Grand Junction Lincoln DeVore, Inc. Surficial Geology Investigation and dated February 1, 2003, concerning geotechnical conditions and construction restraints, should be referenced prior to issuance of Planning Clearance and Building Permits. An engineered foundation, designed and certified by a licensed engineer, will be required for all of these lots per this report.

Further information about the project can be found in the City of Grand Junction Community Development Department file number #RZP-2001-155 and FP-2003-074.

NOTICE:
No structure of any kind shall be built within the No Disturbance Zone, as delineated on this plat. See Conditions, Covenants, and Restrictions for Details.

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

We, Abstract & Title Company, 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 in Rocky Heights Development, LLC that the current taxes have been paid; that all mortgages not satisfied or released of record or 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: 2-27-04 by: Dahiana Bluebottle
Name And Title
for: Abstract and Title Co. of Mesa County
Name Of Title Company

FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type
3624	503	Special Warranty Deed
3624	505	Special Warranty Deed
3624	507	Special Warranty Deed
3624	524	Amended Architectural and Landscaping Design Guidelines
3624	538	Recording Memorandum

CITY OF GRAND JUNCTION APPROVAL

This plat of ROCKY HEIGHTS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 27th day of Feb, A.D., 2004.

City Manager [Signature]

President of City Council [Signature]

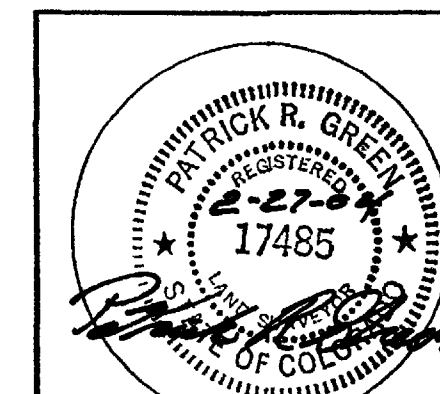
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 3:04 o'clock P.M., APRIL 6, A.D., 2004, and was duly recorded in Book 3624 Page No. 500-502 Reception No. 2185608 Drawer No. DP-8 Fees: 30.00 1.00

Clerk and Recorder

By: _____
Deputy

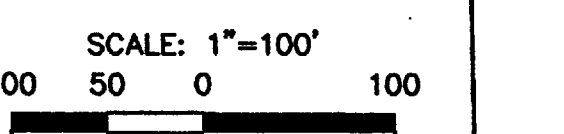
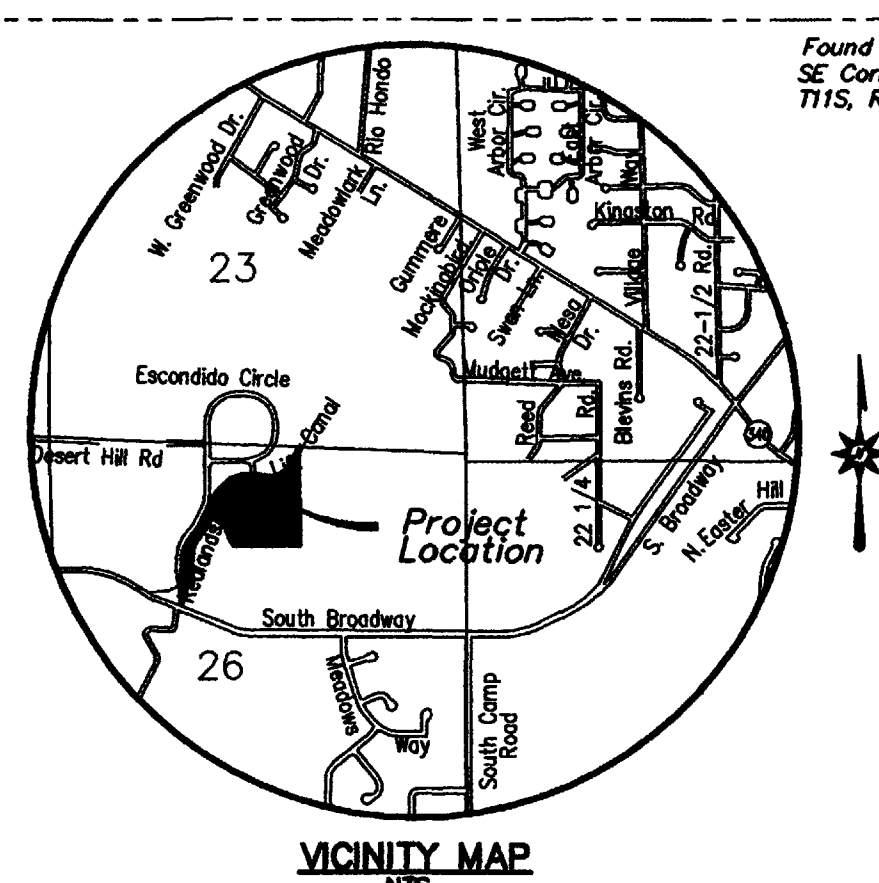
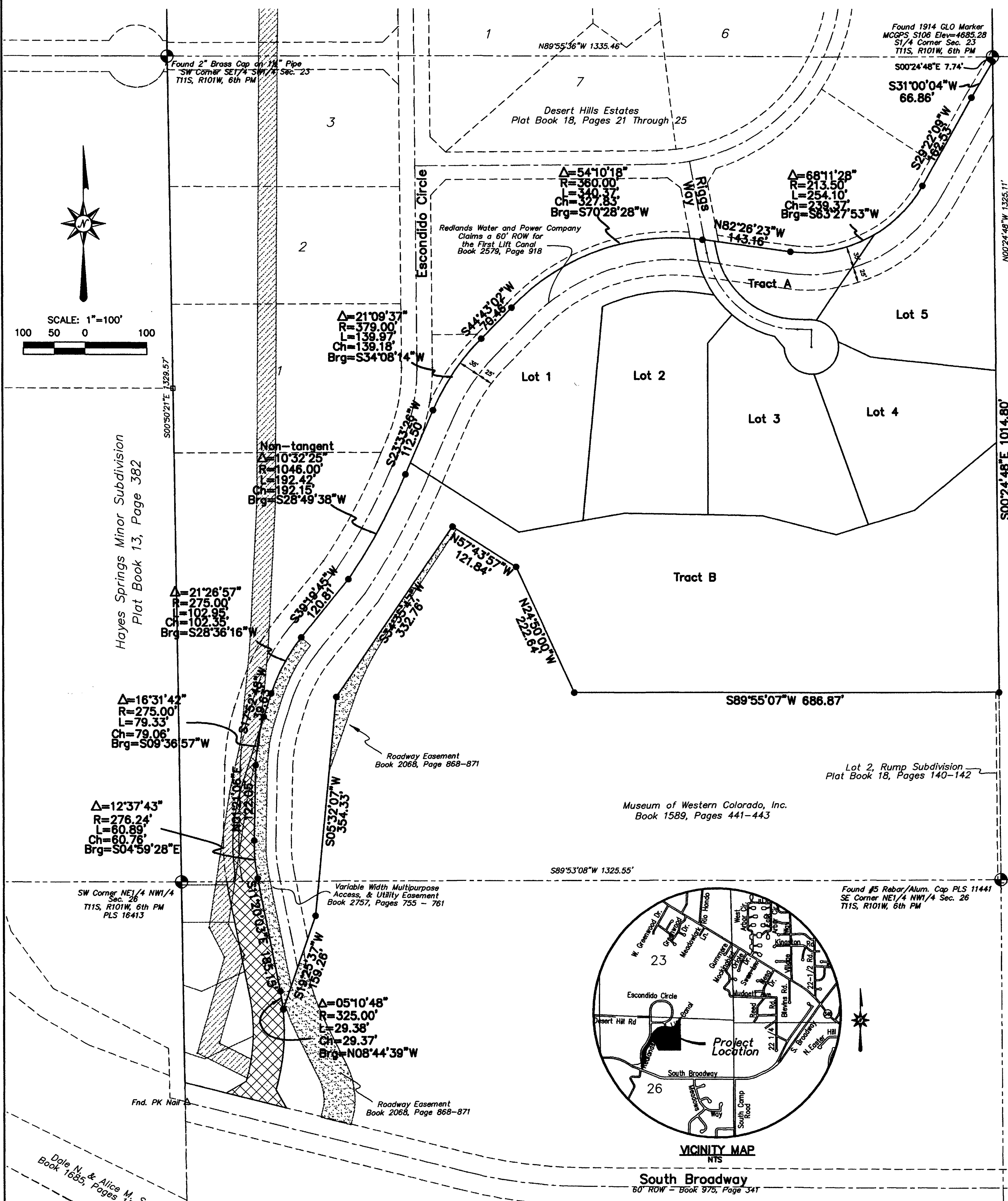


ROCKY HEIGHTS SUBDIVISION
A Replat of Lot 1, Rump Subdivision
Sec. 26, T11S, R101W, 6th PM
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS

244 NORTH 7th STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

DATE	SURVEYED	DRAWN	CHECKED	SHEET	OF
Feb., 2004		RSK	PRG	1	2



AREA SUMMARY

LOTS	= 8.213 Acres	51.32%
TRACTS	= 7.486 Acres	46.78%
ROAD ROW	= 0.304 Acres	1.90%
TOTAL	= 16.003 Acres	100.00%

- #### LEGEND
- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
 - FOUND OR SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485, PER CRS-38-51-105, IN CONCRETE
 - ⊠ FOUND REBAR, AS NOTED
 - Note: ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
 - MCGPS Mesa County Global Positioning Systems
 - GLO Government Land Office
 - ROW Right-of-Way
 - Δ Delta of Arc

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.

Date N. & Alice M. Smith
Book 1685, Pages 130 & 97

Hayes Springs Minor Subdivision
Plat Book 13, Page 382

Found 2" Brass Cap on 12" Pipe
SW Corner SE1/4 SW1/4 Sec. 23
T11S, R101W, 6th PM

Found 1914 GLO Marker
MCGPS S106 Elev=4685.28
S1/4 Corner Sec. 23
T11S, R101W, 6th PM

SW Corner NE1/4 NW1/4
T11S, R101W, 6th PM
PLS 16413

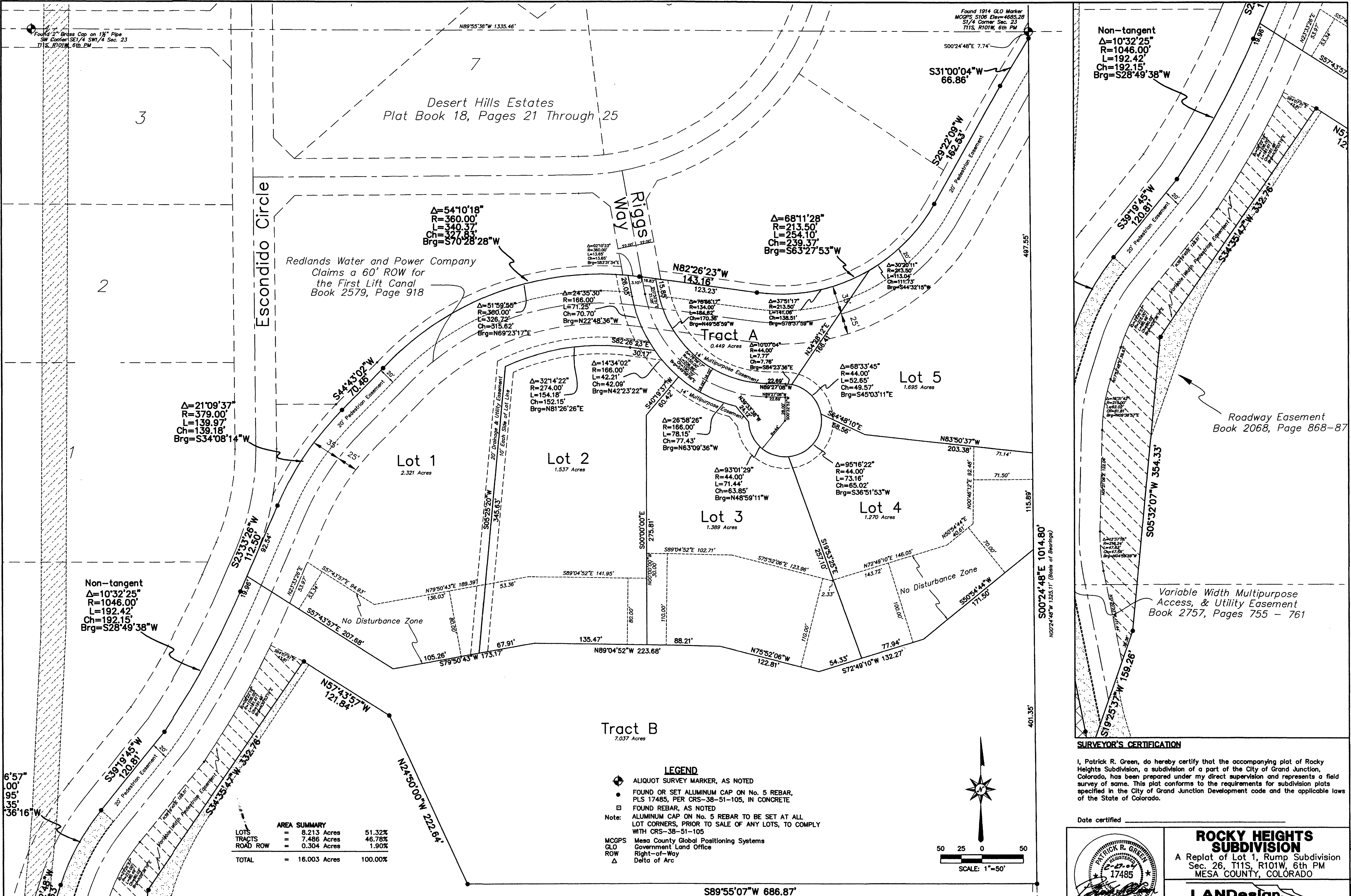
Found #3 Rebar/Alum. Cap PLS 11441
SE Corner NE1/4 NW1/4 Sec. 26
T11S, R101W, 6th PM

Fnd. PK Nail

Found 2" Brass Cap on 12" Pipe
SW Corner SE1/4 SW1/4 Sec. 23
T11S, R101W, 6th PM

Found 1914 GLO Marker
MCGPS S106 Elev=4685.28
S1/4 Corner Sec. 23
T11S, R101W, 6th PM

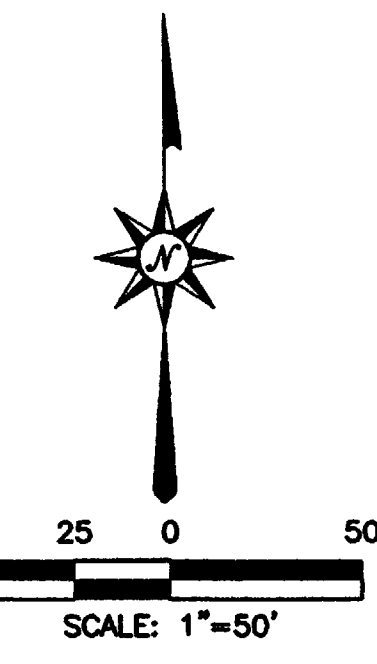
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SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Rocky Heights 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.

Date certified _____

PATRICK R. GREEN
 COLORADO PROFESSIONAL LAND SURVEYOR
 P.L.S. No. 17485

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 MESA COUNTY, COLORADO

LANDesign
 ENGINEERS • SURVEYORS • PLANNERS
 244 NORTH 7th STREET
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ NO. 2003-17	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Feb, 2004	RSK	PRG	2	2	

ROCKY HEIGHTS SUBDIVISION BUILDING ENVELOPE SITING PLAN

DESCRIPTION

That real property located in part of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Book 2519, Pages 19 and 20, and Book 2525, Pages 287 through 290.)

Lot 1, Rump Subdivision, as recorded in Plat Book 18, Pages 140 through 142, Mesa County Records

GENERAL NOTES:

Basis of bearings is the East line of NE1/4 NW1/4 of Section 26 which bears North 00 degrees 24 minutes 48 seconds West, a distance of 1325.11 feet. Both monuments on this line are as shown on the face of this plat.

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NOTES REQUIRED BY CITY:

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Further information about the project can be found in the City of Grand Junction Community Development Department file number #RZP-2001-155 and FP-2003-074.

NOTICE:

No structure of any kind shall be built within the No Disturbance Zone, as delineated on this plan. See Conditions, Covenants, and Restrictions for Details.

CITY OF GRAND JUNCTION APPROVAL

This plat of ROCKY HEIGHTS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 31 day of March, A.D., 2004.

City Manager [Signature]

President of City Council [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at _____ o'clock

_____ M., _____ A.D., 2004, and was duly recorded in Book _____

Page No. _____ Reception No. _____ Drawer No. _____ Fees: _____

Clerk and Recorder _____

By: _____
Deputy

BUILDING ENVELOPE SITING PLAN

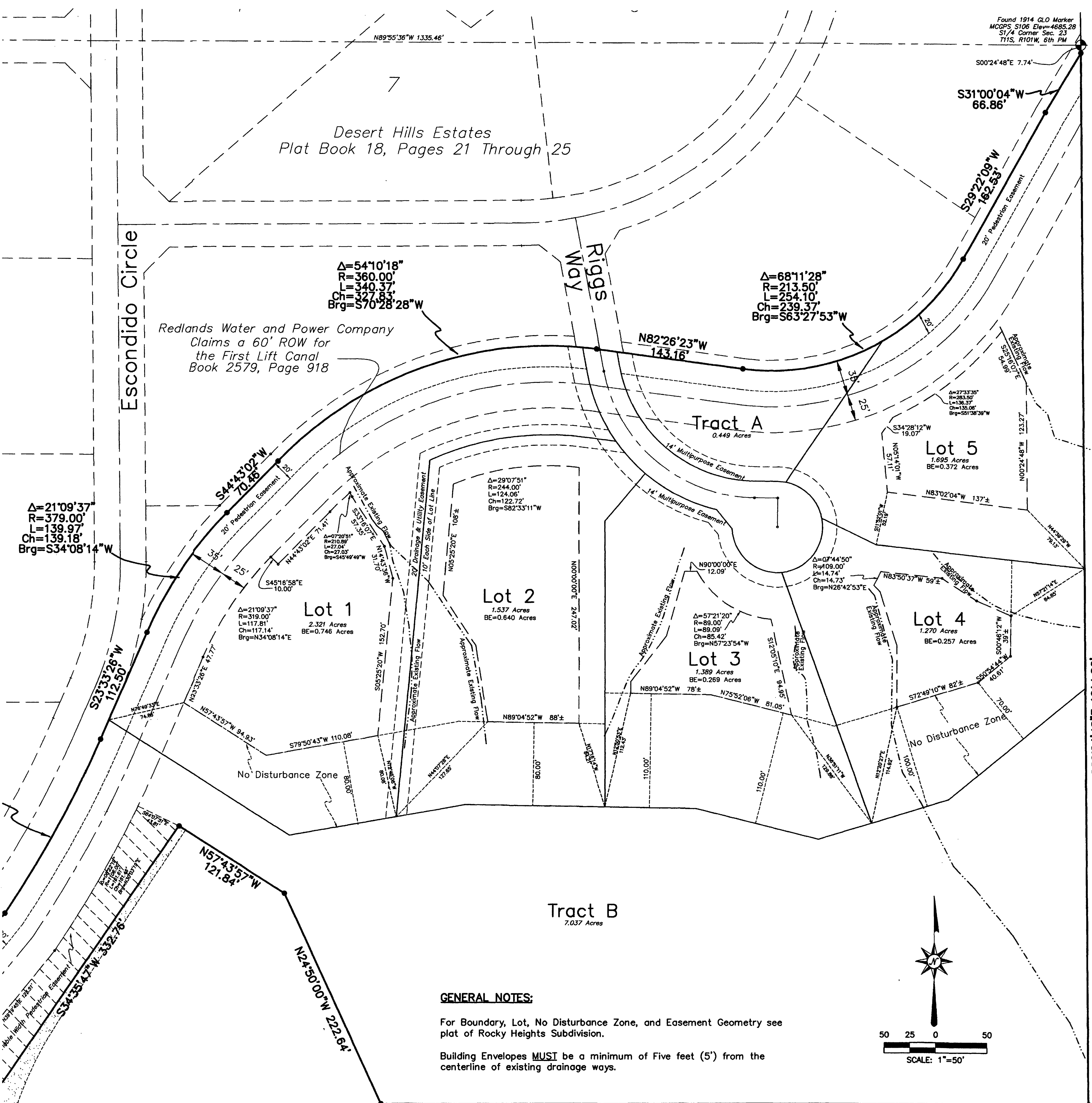
ROCKY HEIGHTS SUBDIVISION

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LANDesign

ENGINEERS • SURVEYORS • PLANNERS
244 NORTH 7th STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2003-17 SURVEYED [] DRAWN [] CHECKED [] SHEET 1 OF 1
DATE: Feb, 2004



$\Delta=54^{\circ}10'18''$
 $R=360.00'$
 $L=340.37'$
 $Ch=327.83'$
 $Brg=S70^{\circ}28'28''W$

$\Delta=68^{\circ}11'28''$
 $R=213.50'$
 $L=254.10'$
 $Ch=239.37'$
 $Brg=S63^{\circ}27'53''W$

$\Delta=21^{\circ}09'37''$
 $R=379.00'$
 $L=139.97'$
 $Ch=139.18'$
 $Brg=S34^{\circ}08'14''W$

$\Delta=21^{\circ}08'37''$
 $R=319.00'$
 $L=117.81'$
 $Ch=117.14'$
 $Brg=N34^{\circ}08'14''E$

$\Delta=29^{\circ}07'51''$
 $R=244.00'$
 $L=124.06'$
 $Ch=122.72'$
 $Brg=S82^{\circ}33'11''W$

$\Delta=57^{\circ}21'20''$
 $R=89.00'$
 $L=85.42'$
 $Ch=85.42'$
 $Brg=N57^{\circ}23'54''W$

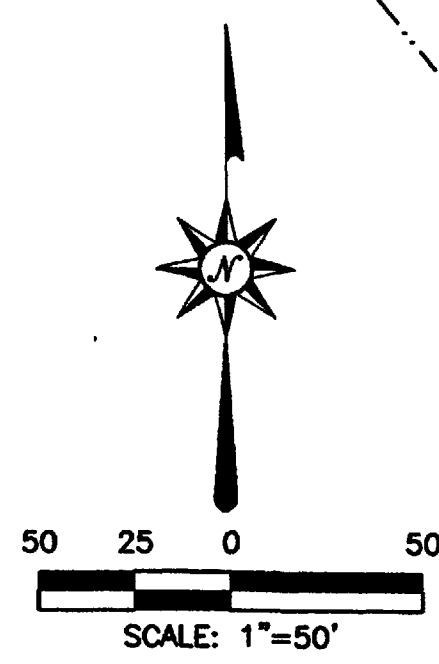
$\Delta=07^{\circ}44'50''$
 $R=109.00'$
 $L=14.74'$
 $Ch=14.73'$
 $Brg=N26^{\circ}42'53''E$

$\Delta=27^{\circ}33'35''$
 $R=283.50'$
 $L=136.37'$
 $Ch=135.06'$
 $Brg=S51^{\circ}38'39''W$

GENERAL NOTES:

For Boundary, Lot, No Disturbance Zone, and Easement Geometry see plat of Rocky Heights Subdivision.

Building Envelopes MUST be a minimum of Five feet (5') from the centerline of existing drainage ways.



S89°55'07"W 686.87'

S00°24'48"E 1014.80'
N00°24'48"W 1325.11' (Basis of Bearings)