

FORREST ESTATES SUBDIVISION FILING ONE
 Located in the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 5,
 Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado

AREA SUMMARY

DESCRIPTION	SQUARE FEET	ACRES	PERCENT
LOT 1	8404.02	0.19	0.89
LOT 2	6979.94	0.16	0.82
LOT 3	7018.85	0.16	0.83
LOT 4	7024.48	0.16	0.83
LOT 5	7030.08	0.16	0.83
LOT 6	7123.60	0.16	0.84
LOT 7	8910.80	0.20	1.05
LOT 8	11167.81	0.26	1.31
LOT 9	7502.65	0.18	0.93
LOT 10	7799.97	0.18	0.92
LOT 11	7279.97	0.17	0.88
LOT 12	7487.97	0.17	0.88
LOT 13	7487.97	0.17	0.88
LOT 14	7487.97	0.17	0.88
LOT 15	7676.94	0.18	0.90
LOT 16	8126.87	0.19	0.95
LOT 17	6820.00	0.16	0.80
LOT 18	6820.00	0.16	0.80
LOT 19	6820.00	0.16	0.80
LOT 20	6820.00	0.16	0.80
LOT 21	6820.00	0.16	0.80
LOT 22	6820.00	0.16	0.80
LOT 23	7113.60	0.16	0.84
LOT 24	7063.21	0.16	0.83
LOT 25	6820.00	0.16	0.80
LOT 26	6820.00	0.16	0.80
LOT 27	6820.00	0.16	0.80
LOT 28	6820.00	0.16	0.80
LOT 29	6820.00	0.16	0.80
LOT 30	6820.00	0.16	0.80
LOT 31	8126.87	0.19	0.95
LOT 32	7631.75	0.18	0.90
LOT 33	7280.00	0.17	0.86
LOT 34	7004.00	0.16	0.82
LOT 35	7008.39	0.16	0.82
LOT 36	7915.43	0.18	0.93
LOT 37	9658.12	0.22	1.14
LOT 38	7120.71	0.16	0.84
LOT 39	7345.75	0.17	0.86
LOT 40	7334.10	0.17	0.86
LOT 41	7845.03	0.18	0.92
LOT 42	7309.96	0.17	0.86
LOT 43	7298.31	0.17	0.86
LOT 44	7983.66	0.18	0.90
LOT 45	42266.02	9.85	50.49
TRACT A	8302.21	0.19	0.98
TOTAL ROW	85274.36	1.96	10.03
TOTAL	850331.57	19.52	100.00

DESCRIPTION

KNOWN BY ALL THESE PRESENTS: That the undersigned, Carl D. Marchun and Zetta H. Marchun, as Joint Tenants, as to an undivided 1/6th interest; Joseph W. Marchun, as to an undivided 1/6th interest plus an undivided 1/3rd of a 1/6th interest; Herman E. Marchun, as to an undivided 1/2 interest plus an undivided 1/3rd of a 1/6th interest; and Carl D. Marchun, as to an undivided 1/3rd of a 1/6th interest are the owners of certain real property situated in Mesa County, Colorado, located in the City of Grand Junction, and being a part of the Northeast 1/4 Southwest 1/4 of Section 5, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado as recorded in Book 3495, Page 265, shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Northwest corner of said Northeast quarter of the Southwest quarter of Section 5, which is a Mesa county survey marker brass cap, whence the Northeast corner of the Northeast quarter of the Southwest quarter of Section 5, which is Mesa County survey marker brass cap, bears South 89°59'27" East with all bearings contained herein relative thereto, Thence along the Westerly line of the Northeast quarter of the Southwest quarter of Section 5, South 00°08'10" East 30.00 feet to the Southerly Right of Way of County Road F 1/2, this being the POINT OF BEGINNING.

Thence along the Southerly Right of Way of County Road F 1/2, South 89°58'27" East 659.46 feet to the Easterly line of the West half of the Northeast quarter of the Southwest quarter of Section 5; Thence along the Easterly line of the West half of the Northeast quarter of the Southwest quarter of Section 5, South 00°10'13" East 1288.68 feet to the Southerly line of the Northeast quarter of the Southwest quarter of Section 5; Thence North 89°55'50" West 535.31 feet; Thence South 00°13'31" East 1.53 feet; Thence South 89°59'45" West 125.02 feet; Thence North 00°08'10" West 1291.37 feet to the POINT OF BEGINNING.

Containing approximately 19.52 acres.

Said owners have by these presents laid out, platted and subdivided the above described real property into Lots and Tracts as shown hereon, and designates the same as Forrest Estates Subdivision Filing One, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby make the following dedications and grants:

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

All Utility Easements are dedicated 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 are dedicated 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.

Tract A is dedicated to the Forrest Estates Subdivision Homeowners Association for the purposes of said Association including, but not limited to ingress and egress purposes for the use of said Lot or Tract owner(s), their guest(s), and invitee(s).

All Utility, Irrigation, Drainage and Landscape Easements are granted to Forrest Estates Subdivision Homeowners Association of the Lots and Tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems. Covenants, conditions, or restrictions or other conveyance thereof recorded.

All Tracts/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 or Tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owner of said Lots or Tracts hereby platted shall not burden or over burden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

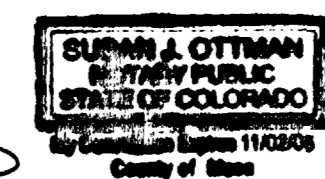
There are no lienholders on the described property represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 20th day of August A.D. 2004.

Herman E. Marchun
 Herman E. Marchun
 as to an undivided 1/2 interest plus an undivided 1/3rd of a 1/6th interest

STATE OF COLORADO }
 COUNTY OF MESA } SS

The foregoing dedication was acknowledged before me this 20th day of August A.D. 2004



By Herman E. Marchun
 Witness my hand and official seal: [Signature]
 Notary Public

Address: 242 F Road 4900 81505

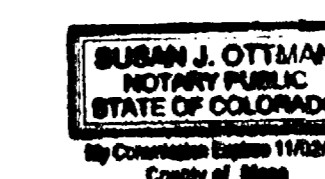
My commission expires: 11/2/05

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 20th day of August A.D. 2004.

Carl D. Marchun Zetta H. Marchun
 Carl D. Marchun Zetta H. Marchun
 as Joint Tenants, as to an undivided 1/6th interest;

STATE OF COLORADO }
 COUNTY OF MESA } SS

The foregoing dedication was acknowledged before me this 20th day of August A.D. 2004



By Carl D. Marchun and Zetta H. Marchun
 Witness my hand and official seal: [Signature]
 Notary Public

Address: 242 F Road 4900 81505

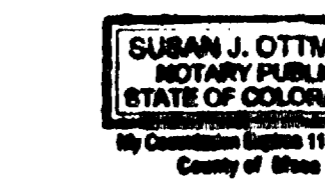
My commission expires: 11/2/05

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 20th day of August A.D. 2004.

Joseph W. Marchun
 Joseph W. Marchun
 as to an undivided 1/6th interest plus an undivided 1/3rd of a 1/6th interest;

STATE OF COLORADO }
 COUNTY OF MESA } SS

The foregoing dedication was acknowledged before me this 20th day of August A.D. 2004



By Joseph W. Marchun
 Witness my hand and official seal: [Signature]
 Notary Public

Address: 242 F Road 4900 81505

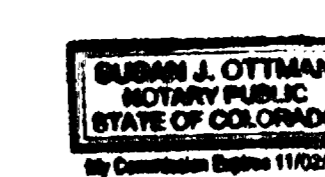
My commission expires: 11/2/05

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 20th day of August A.D. 2004.

Carl D. Marchun
 Carl D. Marchun
 as to an undivided 1/3th interest of a 1/6th interest;

STATE OF COLORADO }
 COUNTY OF MESA } SS

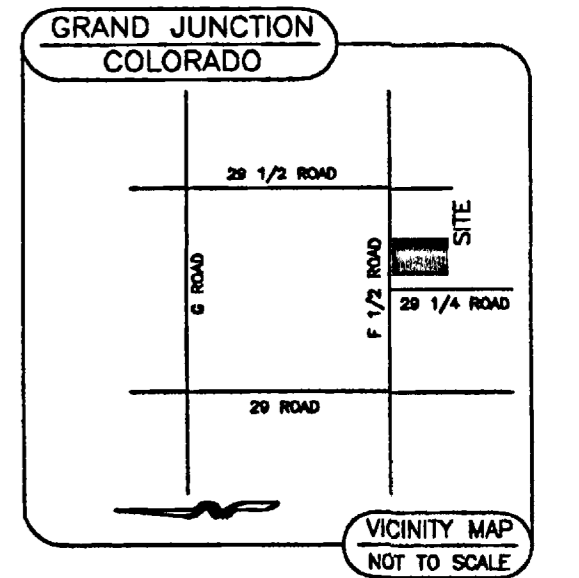
The foregoing dedication was acknowledged before me this 20th day of August A.D. 2004



By Carl D. Marchun
 Witness my hand and official seal: [Signature]
 Notary Public

Address: 242 F Road 4900 81505

My commission expires: 11/2/05



SURVEYOR'S STATEMENT:
 I, KURT R. SHEPHERD, a Registered Professional Land Surveyor in the State of Colorado do hereby state that the survey represented by this plat was made under my supervision and that the monuments shown hereon actually exist and that this plat and notes shown hereon accurately represents said survey to the best of my knowledge, information and belief.



Kurt R. Shepherd
 Kurt R./Shepherd, PLS 28662
 For and on behalf of
 KS Professional Surveying, Inc.

CITY OF GRAND JUNCTION APPROVAL

This plat of the Forrest Estates Subdivision Filing One, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 20th day of August A.D. 2004.

[Signature] [Signature]
 CITY MANAGER MAYOR

TITLE CERTIFICATION

STATE OF COLORADO
 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 Carl D. Marchun and Zetta H. Marchun, as Joint Tenants, Joseph W. Marchun and Herman E. Marchun; that the current taxes have been paid; that all mortgages not satisfied or released or 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: August 13, 2004
 BY: LAWRENCE D. VENT
[Signature]
 Title Examiner
 MERIDIAN LAND TITLE, LLC

NOTIFICATION:

The information contained within the following Associated Recorded Documents were not prepared under the professional land surveyor's responsible charge, Board Rule 6.2.1., State of Colorado.

FOR CITY USE ONLY

Book	Page	Type
<u>3725</u>	<u>392-395</u>	Grant of Easement - Temporary Forrest Estates Subdivision Homeowners Association
<u>3725</u>	<u>396-398</u>	Grant of Easement - Temporary Forrest Estates Subdivision Homeowners Association
<u>3725</u>	<u>399-400</u>	Grant of Easement - Temporary Forrest Estates Subdivision Homeowners Association
<u>3725</u>	<u>401-402</u>	Conveyance of Tract A - Forrest Forrest Estates Subdivision Homeowners Association
<u>3725</u>	<u>403-418</u>	Declaration of Convenants, Conditions & Restrictions

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

The lands within Forrest Estates Subdivision Filing One are subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Forrest Estates Subdivision Homeowners Association. Recorded August 26, 2004 in Book 3725 at Pages 403-418 in the Office of the Clerk and Recorder of Mesa County, Colorado.

- NOTES:**
- Basis of bearing assumes the bearing between the Mesa County survey marker brass cap, at the NW corner of the NE1/4 SW1/4 of Section 5, and the Mesa County survey marker brass cap at the NE corner of the NE1/4 SW1/4 of Section 5, bears S89°59'27"E.
 - The information shown hereon is based upon commitment for Title Insurance file number 71255, effective date JULY 28, 2004, by MERIDIAN LAND TITLE, LLC, 2454 Patterson Avenue, Suite 100, Grand Junction, Colorado, 81505.
 - NOTICE: According to COLORADO law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.
 - All lots are subject to an Utilities, Irrigation and Drainage Easement. Said easements being 5 feet in width on sides and 10 feet in width at rear of all lots typically, unless noted.
 - Acceptance of BLM monument for aliquot line of DEL MAR SUBDIVISION, Filing 1, Book 14, Pages 288-289 and acceptance of PLS #31160 monument for CRIS-MAR SUBDIVISION, Book 12, Page 334.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } SS

I certify that this instrument was filed in my office at 4:40 o'clock P.M., on the 26th day of August, 2004 A.D. and was recorded in Book 3725, Pages No. 388-390

Reception No. 2210308 Drawer No. PP-100 Fees \$30.00 + \$1.00

By: _____ Clerk and Recorder Deputy

2591 B 3/4 ROAD
 GRAND JUNCTION, CO 81503
 PHONE: (970) 257-7146
 FAX: (970) 255-7047

PROFESSIONAL SURVEYING, INC.

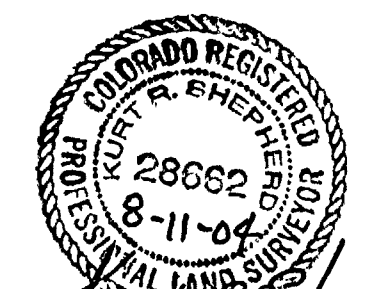
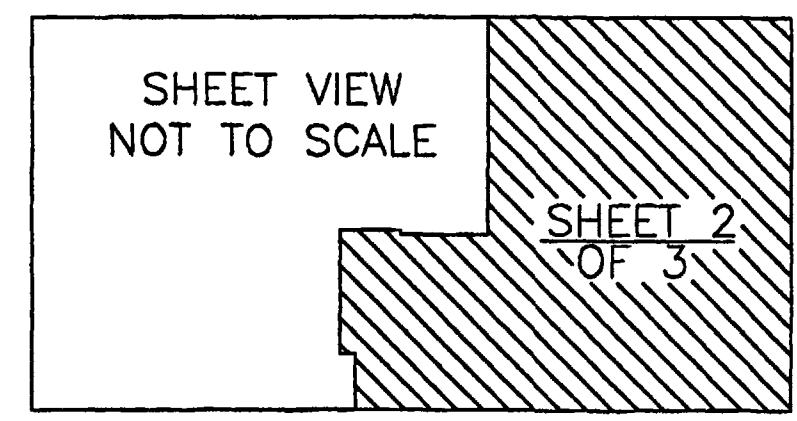
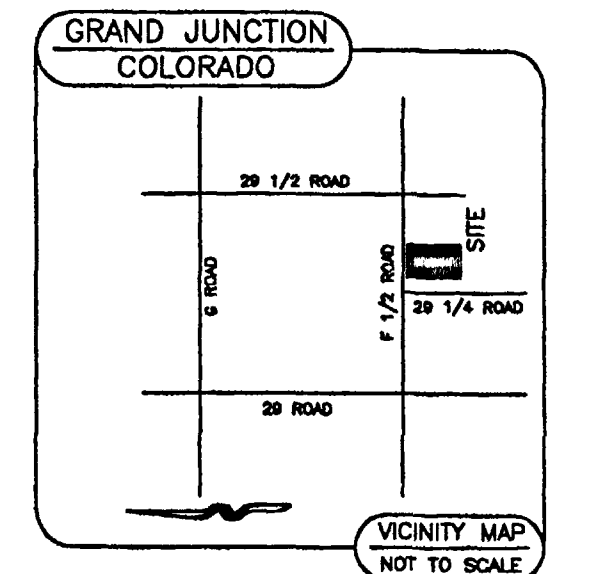
FORREST ESTATES SUBDIVISION FILING ONE

Located in the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 5,
 Township 1 South, Range 1 East, Ute Meridian,
 Mesa County, Colorado

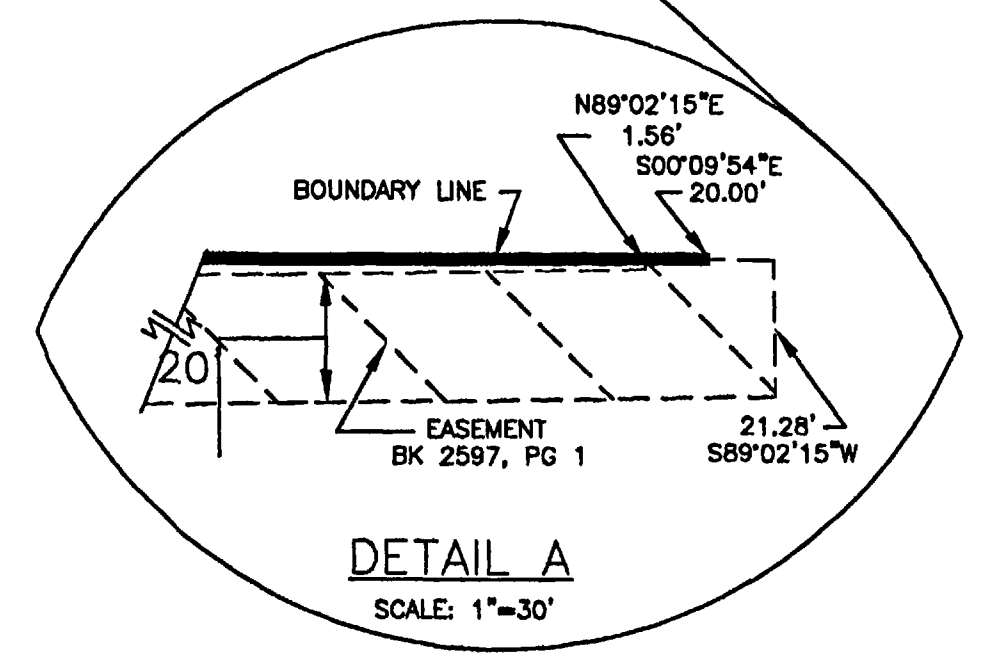
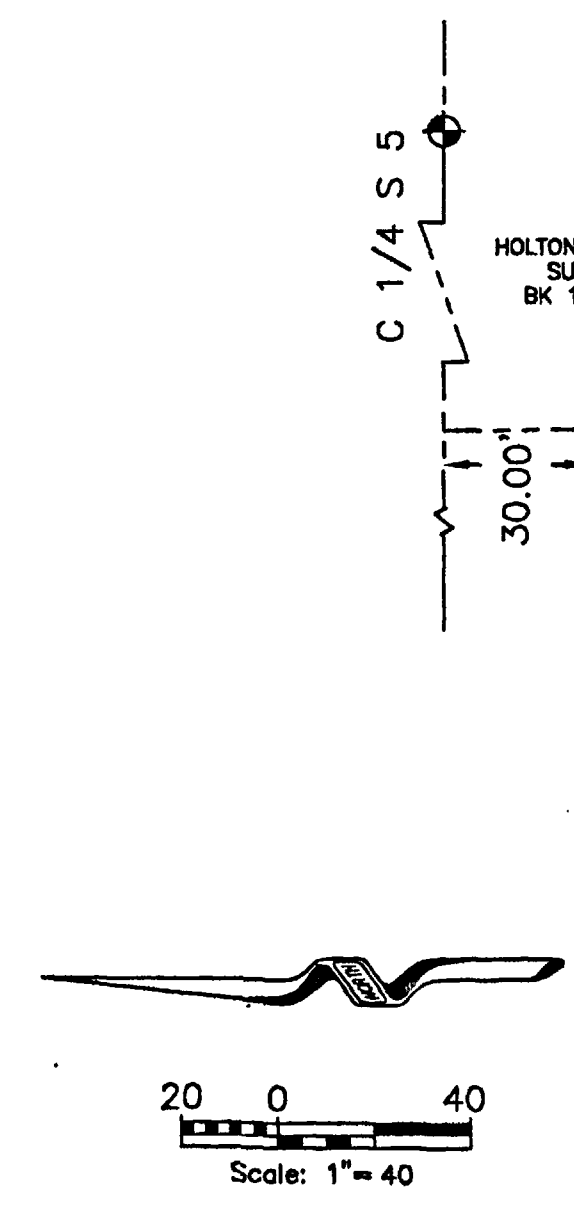
DATE: 9 August 2004	SCALE: N. T. S.
FILE: 2002-41plat2	PROJECT NO: 2002-41
DRAWN: jc	SHEET 1 OF 3

FORREST ESTATES SUBDIVISION FILING ONE

Located in the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 5,
Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado

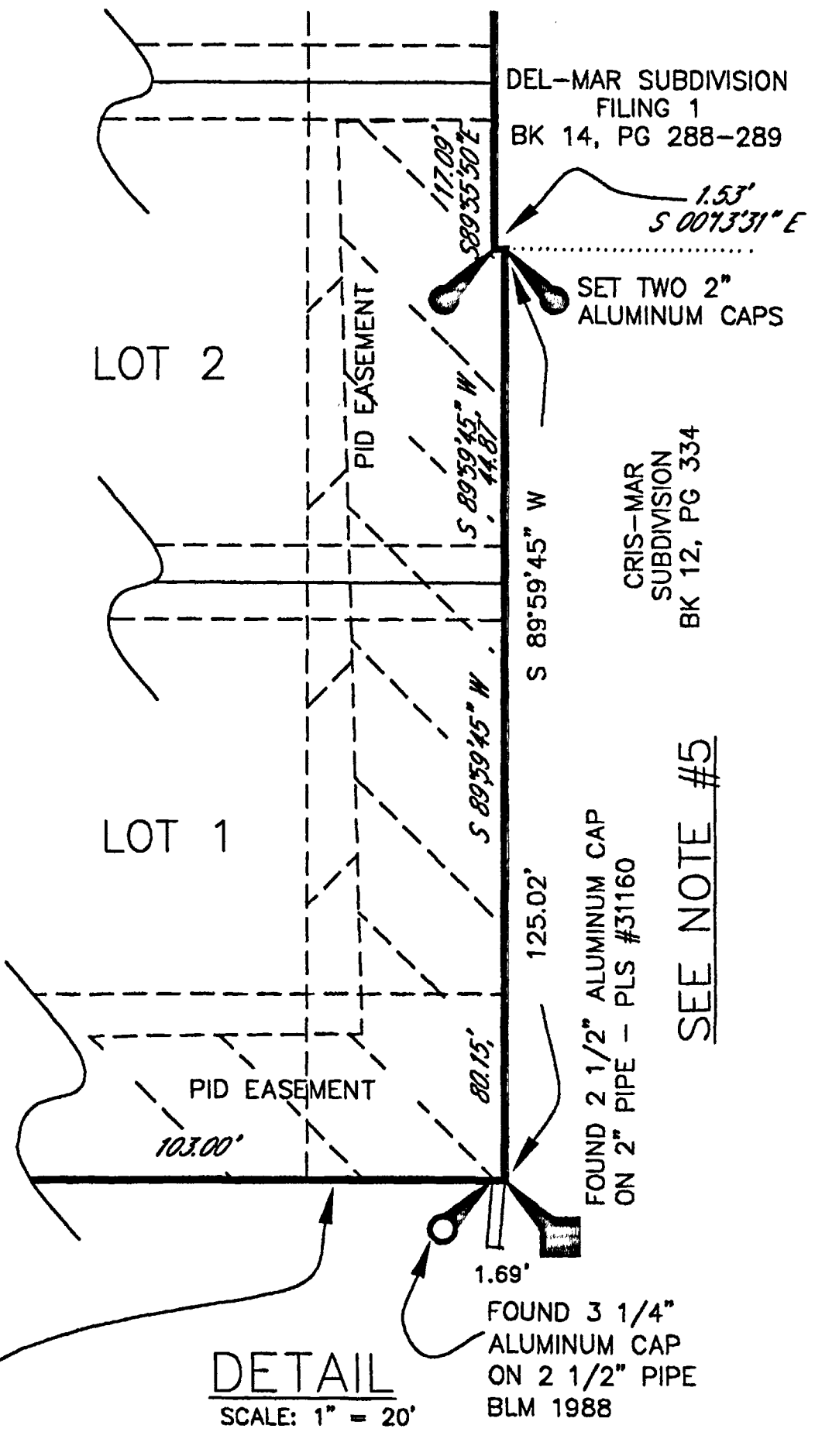
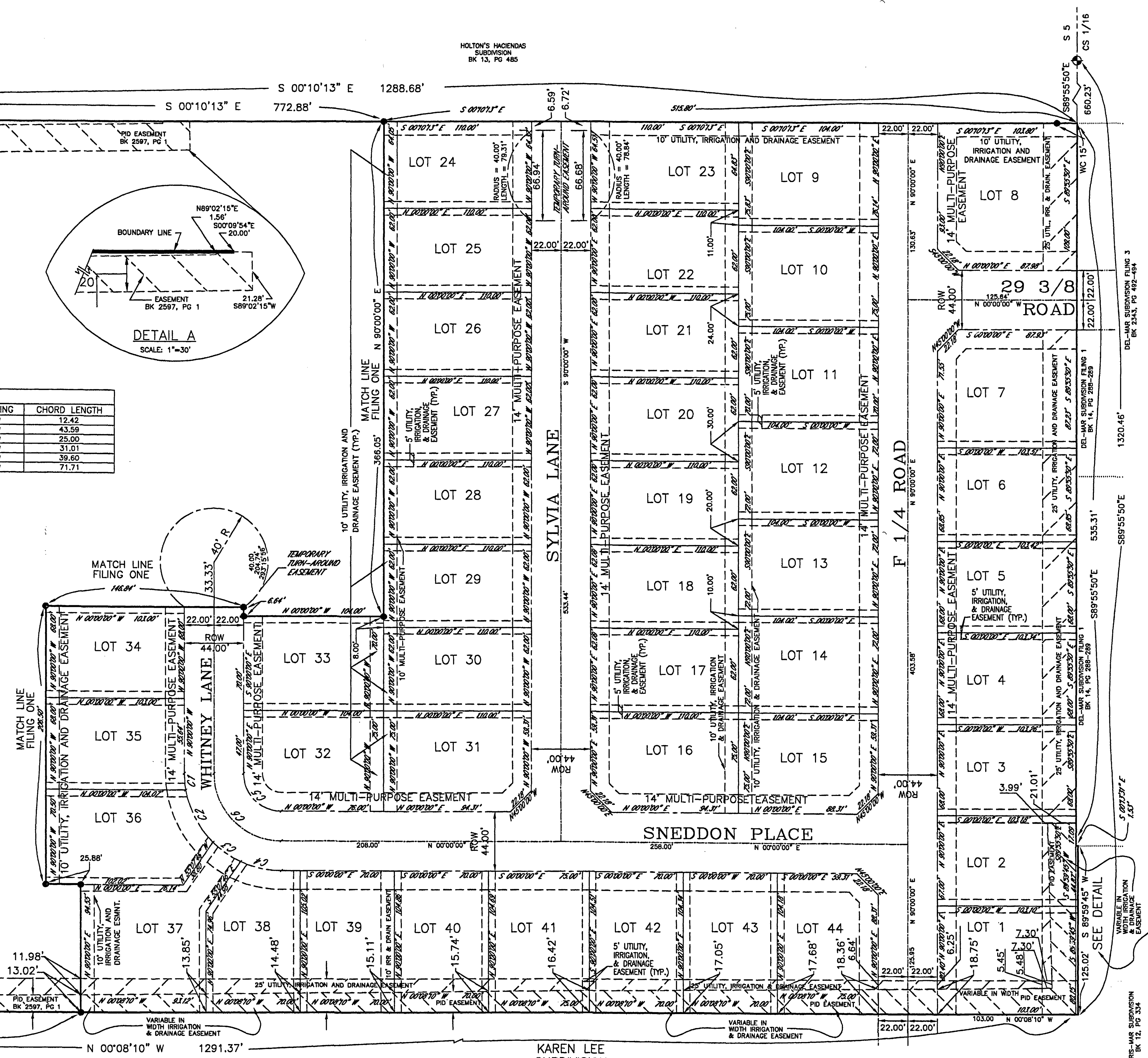


K. A. Shepherd



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	9°53'14"	72.00	12.42	S85°03'23"W	12.42
C2	35°14'40"	72.00	44.29	S62°29'26"W	43.59
C3	19°59'44"	72.00	25.13	S34°52'14"W	25.00
C4	24°52'21"	72.00	31.26	S12°26'11"W	31.01
C5	90°00'00"	28.00	43.98	S45°00'00"W	39.60
C6	90°00'00"	50.00	78.54	S45°00'00"W	71.71

- LEGEND**
- BOUNDARY LINE
 - ADJOINING PROPERTIES (REFERENCE ONLY)
 - - - SECTION LINE
 - - - EASEMENT
 - - - RIGHT OF WAY (ROW)
 - - - CENTER LINE
 - ⊙ MESA COUNTY SURVEY MARKER (M.C.S.M.) BRASS CAP
 - SET 2" ALUMINUM CAP WITNESS CORNER (WC) PROFESSIONAL LAND SURVEYOR 28662 (PLS)
 - BUREAU OF LAND MANAGEMENT (BLM)
 - ◆ FOUND MOUND AS NOTED
 - BK, PG BOOK XX, PAGE XX
 - POB POINT OF BEGINNING
 - (TYP.) TYPICAL
 - [Hatched Box] PALISADE IRRIGATION DISTRICT (PID)
 - [Dashed Box] IRRIGATION & DRAINAGE EASEMENT



PROFESSIONAL SURVEYING, INC.

2591 B 3/4 ROAD
GRAND JUNCTION, CO 81503
PHONE: (970) 257-7146
FAX: (970) 255-7047

FORREST ESTATES SUBDIVISION FILING ONE

Located in the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 5,
Township 1 South, Range 1 East, Ute Meridian,
Mesa County, Colorado

DATE: 9 August 2004	SCALE: 1" = 40'
FILE: 2002-41plat2	PROJECT NO: 2002-41
DRAWN: jlc	SHEET 2 OF 3

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

KAREN LEE
SUBDIVISION
PLAT BK 11, PG 97

SEE NOTE #5

