

MERIDIAN PARK REPLAT

A REPLAT OF MERIDIAN PARK SUBDIVISION

SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN

CERTIFICATION OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Best Buy Homes Colorado, Inc., is the owner of real property situated in the northeast quarter of the southeast quarter of Section 25, Township 1 South, Range 1 West of the Ute Meridian, described in Book 2981 at Page 622 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:

Lots 1 through 12 in Meridian Park, a plat on file and recorded in the Office of the Mesa County Clerk and Recorder at Reception No. 1377045.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and Streets as shown hereon, and designated the same as MERIDIAN PARK REPLAT, 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, being Lynwood Street and Acrin Avenue, 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 sewers, 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 Easements shown hereon shall be conveyed by separate instrument 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 and tracts hereby platted as undivided interests, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

Book 3714 Page 530

Tract A, Tract B and Tract C, shown hereon shall be conveyed by separate instrument 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 interests, not subject to partition, for Drainage Detention purposes, subject to the various easements dedicated and granted on this Final Plat.

Book 3714 Page 527

Tract D, Tract E and Tract F, shown hereon shall be conveyed by separate instrument 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 interests, not subject to partition, for Sign, Sign Lighting and Landscape purposes, subject to the various easements dedicated and granted on this Final Plat.

Book 3714 Page 528

The 20' Drainage & Irrigation Easement shown hereon along the north boundary line shall be conveyed by separate instrument to the Orchard Mesa Irrigation District as a perpetual easement for the the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

Book 3714 Page 529

All easements include the right of ingress and egress on, along, over, under, and 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 easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor 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 has caused its name to be hereunto subscribed.

BEST BUY HOMES COLORADO, INC.

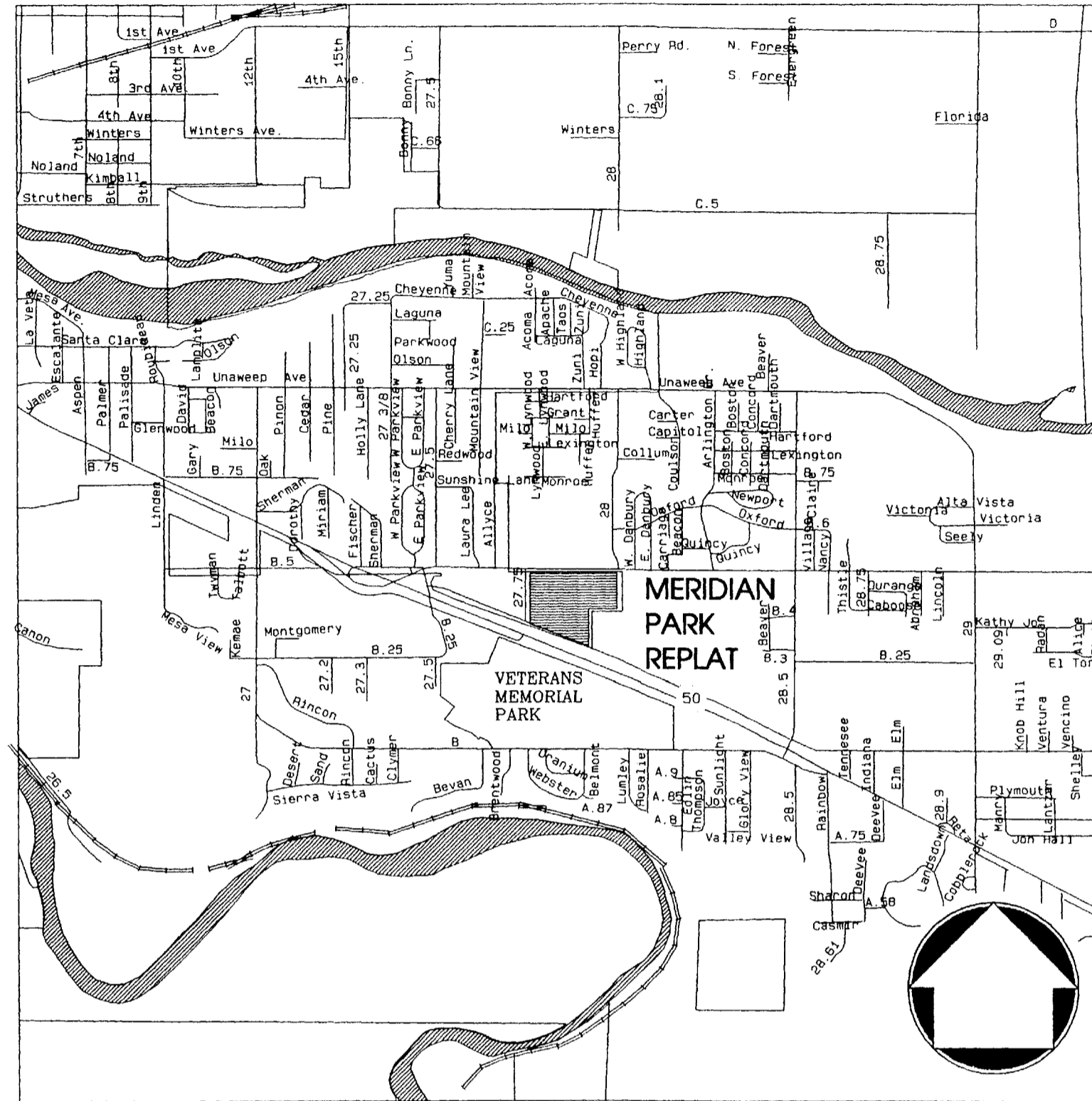
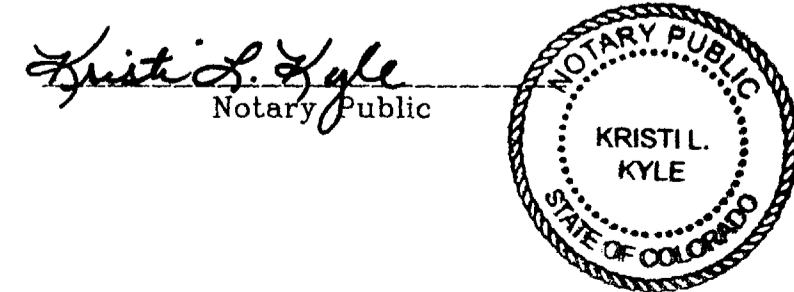
By: Bailey E. Watson
Title: President

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me by Bailey E. Watson as President of Best Buy Homes Colorado, Inc. this 26th day of July, A.D., 2004.

Witness my hand and official seal:

My commission expires February 11, 2008



VICINITY MAP

1" = 2000'

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.

NOTE: The bearings hereon differ from the original plat as they are based upon the current Mesa County Local Grid System. Minor discrepancies also occur in the measured distances shown hereon and those distances shown on the plat. The bearings and distances shown hereon are based upon measurements to found monuments either on the boundary or controlling the boundary location of the subject property.

Planning Department required notes:

A design level soils investigation should be performed to provide foundation recommendations prior to building construction on a lot specific basis.

Until such time that the open drain ditch along the north boundary of this plat is piped or removed no structures suitable for occupation shall be constructed north of the "ditch setback" line shown hereon.

All lots hereon are subject to pedestrian and vehicular cross-access easements as provided for in the Covenants, Conditions and Restrictions for Meridian Park Replat as recorded in Book 3714 at Page 531 et al.

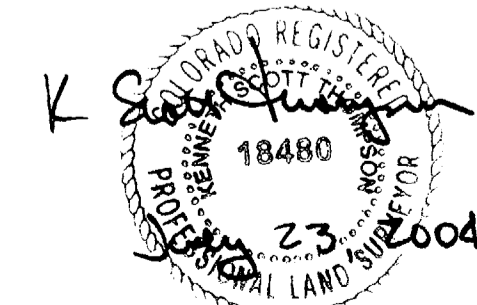
All lots hereon are subject to stormwater discharge easements as provided for in the Covenants, Conditions and Restrictions for Meridian Park Replat as recorded and referenced above.

AREA SUMMARY		
LOTS	19.574 acres	83.3%
STREETS	2.829 acres	12.0%
TRACTS	1.097 acres	4.7%
TOTAL	23.500 acres	100%

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of Meridian Park Replat, a subdivision of a part of the City of Grand Junction, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. To the best of my knowledge and belief this plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code (2002) and the applicable laws of the State of Colorado. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Kenneth Scott Thompson,
Colorado PLS 18480



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 3668 at Page 241 of the public records of Mesa County, Colorado shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its loan officer, with the authority of its board of directors this 26th day of July, 2004.

By: Maia For: First National Bank of the Rockies
Title: LOAN OFFICER

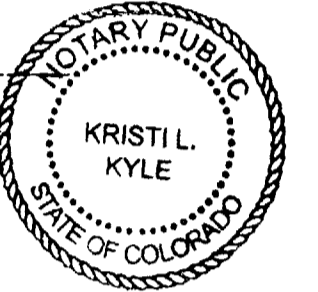
STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me by Matthew A. Simpson this 26th day of July, A.D., 2004.

Witness my hand and official seal:

My commission expires February 11, 2008

Kristil L. Kyle
Notary Public



TITLE CERTIFICATION

We, American 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 Best Buy Homes Colorado, Inc.; That all 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: 29 July 2004 BY: Gary Hildebrand
Gary Hildebrand
American Land Title Company

DECLARATION OF COVENANTS

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book 3714 at Page 531 et al.

CITY APPROVAL

This plat of MERIDIAN PARK REPLAT, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 2nd day of August, A.D., 2004.

[Signature] City Manager
[Signature] Mayor

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the Office of the Mesa County Clerk and Recorder at 3:09 o'clock P.m., on the 16th day of August, 2004, and is duly recorded at Reception No. 2207249.
Drawer No. PP87 Fees: 20.00 + 1.00 Book 3714 Pages 525-526

Clerk and Recorder of Mesa County

MERIDIAN PARK REPLAT

Meridian Park Sub.
Best Buy Homes Colorado, Inc.

SE 1/4 Section 25, Township 1 South, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0418 bestbuy\005 Meridian Park\0418-005.pro
Drawn: kst Checked: drs Date: June 3, 2004 Sheet 1 of 2

MERIDIAN PARK REPLAT

A REPLAT OF MERIDIAN PARK SUBDIVISION

SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN

LINE TABLE

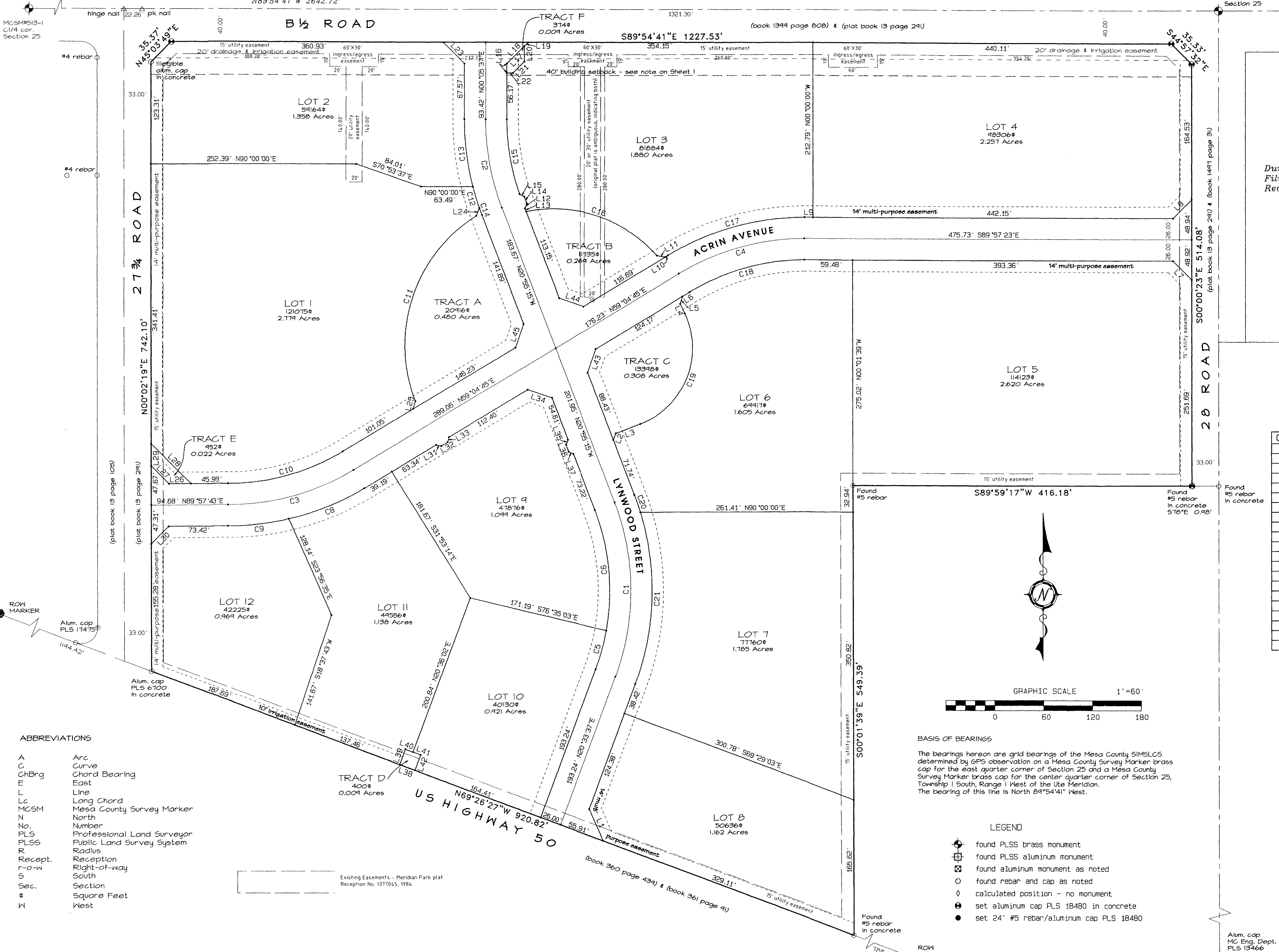
LINE	BEARING	DISTANCE
L1	N23°37'18"W	42.45'
L2	N21°35'23"E	8.59'
L3	N69°07'42"E	32.15'
L4	N25°18'45"W	12.63'
L5	N16°34'08"E	9.47'
L6	N59°04'45"E	10.28'
L7	S44°58'53"E	32.43'
L8	S45°01'07"W	32.43'
L9	N89°57'23"W	10.62'
L10	N59°04'45"E	4.12'
L11	N78°24'37"W	10.14'
L12	N20°55'15"W	4.11'
L13	N21°35'23"E	6.66'
L14	N20°55'15"W	8.87'
L15	N63°00'08"W	6.56'
L16	N00°05'37"E	11.40'
L17	N45°05'37"E	30.12'
L18	S45°05'37"W	36.56'
L19	N45°05'37"E	6.45'
L20	N00°00'00"E	18.77'
L21	N45°00'00"E	19.67'
L22	S89°54'23"E	7.44'
L23	N44°54'23"W	36.55'
L24	S21°35'23"W	10.43'
L25	S16°34'08"W	9.96'
L26	S89°57'43"W	27.03'
L27	N44°57'10"W	30.60'
L28	N44°57'10"W	68.83'
L29	N00°02'19"E	27.07'
L30	N44°58'54"E	30.15'
L31	S78°24'37"E	6.66'
L32	N59°04'45"E	8.89'
L33	N16°34'08"E	6.66'
L34	S70°55'15"E	31.41'
L35	S21°35'23"W	6.66'
L36	S20°55'15"E	8.89'
L37	S63°25'52"E	6.66'
L38	S69°26'27"E	20.00'
L39	S20°36'02"W	20.00'
L40	N69°26'27"W	10.00'
L41	N69°26'27"W	10.00'
L42	N20°36'02"E	20.00'
L43	N19°04'45"E	30.59'
L44	N70°55'15"W	31.41'
L45	S19°04'45"W	30.59'

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	217.19'	300.00'	41°28'52"	N00°10'49"W	212.48'
C2	110.03'	300.00'	21°00'52"	N10°24'49"W	109.42'
C3	161.70'	300.00'	30°52'58"	S74°31'14"W	159.75'
C4	162.13'	300.00'	30°57'52"	S74°33'41"W	160.16'
C5	49.15'	274.00'	10°16'40"	N15°25'17"E	49.08'
C6	149.22'	274.00'	31°12'12"	N05°19'09"W	147.38'
C7	100.68'	326.00'	17°41'40"	S67°55'35"W	100.28'
C8	75.04'	326.00'	13°11'18"	S83°22'04"W	74.87'
C9	147.69'	274.00'	30°52'58"	N74°31'14"E	145.91'
C10	258.39'	186.39'	79°25'40"	N18°19'33"E	238.19'
C11	27.57'	326.00'	4°50'43"	N16°51'24"W	27.56'
C12	82.66'	326.00'	14°31'39"	N07°10'13"W	82.44'
C13	9.34'	326.00'	1°38'29"	S20°06'00"E	9.34'
C14	92.85'	274.00'	19°24'54"	S09°36'50"E	92.40'
C15	176.98'	170.00'	59°38'49"	S71°23'34"E	169.10'
C16	176.18'	326.00'	30°57'52"	N74°33'41"E	174.04'
C17	148.08'	274.00'	30°57'52"	S74°33'41"W	146.28'
C18	163.86'	99.41'	94°26'27"	S21°54'29"W	145.93'
C19	22.69'	326.00'	3°59'17"	S18°55'36"E	22.69'
C20	213.33'	326.00'	37°29'35"	S01°48'50"W	209.54'
C21	213.33'	326.00'	37°29'35"	S01°48'50"W	209.54'

NOTE: The previous plat of Meridian Park referenced a PK nail at the intersection of 2 1/4 Road and B 1/2 Road as a controlling monument. This monument was not identified as an aliquot corner. This position is currently occupied by the hinge nail shown hereon. This monument also controls other plats south of B 1/2 Road. Subdivision plats north of B 1/2 Road use the position currently marked by a PK nail as a controlling monument and identify it as the aliquot center-east 1/2 corner. The existing PK nail occupies the proportional position between aliquot corners monumented to the west and the east and may be the best position for the center-east 1/2 corner. As it is not the controlling monument for this subdivision it was not upgraded by Thompson-Langford Corporation.

BASIS OF BEARINGS
N89°54'41"W 2642.72'



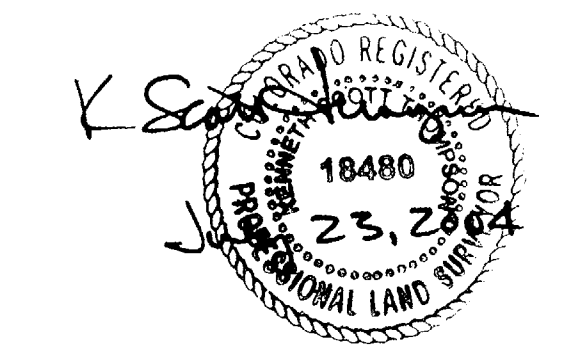
Durango Acres Subdivision
Filing One
Receipt No. 2091868

- ABBREVIATIONS
- A Arc
 - C Curve
 - ChBrg Chord Bearing
 - E East
 - L Line
 - Lc Long Chord
 - MCSM Mesa County Survey Marker
 - N North
 - No. Number
 - PLS Professional Land Surveyor
 - PLSS Public Land Survey System
 - R Radius
 - Recept. Reception
 - r-o-w Right-of-way
 - S South
 - Sec. Section
 - sq Square Feet
 - W West

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County SIMS/LCS determined by GPS observation on a Mesa County Survey Marker brass cap for the east quarter corner of Section 25 and a Mesa County Survey Marker brass cap for the center quarter corner of Section 25, Township 1 South, Range 1 West of the Ute Meridian. The bearing of this line is North 89°54'41" West.

- LEGEND
- found PLSS brass monument
 - found PLSS aluminum monument
 - found aluminum monument as noted
 - found rebar and cap as noted
 - calculated position - no monument
 - set aluminum cap PLS 18480 in concrete
 - set 24" #5 rebar/aluminum cap PLS 18480



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

MERIDIAN PARK REPLAT

Meridian Park Sub.
Best Buy Homes Colorado, Inc.

SE 1/4 Section 25, Township 1 South, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0418 bestbuy\005 Meridian Park\0418-005.pro
Drawn: kst Checked: drs Date: June 3, 2004 Sheet 2 of 2