

PRAIRIE VIEW SUBDIVISION

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Condor Properties LLC, is the owner of a parcel of land being that certain tract of land in the SE1/4 NW1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, recorded in Book 3614 at Page 121 and in Book 3694 at Page 784 of the Mesa County real property records, and including a public right-of-way vacated by Ordinance No. 3675, and the perimeter being more particularly described as follows:

All that part of the NW1/4 SE1/4 NW1/4 of said Section 16, described as follows:

Beginning at a Mesa County Survey Marker for the NW1/16 Corner of said Section 16, from whence a Mesa County Survey Marker for the N1/16 Corner of said Section 16 bears S89°55'09"W (according to the plat of Grand Meadows Subdivision) for a distance of 1321.03 feet; thence N89°55'09"E, on the north line of the SE1/4 NW1/4 of said Section 16, for a distance of 660.66 feet to the northwest corner of Cherokee Village No. Two (as recorded in Plat Book 13 at Page 13); thence S00°01'40"E, on the west line of Cherokee Village No. Two, for a distance of 659.77 feet to the intersection with the south line of the NW1/4 SE1/4 NW1/4 of said Section 16; thence S89°54'39"W, on said south line, for a distance of 452.04 feet; thence N00°01'09"W, parallel with and 208.71 feet from the west line of the SE1/4 NW1/4 of said Section 16, for a distance of 228.71 feet; thence S89°54'39"W, parallel with and 228.71 feet from the south line of said NW1/4 SE1/4 NW1/4 of said Section 16 for a distance of 208.71 feet to the west line of the SE1/4 NW1/4 of said Section 16; thence N00°01'09"W for a distance of 431.16 feet to the beginning.

[8.91 acres]

Said Owner has 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 PRAIRIE VIEW SUBDIVISION, 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 are dedicated to 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 utility providers and appurtenant facilities.

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, traffic control facilities, street lighting, landscaping, trees and grade structures.

Drainage Easements to Grand Junction Drainage District shown hereon are hereby granted and conveyed to the Grand Junction Drainage District, as perpetual easements for the installation, operation, maintenance and repair/replacement of drainage facilities and for the conveyance of runoff water which originated from upstream areas through natural or man-made facilities above or below ground.

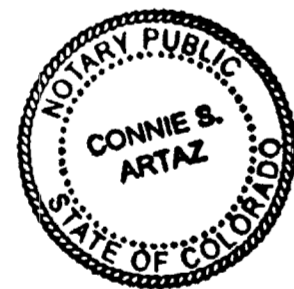
Ingress/Egress Easement to Grand Junction Drainage District is hereby granted and conveyed to the Grand Junction Drainage District over the east 10 feet of Lot 10, Block 1, as shown hereon. The Grand Junction Drainage District shall have all other rights and benefits necessary or convenient for the full enjoyment and use of the rights herein granted, including, but not limiting the same, the free and full right of ingress and egress over and across said lands.

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 owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this

1 day of August A.D., 2005.

Jack S. Edwards
Jack S. Edwards for Condor Properties LLC



STATE OF COLORADO)
) ss

COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 1 day of August A.D., 2005
Jack S. Edwards for Condor Properties LLC

My commission expires: 1/10/2006

WITNESS MY HAND AND OFFICIAL SEAL.

Connie S. Artaz
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 land described in said dedication by the owners thereof and agrees that its security interest which is recorded in Book 3857 at Page 927 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 presents to be signed this 1 day of August 2005

Thomas W. Espelund, V.P.
By Thomas W. Espelund, Vice President
For Wells Fargo Bank West, N.A., 359 Main Street, Grand Junction, Co 81501

STATE OF COLORADO)

COUNTY OF MESA) ss

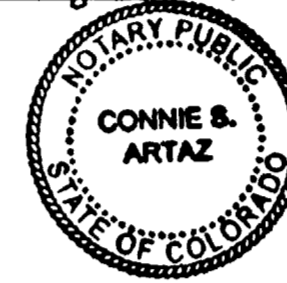
The foregoing instrument was acknowledged before me this 1 day of August A.D., 2005.

By Thomas W. Espelund, Vice President
For Wells Fargo Bank West, N.A., 359 Main Street, Grand Junction, Co 81501

My commission expires: 1/10/2004

WITNESS MY HAND AND OFFICIAL SEAL.

Connie S. Artaz
Notary Public



TITLE CERTIFICATION

We First American Heritage Title Insurance 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 to Condor Properties LLC, 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: 8-1-05 by Janna Smith
for First American Heritage Title Company

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 3:58 o'clock P.M., this 12th day of August A.D., 2005, and is duly recorded as Reception Number 2269421 in Book 3966, Page 351 through 352 inclusive. Drawer No. RR-16

Clerk and Recorder Deputy Fees \$20.00 + 1.00

Covenants, Conditions, and Restrictions recorded by separate instrument.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 4th day of August A.D. 2005
Mayor Ben Hilo City Manager Andy Jones

FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of other relative to the lands platted hereon are recorded as follows:

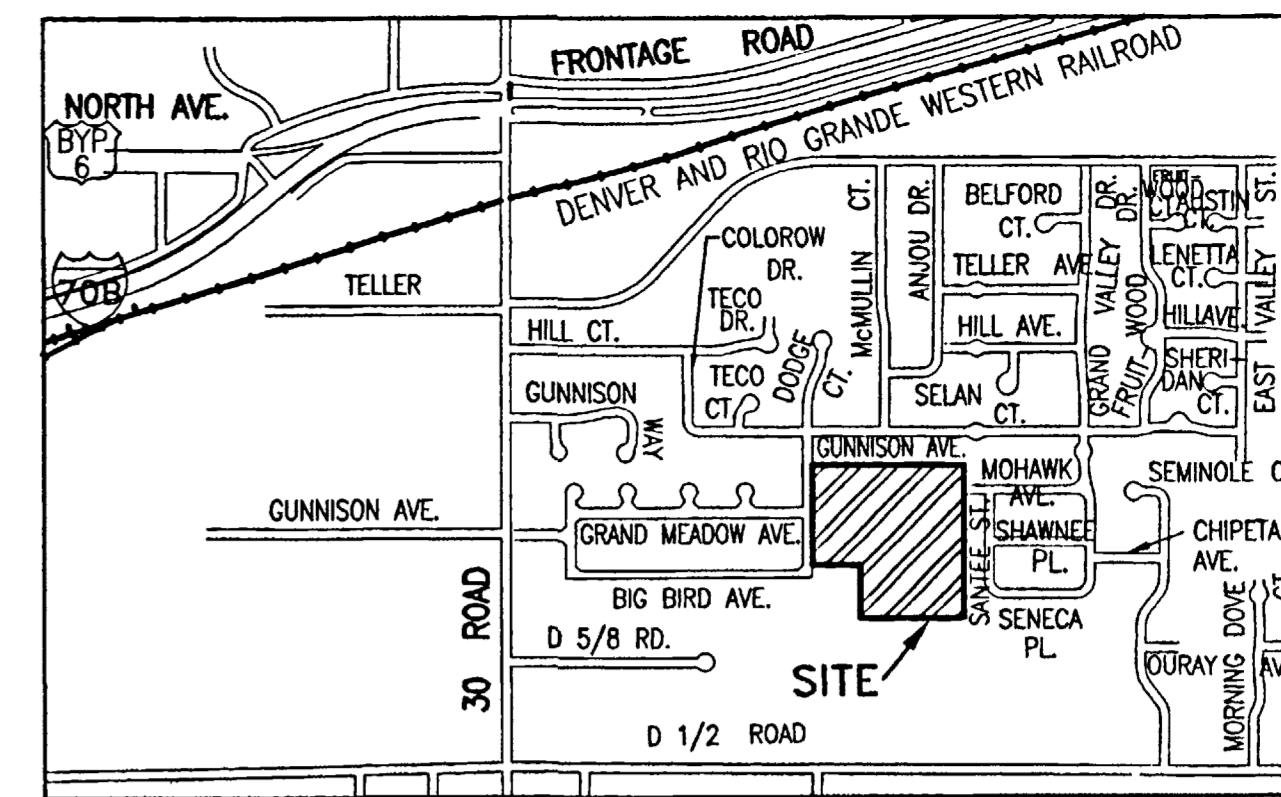
Tract A conveyance to the Homeowners Association is recorded in Book 3966 at Page 353

Private Drainage Easements to the Homeowners Association are recorded in Book 3966 at Page 354

Irrigation Easements to the Homeowners Association are recorded in Book 3966 at Page 354

Irrigation Easement 'A' to that parcel recorded in Book 1826 Page 820 is recorded in Book 3966 at Page 355-357

Declaration of Covenants, Conditions and Restrictions is recorded in Book 3966 at Page 359-382



VICINITY MAP

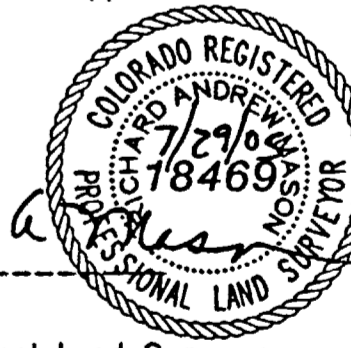
GENERAL NOTES:

- Title information from Mesa County real property records and from First American Heritage Company, File no. 915-H0023754-098-CP1, Amendment No. C, effective date 6/17/05, and from file no. 915-H0023756-098-CP1, Amendment no. B, effective date 5/3/05.
- Basis of bearings is N89°55'09"E 1321.03 feet between a Mesa County Survey Marker for the NW 1/16 Corner of Section 16 and a Mesa County Survey Marker for the N1/16 Corner of Section 16 and Section 17, Township One South, Range One East of the Ute Meridian, Mesa County, Colorado. (Derived from MesaCo LCS and from the plat of Grand Meadows Subdivision, Plat Book 19 Pages 61-62).
- According to Fruitwood Subdivision Filings 3 through 8, record distance between the S.E. Corner NE1/4 NW1/4 Section 16 and the S.W. Corner NW1/4 NW1/4 Section 16 = N89°55'30"E 2643.23 feet. This plat shows S89°55'09"W 2642.27 feet.
- Monuments accepted for corner locations are within 0.25 feet tolerance radius.
- An easement for the benefit of Mountain States Telegraph and Telephone Co., recorded in Book 355 at Page 372, has been released in Book 3940 at Page 802.
- An Improvement Plat was previously filed with Mesa County Surveyor as per City specifications.
- That said owner does hereby reserve for the uses specified the following (recorded by separate instrument):
 - All Private Drainage Easements shown hereon are hereby granted and conveyed to the Homeowners Association for the benefit of the owners, as undivided interests, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair/replacement of drainage facilities and for the conveyance of runoff water which originated within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.
 - All Irrigation Easements shown hereon are hereby granted and conveyed to the Homeowners Association for the benefit of the owners, 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.
 - Tract A, shown hereon is hereby granted and conveyed to the Homeowners Association for the benefit of the owners, as undivided interests, not subject to partition, for the installation, operation, maintenance and repair/replacement of drainage facilities for the conveyance of runoff water which originated within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground and as a perpetual easement for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Said Tract A is also subject to a utility easement in favor of the City of Grand Junction.
- Fencing installed by lot owners across Grand Junction Drainage District Ingress/Egress easment will require a 10 foot minimum gate that can be accessed by Grand Junction Drainage District.

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Prairie View Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

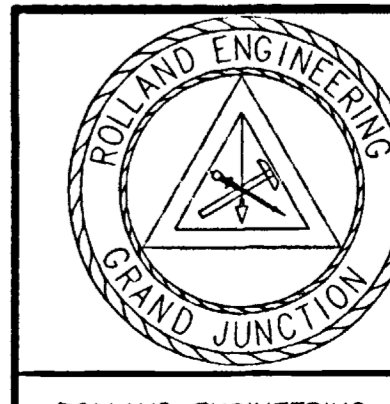
Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469



7/29/2005
Date

INDEX OF SHEETS

- SHEET 1 - OWNERSHIP AND DEDICATION STATEMENT
SHEET 2 - LOT, STREET AND EASEMENT GEOMETRY



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\PROJECTS\3125\3125PLAT.DWG			
PRAIRIE VIEW SUBDIVISION			
IN THE NW1/4 OF SECTION 16 T1S, R1E, OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION MESA COUNTY COLORADO			
Designed	Checked	Proj#	Sheet
Drawn	Date 7/25/05	3125	1
			2

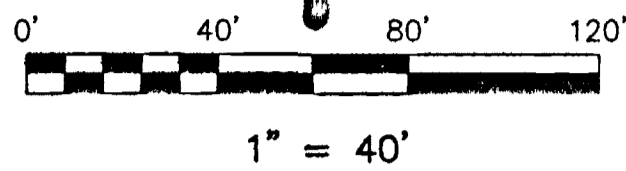
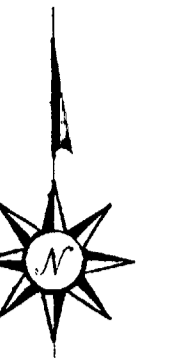
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

PRAIRIE VIEW SUBDIVISION

NOTE: Basis of bearings is S89°55'09"W 1321.03 feet between a Mesa County Survey Marker for the NW 1/16 Corner of Section 16 and a Mesa County Survey Marker for the N1/16 Corner of Section 16 and Section 17, Township One South, Range One East of the Ute Meridian, Mesa County, Colorado. (Derived from MesaCo LCS and from the plat of Grand Meadows Subdivision, Plat Book 19 Pages 61-62).

LEGEND

- ⊙ MESA COUNTY SURVEY MARKER
- ⊗ FOUND 5/8" REBAR & CAP LS-24943
- ⊗ FOUND REBAR & CAP LS-23877
- ⊗ FOUND 5/8" REBAR (NO CAP)
- ⊗ SET REBAR & CAP LS-18469
- ⊗ FOUND REBAR & CAP LS-18469
- BLK BLOCK
- CTR CENTER
- E EAST
- GJDD GRAND JUNCTION DRAINAGE DISTRICT
- MCSM MESA COUNTY SURVEY MARKER
- N NORTH
- NO NUMBER
- R RANGE
- R.O.W. RIGHT-OF-WAY
- S SOUTH
- SQ. FT. SQUARE FEET
- SUB SUBDIVISION
- T TOWNSHIP
- TYP TYPICAL
- U.M. UTE MERIDIAN
- W WEST



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	158.00'	55.28'	55.00'	S 79°53'39" W	20°02'46"
C2	158.00'	14.92'	14.91'	S 87°12'45" W	05°24'33"
C3	158.00'	40.36'	40.25'	S 77°11'22" W	14°38'13"
C4	202.00'	70.68'	70.32'	N 79°53'44" E	20°02'49"
C5	202.00'	17.64'	17.63'	N 72°22'26" E	05°00'12"
C6	202.00'	53.04'	52.88'	N 82°23'51" E	15°02'37"
C7	158.00'	55.28'	55.00'	N 79°53'44" E	20°02'49"
C8	202.00'	70.67'	70.31'	S 77°04'06" W	20°02'48"
C9	202.00'	50.74'	50.61'	S 77°04'06" W	14°23'37"
C10	202.00'	19.63'	19.92'	S 87°05'29" W	05°39'07"
C11	378.00'	132.61'	131.53'	S 10°04'40" E	20°06'00"
C12	378.00'	52.15'	52.11'	S 16°10'32" E	07°54'16"
C13	378.00'	78.28'	78.14'	S 06°17'26" E	11°51'55"
C14	378.00'	2.18'	2.18'	S 00°11'35" E	00°19'49"
C15	422.00'	148.04'	147.28'	S 10°04'40" E	20°06'00"
C16	422.00'	45.68'	45.65'	S 17°01'38" E	08°12'05"
C17	422.00'	60.94'	60.89'	S 09°47'21" E	08°16'29"
C18	422.00'	41.42'	41.41'	S 02°50'23" E	05°37'26"
C19	38.00'	59.69'	53.74'	S 44°58'20" W	90°00'00"
C20	86.00'	141.28'	125.92'	S 42°54'30" W	94°07'40"
C21	86.00'	27.73'	27.61'	S 05°04'48" W	18°28'17"
C22	86.00'	51.81'	51.03'	S 31°34'34" W	34°31'14"
C23	86.00'	51.81'	51.03'	S 66°05'48" W	34°31'14"
C24	86.00'	9.93'	9.92'	S 86°39'53" W	06°36'55"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°55'09" E	345.00'
L2	S 00°01'09" E	20.00'
L3	S 89°55'09" W	345.00'
L4	N 00°01'09" W	20.00'

LINE TABLE (CENTERLINE ROAD)

LINE	BEARING	DISTANCE
CL1	S 89°55'09" W	241.08'
CL2	S 89°55'09" W	112.00'
CL3	S 89°55'09" W	129.08'
CL4	S 69°52'20" W	236.96'
CL5	S 69°52'20" W	107.39'
CL6	S 69°52'20" W	129.57'
CL7	S 89°55'09" W	70.10'
CL8	S 20°07'40" E	125.88'
CL9	S 00°01'40" E	246.51'
CL10	S 00°01'40" E	132.15'
CL11	S 00°01'40" E	114.36'
CL12	N 89°58'20" E	164.00'
CL13	N 00°01'40" W	335.81'

CURVE TABLE (CENTERLINE ROAD)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CC1	180.00'	62.98'	62.66'	S 79°53'44" W	20°02'49"
CC2	180.00'	62.98'	62.66'	S 79°53'44" W	20°02'49"
CC3	400.00'	140.32'	139.61'	S 10°04'40" E	20°06'00"
CC4	60.00'	94.25'	84.85'	N 44°58'20" E	90°00'00"

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Prairie View Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

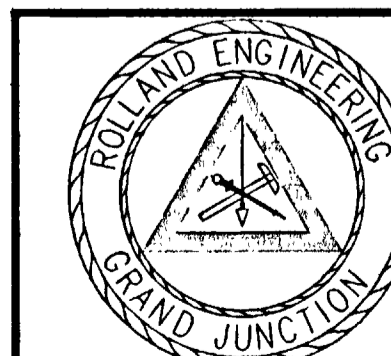


Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

Date 7/29/2005

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SHEET 2 - LOT, STREET AND EASEMENT GEOMETRY



ROLLAND ENGINEERING
405 Ridges Blvd
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File Name: C:\PROJECTS\3125\3125PLAT.DWG

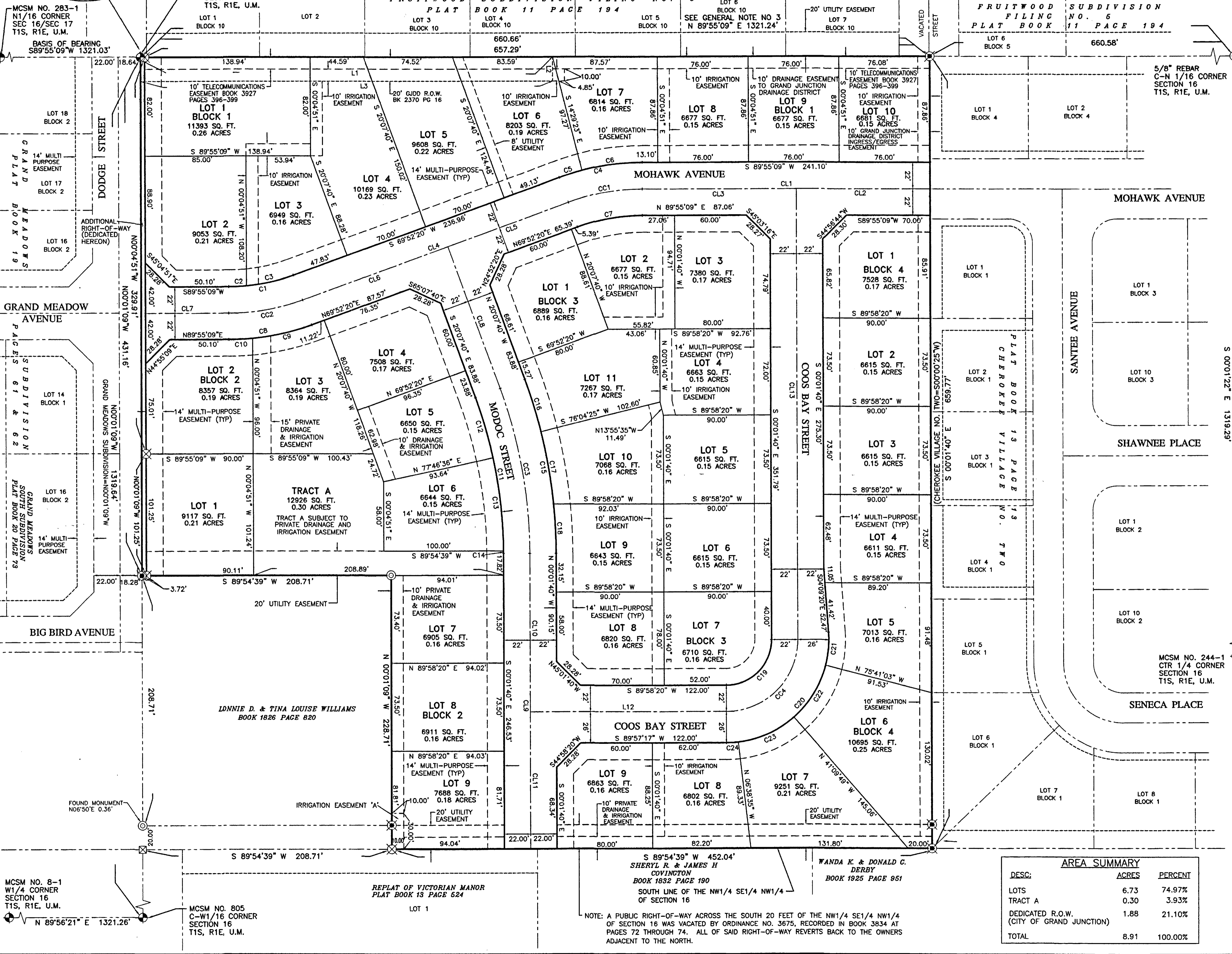
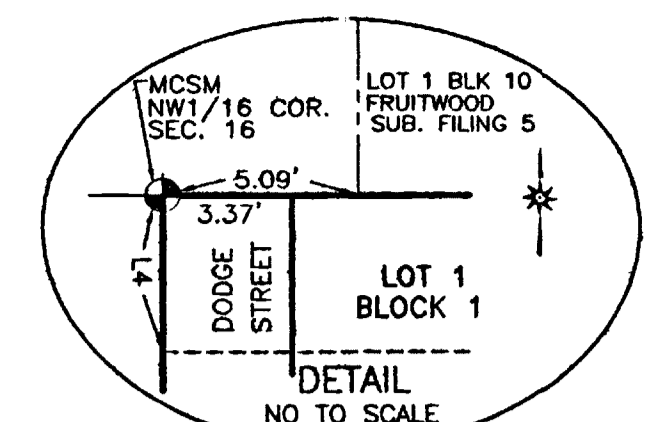
PRAIRIE VIEW SUBDIVISION

IN THE NW1/4 OF SECTION 16
T1S, R1E, OF THE UTE MERIDIAN
IN THE CITY OF GRAND JUNCTION
MESA COUNTY COLORADO

Designed	Checked	Proj#	3125	Sheet	2
Drawn	Date	7/25/05	Rv		Of 2

AREA SUMMARY

DESC.	ACRES	PERCENT
LOTS	6.73	74.97%
TRACT A	0.30	3.93%
DEDICATED R.O.W. (CITY OF GRAND JUNCTION)	1.88	21.10%
TOTAL	8.91	100.00%



MCSM NO. 8-1
W1/4 CORNER
SECTION 16
T1S, R1E, U.M.
N 89°56'21" E 1321.26'

MCSM NO. 805
C-W1/16 CORNER
SECTION 16
T1S, R1E, U.M.

REPLAT OF VICTORIAN MANOR
PLAT BOOK 13 PAGE 624

NOTE: A PUBLIC RIGHT-OF-WAY ACROSS THE SOUTH 20 FEET OF THE NW1/4 SE1/4 NW1/4 OF SECTION 16 WAS VACATED BY ORDINANCE NO. 3675, RECORDED IN BOOK 3834 AT PAGES 72 THROUGH 74. ALL OF SAID RIGHT-OF-WAY REVERTS BACK TO THE OWNERS ADJACENT TO THE NORTH.

S 89°54'39" W 452.04'
SHERYL R & JAMES H
COVINGTON
BOOK 1832 PAGE 190
SOUTH LINE OF THE NW1/4 SE1/4 NW1/4
OF SECTION 16

WANDA K & DONALD C.
DERBY
BOOK 1925 PAGE 951