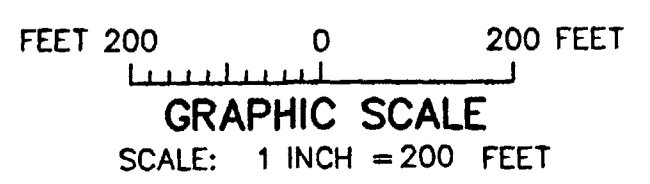
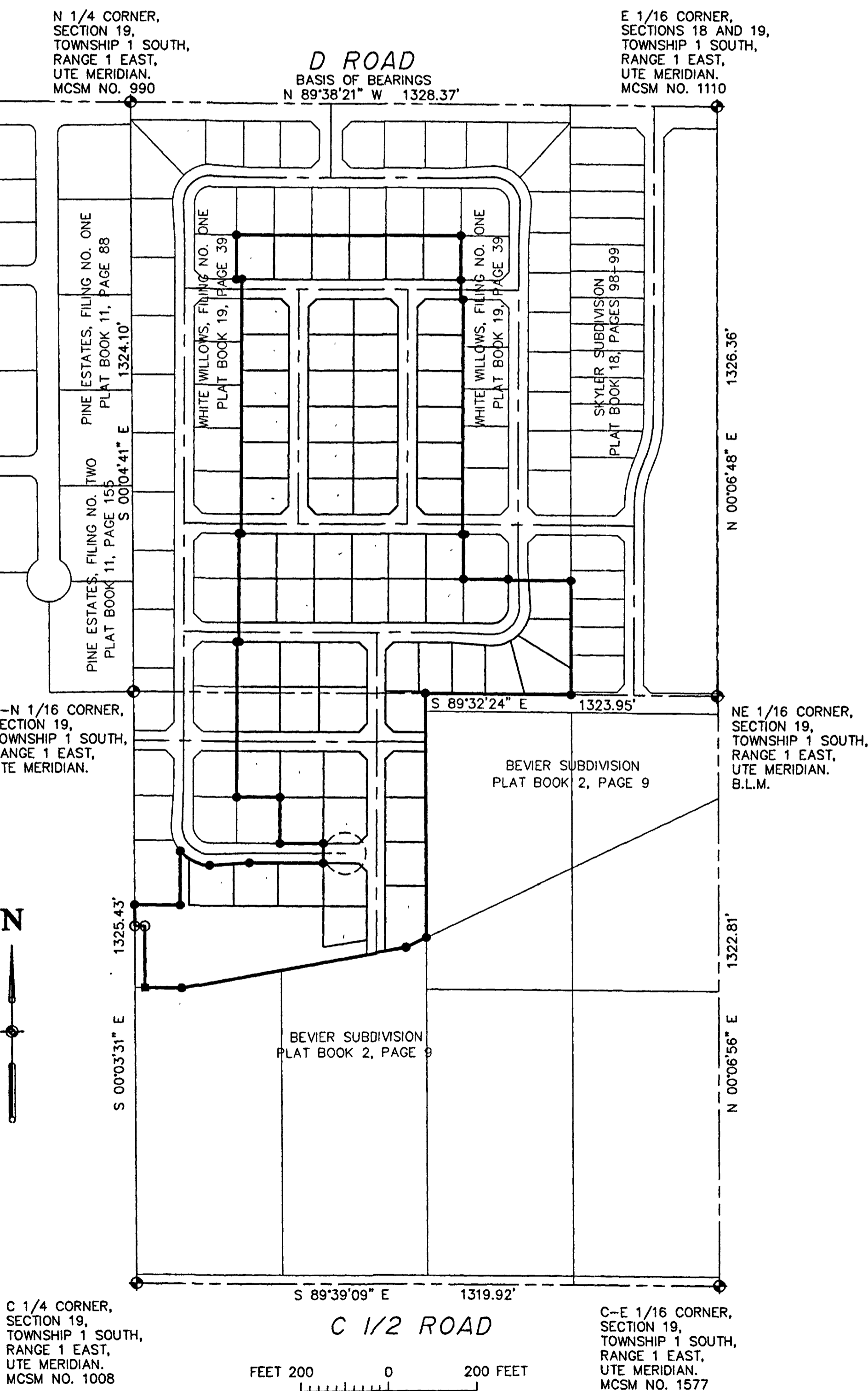


VICINITY MAP

- LEGEND**
- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 19597.
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED P.S.C. TRANS. ENG. LS 10091.
 - FOUND THIS SURVEY, BARE 5/8" REBAR.
 - ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
 - S.F. SQUARE FEET.
 - AC. ACRES.

AREA SUMMARY

LOTS	14.384 AC.±	71.8%
TRACT A	1.652 AC.±	8.2%
ROADS	4.004 AC.±	20.0%
TOTAL	20.040 AC.±	100%



WHITE WILLOWS, FILING TWO
 A REPLAT OF LOTS 1 AND 2, TRACT A AND BLOCK 13,
 WHITE WILLOWS, FILING ONE
 LOCATED IN THE W 1/2 OF THE NE 1/4 OF SECTION 19,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
 MESA COUNTY, COLORADO.

- NOTES:**
- 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
 - BASIS OF BEARINGS: Assume the North line of the NW 1/4 of the NE 1/4 of Section 19, Township 1 South, Range 1 East, Ute Meridian to bear N 89° 38' 21" W. Monuments on this line are indicated as shown on this Plat.
 - Existing property corners which were recovered during this survey which were within 0.25 feet ± of the position of record were accepted as being in the proper location as shown by record.
 - Easement and Title Information provided by First American Heritage Title Company, Commitment No. 00156808, dated September 30, 2004.
 - All Dwelling units will require a foundation design performed by a registered professional engineer certified to perform such work. This site contains uncompacted fill used for overlot grading throughout the site. Dwelling foundations, must be directly supported on the soils existing prior to the time construction (grading) activities commenced for this site. See the grading and drainage plan for finish floor elevations and maximum bottom of footer elevations to ensure compliance. Other concrete flatwork (driveways, patios, sidewalks, etc.) should be properly supported below finished grade as recommended by the foundation designer.
 - Lot 4, Block 9 and Lot 5, Block 10 have a more restrictive side setback due to the easements along their southern boundary.

CITY APPROVAL
 The White Willows, Filing Two is approved and accepted this 11th day of March, A.D., 2004.

[Signature]
 City Manager

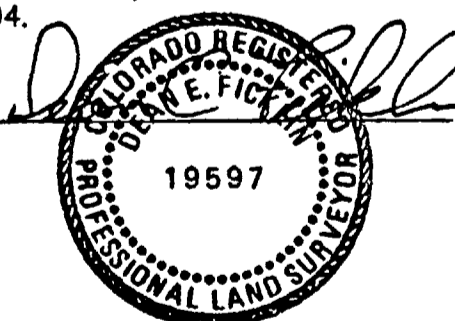
[Signature]
 Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE
 State of Colorado }
 County of Mesa } ss
 I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 10:17 A.M., on the 16th day of March, A.D. 2005 in Book No. 3855, Page No. 821-823, Reception No. 2243692.
 Drawer No. 00-77 Fees \$30.00 + \$1.00

SURVEYOR'S CERTIFICATE
 I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of White Willows, Filing Two shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 03 day of November, A.D., 2004.

Dean E. Ficklin
 P.L.S., 19597



FOR CITY OF GRAND JUNCTION USE

Book and Page recording information refers to the records of the Mesa County Clerk and Recorders Office.

Declarations recorded in Book _____ Pages _____ through _____

Dedication Note 4.
 Deed of conveyance recorded in Book 3855 Page 824

Dedication Note 5.
 Deed of conveyance recorded in Book _____ Page _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
 KNOW ALL MEN BY THESE PRESENTS that White Willows Developers of Grand Junction, Inc., being the owner in fee simple of Lots 1 and 2, Block 12, and Block 13 of White Willows, Filing One; and that White Willows Homeowners Association, Inc., being the owner in fee simple of Tract A of White Willows, Range 1 East, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Plat Book 19, Pages 39 through 41 of the records in the office of the Mesa County Clerk and Recorder. Said owners do hereby Plat said real property under the name and style of WHITE WILLOWS, FILING TWO, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, in accordance with the Plat shown hereon. White Willows Homeowners Association, Inc., is not a Developer of White Willows, Filing Two, and signs this Plat only as owner of Tract A of White Willows, Filing One.

DESCRIPTION OF WHITE WILLOWS, FILING TWO
 Lots 1 and 2, Tract A and Block 13 of White Willows, Filing One, situated in the W 1/2 of the NE 1/4 of Section 19, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, according to the Plat thereof recorded in Plat Book 19, Pages 39 through 41 of the records in the office of the Mesa County Clerk and Recorder.

White Willows, Filing Two as described above contains 20.040 acres more or less. (Lot 1, 0.302 ac. + Lot 2, 0.286 ac. + Tract A, 1.841 ac. + Block 13, 17.611 ac. = 20.040 ac.)

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All streets, roads and Right-of-Ways are dedicated to the City of Grand Junction for the use of the public forever.
- All Multi-purpose 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.
- 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 irrigation easements are dedicated to the White Willows Homeowners Association, Inc. as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
- Tract A (Private Open Space) is dedicated to the White Willows Homeowners Association, Inc. as perpetual easements for (a) conveying and detaining/retaining of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) the installation, operation, maintenance, and repair of private irrigation systems (c) the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines (d) recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.

All 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 of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of 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.

Said owners hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been presented hereon.

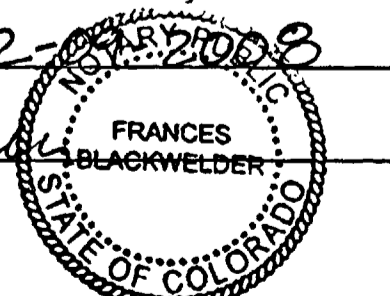
IN WITNESS WHEREOF, said owner, White Willows Developers of Grand Junction, Inc., have caused its name to be hereunto subscribed this 4th day of November, A.D., 2004.

[Signature]
 Gene Patnode, President

ACKNOWLEDGMENT OF OWNERSHIP
 State of Colorado }
 County of Mesa } ss
 On this 4th day of November, A.D., 2004, before me the undersigned officer, personally appeared Gene Patnode as President of White Willows Developers of Grand Junction, Inc., and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires 2-27-2008

[Signature]
 Notary Public



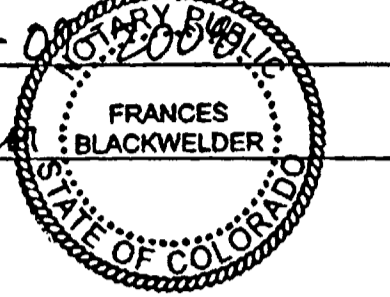
IN WITNESS WHEREOF, said owner, White Willows Homeowners Association, Inc., have caused their names to be hereunto subscribed this 4th day of November, A.D., 2004.

[Signature]
 Gene Patnode, President

ACKNOWLEDGMENT OF OWNERSHIP
 State of Colorado }
 County of Mesa } ss
 On this 4th day of November, A.D., 2004, before me the undersigned officer, personally appeared Gene Patnode, President of White Willow Homeowners Association, Inc., and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires 2-27-2008

[Signature]
 Notary Public



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 lands described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3712, Page 524 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 present to be signed by its President, with the authority of its Board of Directors, this 4th day of November, A.D., 2004.

By: *[Signature]*
 Steven D. Gunderson, President
 US Bank, N.A.

ACKNOWLEDGMENT OF LIENHOLDER
 State of Colorado }
 County of Mesa } ss
 On this 4th day of November, A.D., 2004, before me the undersigned officer, personally appeared Steven D. Gunderson, as President of the US Bank and acknowledged that he executed the foregoing Lienholders Ratification of Plat, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires 10-9-2005

[Signature]
 Notary Public



TITLE CERTIFICATION
 We, First American Heritage Title Company, 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 White Willows Developers of Grand Junction, Inc., and White Willows Homeowners Association, Inc., 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.

Executed this 5th day of November, A.D., 2004.

[Signature]
 Title Dept. manager

DECLARATIONS
 The Declaration of Covenants and Restrictions are recorded as shown in the City of Grand Junction Information Box

WHITE WILLOWS, FILING TWO
 LOCATED IN THE
 W 1/2 OF THE NE 1/4 SECTION 19,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 200' JOB NO: 4016.02-02 DATE: 11-03-04 SHEET NO: 1 of 3

N 1/4 CORNER,
SECTION 19,
TOWNSHIP 1 SOUTH,
RANGE 1 EAST,
UTE MERIDIAN,
MCSM NO. 990

BASIS OF BEARINGS
N 89°38'21" W 1328.37'

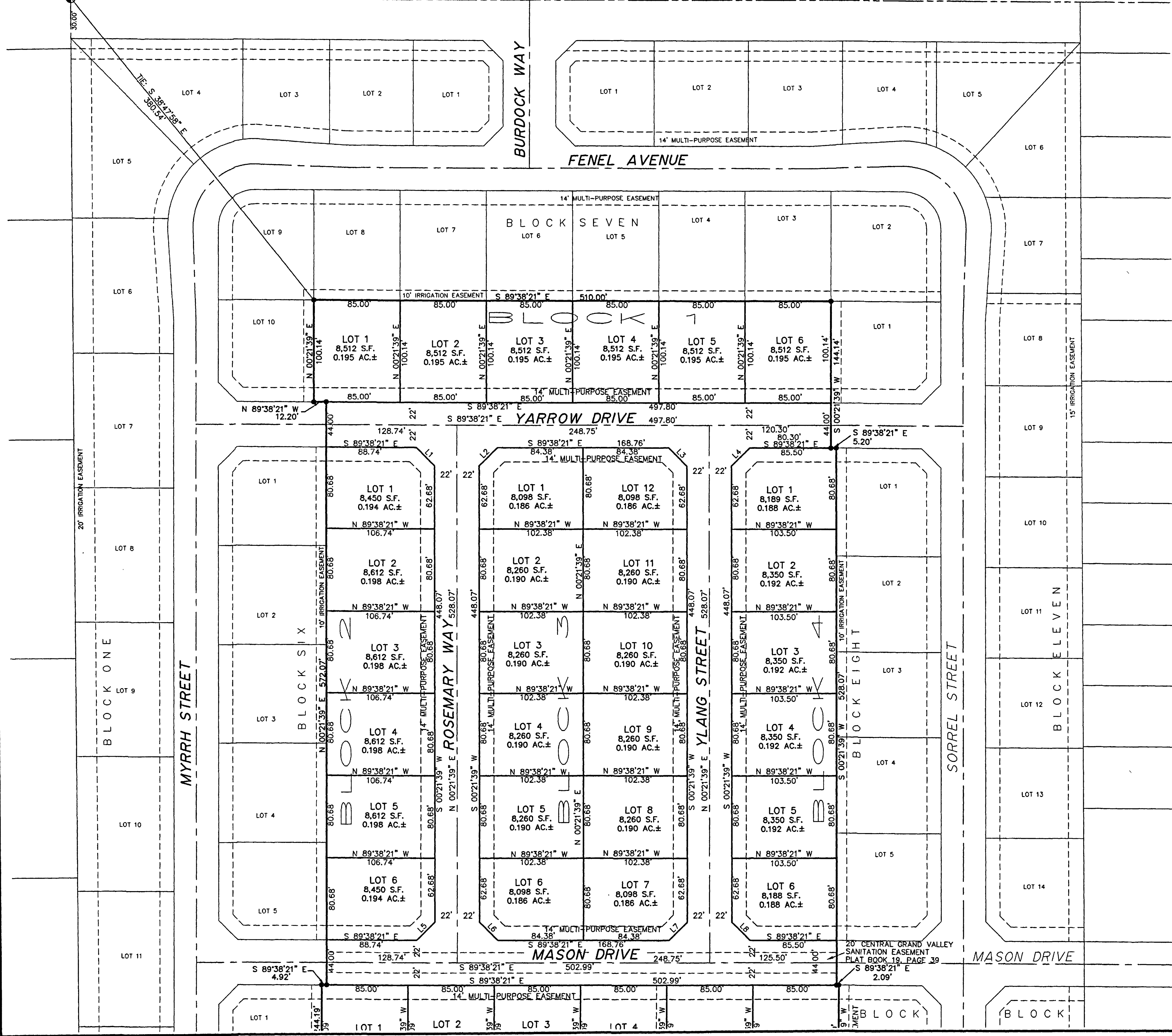
D ROAD



FEET 50 0 50 FEET
GRAPHIC SCALE
SCALE: 1 INCH = 50 FEET

LEGEND

- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 19597.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED P.S.C. TRANS. ENG. LS 10091.
- FOUND THIS SURVEY, BARE 5/8" REBAR.
- ⊙ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- S.F. SQUARE FEET.
- AC. ACRES.
- N.T. NON-TANGENT HORIZONTAL CURVE.
- BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE.



CURVE INFORMATION

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	90°00'00"	37.00'	58.12'	37.00'	52.33'	N45°21'39"E
2	29°20'26"	87.00'	44.55'	22.78'	44.07'	N75°41'27"E
3	13°17'25"	87.00'	20.18'	10.14'	20.14'	N54°22'31"E
4	29°49'22"	87.00'	45.28'	23.17'	44.77'	N32°49'08"E
5	17°32'47"	87.00'	26.64'	13.43'	26.54'	N09°08'03"E
6	90°00'00"	87.00'	136.66'	87.00'	123.04'	N45°21'39"E
7	49°20'34"	87.00'	74.92'	39.96'	72.63'	S64°58'04"E
8	17°25'22"	87.00'	26.46'	13.33'	26.35'	S49°00'27"E
9	31°55'12"	87.00'	48.47'	24.88'	47.84'	S73°40'44"E
10	273°08'06"	32.00'	152.55'	30.30'	44.00'	S89°38'21"E

CENTERLINE CURVE INFORMATION

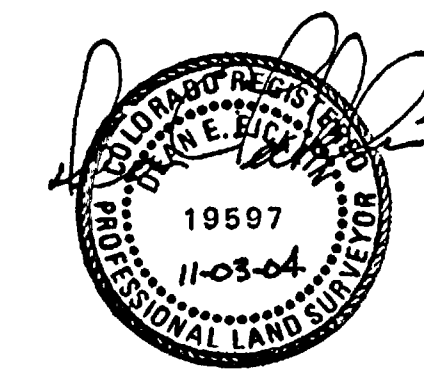
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
A	90°00'00"	62.00'	97.39'	62.00'	87.68'	N45°21'39"E

LINE INFORMATION

LINE	BEARING	DISTANCE
L1	S44°38'21"E	25.46'
L2	S45°21'39"W	25.46'
L3	S44°38'21"E	25.46'
L4	S45°21'39"W	25.46'
L5	N45°21'39"E	25.46'
L6	N44°38'21"W	25.46'
L7	N45°21'39"E	25.46'
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L11	N45°21'39"E	25.46'
L12	N44°38'21"W	25.46'
L13	S45°21'39"W	25.46'
L14	S44°38'21"E	25.46'
L15	S45°21'39"W	25.46'
L16	N44°38'21"W	25.46'
L17	N56°10'00"E	69.04'
L18	N70°00'00"E	58.22'
L19	N80°59'00"E	471.61'
L20	N64°44'00"E	67.05'

LINE INFORMATION

LINE	BEARING	DISTANCE
L21	N00°03'31"W	40.02'
L22	S88°59'07"E	285.12'
L23	S80°01'04"W	205.14'
L24	N89°58'09"W	16.00'
L25	S00°01'51"W	107.56'
L26	S64°44'29"W	36.00'
L27	N33°57'50"E	58.31'
L28	N00°21'39"E	24.64'
L29	S67°30'00"E	17.94'
L30	N81°11'00"E	82.51'
L31	S00°21'39"W	15.19'
L32	N00°21'39"E	32.23'
L33	N00°21'39"E	15.54'
L34	N75°15'00"E	96.64'
L35	S00°01'51"W	15.51'
L36	S75°15'00"W	96.73'
L37	S89°38'21"E	22.00'
L38	S89°38'21"E	22.00'



WHITE WILLOWS, FILING TWO
LOCATED IN THE
W 1/2 OF THE NE 1/4 SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, MESA COUNTY, COLORADO

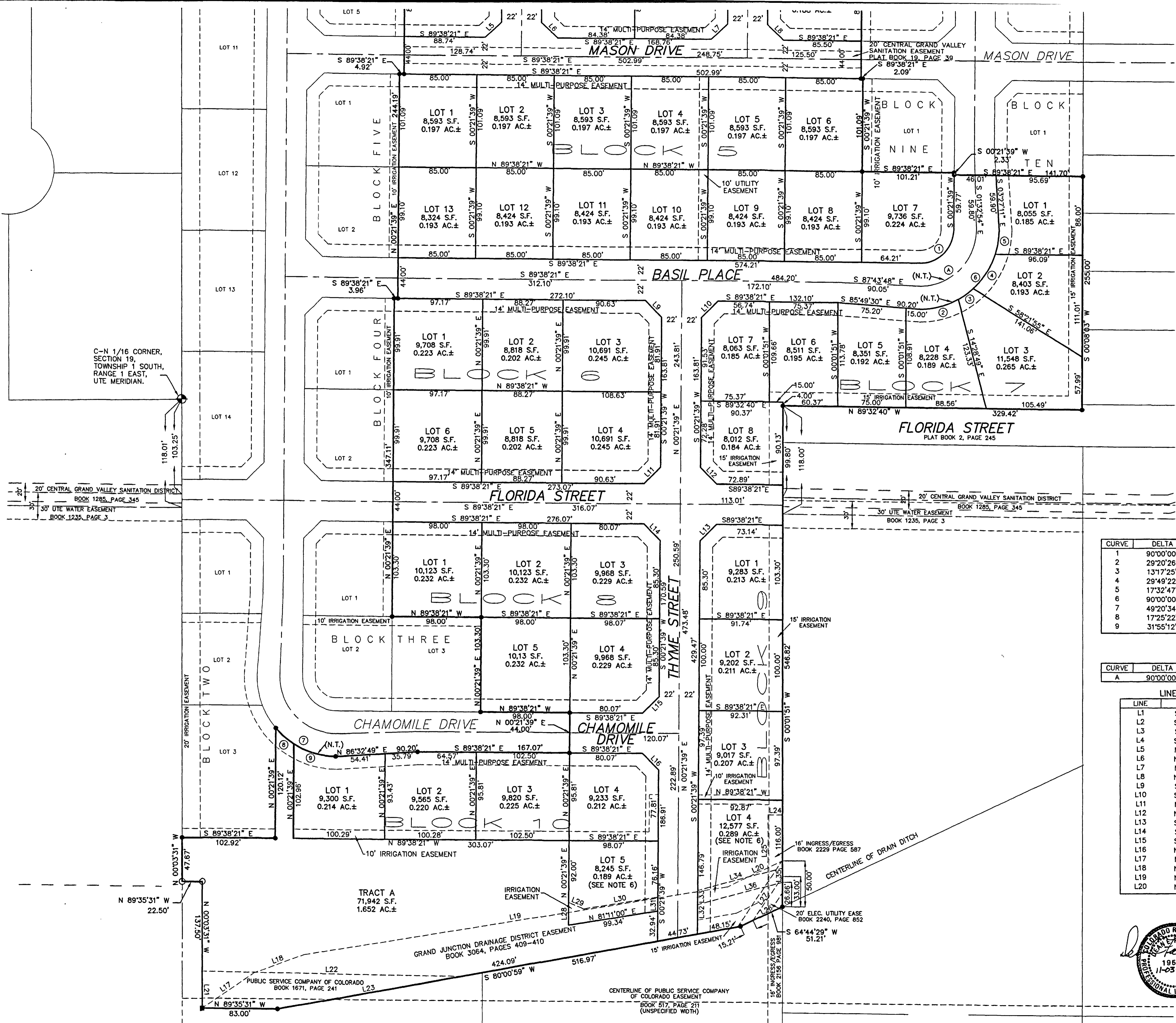
VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO
SCALE: 1" = 50' JOB NO: 4016.02-02 DATE: 11-03-04 SHEET NO: 2 of 3



FEET 50 0 50 FEET
 GRAPHIC SCALE
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C-N 1/16 CORNER, SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN.

20' CENTRAL GRAND VALLEY SANITATION DISTRICT BOOK 1285, PAGE 345
 30' UTE WATER EASEMENT BOOK 1235, PAGE 3

FLORIDA STREET
 PLAT BOOK 2, PAGE 245

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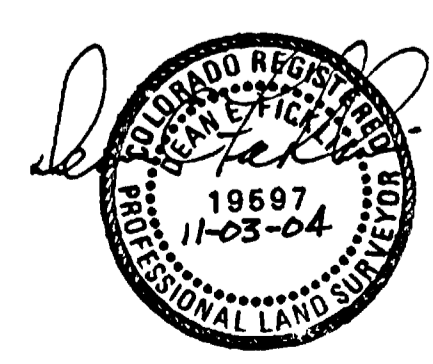
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L13	S45°21'39"W	25.46'
L14	S44°38'21"E	25.46'
L15	S45°21'39"W	25.46'
L16	N44°38'21"W	25.46'
L17	N56°10'00"E	69.04'
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L19	N80°59'00"E	471.61'
L20	N64°44'00"E	67.05'

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WHITE WILLOWS, FILING TWO
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 W 1/2 OF THE NE 1/4 SECTION 19,
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VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'	JOB NO: 4016.02-02	DATE: 11-03-04	SHEET NO: 3 of 3
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