

SPYGLASS RIDGE FILING No. ONE

A SUBDIVISION OF A PART OF THE SE1/4 OF SECTION 26 AND THE NE1/4 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

STATEMENT OF OWNERSHIP AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

The undersigned, S&H Company, LLC, a Colorado limited liability company, is the owner of that real property situated in the S1/2 of Section 26, and the N1/2 of Section 35, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in an instrument recorded in Book 3547 at Page 63 of the Mesa County records; said property being more particularly described as follows:

PARCEL 1: The N1/2 NE1/4 of Section 35, Township 1 South, Range 1 West of the Ute Meridian; EXCEPT tract conveyed to County of Mesa for road right of way by instrument recorded January 29, 1979 in Book 1184 at Page 787; EXCEPT a parcel of land situated in the N1/2 NE1/4 of Section 35, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, said parcel being more particularly described as follows: Beginning at #5 rebar and aluminum cap at the Center-North one sixteenth corner of said Section 35; Thence along the West line of the N1/2 NE1/4 of said Section 35, North 00°12'07" West, a distance of 340.85 feet; Thence South 47°07'41" East, a distance of 576.87 feet to the South line of the N1/2 NE1/4 of said Section 35; Thence along said South line, North 89°46'40" West, a distance of 421.40 feet to the Point of Beginning.

PARCEL 2: The SW1/4 SE1/4 and the West 3/4 of the SE1/4 SE1/4 of Section 26, Township 1 South, Range 1 West of the Ute Meridian; AND Beginning at a point which bears South 00°23'04" East a distance of 799.47 feet from the Center East Sixteenth of Section 26, Township 1 South, Range 1 West of the Ute Meridian Thence South 53°00'25" East along the boundary of Mesa View Subdivision, a distance of 322.43 feet to a #4 rebar with cap marked N1116; Thence South 47°22'54" East along the boundary of Mesa View Subdivision, a distance of 485.16 feet to the South line of the NE1/4 SE1/4 of said Section 26; Thence along said South line North 89°53'55" West a distance of 611.05 feet to the Southwest corner of the NE1/4 SE1/4 of said Section 26; Thence North 00°23'07" West along the West line of the NE1/4 SE1/4 of said Section 26 to the point of beginning.

PARCEL 3: The East 1/4 of the SE1/4 SE1/4 of Section 26, Township 1 South, Range 1 West of the Ute Meridian.

That said owner has by these presents laid out, platted, and subdivided the above described real property as shown hereon, and designates the same as SPYGLASS RIDGE FILING No. ONE, a subdivision of the City of Grand Junction, Mesa County, Colorado.

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

- * All streets to the full width of their platted rights-of-way 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 thereto 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 utilities as perpetual easements for 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, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.
- * Fifteen foot waterline easement is dedicated to the City of Grand Junction as a perpetual easement for the installation, inspection, operation, maintenance and repair of the Kannah Creek Flowline.
- * Tracts A - G are granted by separate instrument to the Spyglass Ridge Homeowners' Association. Tracts C and G are subject to a public multi-purpose easement across their entirety as defined and dedicated hereon.
- * Drainage easements are granted by separate instrument to the Spyglass Homeowners' Association.
- * Landscape, Irrigation & Sign easements at designated street intersections are granted by separate instrument to the Spyglass Ridge Homeowners' Association. Irrigation easements granted to HOA to be co-located in 14' multi-purpose easements across private lots.
- * OMID Canal No. 1 easement granted by separate instrument by reference to this plat to the Orchard Mesa Irrigation District for operation, maintenance and repair of the Orchard Mesa Canal No. 1.
- * Orchard Mesa Sanitation District easement granted by separate instrument to the Orchard Mesa Sanitation District for ingress/egress to its sanitary sewer easement.
- * 30' Ute Water easement granted by separate instrument to the Ute Water Conservancy District for installation, operation, maintenance and repair of a water line across Tract E of this plat.
- * All Public Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail and for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling and other nonmotorized forms of transportation for commuting and recreational purposes with or without pets accompanying them.

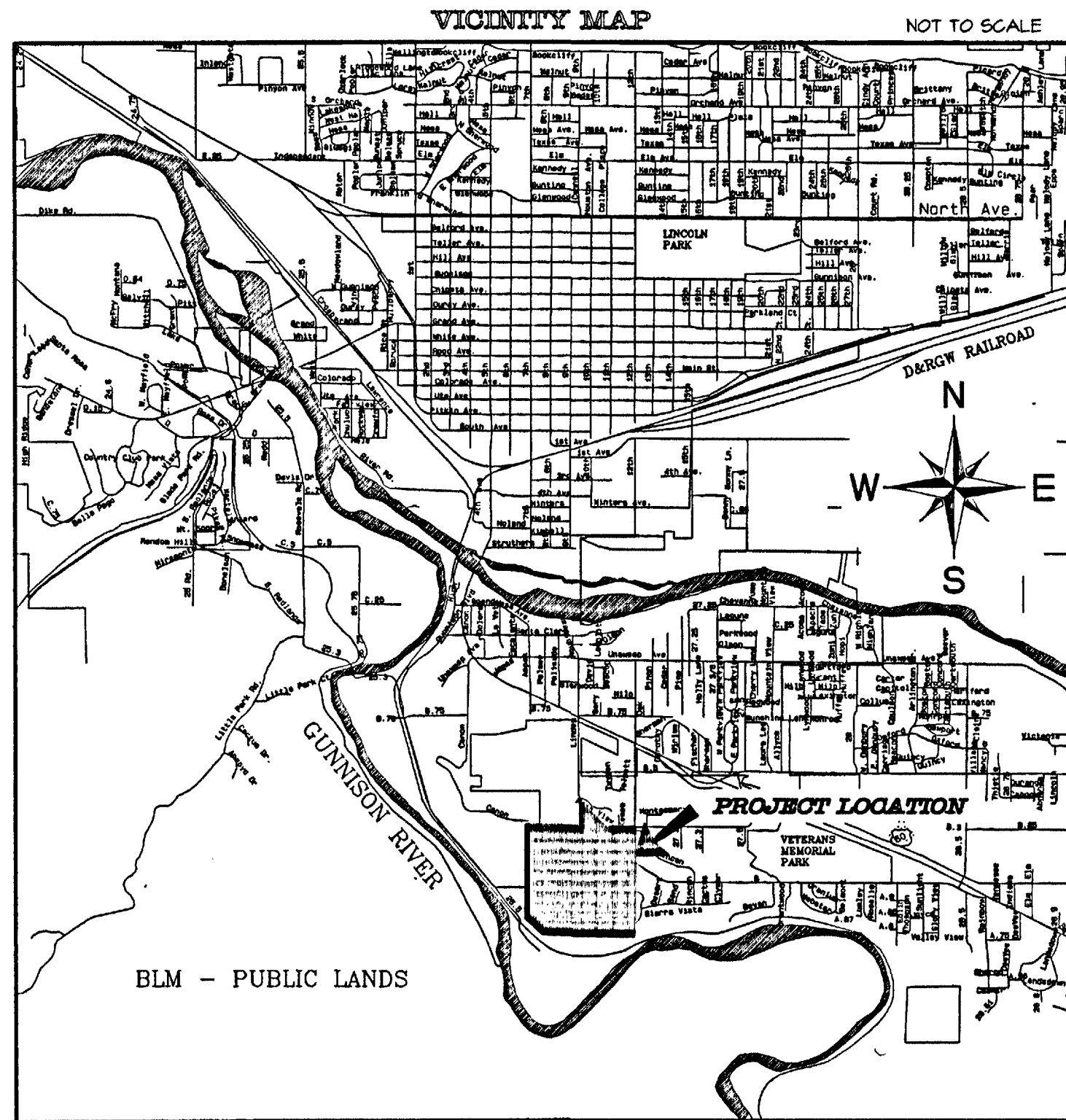
All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees or brush, and in Drainage and Detention/Retention easements or tracts the right to dredge; provided 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 prevent reasonable ingress and egress to and from the easement.

Said owner further certifies that all lienholders if any, are represented hereon.

Executed this 20th day of SEPTEMBER, 2005.

By: S&H Company, LLC, a Colorado limited liability company

By: David G. Behrhorst
David G. Behrhorst, Manager



PLAT NOTES

Tract 226 will be combined with property abutting on the east and outside of Spyglass Subdivision Filing One, per a recorded agreement (Book 3545 Pages 162-168). The purpose is to create a parcel that will be absorbed by the adjacent property owner. In the event this does not occur the HOA will be responsible for the maintenance of this tract. The Owner acknowledges that this lot will not be built upon as a stand alone lot.

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title policy issued by Transnation Title Insurance Company, No. A52-0020545, dated September 8, 2005.

Refer to separately recorded document titled "Special Building Lot Considerations" for guidelines and restrictions on grading and construction on the lots platted hereon.

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of SPYGLASS RIDGE FILING No. ONE, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me or under my direct supervision and represents a field survey of the same. My commission expires on 04/23/2006 and does not represent my opinion as to ownership, lienholders, or quality of title.

Dennis R. Shellhorn
Professional Land Surveyor
State of Colorado

LAND USE SUMMARY		
LOTS & BLOCKS	126.081 ACRES	78.8%
TRACTS	27.204 ACRES	17.0%
STREETS	6.714 ACRES	4.2%
TOTAL	159.999 ACRES	100%

State of Colorado }
County of Mesa }
The foregoing Statement of Ownership and Dedication was acknowledged before me by David G. Behrhorst of S&H Company, LLC as its Manager this 20th day of September for the aforementioned purposes.

Notary Public
My commission expires: 6-28-08

LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, Alpine Bank, 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 owner thereof and agree that its security interest which is recorded in Book 3627, Page 714 of the public records + Book 4001 Page 276 of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

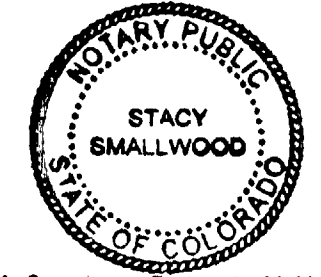
In witness whereof, the said coparties have caused these presents to be signed by its PRESIDENT, with the authority of its Board of Directors, this 3rd day of October, 2005.

Alpine Bank
By: A. Franks
its PRESIDENT

State of CO
County of Mesa

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Norm Franks of Alpine Bank as its President this 3rd day of October, 2005 for the aforementioned purposes.

Notary Public
My commission expires: 4.23.06



TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Abstract & Title Co of Mesa County, Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to S&H Company, 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, as of Sept. 07, 2005.

Date: 9/29/05 By: Karen A. Greer - Ellis, Title Examiner
Name and title
Abstract & Title Co of Mesa County, Inc.

DECLARATION OF COVENANTS

This property is subject to Covenants, Conditions and Restrictions as set forth in an instrument recorded in Book 4011 at Page 231 of the Mesa County records.

CITY APPROVAL

This plat of SPYGLASS RIDGE FILING No. ONE, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 16th day of October, 2005.

City Manager Mayor

CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
County of Mesa }

This plat was accepted for filing in the office of the Clerk and Recorder of

Mesa County, Colorado, at 4:35 o'clock P. M., on this 7th day of

October, 2005, A.D., and was recorded at Reception

No. 2279698, Book 4011, Page 254-260 Drawer No. 88-51.

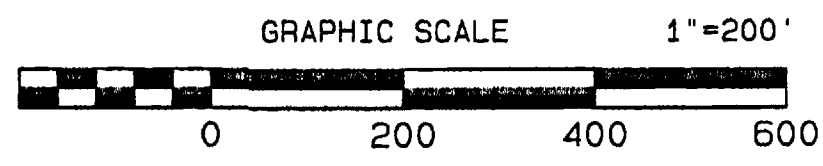
Fees: \$71.00

By: _____ Deputy

CONVEYANCE DOCUMENTS: (FOR CITY USE ONLY)		SPYGLASS RIDGE FILING No. ONE
TRACTS A - G, DRAINAGE, LANDSCAPE, SIGNAGE, IRRIGATION, UTILITY AND MULTI-PURPOSE EASEMENTS (HOA)	BOOK <u>4011</u> PAGE <u>213</u>	
30' UTE WATER EASEMENT	BOOK <u>4011</u> PAGE <u>248-250</u>	THOMPSON-LANGFORD CORPORATION
TEMP TURNAROUND EASEMENTS	BOOK <u>4011</u> PAGE <u>216-218</u>	529 25 1/2 ROAD - B-210 (970) 243-6067
27 ROAD R.O.W.	BOOK <u>4011</u> PAGE <u>251-253</u>	Grand Junction CO 81505 tlc@tlwest.com
TRACT 226	BOOK <u>4011</u> PAGE <u>219-221</u>	Date of Survey: Nov-Dec 2003 Field Surveyor: DRS Revision Date: Sep 20, 2005
OMID CANAL NO. 1 EASEMENT	BOOK <u>4011</u> PAGE <u>272</u>	Drawn: DRS Checked: KST Approved: DRS Job No. 0685-004
ORCHARD MESA SAN. DIST. EASEMENT	BOOK <u>4011</u> PAGE <u>273</u>	S:\Survey\0685 spyglass\SPYGLASS PH1.pro Sheet 1 of 6

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.

SPYGLASS RIDGE FILING No. ONE



BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County Survey marker at the South one-sixteenth corner on the east line of Section 26, and the Mesa County Survey brass cap at the southeast corner of Section 26. The measured bearing of this line is S00°04'40"E.

This plat is a representation of the surveyed location of the property as described in the title documents referenced hereon. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS).

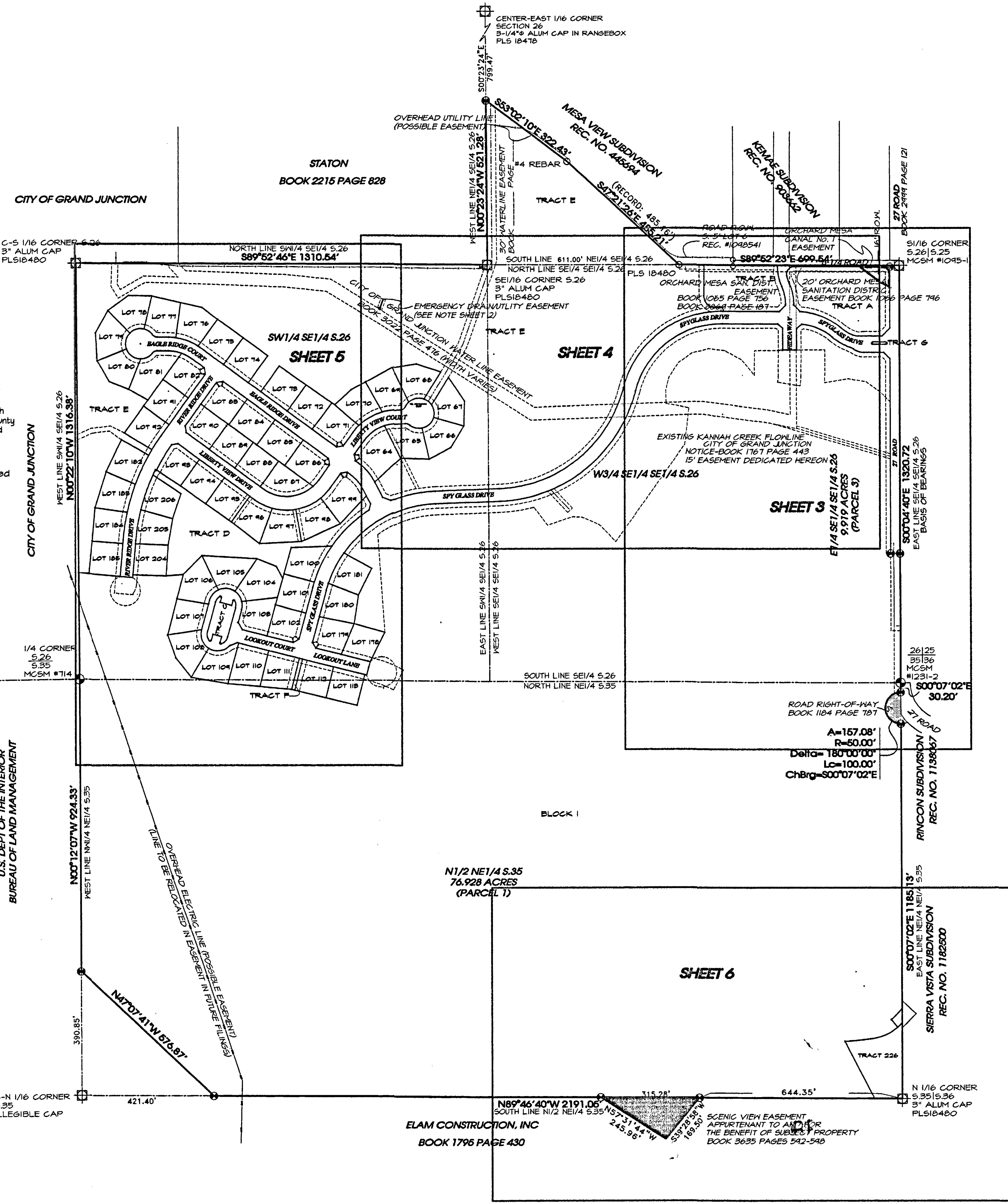
- FOUND SURVEY MARKER AS NOTED
- ⊠ FOUND #5 REBAR W/2" Ø ALUM CAP PLS 18480
- SET #5 REBAR W/2" Ø ALUM CAP 'THOMPSON-LANGFORD CORP PLS 18478'

- X— FENCE LINE
- W— WATER LINE
- OP— OVERHEAD UTILITY LINE

Emergency drain consists of valve, diffuser, and cwp outlet pipe in event City of Grand Junction water line requires evacuation. Water would be surface discharged down drain. (utility easement dedicated hereon)

LIST OF ABBREVIATIONS USED ON THIS PLAT

- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST
- A: ARC LENGTH OF CURVE
- R: RADIUS OF CURVE
- Δ: INTERIOR/DEFLECTION ANGLE OF CURVE
- ChBrg: BEARING OF LONG CHORD OF CURVE
- Lc: LENGTH OF LONG CHORD OF CURVE
- T: TOWNSHIP
- R: RANGE
- R.O.W.: RIGHT-OF-WAY
- P.L.S.: PROFESSIONAL LAND SURVEYOR
- R.O.W.: RIGHT OF WAY
- S.(XX): SECTION NUMBER
- REC. NO.: MESA COUNTY CLERK'S DOCUMENT RECEPTION NUMBER
- M.C.S.M.: MESA COUNTY SURVEY MARKER
- H.O.A.: HOMEOWNERS' ASSOCIATION
- O.M.I.D.: ORCHARD MESA IRRIGATION DISTRICT
- SAN.: SANITATION DISTRICT
- U.S.: UNITED STATES
- DEPT.: DEPARTMENT
- SQ FT: SQUARE FEET
- ALUM.: ALUMINUM
- GPS: GLOBAL POSITIONING SYSTEM

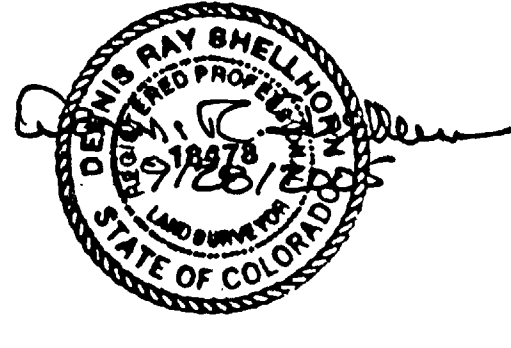


LINE TABLE

LINE	BEARING	DISTANCE
L1	N44°54'04"E	85.81'
L2	S43°42'55"E	28.30'
L3	N45°01'49"E	21.58'
L4	N41°53'03"W	20.64'
L5	S50°15'28"W	21.30'
L6	N46°36'14"W	28.06'
L7	S30°23'28"E	21.14'
L8	N15°51'33"W	4.64'
L9	S30°19'05"E	26.78'
L10	S15°31'23"W	20.54'
L11	S14°28'31"E	28.50'
L12	N15°28'23"E	20.54'
L13	N15°28'23"E	16.40'
L14	S15°28'23"W	16.40'
L15	N54°36'32"E	20.80'
L16	S15°28'23"E	20.21'
L17	S01°00'41"W	20.41'
L18	S01°00'41"W	20.41'
L19	S01°00'41"W	20.41'
L20	S01°00'41"W	20.41'
L21	S01°00'41"W	20.41'
L22	S01°00'41"W	20.41'
L23	S01°00'41"W	20.41'
L24	S01°00'41"W	20.41'
L25	S10°21'18"E	21.72'
L26	S00°01'43"W	2.16'
L27	N00°01'43"E	2.82'
L28	S04°52'11"E	2.50'
L29	S00°01'43"W	3.96'
L30	S00°01'43"W	46.62'
L31	N00°01'43"E	46.62'
L32	N00°01'43"E	34.32'
L33	N02°00'22"W	8.52'
L34	N84°55'22"E	30.00'
L35	N84°52'58"E	42.00'
L36	S84°52'58"W	42.00'
L37	S84°52'58"W	48.50'
L38	S84°52'58"W	62.50'
L39	N84°52'58"E	14.41'
L40	N84°52'11"W	22.00'
L41	N84°01'53"E	14.55'
L42	S28°16'30"E	42.64'
L43	S64°16'23"W	28.68'
L44	S15°51'33"E	10.00'
L45	N14°28'31"W	38.00'
L46	S65°52'21"E	30.26'
L47	S52°56'48"E	85.04'
L48	N23°43'15"W	1.00'
L49	N84°22'44"W	31.00'
L50	N42°40'16"E	30.15'

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	142.60'	217.00'	37°34'04"	S68°14'31"E	140.05'
C2	68.67'	163.00'	24°08'12"	S11°56'23"E	68.16'
C3	24.14'	131.00'	10°06'55"	S18°57'01"E	24.16'
C4	68.67'	163.00'	24°08'12"	N11°56'23"W	68.16'
C5	57.71'	131.00'	24°08'12"	N11°56'23"W	57.24'
C6	108.60'	171.00'	35°04'21"	N64°46'02"W	106.41'
C7	104.55'	150.00'	40°44'54"	N64°46'02"W	104.33'
C8	63.14'	150.00'	24°08'12"	N11°56'23"W	62.72'
C9	63.14'	150.00'	24°08'12"	N11°56'23"W	62.72'
C10	1.84'	1.50'	40°51'56"	S45°18'15"E	10.64'
C11	61.08'	315.00'	43°14'45"	S46°32'04"E	54.55'
C12	61.60'	325.00'	73°46'33"	N86°45'33"W	63.03'
C13	36.58'	521.00'	6°24'33"	N86°55'21"E	36.56'
C14	73.36'	53.00'	74°18'27"	S82°44'02"W	67.64'
C15	67.57'	53.00'	73°03'07"	N21°00'10"W	63.04'
C16	45.66'	53.00'	44°21'24"	N40°12'07"E	44.26'
C17	54.82'	53.00'	54°15'39"	S85°24'14"E	52.41'
C18	40.22'	53.00'	43°28'40"	S34°07'10"E	34.26'
C19	25.81'	53.00'	21°37'32"	S01°34'11"W	25.56'
C20	3.62'	33.00'	5°54'01"	N42°58'24"E	30.42'
C21	24.67'	33.00'	42°50'00"	N05°53'31"W	24.10'
C22	7.18'	3.00'	13°10'00"	N84°06'23"E	5.54'
C23	7.18'	3.00'	13°10'00"	S83°03'31"E	5.54'
C24	24.67'	33.00'	42°50'00"	S36°56'23"W	24.10'
C25	36.62'	33.00'	54°54'01"	S11°55'38"E	30.42'
C26	6.55'	3.00'	125°05'54"	N18°04'22"E	5.32'
C27	6.55'	3.00'	125°05'54"	S47°01'36"E	5.32'
C28	16.35'	421.00'	2°13'31"	N16°17'22"E	16.35'
C29	127.47'	421.00'	17°24'57"	N26°06'35"E	127.48'
C30	104.04'	371.00'	16°34'18"	S27°10'32"W	108.66'
C31	24.43'	371.00'	3°42'46"	S17°01'54"W	24.43'
C32	7.17'	542.00'	0°45'24"	S15°34'44"E	7.17'
C33	6.54'	448.00'	0°45'24"	N15°34'44"E	6.54'
C34	6.88'	520.00'	0°45'24"	S15°34'44"E	6.88'
C35	69.16'	150.00'	26°24'54"	N40°46'50"W	68.55'
C36	59.01'	128.00'	26°24'54"	N40°46'50"W	58.44'
C37	74.30'	172.00'	26°24'54"	S40°46'50"E	78.60'
C38	28.68'	172.00'	4°33'18"	N40°47'20"E	28.65'
C39	87.13'	172.00'	24°01'25"	N60°04'42"E	86.20'
C40	36.87'	172.00'	12°16'54"	N00°43'51"E	36.80'
C41	21.12'	20.00'	60°30'20"	S66°31'08"E	20.15'
C42	16.78'	48.00'	20°01'58"	N36°22'25"E	16.70'
C43	52.57'	48.00'	62°45'17"	N77°46'35"E	44.98'
C44	30.66'	48.00'	36°36'08"	S52°32'43"E	30.14'
C45	41.77'	48.00'	44°08'47"	S04°40'15"E	39.42'
C46	53.83'	48.00'	64°15'00"	S47°01'36"W	51.05'
C47	41.67'	48.00'	44°44'04"	N15°58'48"W	40.37'
C48	14.61'	20.00'	42°00'54"	N12°07'15"W	14.34'
C49	33.04'	128.00'	14°41'27"	S14°28'35"W	32.45'
C50	80.58'	128.00'	36°04'11"	S54°02'46"W	79.26'
C51	172.83'	128.00'	77°21'52"	N87°14'45"E	160.00'
C52	28.23'	128.00'	12°38'08"	N42°14'45"E	28.11'
C53	44.80'	172.00'	14°55'21"	S43°28'21"W	44.61'
C54	87.54'	172.00'	24°10'42"	S65°31'22"W	86.65'
C55	75.37'	172.00'	25°06'22"	N87°20'05"W	74.71'
C56	62.42'	172.00'	20°47'35"	N64°23'07"W	62.08'
C57	6.31'	5.00'	72°14'12"	S63°00'03"W	5.40'
C58	4.14'	614.50'	1°14'22"	S25°44'07"W	4.14'
C59	117.57'	614.50'	10°51'48"	S14°35'34"W	117.34'
C60	48.34'	614.50'	4°13'18"	S28°30'04"W	48.34'
C61	87.13'	655.00'	7°13'18"	N08°42'06"E	87.07'
C62	42.85'	655.00'	8°07'51"	N16°34'40"E	42.81'
C63	100.84'	655.00'	8°44'30"	N35°03'20"E	100.74'
C64	54.80'	655.00'	4°47'37"	N33°36'52"E	54.78'
C65	36.93'	128.00'	16°31'44"	N62°15'11"W	36.80'
C66	42.44'	128.00'	14°01'13"	N80°01'40"W	42.30'
C67	18.10'	20.00'	51°51'20"	S64°32'03"W	17.44'
C68	42.75'	48.00'	51°01'33"	S64°07'10"W	41.35'
C69	58.54'	48.00'	64°52'43"	N55°25'42"W	54.98'
C70	54.44'	48.00'	64°54'17"	N12°00'18"E	51.57'
C71	44.03'	48.00'	58°31'37"	N73°45'45"E	46.43'
C72	32.42'	48.00'	34°17'30"	S57°14'42"E	32.28'
C73	18.10'	20.00'	51°51'20"	S63°39'31"E	17.44'
C74	22.72'	172.00'	7°34'02"	S85°45'16"E	22.30'
C75	76.47'	172.00'	25°38'27"	S64°08'01"E	76.33'
C76	7.03'	172.00'	2°20'28"	S55°08'33"E	7.03'
C77	132.73'	42.25'	180°00'00"	S74°28'37"E	84.50'
C78	132.73'	42.25'	180°00'00"	N74°28'37"W	84.50'
C79	113.57'	168.00'	38°43'58"	S63°04'55"W	114.42'
C80	82.74'	468.00'	4°53'50"	S84°58'50"W	82.71'
C81	35.54'	57.50'	35°24'47"	N12°24'38"W	34.98'
C82	11.72'	42.50'	15°48'08"	N62°36'18"W	11.68'
C83	63.68'	173.00'	21°05'20"	N84°57'42"W	63.32'
C84	12.57'	4.00'	180°00'00"	N00°01'02"W	8.00'
C85	12.57'	4.00'	180°00'00"	N00°01'02"W	8.00'
C86	43.07'	150.00'	35°32'57"	N11°45'48"W	41.58'
C87	20.00'	655.00'	14°44'58"	N20°28'35"W	20.00'
C88	42.81'	610.00'	8°42'30"	S31°11'42"W	42.78'
C89	44.05'	133.00'	18°58'42"	S58°54'24"E	43.85'
C90	18.34'	48.50'	21°43'17"	S74°15'23"E	18.28'
C91	20.00'	168.00'	6°44'15"	N47°12'34"E	19.44'
C92	41.01'	137.00'	7°56'55"	N46°38'44"E	18.44'
C93	42.66'	23.50'	104°01'10"	S38°07'02"W	37.04'



SPYGLASS RIDGE FILING No. ONE

SECTION: S1/2 S.26 N1/2 S.35 TOWNSHIP: 1 South RANGE: 1 West MERIDIAN: UTE

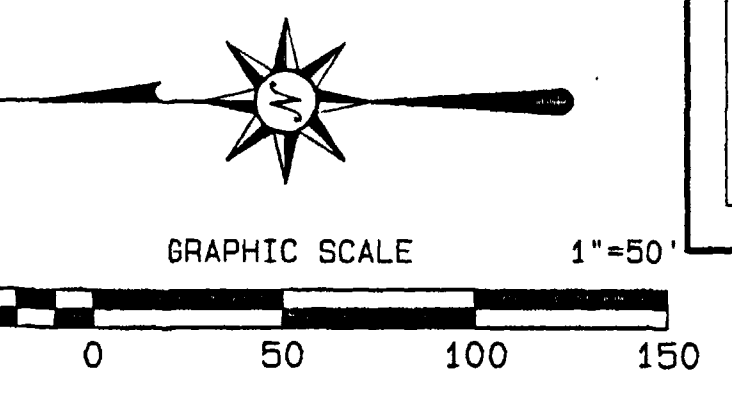
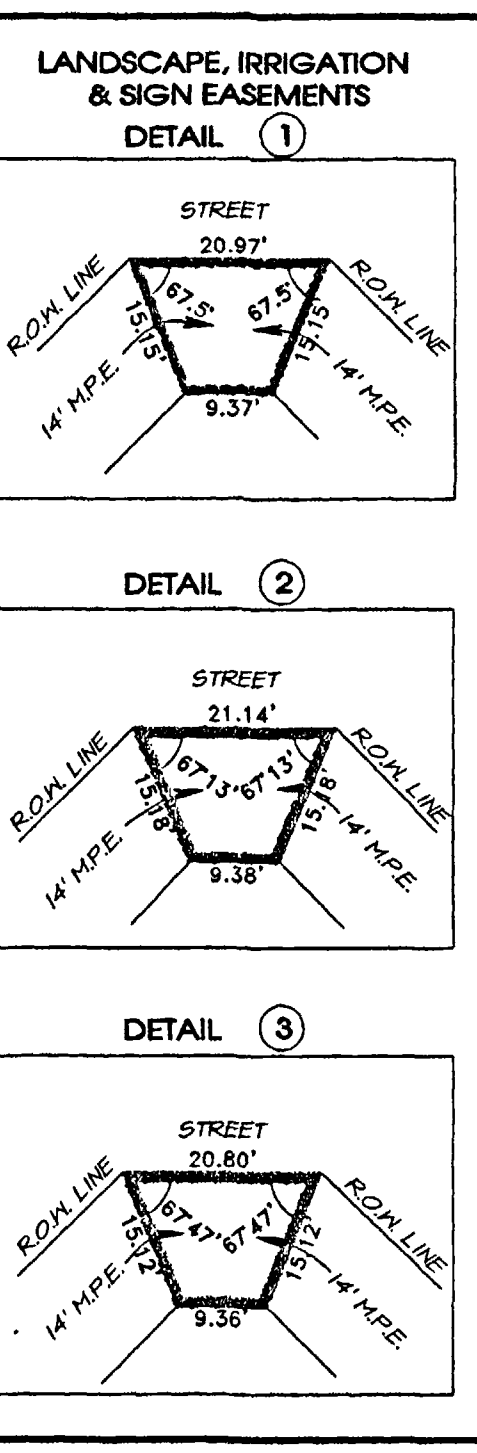
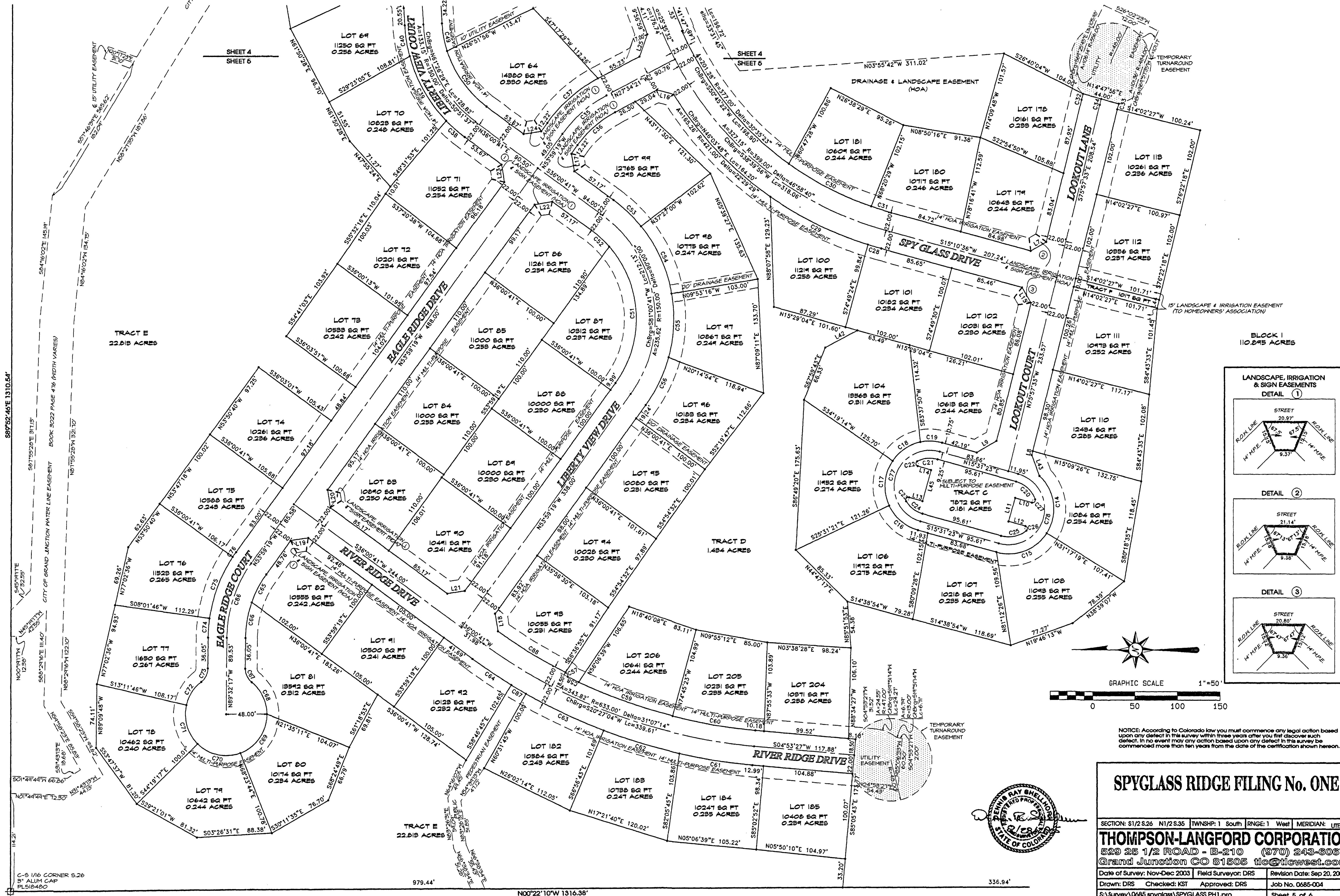
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - B-210 (970) 243-6067
 Grand Junction CO 81505 tlc@tlwest.com

Date of Survey: Nov-Dec 2003 Field Surveyor: DR5 Revision Date: Sep 20, 2005
 Drawn: DR5 Checked: KST Approved: DR5 Job No. 0685-004

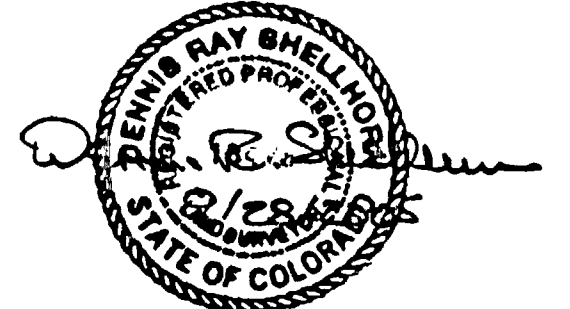
S:\Survey\0685 spyglass\SPYGLASS PH1.pro Sheet 2 of 6

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.

SPYGLASS RIDGE FILING No. ONE



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.



SPYGLASS RIDGE FILING No. ONE

SECTION: S1/2S26 N1/2S35 T28N11E R1E1 W1E1 MERIDIAN: LITE

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

Date of Survey: Nov-Dec 2003 Field Surveyor: DRS Revision Date: Sep 20, 2005
 Drawn: DRS Checked: KST Approved: DRS Job No. 0685-004
 S:\Survey\0685 spyglass\SPYGLASS PH1.pro Sheet 5 of 6

SPYGLASS RIDGE FILING No. ONE

BLOCK 1
110.895 ACRES

LOOKOUT LANE
R.O.W.

TRACT 226
27163 SQ FT
0.624 ACRES

SIERRA VISTA SUBDIVISION
REC. NO. 1182500

N89°46'40"W 2191.05'

315.28'

644.35'

88.28'

901.18'

S00°07'02"E 1185.13'

238.37'

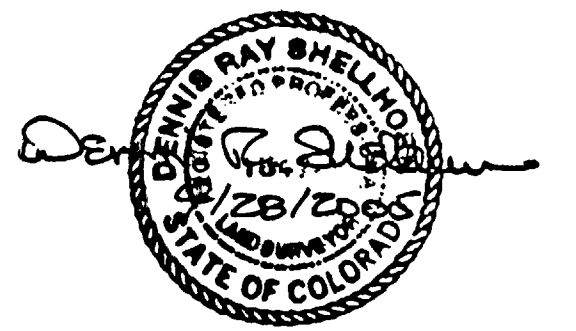
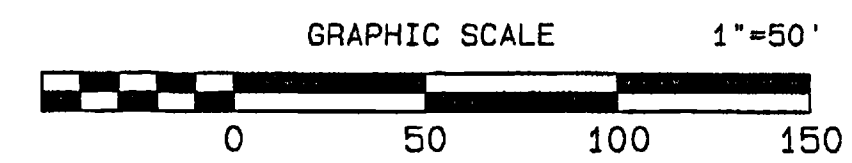
223.81'

N 1/16 CORNER
5.3515.36
3" ALUM CAP
PLS10480

SCENIC VIEW EASEMENT
APPURTENANT TO AND FOR
THE BENEFIT OF SUBJECT PROPERTY
BOOK 3635 PAGES 542-548

N57°31'44"W 245.96'

S59°28'58"W 159.50'



SPYGLASS RIDGE FILING No. ONE

SECTION: S1/2 S.26 N1/2 S.35 | TNSHP: 1 South | RNGE: 1 West | MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-0067
Grand Junction CO 81505 tlc@tlewest.com

Date of Survey: Nov-Dec 2003 | Field Surveyor: DRS | Revision Date: Sep 20, 2005

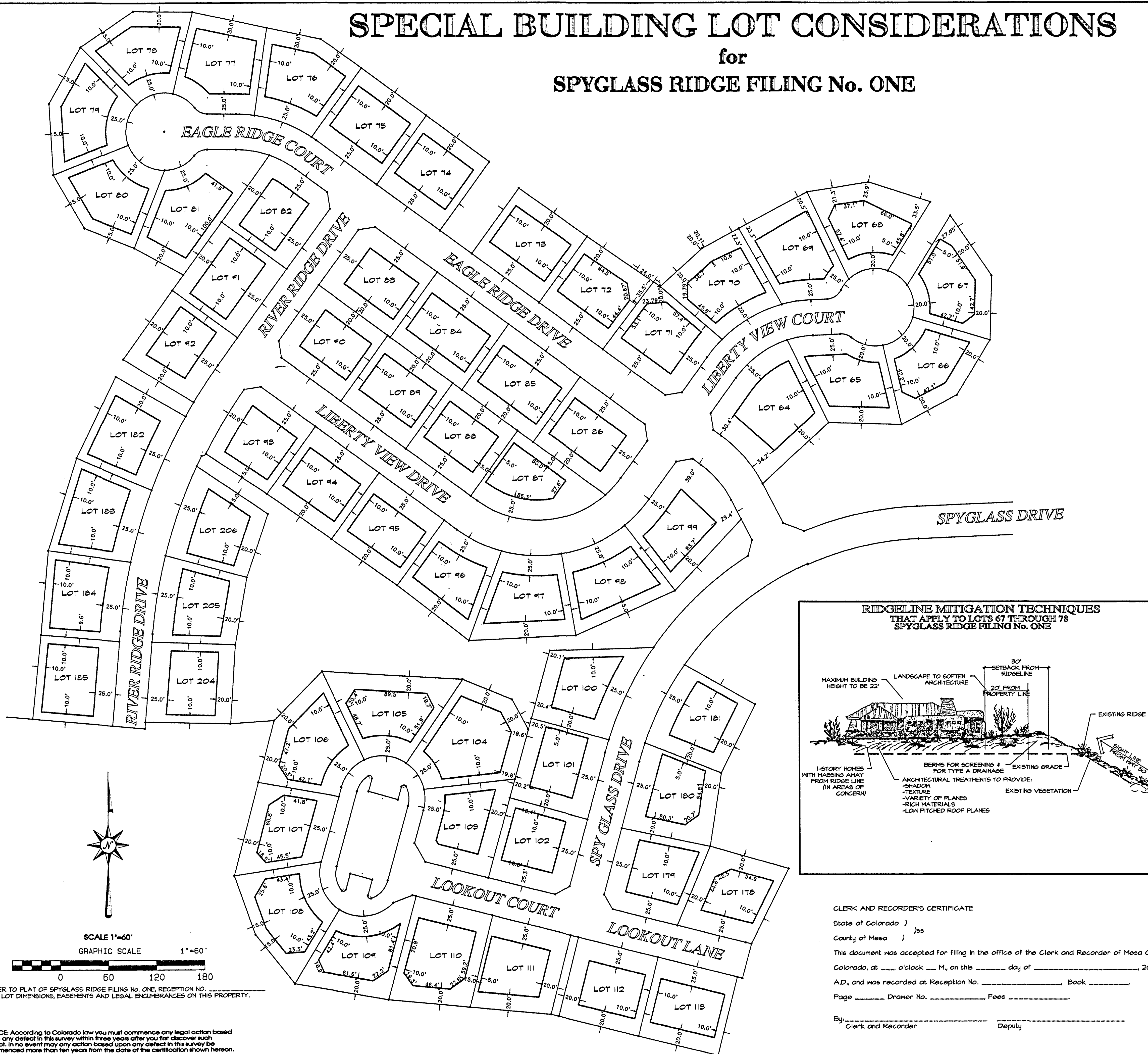
Drawn: DRS | Checked: KST | Approved: DRS | Job No. 0685-004

S:\Survey\0685 spyglass\SPYGLASS PH1.pro | Sheet 6 of 6

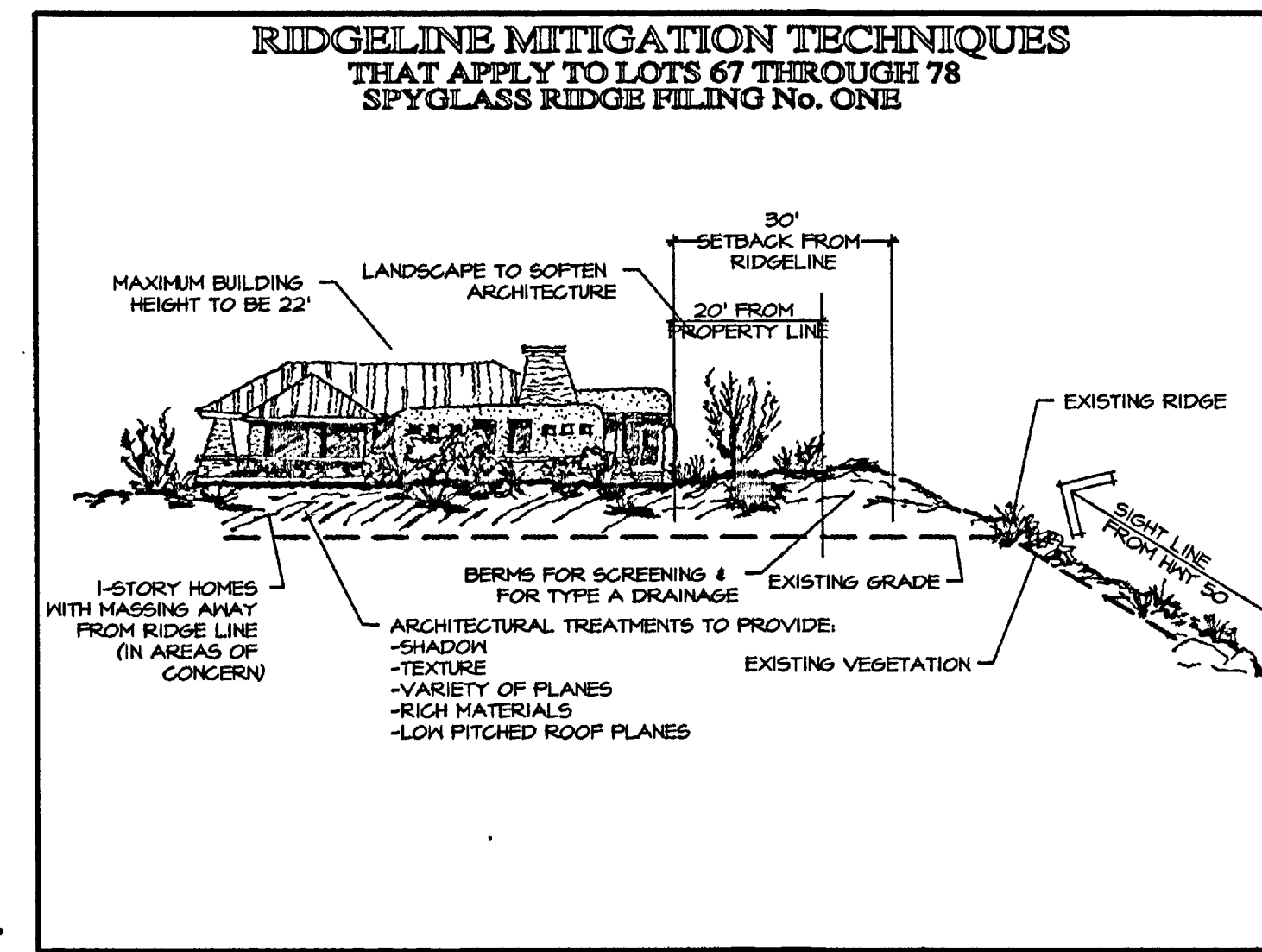
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect, in no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

SPECIAL BUILDING LOT CONSIDERATIONS

for SPYGLASS RIDGE FILING No. ONE



LOT	HOME TYPE	LOT AREA (SQ FT)	BLDG ENV (SQ FT)
64	TYPE A	14,380	6,009
65	TYPE A	10,927	5,072
66	TYPE A	10,100	4,607
67	TYPE A	10,083	4,811
68	TYPE A	11,051	4,981
69	TYPE A	11,250	5,382
70	TYPE A	10,823	5,183
71	TYPE A	11,052	4,862
72	TYPE A	10,291	4,481
73	TYPE A	10,533	4,758
74	TYPE A	10,251	4,676
75	TYPE A	10,588	4,859
76	TYPE A	11,523	5,624
77	TYPE A	11,650	5,706
78	TYPE B	10,462	5,154
79	TYPE B	10,642	5,336
80	TYPE A	10,174	5,184
81	TYPE A	13,582	5,955
82	TYPE B	10,555	3,969
83	TYPE B	10,890	4,125
84	TYPE B	11,000	4,950
85	TYPE B	11,000	4,950
86	TYPE B	11,251	4,944
87	TYPE B	10,312	4,048
88	TYPE B	10,000	4,125
89	TYPE B	10,000	4,400
90	TYPE B	10,491	3,905
91	TYPE A	10,500	4,675
92	TYPE A	10,123	3,915
93	TYPE B	10,055	4,335
94	TYPE B	10,028	4,473
95	TYPE B	10,080	4,464
96	TYPE B	10,183	4,597
97	TYPE A	10,867	4,976
98	TYPE A	10,775	5,232
99	TYPE A	12,765	4,468
100	TYPE A	11,219	4,456
101	TYPE A	10,182	4,181
102	TYPE A	10,031	4,318
103	TYPE A	10,613	4,021
104	A or C	13,563	7,518
105	A or C	11,952	5,172
106	TYPE A	11,972	5,722
107	TYPE A	10,218	4,324
108	TYPE A	11,093	5,206
109	TYPE A	11,084	4,484
110	TYPE A	12,434	5,748
111	TYPE A	10,873	4,919
112	TYPE A	10,336	4,054
113	TYPE A	10,261	4,559
178	TYPE A	10,151	3,849
179	TYPE A	10,643	4,801
180	TYPE A	10,717	4,454
181	TYPE A	10,609	4,263
182	TYPE C	10,564	4,960
183	TYPE C	10,738	5,799
184	TYPE C	10,247	5,380
185	TYPE C	10,408	5,453
204	TYPE B	10,371	4,721
205	TYPE B	10,231	4,636
206	TYPE B	10,641	4,551



HOME TYPE/RESTRICTION KEY

- "A" - ONE STORY
- "B" - ONE OR TWO STORY
- "C" - TWO STORY w/LOWER LEVEL WALKOUT

NOTE: Maximum height for home types "A", "B" and "C" are as defined within the Spyglass Ridge Homeowners' Association (HOA) Architectural Design Guidelines.

Lots 67 through 78 have been identified as lots requiring ridgeline mitigation. Mitigation of the noted twelve lots will be provided through deed restrictions and architectural covenants that include but are not limited to: restricting the height of homes built on these lots to 22' (one story); requiring brown earthen roofing materials (no metal); increasing the rear building setbacks to 20' on lots 70 through 78. Lots 67 through 70 have specific and unique rear building setbacks to assure that buildings are a minimum of 30 feet from the ridgeline; berms for screening and type A drainage; landscaping to soften architecture; architectural treatments to provide: shadow, texture, variety of planes, rich materials and low pitched roofs; requiring predominant hip roof design or restricting roof pitches; specific material palettes within the HOA design guidelines for building wall material and color.

Setbacks apply to primary buildings. Accessory buildings shall be located within the rear of the residence within building envelope and will be subject to the approval of the Spyglass Ridge Homeowners' Association.

Special building setbacks, height restrictions and other construction requirements apply as specified in the Covenants, Conditions and Restrictions for Spyglass Ridge Filing No. One and by this Sheet 1 "Special Building Lot Considerations". Any building excavations with incursions of greater than eight feet into the slope will require a separate slope analysis by Colorado registered geotechnical engineer. Engineered foundations are required. Site specific grading and drainage plans prepared by a Colorado registered engineer are required for all lots. See approved construction drawings by Thompson-Langford Corp., dated 07/21/05, Sheets C11 through C19 for specific lot grading types A, B and C.

This property is using the clustering provisions in the RSF-2 zone district to apply to RMF-B standards. Building envelopes as shown on this sheet shall be adhered to. Variances to the building envelopes will require review and approval of the HOA and, if City RMF-B minimums are exceeded, the Grand Junction Board of Appeals. Any variance to building envelopes for Lots 67-78 will require approval of the City of Grand Junction Planning Commission.

CLERK AND RECORDER'S CERTIFICATE
 State of Colorado)
 County of Mesa) ss
 This document was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at ___ o'clock ___ M., on this ___ day of _____, 2005.
 A.D., and was recorded at Reception No. _____ Book _____
 Page _____ Drawer No. _____ Fees _____
 By: _____ Clerk and Recorder Deputy _____

SPECIAL BUILDING LOT CONSIDERATIONS
for
SPYGLASS RIDGE FILING No. ONE

SECTION: S1/2 S26 N1/2 S35 T1W38P1 South R1NGE: 1 West MERIDIAN: UTE

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

Date of Survey: Nov-Dec 2003 Field Surveyor: DRS Revision Date: Sep 20, 2005
 Drawn: DRS Checked: KST Approved: DRS Job No. 0685-004
 S:\Survey\0685 spyglass\SPYGLASS PH1.pro Sheet 1 of 1

REFER TO PLAT OF SPYGLASS RIDGE FILING No. ONE, RECEPTION NO. _____ FOR LOT DIMENSIONS, EASEMENTS AND LEGAL ENCUMBRANCES ON THIS PROPERTY.

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.