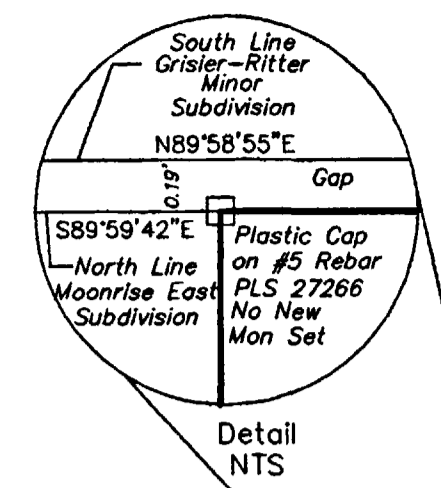


VALLEY MEADOWS NORTH

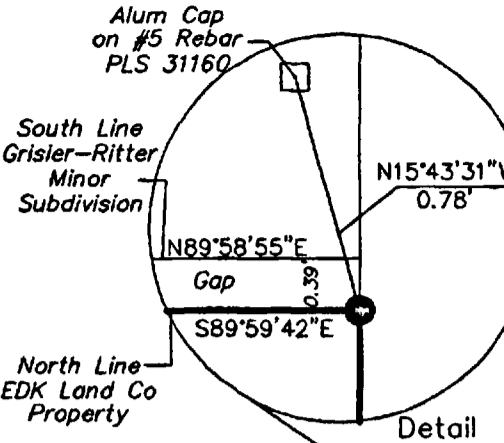
6 Road S89°58'55"W 1317.40' (M)

NW Corner Section 3 NW 1/4 NE 1/4 T1S, R1W, UM MCSM 1122-1
689.58' to the NW Corner of Moonrise East Subdivision
689.67' to the NW Corner of Grisier-Ritter Minor Subdivision



Grisier-Ritter Minor Subdivision
Plat Book 14, Page 319

NW 1/4 NE 1/4



NE Corner Section 3 NW 1/4 NE 1/4 T1S, R1W, UM MCSM
689.50' to the SE Corner of Grisier-Ritter Minor Subdivision
689.06' to the NE Corner of Property described in Book 3004, Pages 274-275

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That EDKA Land Company, L.L.C., a Colorado Limited Liability Company are the owners of that real property located in that part of the South 632.50 feet of the West 786.00 feet of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, United States of America, as described in Book 3004, Pages 274 and 275 and being more particularly described as follows:

BEGINNING at the Southwest corner of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 3, whence the Northwest corner of said NW 1/4 NE 1/4 Section 3 bears North 00 degrees 01 minutes 25 seconds West, a distance of 1321.08 feet, for a basis of bearings, with all bearings contained herein relative thereto; a distance North 00 degrees 01 minutes 25 seconds West, a distance of 15.00 feet, to a point on the South line of Moonrise East Subdivision, as recorded in Plat Book 16, Page 324, Mesa County records; thence South 89 degrees 59 minutes 42 seconds East, a distance of 265.00 feet, along the South line of said Moonrise East Subdivision, to a point at the Southeast corner of said Moonrise East Subdivision; thence North 00 degrees 01 minutes 25 seconds West, a distance of 617.50 feet, along the East line of said Moonrise East Subdivision, to a point on a line lying 632.50 feet North of and parallel with the South line of said NW 1/4 NE 1/4 Section 3; thence South 89 degrees 59 minutes 42 seconds East, a distance of 521.00 feet, along said parallel line, to a point on a line lying 786.00 feet East of and parallel with the West line of said NW 1/4 NE 1/4 Section 3; thence South 00 degrees 01 minutes 25 seconds East, a distance of 632.50 feet, along said parallel line to a point on the South line of the said NW 1/4 NE 1/4 Section 3; thence North 89 degrees 59 minutes 42 seconds West, a distance of 786.00 feet, along said South line of the said NW 1/4 NE 1/4 Section 3 to the Point of Beginning.

Said parcel containing an area of 7.656 Acres, as described.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as VALLEY MEADOWS NORTH, a subdivision in the City of Grand Junction, Colorado, and hereby offers 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 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, installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Irrigation and Drainage Easements to the VALLEY MEADOWS NORTH Homeowners Association, hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

Tract A is granted to the VALLEY MEADOWS NORTH Homeowner's Association of the lots and tracts hereby platted as a perpetual easement for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the use of the City and any water provider, for the installation, operation, maintenance, and repair of irrigation and storm water facilities.

Tract A as a Pedestrian Easement is dedicated to the City of Grand Junction as perpetual easements for ingress and egress and use by the public for the purposes of walking, running, bicycling, and other non-motorized forms of transportation for commuting and recreational purposes.

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 owners, EDKA Land Company, L.L.C., a Colorado Limited Liability Company, have caused their names to be hereunto subscribed this 14th day of February, A.D. 2005.

by: Edison S. Kenhart as Manager (title)
for: EDKA Land Company, L.L.C., a Colorado Limited Liability Company

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Edison S. Kenhart as Manager (title), for EDKA Land Company, L.L.C., a Colorado Limited Liability Company this 14th day of February, A.D. 2005.

Witness my hand and official seal:
 Cynthia J. Hotter
Notary Public
My Commission Expires 1-12-06

- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17845
 - PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - ▲ PK NAIL SET IN PAWING

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

ALL BOUNDARY CORNERS SET IN CONCRETE TO COMPLY WITH MESA COUNTY CODE

- Δ DELTA ANGLE OF ARC
- R RADIUS OF ARC
- L LENGTH OF ARC
- Ch CHORD DISTANCE OF ARC
- Brg CHORD BEARING OF ARC
- = EQUAL SYMBOL
- % PERCENT SYMBOL
- & AND SYMBOL
- ⊥ INTERSTATE HIGHWAY SYMBOL
- ⊥ STATE HIGHWAY SYMBOL
- US UNITED STATES
- NTS NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- sol SOLICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- L.L.C. LIMITED LIABILITY COMPANY
- A.D. ANNO DOMINI
- ± MORE OR LESS
- ° DEGREES
- ' MINUTES OR FEET
- " INCHES OR SECONDS
- MCSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT
- ROW RIGHT-OF-WAY

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of VALLEY MEADOWS NORTH, 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 some. 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 Feb 9, 2005

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described 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, as shown in document recorded at Book 3004, Pages 276, through 282, 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 SVP with the authority of its Board of Directors, this 14th day of February, 2005

by: Richard Senior Vice-President
Name (Title)

for: GRAND VALLEY NATIONAL BANK
Name Of Lienholder

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Bruce Skalsky (title) Senior Vice-President for Grand Valley National Bank this 14th day of February, A.D. 2005.

Witness my hand and official seal:
 Cynthia J. Hotter
Notary Public
My Commission Expires 1-12-06

TITLE CERTIFICATION

STATE OF COLORADO)
COUNTY OF MESA)

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 herein described property, that we find the title to the property is vested to EDKA Land Company, L.L.C. 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: 2/14/05 by: Don Williams President
Name And Title
for: AMERICAN LAND TITLE CO
Name Of Title Company

FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Title
3841	833	Quit Claim Deed to HOA
3841	834	Recording Memorandum (DIA)

GENERAL NOTES

The Declaration of Covenants and Restrictions are recorded at Book 3841, Page 835-861, Mesa County Records.

Easement and Title Information provided by American Land Title Company, Policy No. A75-0088215, dated Jan. 7, 2004.

Basis of bearings is the West line of the NW 1/4 NE 1/4 of Section 3 which bears North 00 degrees 01 minutes 25 seconds West, a distance of 1321.08 feet, as established by observation of the MCOPs control network. Both monuments on this line are Mesa County Survey Markers, 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".

CITY OF GRAND JUNCTION APPROVAL

This plat of VALLEY MEADOWS NORTH, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 18th day of February, A.D., 2005.

City Manager: David Valley
President of City Council: Tom Zell

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:19 o'clock P.M., February 24, A.D., 2005, and was duly recorded in Book 3841, Page No. 832
Reception No. 2240281 Drawer No. QQ-61 Fees: \$10.00 + 1.00

Clerk and Recorder
By: _____
Deputy

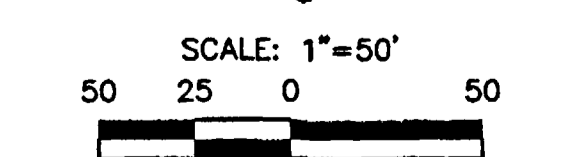
25 1/2 Road

Moonrise East Subdivision
Book 16, Page 324

Moonrise East Subdivision
Book 16, Page 324

N00°01'25"W 15.00'

SW Corner Section 3 NW 1/4 NE 1/4 T1S, R1W, UM MCSM 1122-1
450' at 0.010 Ac
PK & Washer PLS 31160
Rebar & Cap PLS 27266
Rebar & Cap PLS 24305



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.

Lot Line Curve Data

Curve	Delta	Radius	Arc	Ch Length	Ch Bearing
C1	20°21'11"	97.00'	34.46'	34.28'	N79°51'48"W
C2	22°20'40"	38.00'	14.82'	14.73'	S88°50'24"W
C3	50°58'16"	38.00'	33.81'	32.70'	N54°30'08"W
C4	41°17'08"	38.00'	27.38'	26.79'	N08°22'25"W
C5	20°21'10"	97.00'	34.46'	34.28'	N10°11'59"W
C6	20°20'08"	97.00'	34.43'	34.25'	N10°08'33"E
C7	30°20'57"	38.00'	20.13'	19.89'	N02°50'28"E
C8	45°41'44"	38.00'	30.31'	29.51'	N40°51'46"E
C9	38°33'26"	38.00'	25.57'	25.09'	N82°59'21"E
C10	20°20'08"	97.00'	34.43'	34.25'	N79°47'27"E
C11	20°21'10"	97.00'	34.46'	34.28'	S79°51'50"E
C12	71°20'54"	38.00'	47.32'	44.32'	S66°39'31"E
C13	43°15'11"	38.00'	28.69'	28.01'	S09°21'28"E
C14	17°31'11"	97.00'	29.66'	29.54'	S11°37'00"E
C15	02°49'59"	97.00'	4.80'	4.80'	S01°26'29"E

AREA SUMMARY

LOTS	=	5.733 Acres	74.88%
TRACTS	=	0.433 Acres	5.66%
ROAD ROW	=	1.490 Acres	19.46%
TOTAL	=	7.656 Acres	100.00%

VALLEY MEADOWS NORTH
NW 1/4 NE 1/4 SECTION 3
T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

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

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

PROJ. NO. 2002-18 SURVEYED DRAWN CHECKED SHEET OF
DATE: Jan., 2005 RAD/LED RSK PRG 1 1