

BOULDERS SUBDIVISION

A Replat of Lot 2, Greenbelt Subdivision and Part of the SE1/4 Section 7, T1S, R1W, UM City of Grand Junction, Mesa County, Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Peak Construction Specialists, Inc., a Colorado Corporation, is the owner of that real property located in part of the Southeast Quarter Section 7, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Warranty Deed Book 4019, Page 873, Mesa County records.)

Commencing at the South Quarter corner of Section 7, Township 1 South Range 1 West of the Ute Meridian, whence the Northwest corner of the Southeast Quarter of said Section 7 bears North 00 degrees 24 minutes 59 seconds West, a distance of 2643.48 feet for a basis of bearings, with all bearings contained herein relative thereto; thence North 00 degrees 24 minutes 59 seconds West, a distance of 1707.10 feet to the Southwest corner of Pine Terrace Subdivision, as shown in Plat Book 14, Page 157, Mesa County records; thence South 89 degrees 56 minutes 19 seconds East, a distance of 279.26 feet, along the South line of said Pine Terrace Subdivision; thence South 00 degrees 03 minutes 41 seconds West, a distance of 50.00 feet to the Northwest corner of Lot 1, Greenbelt Subdivision, as shown on plat recorded in Book 3671, Page 249, Mesa County records; thence along the North line of said Lot 1, Greenbelt Subdivision the following three (3) courses; (1) South 89 degrees 56 minutes 19 seconds East, a distance of 51.16 feet; (2) South 64 degrees 56 minutes 19 seconds East, a distance of 71.23 feet; (3) South 82 degrees 22 minutes 20 seconds East, a distance of 13.26 feet to the POINT OF BEGINNING; thence South 82 degrees 22 minutes 20 seconds East, a distance of 606.46 feet, to a point on the West right-of-way line of Redlands Parkway, a variable width right-of-way, as described in Book 1358, Pages 883 and 884; thence, along said West right-of-way line of Redlands Parkway the following four (4) courses: (1) South 36 degrees 51 minutes 51 seconds West, a distance of 10.89 feet; (2) South 35 degrees 36 minutes 45 seconds West, a distance of 124.96 feet; (3) along a curve to the left, having a delta angle of 16 degrees 15 minutes 04 seconds, a radius of 1004.93 feet, an arc length of 285.03 feet, a chord length of 284.08 feet, and chord bearing of South 28 degrees 44 minutes 19 seconds West; (4) South 21 degrees 51 minutes 54 seconds West, a distance of 88.85 feet, to a point at the Northeastly corner of Lot B, Hartle Subdivision, as shown on Plat recorded in Plat Book 15, Page 85, Mesa County records; thence, along the North line of said Lot B, Hartle Subdivision the following two (2) courses: (1) North 72 degrees 56 minutes 19 seconds West, a distance of 151.23 feet; (2) North 56 degrees 03 minutes 19 seconds West, a distance of 128.84 feet, to the Southeast corner of Lot 1, Kronvall Subdivision, as shown on plat recorded in Book 3602, page 477, Mesa County records; thence along the East line and North line of said Lot 1, Kronvall Subdivision the following two (2) courses: (1) North 16 degrees 49 minutes 27 seconds East, a distance of 151.81 feet; (2) North 62 degrees 53 minutes 50 seconds West, a distance of 203.26 feet; thence along the East line of aforementioned Lot 1, Greenbelt Subdivision, North 12 degrees 11 minutes 52 seconds East, a distance of 172.01 feet to the Point of Beginning.

Said parcel containing an area of 4.230 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 BOULDERS SUBDIVISION, 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 granted to the City of Grand Junction for the use of the public forever.

All Access Prohibited Easements (Barrier Line Easements) dedicated to the City of Grand Junction as perpetual easements for the purpose of control and jurisdiction over access rights. Direct access is denied to the street or public way.

All Utility Easements are granted 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 Multipurpose Easements are granted 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 Irrigation and Drainage Easements are granted to the Boulders Homeowners Association, hereby platted as perpetual easements for conveying runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas and the maintenance and repair of private irrigation systems.

38 foot by 24 foot Emergency Access Easement to the City of Grand Junction for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.

Tracts A and B are granted to the Boulders Homeowners Association, hereby platted for the purpose of the Homeowners Association uses, including but not limited to landscaping, fencing, signage, utilities, irrigation, drainage, and other uses as it sees fit.

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 prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owner, Peak Construction Specialists, Inc., a Colorado Corporation, has caused their name to be hereunto subscribed this 14th day of November, A.D. 2005.

by: Milo R. Johnson (title) President
for: Peak Construction Specialists, Inc., a Colorado Corporation

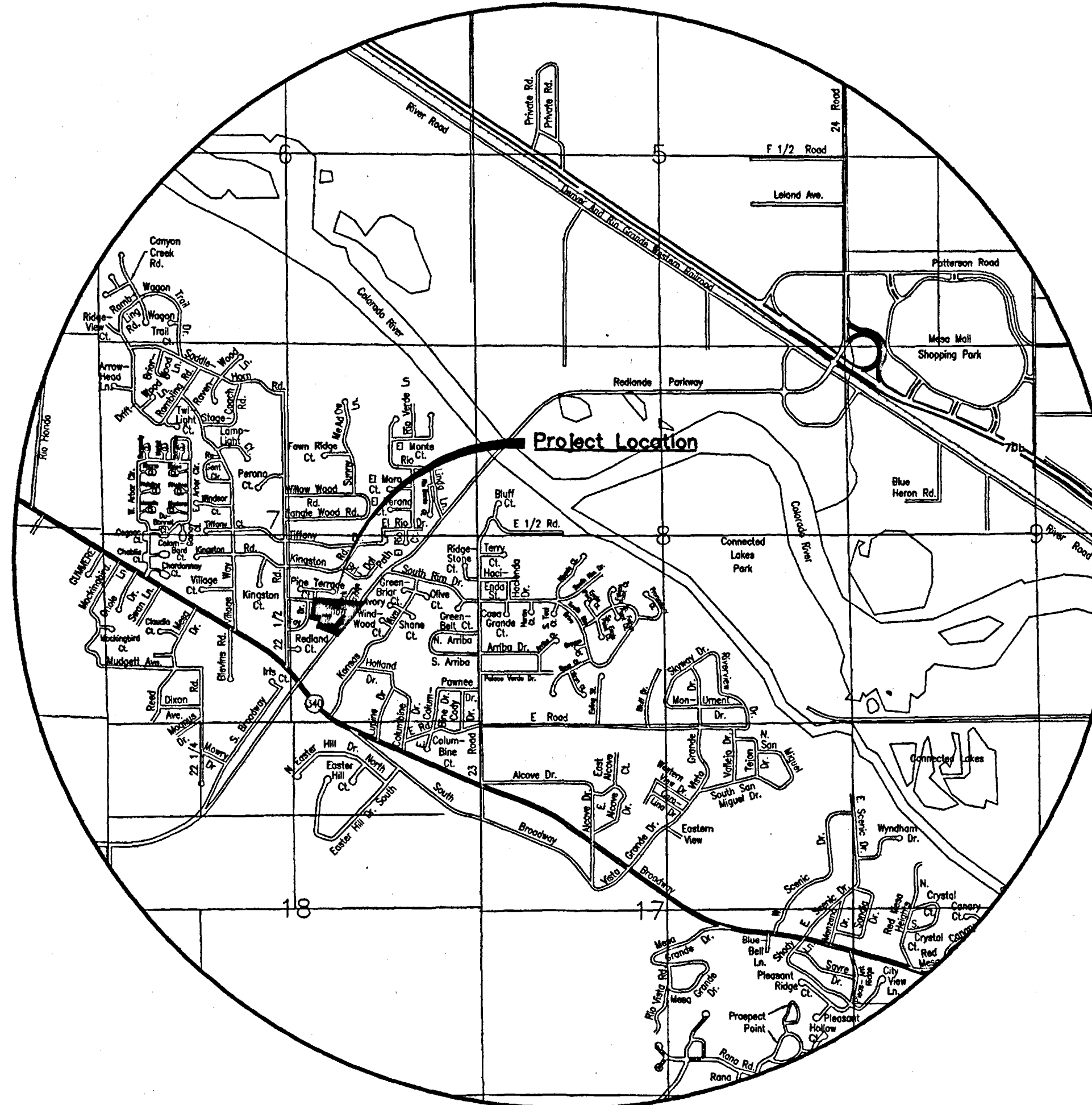
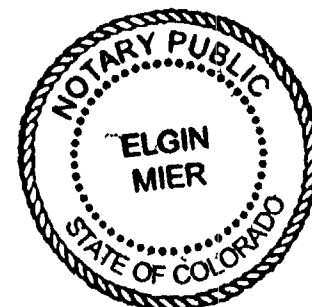
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Milo R. Johnson (title)
President for Peak Construction Specialists, Inc., a Colorado Corporation

this 14th day of November, A.D. 2005.
Witness my hand and official seal:

Elgin Mier
Notary Public
My Commission Expires 5/30/2007



VICINITY MAP
Not to Scale

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

We, Abstract & Title Co. of Mesa County, 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 Peak Construction, 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.

Date: 11/15/05 by: Scott Williams Name And Title
for: Abstract & Title Co. of Mesa County Name of Title Company

GENERAL NOTES

The Declaration of Covenants and Restrictions are recorded at Book 4040, Pages 609-634, Mesa County Records.

Basis of bearings is the West line of the SE1/4 of Section 7 which bears North 00 degrees 24 minutes 59 seconds West, a distance of 2643.48 feet, established by observation of the MCGPS 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".

Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc., Commitment No. 00914520 C, dated May 9, 2005.

All 10' Drainage Easements are centered on each lot line as shown, being five feet each side of the lot line.

No Access to Redlands Parkway Allowed from Lots 1 - 6, Block 2. The Access Prohibited Easement is referred to on the plat as a "Barrier Easement". It is defined as the common line between Lots 1 - 6, Block 2 and Redlands Parkway.

FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type
4040	635	Recording Memorandum

CITY OF GRAND JUNCTION APPROVAL

This plat of BOULDERS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 14th day of November, A.D., 2005.

City Manager: [Signature]

President of City Council: [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 10:33 o'clock A.M., November 18, A.D., 2005, and was duly recorded in Book 4040 Page No. 635 Reception No. 2287403 Drawer No. RR-73 Fees: 20.00 + 1.00

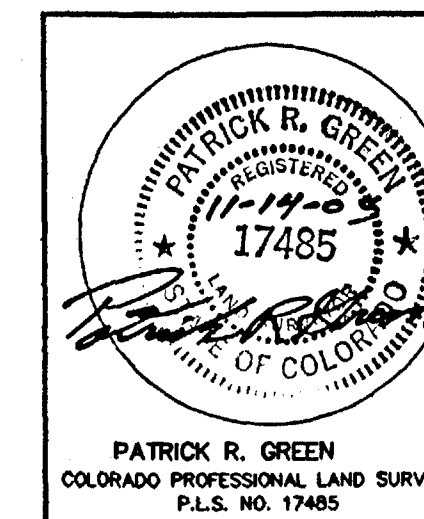
Clerk and Recorder

By: _____
Deputy

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of BOULDERS SUBDIVISION, 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 same. 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 Nov. 14, 2005



BOULDERS SUBDIVISION	
SE1/4 SECTION 7 T1S, R1W, UTE MERIDIAN MESA COUNTY, COLORADO	
LANDesign	
ENGINEERS • SURVEYORS • PLANNERS 244 NORTH 7th STREET GRAND JUNCTION, COLORADO 81501 (970) 245-4099	
PROJ NO. 2004-100	SURVEYED [DRAWN] CHECKED SHEET
DATE: May, 2005	RSK PRG 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 CERTIFICATION SHOWN HEREON.

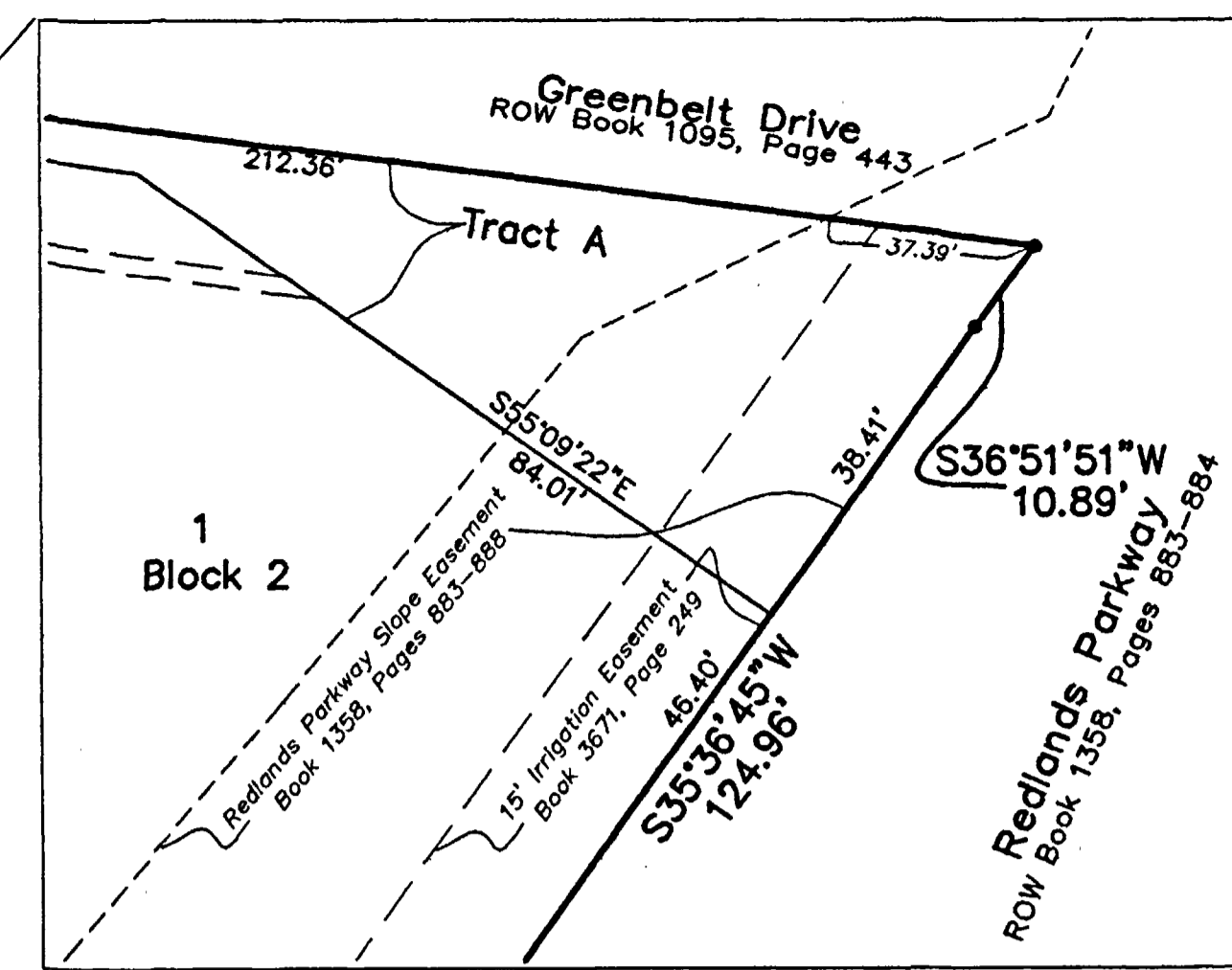
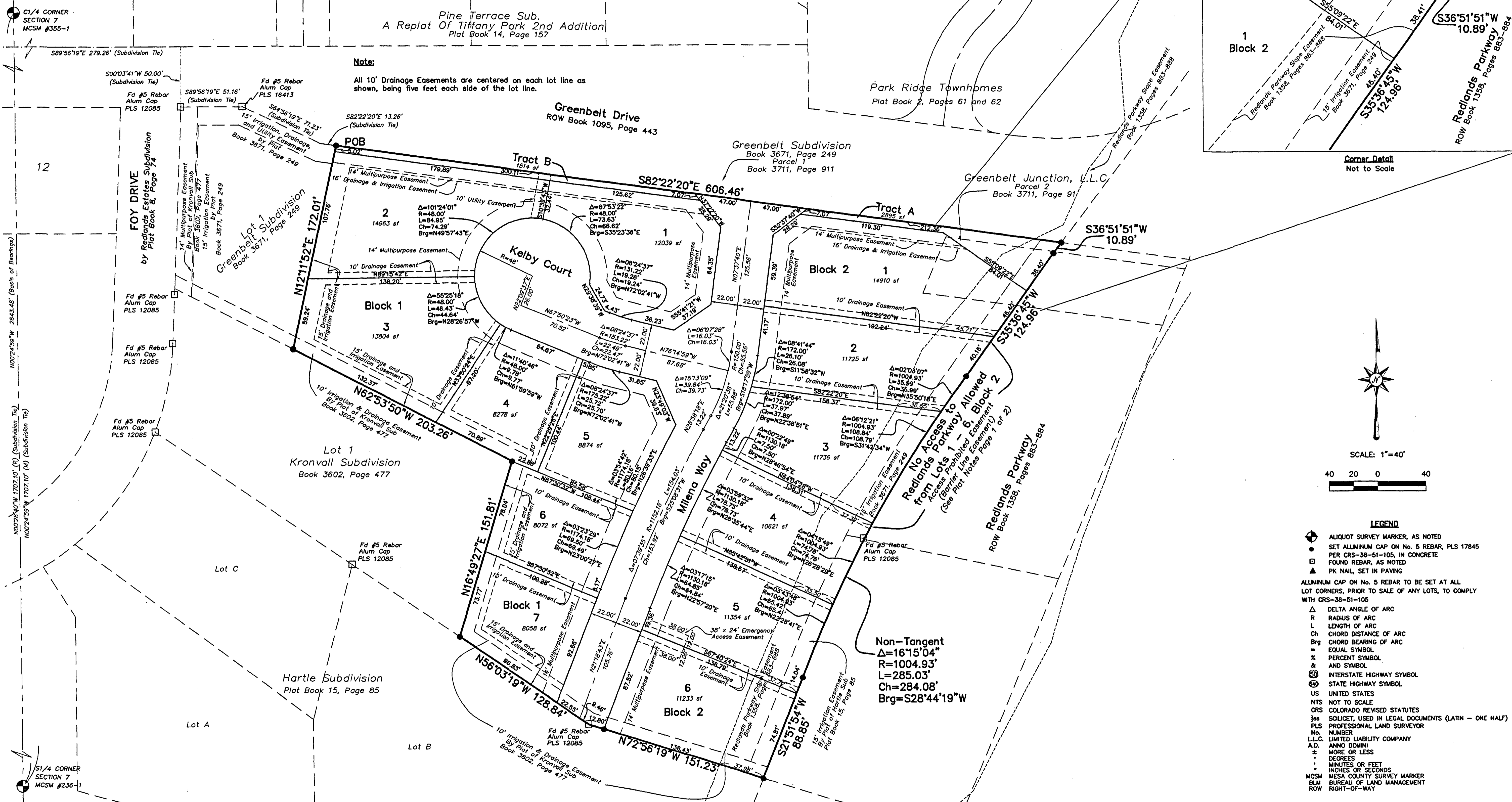
BOULDERS SUBDIVISION

A Replat of Lot 2, Greenbelt Subdivision and Part of the SE1/4 Section 7, T1S, R1W, UM City of Grand Junction, Mesa County, Colorado

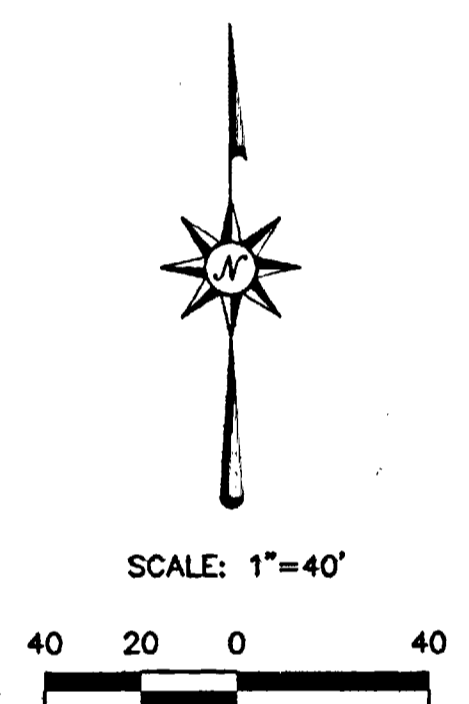
Pine Terrace Sub.
A Replat of Tiffany Park 2nd Addition
Plat Book 14, Page 157

Note:

All 10' Drainage Easements are centered on each lot line as shown, being five feet each side of the lot line.



Corner Detail
Not to Scale



- LEGEND**
- ALLOT 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 PAVING
 - 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
 - DELTA ANGLE OF ARC
 - RADIUS OF ARC
 - LENGTH OF ARC
 - CHORD DISTANCE OF ARC
 - CHORD BEARING OF ARC
 - EQUAL SYMBOL
 - PERCENT SYMBOL
 - AND SYMBOL
 - INTERSTATE HIGHWAY SYMBOL
 - STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR 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

Non-Tangent
 $\Delta=16^{\circ}15'04''$
 $R=1004.93'$
 $L=285.03'$
 $Ch=284.08'$
 $Brg=S28^{\circ}44'19''W$

AREA SUMMARY

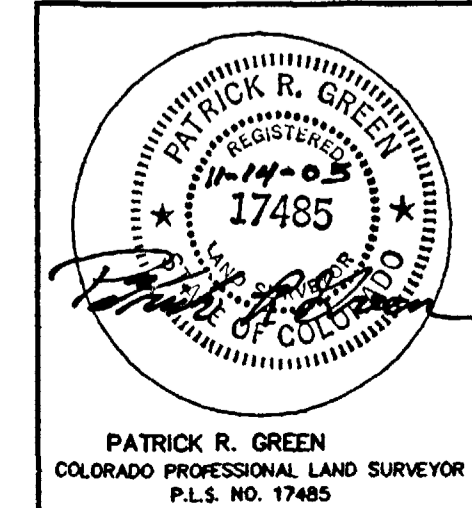
LOTS	=	3.344 Acres	79.05%
TRACTS	=	0.101 Acres	2.39%
ROAD ROW	=	0.785 Acres	18.56%
TOTAL	=	4.230 Acres	100.00%

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BOULDERS SUBDIVISION
 SE1/4 SECTION 7
 T1S, R1W, UTE MERIDIAN
 MESA COUNTY, COLORADO

LANDesign
 ENGINEERS • SURVEYORS • PLANNERS
 244 NORTH 7th STREET
 GRAND JUNCTION, COLORADO 81501 (970) 245-4089

PROJ NO. 2004-100	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: May, 2005	RSK	PRG		2	2