

PEREGRINE ESTATES

DEDICATION:

Know all men by these presents that Peregrine Estates LLC is the owner of that real property as described as :

A tract or parcel of land situated in Lots 2 and 3 and the SE 1/4 NW 1/4 and NE 1/4 SW 1/4 of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian and being more particularly described as follows: Commencing at the Mesa County Survey Marker number 290-1 known as the N1/6 corner on the East line of said Section 26 and when aligned with the E 1/4 corner of said Section 26 is recorded as bearing S00°17'57"E on the Rump Subdivision Plat in Book 18 at Pages 140-142 and all bearings contained herein to be relative thereto; thence S81°53'16"W 1412.60 feet to the point of beginning, and being the Westerly right of way of Meadows Way; thence along said right of way S00°00'59"E 3.98 feet to a number 5 rebar and cap in concrete marked "Monument PLS 24943; thence along the arc of a curve to the left 62.26 feet, radius of 202.10 feet; central angle of 17°39'00" and whose long chord bears S08°32'56"E 62.01 feet to a number 5 rebar and cap in concrete marked "Monument PLS 24943; thence S17°22'37"E 428.16 feet to a number 5 rebar and cap in concrete marked "Monument PLS 24943; thence along the arc of a curve to the left 247.92 feet, radius of 575.00 feet; central angle of 24°42'14" and whose long chord bears S29°43'28"E 246.00 feet to a number 5 rebar and cap in concrete marked "Monument PLS 24943 and being the NE corner of Lot 16 in Block 5 of the Replat of Lots 3 through 10 of Block 5 of the First Addition to Monument Meadows Subdivision; thence along the Northerly boundary line of said block 5 S50°56'56"W 499.23 feet to a number 5 rebar in concrete, thence N89°51'08" W 435.42 feet to a Number 5 rebar in concrete marked "Monument PLS 24943" and being the NW corner of Tract A of said Replat of Lots 3 through 10 of block 5 of the First Addition to Monument Meadows Subdivision; thence leaving said Subdivision N17°31'12" 532.10 feet to a number 5 rebar and cap in concrete marked LS 10097; thence N45°35'04"W 607.39 feet to a Number 5 rebar and cap in concrete marked "Monument PLS 24943 and being on the Southerly boundary of Rump Subdivision; thence along said Southerly line S83°46'17"E 21.52 feet to a Number 5 rebar in concrete marked "Monument PLS 24943"; thence S82°04'17"E 627.50 feet to a number 5 rebar and cap in concrete marked "Monument PLS 24943"; thence N81°43'43"E 177.90 feet to a Number 5 rebar and aluminum cap marked PLS17485 in concrete; thence N68°46'10"E 363.83 feet to the point of beginning. Said tract or parcel contains 17.84 acres more or less, Mesa County, Colorado.

That said owners has caused that real property to be laid out and surveyed as PEREGRINE ESTATES.

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

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 thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

All Streets and right-of-way to the City of Grand Junction for the use of the public forever.

Tracts A, B and C granted to the Peregrine Estates Home Owners Association Inc.

All Irrigation Easements granted to an association if formed now or later for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partition able), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

All Drainage Easements granted to the owners (Property/Homeowners Association) of lots hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

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 line, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNERS have caused their names to be hereunto subscribed

this 6th day of October A.D. 2005

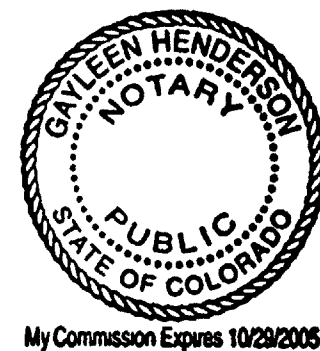
Ray Rickard
Ray Rickard Member Peregrine Estates LLC

STATE OF COLORADO)
SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 6th day of October AD 2005 by Ray Rickard .

My commission expires 10/29/2005
Gayleen Henderson

Notary Public



CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
SS
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:43 o'clock P.M

this 13th day of October A.D. 2005 and recorded in

Book 4014 at Pages 199-201 at Reception Number 2290339

Clerk and Recorder Deputy
Drawer No. RR-53 Fees 31.00

CITY OF GRAND JUNCTION APPROVAL

This plat of PEREGRINE ESTATES in the City of Grand Junction, Mesa

County, Colorado was approved this 11th day of October A.D. 2005

City Manager President of City Council

LIEN HOLDER RATIFICATION OF PLAT

The Undersigned hereby certifies that R & B Hansen Investments, LLC 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 agree that its security interests which is recorded in Book 3814 at Page 710 of the public records of Mesa County, Colorado shall be subordinate to the dedications shown hereon.

In witness whereof, the said R & B Hansen Investments LLC has caused these presents to be signed by its

M. HILGER with the authority of its Board of Directors, this 5th day of OCTOBER, 2005.

By: Willie Hoffman For R & B Hansen Investments, LLC

(Title) MANAGER

State of COLORADO)

County of DELTA) SS

The foregoing instrument was acknowledged before me this 5th day of

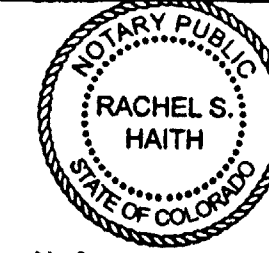
OCTOBER 2005 by Races

My commission expires Aug. 24, 2009

Notary Public

TITLE CERTIFICATION

State of Colorado
County of Mesa



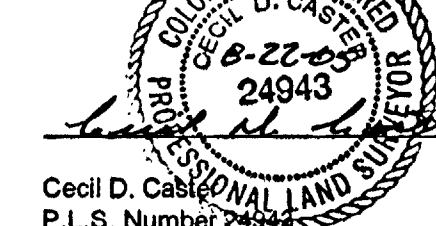
My Commission Expires August 24, 2009

We Meridian Land Title, 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 vested to Peregrine Estates 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 encumbrances of record; that all easements, reservations and rights of way are shown hereon.

Date October 5, 2005 By: Lawrence J. Vent
Title: EXAMINER
Meridian Land Title

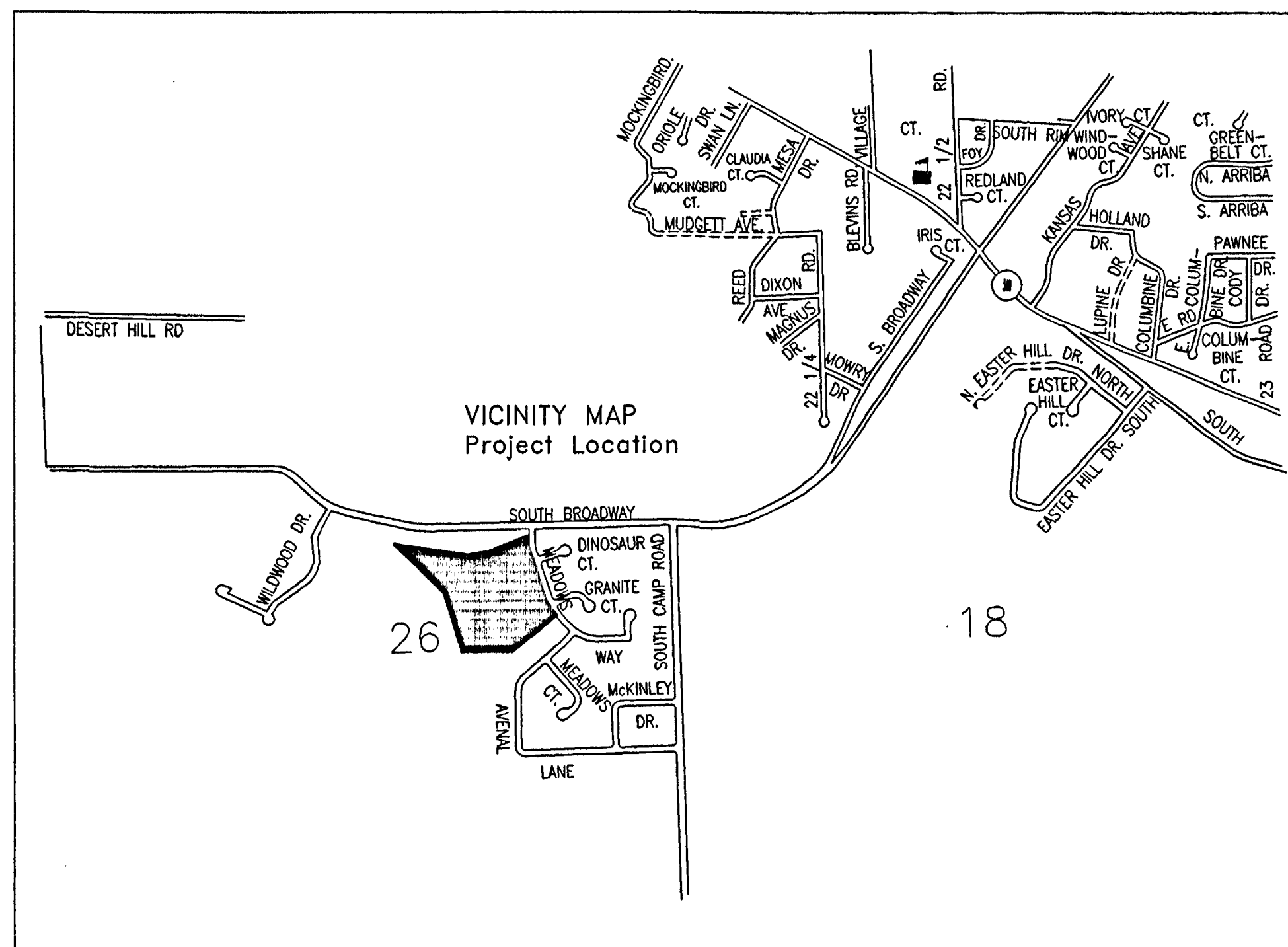
SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of PEREGRINE ESTATES, a subdivision of a part of City of Grand Junction and Mesa County Colorado, was prepared under my direct supervision and accurately represents a field survey of the same.



Cecil D. Caster
P.L.S. Number 24943

Basis of Bearing: A bearing of S00°17'57"E is shown between the N1/6 corner on the East line of Section 26, Township 11 South, Range 101 West of the 6th P.M. (Mesa County Survey Marker No. 290-1) and the E 1/4 of Said Section 26 (Mesa County Survey Marker No. 237) on the Rump Subdivision Plat recorded in Plat Book 18 at Page 140-142.



FOR CITY USE ONLY		
	Book	Page
Irrigation	4014	203
Drainage	4014	203
Covenants, Conditions and Restrictions	4014	204-230
Tracts	4014	203

PEREGRINE ESTATES
Located in the Lot 2 and 3 and the SE 1/4 NW1/4 and NE 1/4 SW 1/4 of Section 26, Township 11 South, Range 101 West of the 6th P.M.

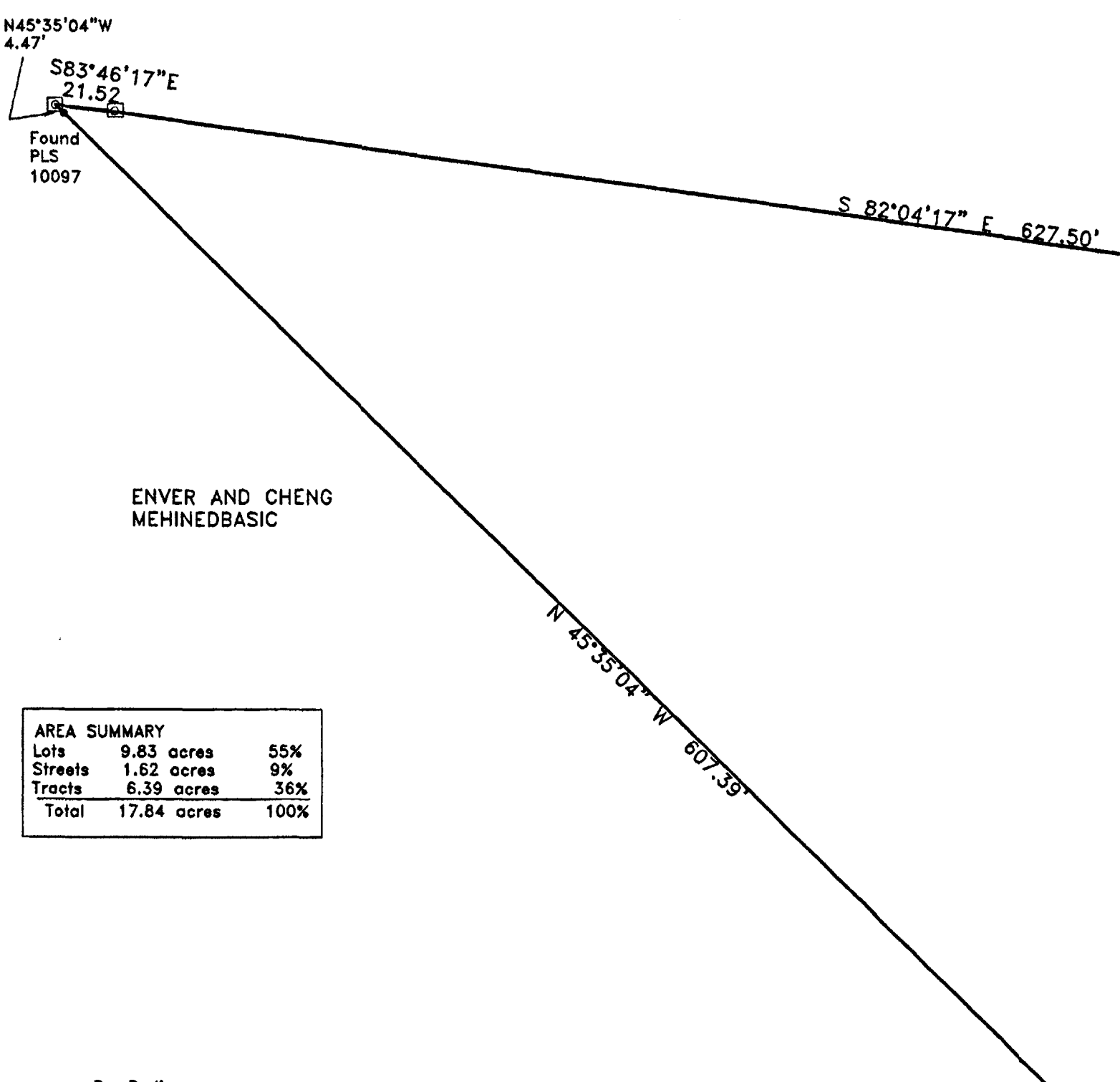
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

Monument Surveying Inc.
741 Road Ave.
Grand Junction, CO 81501
(970) 245-4189 Fax (970) 245-4674

DESIGNED _____ FIELD APPROVAL BKH
DRAWN RRM TECHNICAL APPROVAL _____
CHECKED CDC APPROVED 8/15/05

PREPARED FOR: Peregrine LLC JOB NO. 04/01

PEREGRINE ESTATES



AREA SUMMARY

Lots	9.83 acres	55%
Streets	1.62 acres	9%
Tracts	6.39 acres	36%
Total	17.84 acres	100%

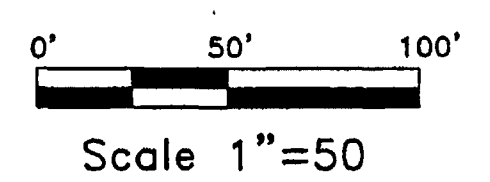
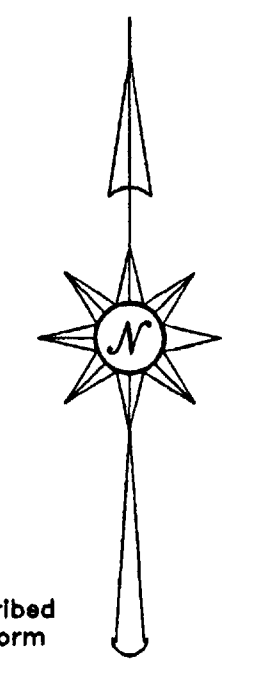
R = Radius
L = Arc Length
C = Chord Distance and Bearing
Δ = Delta Angle
T = Tangent Distance
Sq. Ft. = Square Feet

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	128.00'	70.44'	69.58'	N 56°51'26" E	31°31'56"
C2	150.00'	82.55'	81.51'	N 56°51'26" E	31°31'56"
C3	172.00'	94.66'	93.47'	N 56°51'26" E	31°31'56"
C4	172.00'	27.34'	27.31'	S 44°21'22" E	09°06'21"
C5	172.00'	67.32'	66.89'	S 28°35'24" E	22°25'55"
C6 NT	740.00'	69.07'	69.05'	S 20°03'00" E	05°20'47"
C7	740.00'	51.33'	51.32'	S 24°42'56" E	03°58'24"
C8	48.00'	25.78'	25.47'	S 11°18'44" E	30°48'18"
C9	48.00'	41.07'	39.83'	N 28°33'10" E	49°01'32"
C10	48.00'	35.02'	34.24'	N 73°59'50" E	44°47'53"
C11	48.00'	25.63'	25.33'	S 69°48'19" E	30°35'53"
C12	48.00'	25.16'	24.87'	S 39°29'28" E	30°01'50"
C13	48.00'	64.14'	59.47'	N 13°48'17" E	76°33'37"
C14	20.00'	25.84'	24.08'	N 15°04'23" E	74°01'27"
C15 NT	100.00'	69.78'	68.38'	S 02°01'45" E	39°59'00"
C16 NT	762.20'	61.77'	61.76'	S 19°41'55" E	04°38'57"
C17 NT	784.00'	62.44'	62.43'	S 19°39'29" E	04°33'44"
C18	128.00'	49.32'	49.01'	S 37°52'16" E	22°04'32"
C19	178.00'	165.18'	159.32'	N 14°30'24" E	53°10'08"
C20	200.00'	239.61'	225.53'	N 06°46'17" E	68°38'54"
C21	178.00'	48.07'	47.93'	S 19°48'53" E	15°28'26"
C22	222.00'	83.53'	83.03'	N 30°18'45" E	21°33'25"
C23	222.00'	82.25'	81.79'	N 08°55'10" E	21°13'45"
C24	222.00'	100.81'	99.94'	S 14°37'24" E	26°00'59"
C25	20.00'	19.50'	18.74'	N 04°48'09" E	55°52'39"
C26	48.00'	51.30'	48.89'	N 02°07'21" E	61°14'14"
C27	48.00'	42.13'	40.79'	S 53°38'54" E	50°17'36"
C28	48.00'	43.42'	41.95'	N 75°17'47" E	51°49'43"
C29	48.00'	64.67'	60.05'	N 10°39'49" E	77°28'11"
C30	48.00'	35.79'	34.97'	S 49°25'02" E	42°43'32"
C31	20.00'	16.90'	16.40'	S 46°34'40" E	48°24'17"
C32 NT	413.00'	88.30'	88.13'	S 21°25'37" E	12°14'58"
C33	580.10'	5.46'	5.46'	S 41°46'46" E	00°32'21"
C34	580.00'	175.22'	174.55'	S 32°51'25" E	17°18'22"
C35	580.00'	66.93'	66.91'	S 20°45'29" E	06°48'35"
C36	128.00'	21.13'	21.10'	S 22°06'19" E	09°27'24"
C37	150.00'	82.55'	81.51'	S 33°08'35" E	31°31'56"
C38	202.10'	24.67'	24.66'	S 03°13'17" E	06°59'45"
C39	202.10'	37.58'	37.53'	S 12°02'47" E	10°39'20"
C38 NT	391.00'	29.51'	29.50'	S 25°17'54" E	04°18'27"
C39 NT	435.00'	39.30'	39.29'	S 24°57'49" E	05°10'55"

NT=Non Tangent Curve

LEGEND

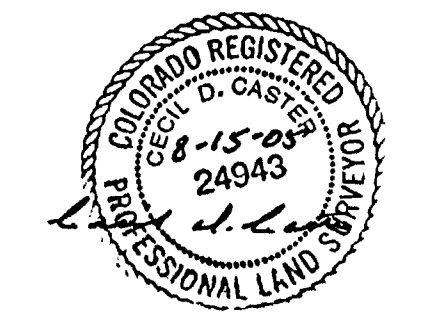
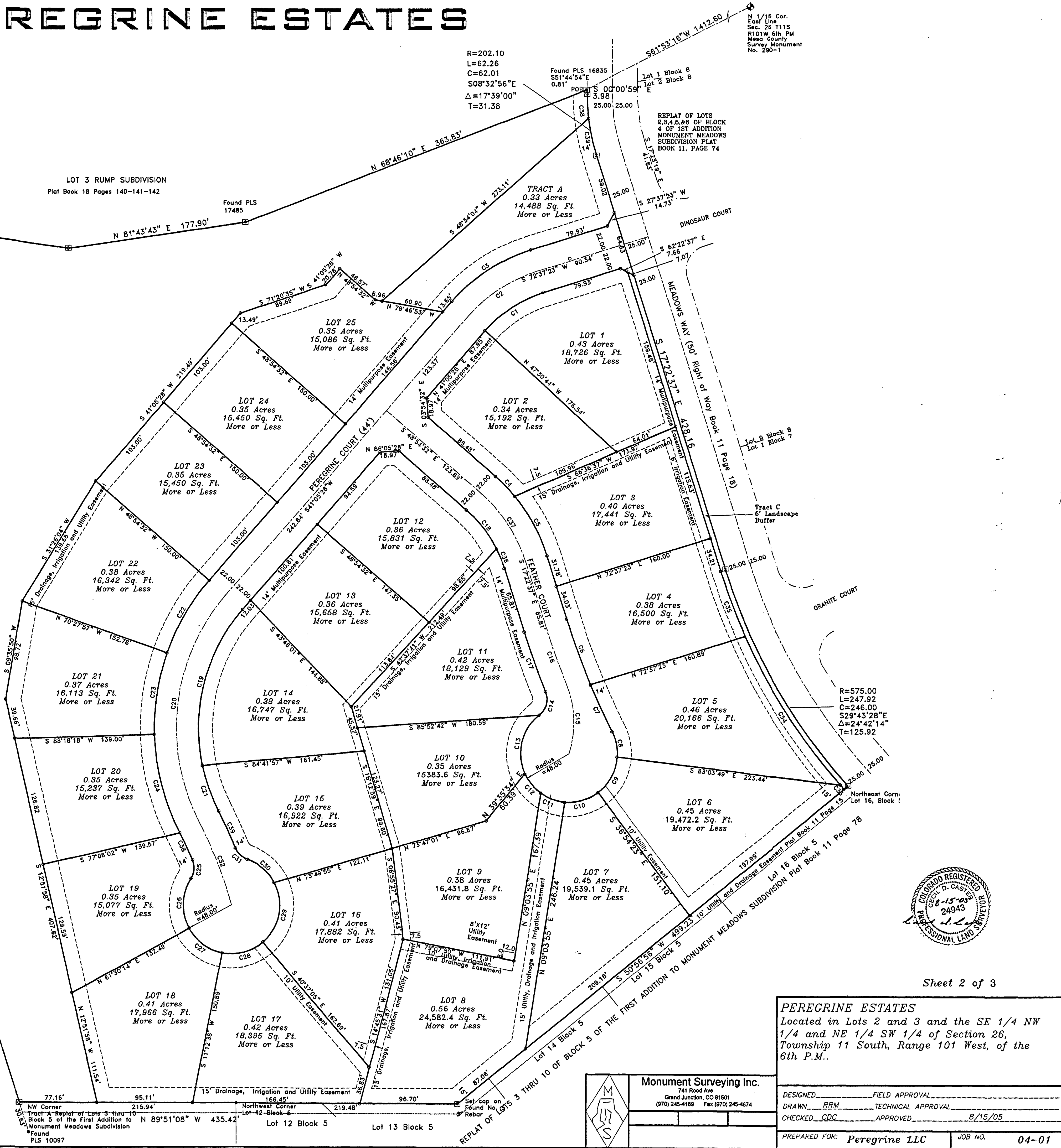
- Found Mesa County Survey Marker
- Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
- Set Monument in Concrete
- Found No. 5 Rebar except as noted



NOTICE: This plat, as recorded in its graphic form, is the official depiction of the lands described herein and will in no circumstances be supplanted in authority by any other graphic digital form of the plat.

The City of Grand Junction requires that all house foundations be engineered by a Professional Engineer within Peregrine Estates.

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 herein.



Sheet 2 of 3

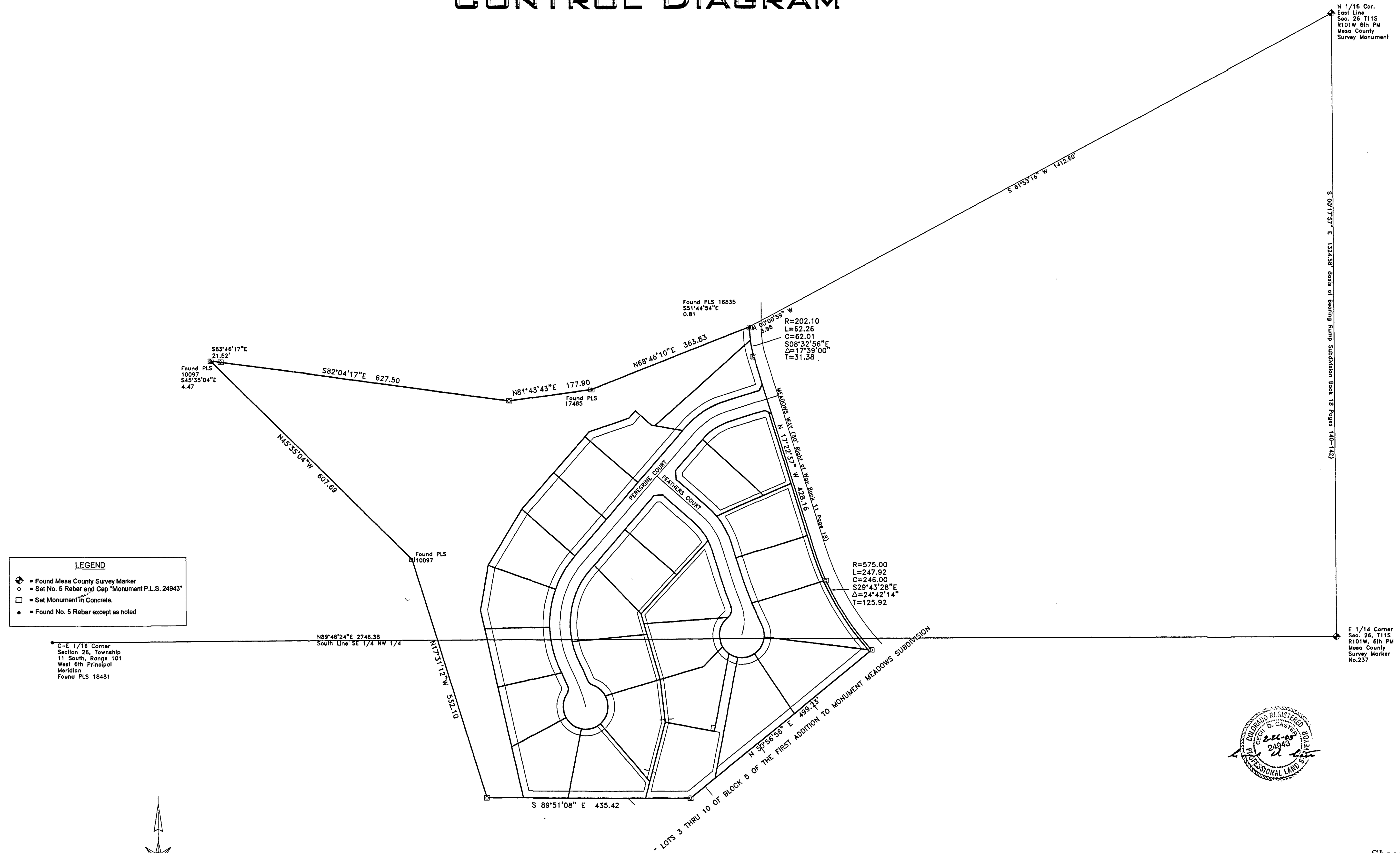
PEREGRINE ESTATES
 Located in Lots 2 and 3 and the SE 1/4 NW 1/4 and NE 1/4 SW 1/4 of Section 26, Township 11 South, Range 101 West, of the 6th P.M..

DESIGNED _____ FIELD APPROVAL _____
 DRAWN RRM TECHNICAL APPROVAL _____
 CHECKED CDC APPROVED 8/15/05
 PREPARED FOR: Peregrine LLC JOB NO. 04-01

Monument Surveying Inc.
 741 Road Ave.
 Grand Junction, CO 81501
 (970) 246-4188 Fax (970) 246-4674

013089202.TIF

PEREGRINE ESTATES CONTROL DIAGRAM



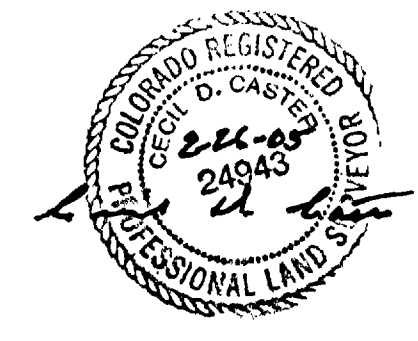
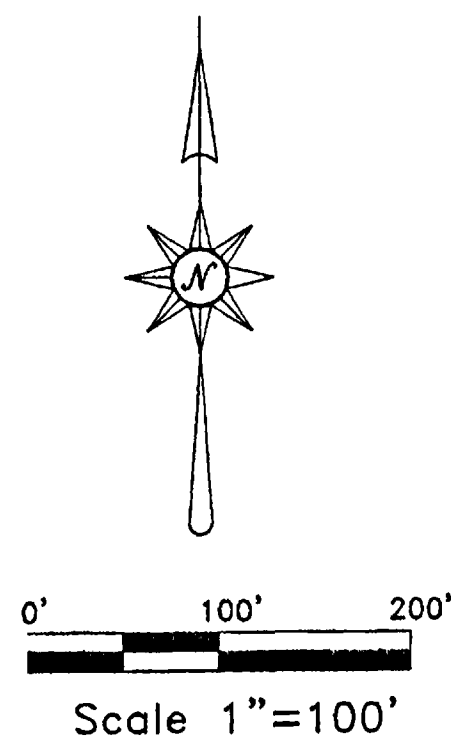
LEGEND

- ⊕ = Found Mesa County Survey Marker
- = Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
- = Set Monument "in Concrete"
- = Found No. 5 Rebar except as noted

C-E 1/16 Corner
Section 26, Township
11 South, Range 101
West 6th Principal
Meridian
Found PLS 18481

N89°46'24"E 2748.38
South Line SE 1/4 NW 1/4

E 1/14 Corner
Sec. 26, T11S
R101W, 6th PM
Mesa County
Survey Marker
No.257



Sheet 3 of 3.

PEREGRINE ESTATES
Located in the Lot 2 and 3 and the SE 1/4
NW 1/4 and NE 1/4 SW 1/4 of Sections 26,
Township 11 South, Range 101 West of the
6th P.M.

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Grand Junction, CO 81501
(970) 245-4169 Fax (970) 245-4674

DESIGNED	FIELD APPROVAL	BKH
DRAWN	RRM	TECHNICAL APPROVAL
CHECKED	CDC	APPROVED
PREPARED FOR:	Perigrine LLC	JOB NO. 04-01