

BROOKWILLOW VILLAGE

PLANNED UNIT DEVELOPMENT

A RESUBDIVISION OF LOT 2, A & B HALL MINOR SUBDIVISION, PLAT BOOK 15, PAGE 54
SITUATED IN SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

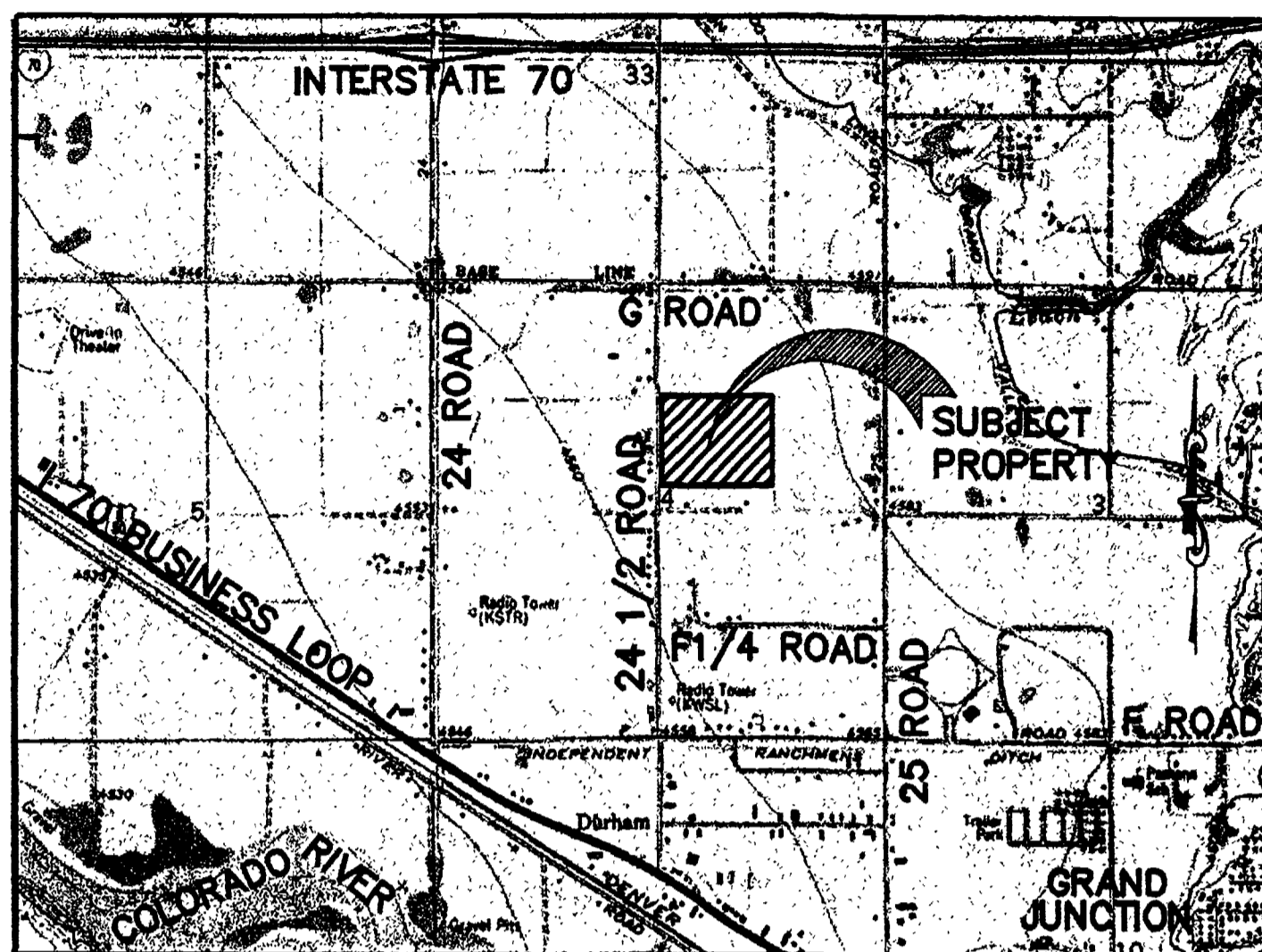
SHEET 1 OF 7

CONVEYANCE DOCUMENTS: (FOR CITY USE ONLY)

IRRIGATION EASEMENTS (HOA)	BOOK	PAGE
TRACT A (HOA)	BOOK	PAGE
TRACT B (HOA)	BOOK	PAGE
TRACT C (HOA)	BOOK	PAGE
TRACT D (HOA)	BOOK	PAGE
TRACT E (HOA)	BOOK	PAGE
TRACT F (HOA)	BOOK	PAGE
TRACT G (HOA)	BOOK	PAGE
TRACT H (HOA)	BOOK	PAGE
TRACT I (HOA)	BOOK	PAGE
TRACT J (HOA)	BOOK	PAGE
TRACT K (HOA)	BOOK	PAGE
TRACT L (HOA)	BOOK	PAGE
TRACT M (HOA)	BOOK	PAGE
TRACT N (HOA)	BOOK	PAGE
TRACT O (HOA)	BOOK	PAGE

CITY OF GRAND JUNCTION USE

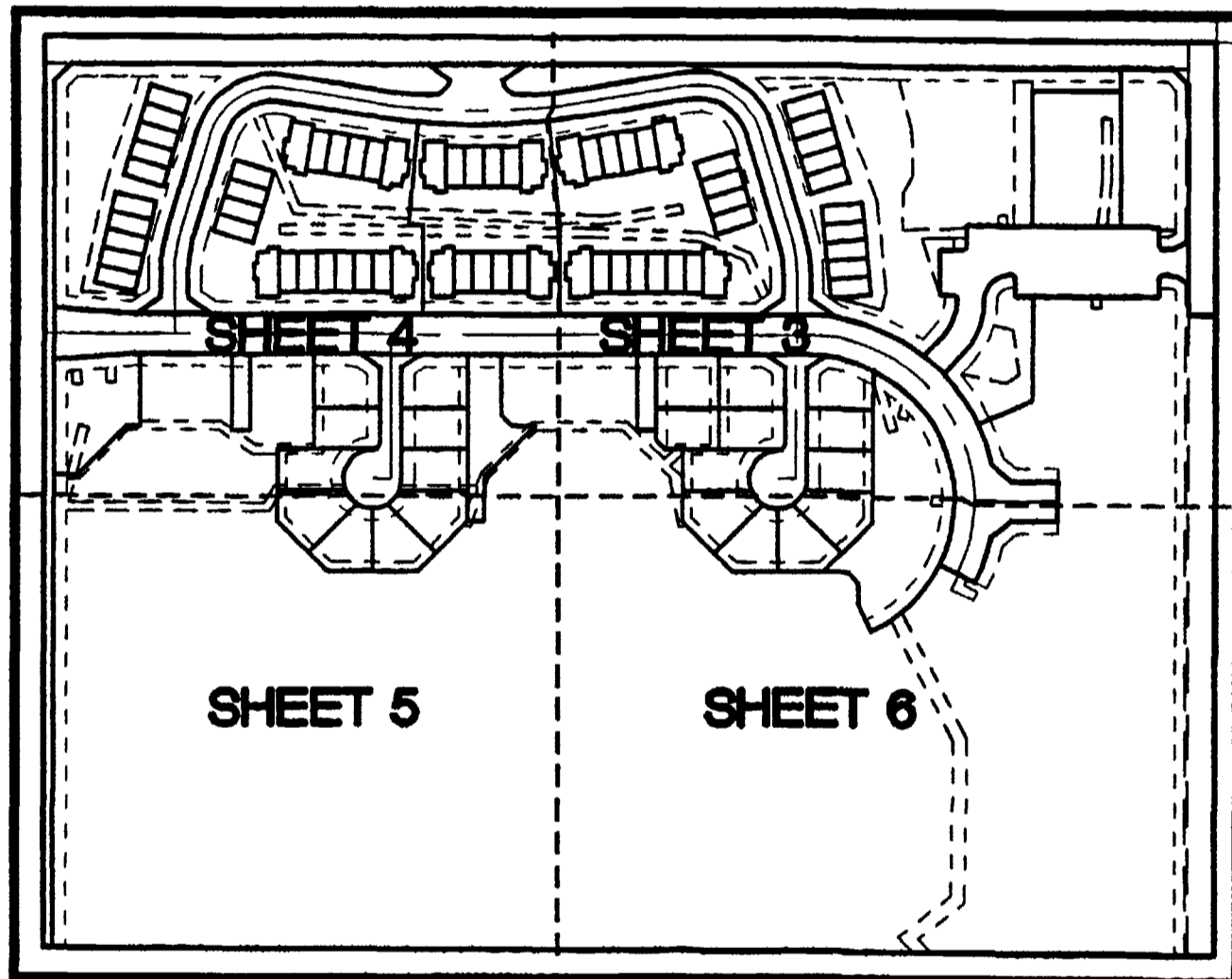
ADDITIONAL INSTRUMENTS DOCUMENTING PROPERTY INTERESTS AND RIGHTS OF OTHERS RELATIVE TO THE LANDS PLATTED HEREON ARE RECORDED AS FOLLOWS:



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

SHEET 1	NOTES, CHARTS AND CERTIFICATIONS
SHEET 2	BOUNDARY AND MONUMENTS
SHEET 3	NORTHEAST QUADRANT
SHEET 4	NORTHWEST QUADRANT
SHEET 5	SOUTHWEST QUADRANT
SHEET 6	SOUTHEAST QUADRANT
SHEET 7	GCE AND LCE EXHIBIT



KEY MAP
SCALE: 1" = 200'

LAND USE SUMMARY

	ACRES±	PERCENT±
TOTAL LOT AREA	3,750 ACRES±	12.48%
TOTAL TRACT AREA	7,121 ACRES±	23.70%
TOTAL PUBLIC RIGHT-OF-WAY AREA	2,617 ACRES±	8.71%
TOTAL OPEN SPACE TRACT AREA	5,439 ACRES±	18.10%
TOTAL DEVELOPED AREA	13,488 ACRES±	44.90%
TOTAL BLOCK AREA (FUTURE DEVELOPMENT)	16,556 ACRES±	55.10%
TOTAL AREA	30,045 ACRES±	100.00%

LEGEND

•	SET PROPERTY CORNER LS# 37935
M.P.E	MULTIPURPOSE EASEMENT
IRR	IRRIGATION EASEMENT
S.F.	SQUARE FEET
AC.	ACRES
GJDD	GRAND JUNCTION DRAINAGE DISTRICT
NO.	NUMBER
SEC.	SECTION
MCSM	MESA COUNTY SURVEY MONUMENT
WC	WITNESS CORNER
LS	LAND SURVEYOR
(TYP.)	TYPICAL
FT.	FEET
R.O.W.	RIGHT-OF-WAY

NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N 00°01'44" E BETWEEN THE CENTER QUARTER CORNER OF SECTION FOUR AND THE NORTH CENTER SIXTEENTH CORNER OF SECTION FOUR BOTH ARE A 3" DIAMETER MESA COUNTY SURVEY MONUMENT BRASS CAPS IN PLACE.
2. THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS CONTAINED IN AN INSTRUMENT RECORDED IN BOOK 4132 AT PAGE 20-20 AS RECEPTION NUMBER 2311973, AND EASEMENTS OF RECORD OR IN PLACE.
3. DATE OF SURVEY WAS DECEMBER 11, 2003.
4. THIS MAP IS BASED ON THE RECORDED PLAT OF A & B HALL MINOR SUBDIVISION RECORDED MARCH 25, 1996 IN BOOK 15, PAGE 54 AS RECEPTION NO 1750884, IN THE MESA COUNTY CLERK AND RECORDERS OFFICE, CORNERS FOUND IN PLACE, AND THE TITLE COMMITMENT PREPARED BY MERIDIAN LAND TITLE, LLC, GRAND JUNCTION, COLORADO, FILE NO 73112, DATED MAY 16, 2005 AND FILE NO 73112, DATED FEBRUARY 27, 2006.
5. BUILDING AND BUILDING ENVELOPES SHOWN HEREON ARE BASED ON ARCHITECTURAL PLANS PROVIDED BY THE ARCHITECT

TITLE CERTIFICATION

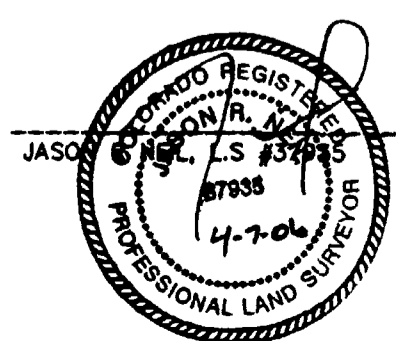
WE, MERIDIAN LAND TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO **DARTER, LLC - A COLORADO LIMITED LIABILITY COMPANY**, THAT THE CURRENT 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: 4-7-2006 BY: [Signature]
LAWRENCE D. VENT, TITLE EXAMINER
MERIDIAN LAND TITLE, LLC

SURVEYOR'S CERTIFICATE

I, JASON R NEIL, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF BROOKWILLOW VILLAGE P.U.D., AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON; THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 7th DAY OF April, A.D. 2006



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, DARTER, LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE SW 1/4 NE 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, EVIDENCE OF OWNERSHIP OF WHICH IS DEMONSTRATED IN AN INSTRUMENT RECORDED AT BOOK 4006, PAGE 842, OF THE MESA COUNTY RECORDS, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, A & B HALL MINOR SUBDIVISION THEREOF RECORDED ON MARCH 25, 1996 IN PLAT BOOK 15 AT PAGE 54 AS RECEPTION NO 1750884 IN THE MESA COUNTY CLERK AND RECORDERS OFFICE. SAID PARCEL CONTAINS 1,308,760,200 SQUARE FEET, 30.045 ACRES MORE OR LESS.

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 BROOKWILLOW VILLAGE, 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:

1. THE FOLLOWING RIGHT-OF-WAYS: 24 1/2 ROAD, 24 3/4 ROAD, F 3/4 ROAD AND BROOKWILLOW LOOP ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER
2. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N AND O ARE GRANTED BY SEPARATE INSTRUMENT TO THE BROOKWILLOW VILLAGE HOMEOWNERS ASSOCIATION. SUCH TRACTS ARE SUBJECT TO MULTIPURPOSE EASEMENTS AS DEFINED AND DEDICATED HEREON.
3. ALL MULTIPURPOSE EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF 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, TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURES.
4. 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, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, EQUIVALENT OTHER PUBLIC PROVIDERS AND APPURTENANT FACILITIES.
5. ALL DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED BY SEPARATE INSTRUMENT TO THE BROOKWILLOW VILLAGE HOMEOWNERS ASSOCIATION AS PERPETUAL NONEXCLUSIVE EASEMENTS 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 ARE HEREBY DEDICATED TO THE CITY OF GRAND JUNCTION SUBJECT TO THE MAINTENANCE OBLIGATIONS OF THE BROOKWILLOW VILLAGE HOMEOWNERS ASSOCIATION.
6. ALL IRRIGATION EASEMENTS SHOWN HEREON ARE GRANTED BY SEPARATE INSTRUMENT TO THE BROOKWILLOW VILLAGE HOMEOWNERS ASSOCIATION AS PERPETUAL NONEXCLUSIVE EASEMENTS.
7. 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.

SAID OWNER FURTHER CERTIFIES THAT ALL LIEN HOLDERS, IF ANY, ARE REPRESENTED HEREON.

IN WITNESS WHEREOF SAID OWNER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS

11 DAY OF April, A.D., 2006

OWNER: DARTER, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature]
MANAGER

STATE OF COLORADO)
)SS
COUNTY OF MESA)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF

April, A.D., 2006, BY TERRY LAWRENCE, AS MANAGER OF DARTER, LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: 4-21-09

WITNESS MY HAND AND SEAL

[Signature]
NOTARY PUBLIC



My Commission Expires 04/21/09

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY DESCRIBED AS BROOKWILLOW VILLAGE, PLANNED UNIT DEVELOPMENT, A RESUBDIVISION OF LOT 2, A & B HALL MINOR SUBDIVISION IN GRAND JUNCTION AS RECORDED IN BOOK 15, PAGE 54, PUBLIC RECORDS OF MESA COUNTY, COLORADO, 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 INTEREST WHICH IS RECORDED IN BOOK 4006, PAGE 843 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATION SHOWN THEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF April, A.D., 2006

BY: [Signature] FOR: FIRST UNITED BANK, N.A.
TITLE: SENIOR VICE PRESIDENT

STATE OF COLORADO)
)SS
COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF April, 2006 A.D., BY Arnold Park, SUP

WITNESS MY HAND AND OFFICIAL SEAL:

[Signature]
NOTARY PUBLIC



ADDRESS: 5095 E. Beilweh Ave Englewood CO 80111
MY COMMISSION EXPIRES: 3-30-08

CITY APPROVAL

THIS PLAT OF BROOKWILLOW VILLAGE, A PLAT OF A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS 10 DAY OF April, A.D., 2006.

BY: [Signature] CITY MANAGER [Signature] MAYOR

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AT 2:52 O'CLOCK P. M., ON THE 17th DAY OF April, 2006 A.D., AND IS DULY RECORDED IN BOOK 4135, PAGE 855-861 AS RECEPTION NO. 2311973 Amount 55.0

ATTEST: _____
CLERK AND RECORDER

BY: _____
DEPUTY

CALL CITY OF GRAND JUNCTION
 1-800-922-1987
 OR 970-243-1111
 CALL 24 HOURS A DAY IN ADVANCE
 BEFORE YOU DIG. GRADE OR
 UNDERGROUND MEMBER UTILITIES

NO.	DATE	REVISION	BY

DRAWN BY: JLM
 CHECKED BY: JRN
 DATE: 4/7/06
 FILE: FPLAT

HIGH COUNTRY ENGINEERING, INC.
 14 INVERNESS DRIVE EAST, STE. F-120, ENGLEWOOD, CO 80112
 PHONE (303) 925-0844 FAX (303) 925-0547
 1517 BLAKE AVENUE, STE. 101, GLENWOOD SPRINGS, CO 81601
 PHONE (970) 848-8676 FAX (970) 848-2355
 WWW.HCEING.COM

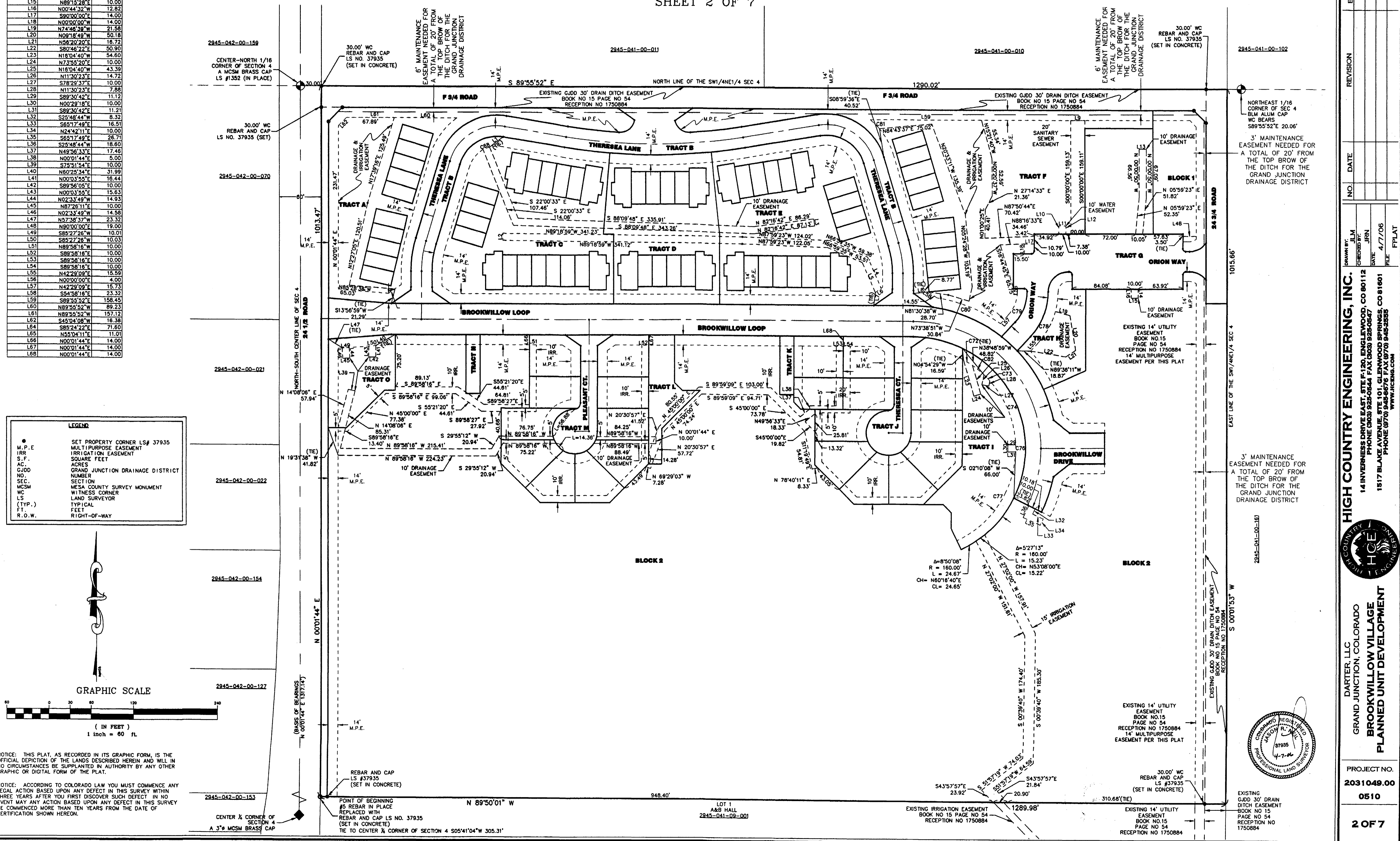
BROOKWILLOW VILLAGE

PLANNED UNIT DEVELOPMENT

A RESUBDIVISION OF LOT 2, A & B HALL MINOR SUBDIVISION, PLAT BOOK 15, PAGE 54
SITUATED IN SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN
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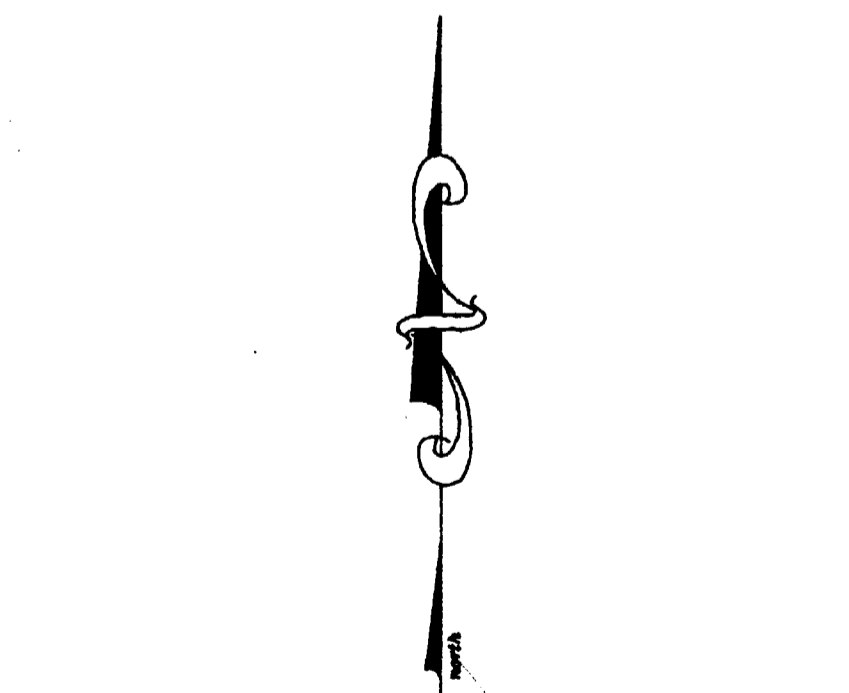
SHEET 2 OF 7

LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD
L1	N52°53'20"E	24.14	C68	14°00'36"	41.00	10.03	S68°30'13"W	10.00	
L2	N00°41'01"E	10.00	C70	10°33'06"	787.00	144.94	N89°23'46"E	144.73	
L3	S07°43'18"E	10.00	C72	5°54'00"	146.00	15.03	N57°47'29"W	15.03	
L4	N23°11'00"W	48.85	C73	4°45'26"	148.01	12.12	N44°08'01"W	12.12	
L5	N23°11'00"W	48.85	C74	39°45'04"	148.00	101.29	N21°50'48"W	88.27	
L6	S85°01'44"W	10.22	C78	3°55'29"	146.00	10.00	N00°00'28"W	10.00	
L7	S08°29'52"W	18.68	C77	42°14'27"	146.00	159.88	N33°12'11"E	152.01	
L8	S83°09'36"W	20.98	C78	27°38'11"	107.06	51.84	N28°31'15"E	51.14	
L9	N89°55'52"W	20.00	C79	42°29'09"	50.50	37.45	N211°43'34"E	36.99	
L10	S00°00'00"E	11.40	C80	25°58'56"	218.00	98.86	N88°16'57"W	98.01	
L11	N80°00'00"E	10.00	C81	10°22'58"	99.00	17.94	N43°34'07"W	17.82	
L12	S00°00'00"E	11.40	C82	8°21'44"	148.00	21.31	N50°39'38"W	21.28	



LEGEND

- M.P.E. SET PROPERTY CORNER LS# 37935
- IRR MULTI-PURPOSE EASEMENT
- S.F. IRRIGATION EASEMENT
- AC. SQUARE FEET
- CJDD ACRES
- NO. GRAND JUNCTION DRAINAGE DISTRICT
- SEC. NUMBER
- SEC. SECTION
- MCSM MESA COUNTY SURVEY MONUMENT
- WC WITNESS CORNER
- LS LAND SURVEYOR
- (TYP.) TYPICAL
- FT. FEET
- R.O.W. RIGHT-OF-WAY



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 OR DIGITAL FORM OF THE PLAT.

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.

CALL FOR NOTIFICATION
BOOK NO. 15
PAGE NO. 54
OR 834-0670 IN METRO DENVER
OR 834-0670 IN GRAND JUNCTION
CALL FOR NOTIFICATION
BOOK NO. 15
PAGE NO. 54
OR 834-0670 IN METRO DENVER
OR 834-0670 IN GRAND JUNCTION
CALL FOR NOTIFICATION
BOOK NO. 15
PAGE NO. 54
OR 834-0670 IN METRO DENVER
OR 834-0670 IN GRAND JUNCTION

BY _____

REVISION _____

DATE _____

NO. _____

DRAWN BY: JLM
CHECKED BY: JRN
DATE: 4/7/06
FILE: FPLAT

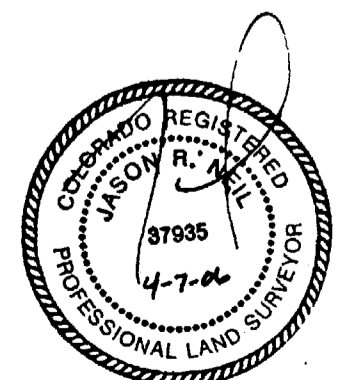
HIGH COUNTRY ENGINEERING, INC.
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1517 BLAKE AVENUE, STE. 101, GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 FAX (970) 945-3555
WWW.HCEINC.COM

DARTER, LLC
GRAND JUNCTION, COLORADO
BROOKWILLOW VILLAGE
PLANNED UNIT DEVELOPMENT

PROJECT NO.
2031049.00

0510

2 OF 7



BROOKWILLOW VILLAGE

PLANNED UNIT DEVELOPMENT

A RESUBDIVISION OF LOT 2, A & B HALL MINOR SUBDIVISION, PLAT BOOK 15, PAGE 54
SITUATED IN SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
SHEET 3 OF 7

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	116°19'00"	182.00'	369.48'	N31°50'30"W	309.22'
C2	90°00'00"	182.00'	285.88'	N45°00'00"W	287.89'
C3	82°17'25"	70.00'	100.94'	N58°06'00"W	92.42'
C4	16°49'02"	150.00'	44.03'	N08°22'47"W	43.87'
C19	88°36'09"	9.00'	13.92'	N44°19'48"E	12.57'
C20	58°17'18"	9.00'	9.16'	N29°10'23"E	8.77'
C21	30°18'51"	9.00'	4.76'	N73°28'27"E	4.71'
C23	111°15'58"	32.00'	62.14'	S32°59'53"W	52.83'
C28	22°39'50"	32.00'	12.66'	N11°21'39"E	12.58'
C29	6°08'35"	180.00'	17.15'	N88°58'49"W	17.15'
C30	19°44'43"	180.00'	55.24'	N73°38'10"W	54.91'
C31	116°19'07"	180.00'	324.82'	N31°50'34"W	271.85'
C32	90°23'49"	180.00'	252.44'	N18°52'55"W	227.08'
C35	13°07'00"	204.00'	46.70'	N17°57'40"W	46.80'
C36	18°56'08"	204.00'	67.36'	N33°58'44"W	67.05'
C37	8°26'01"	204.00'	30.03'	N47°38'18"W	30.00'
C38	30°18'22"	204.00'	107.90'	N67°01'29"W	108.84'
C39	7°48'14"	204.00'	27.84'	N88°05'17"W	27.82'
C40	78°33'44"	204.00'	278.84'	N52°42'02"W	228.41'
C41	42°28'09"	84.50'	42.83'	N21°14'34"E	48.74'
C42	42°07'17"	94.50'	69.47'	N21°25'30"E	67.92'
C43	90°00'00"	4.00'	6.28'	N45°00'00"W	5.66'
C44	89°38'07"	29.00'	45.37'	S45°10'56"W	40.88'
C45	90°00'00"	4.00'	6.28'	N45°00'00"E	5.66'
C46	90°00'00"	4.00'	6.28'	N45°00'00"W	5.66'
C47	90°00'00"	4.00'	6.28'	S45°00'00"W	5.66'
C48	54°09'39"	29.00'	27.41'	N62°55'10"W	28.40'
C49	54°05'54"	29.00'	27.38'	N62°57'03"W	28.38'
C50	90°00'00"	4.00'	6.28'	S45°00'00"E	5.66'
C51	9°09'39"	28.00'	4.48'	S04°33'08"E	4.47'
C52	10°48'46"	28.00'	5.27'	N05°25'07"E	5.28'
C53	16°49'02"	165.00'	48.43'	N08°22'47"W	48.26'
C54	16°49'02"	135.00'	39.62'	N08°22'47"W	39.48'
C55	82°37'25"	85.00'	122.57'	N58°06'00"W	112.23'
C56	82°37'25"	55.00'	79.31'	N58°06'00"W	72.62'
C57	5°33'27"	757.00'	73.43'	N83°22'00"E	73.40'
C71	3°31'56"	787.00'	48.52'	N82°21'15"E	48.51'

LEGEND		
●	SET PROPERTY CORNER LS# 37935	
○	M.P.E.	
—	IRRIGATION EASEMENT	
—	S.F.	SQUARE FEET
—	AC.	ACRES
—	G.U.D.D.	GRAND JUNCTION DRAINAGE DISTRICT
—	NO.	NUMBER
—	SEC.	SECTION
—	M.C.S.M.	MESA COUNTY SURVEY MONUMENT
—	WC	WITNESS CORNER
—	LS	LAND SURVEYOR
—	(TYP.)	TYPICAL
—	R.O.W.	RIGHT-OF-WAY

SEE SHEET 4

SEE SHEET 4

SEE SHEET 6

SEE SHEET 6

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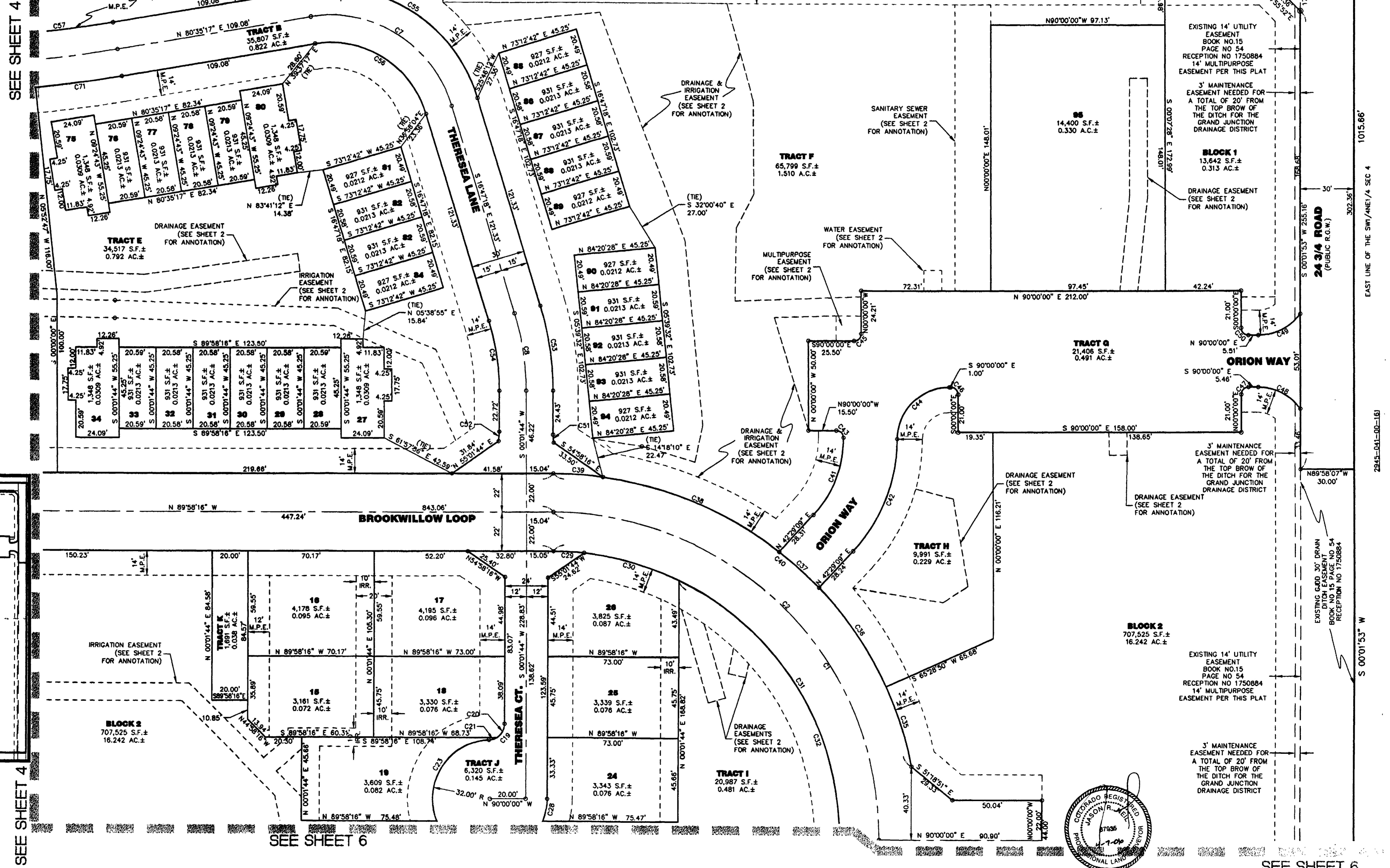
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BROOKWILLOW VILLAGE

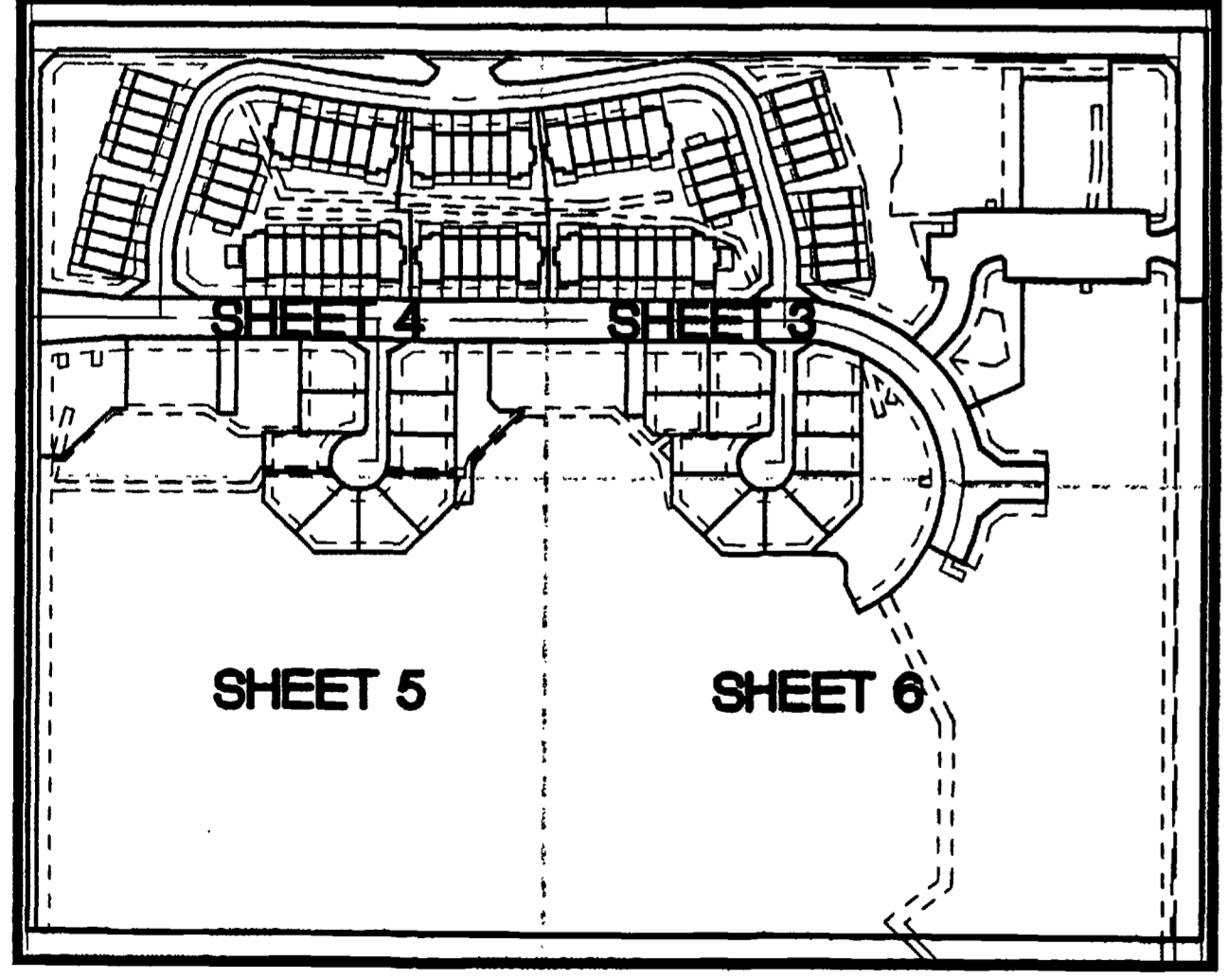
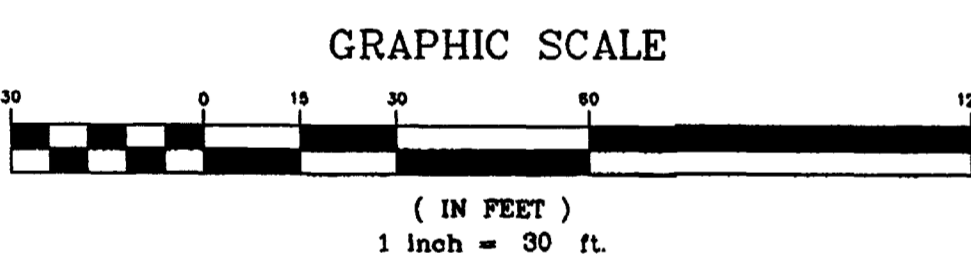
PLANNED UNIT DEVELOPMENT

A RESUBDIVISION OF LOT 2, A & B HALL MINOR SUBDIVISION, PLAT BOOK 15, PAGE 54, RECEPTION NO 1750884
SITUATED IN SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

SHEET 4 OF 7

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C4	16°45'34"	150.00'	43.88'	S08°24'31"W	43.72'
C5	82°37'11"	70.00'	100.94'	S58°05'54"W	92.42'
C6	18°42'12"	774.00'	263.58'	N89°58'53"E	262.44'
C9	88°36'09"	9.00'	13.62'	N44°10'48"E	12.67'
C10	58°17'18"	9.00'	9.15'	N29°10'23"E	8.77'
C11	30°18'51"	9.00'	4.75'	N73°28'27"E	4.71'
C13	111°15'58"	32.00'	62.14'	S32°59'53"W	52.83'
C18	22°39'50"	32.00'	12.66'	N11°21'39"E	12.58'
C58	81°33'02"	21.00'	29.89'	S53°04'45"E	27.43'
C59	18°49'12"	787.00'	258.51'	N89°58'53"E	257.35'
C60	83°48'32"	21.00'	30.77'	N51°56'41"E	28.05'
C61	53°33'32"	792.00'	78.44'	S83°27'12"E	73.42'
C62	82°37'11"	85.00'	122.57'	S58°05'54"W	112.22'
C63	82°37'11"	55.00'	79.31'	S58°05'54"W	72.81'
C64	16°45'34"	135.00'	39.49'	S08°24'31"W	39.35'
C65	16°45'34"	165.00'	48.26'	S08°24'31"W	48.09'
C66	12°03'51"	28.00'	5.90'	S06°00'12"E	5.88'
C67	8°41'24"	28.00'	4.25'	N0°42'28"E	4.24'
C69	4°44'09"	787.00'	65.05'	S82°57'38"E	65.03'
C70	10°33'06"	787.00'	144.94'	N89°23'48"E	144.73'

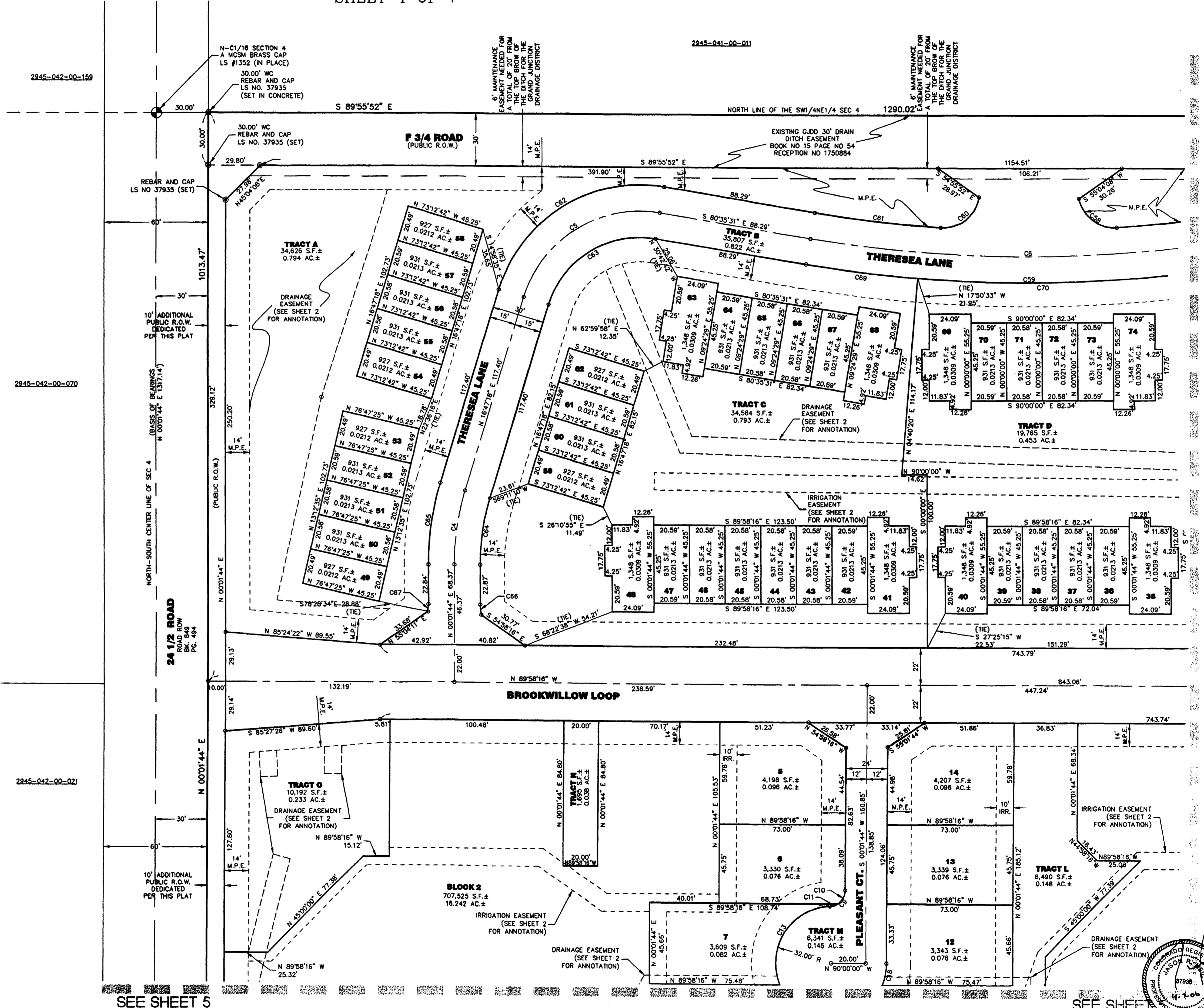
SYMBOL	DESCRIPTION
●	SET PROPERTY CORNER LS# 37935
—	MULTI-PURPOSE EASEMENT
—	IRRIGATION EASEMENT
—	SQUARE FOOT
—	ACRES
—	GRAND JUNCTION DRAINAGE DISTRICT
—	SECTION NUMBER
—	SECTION
—	MESA COUNTY SURVEY MONUMENT
—	WITNESS CORNER
—	LAND SURVEYOR
—	TYPICAL
—	FEET
—	RIGHT-OF-WAY



KEY MAP
SCALE: 1" = 400'

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 OR DIGITAL FORM OF THE PLAT.

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.



2945-042-00-159

2945-042-00-070

2945-042-00-021

SEE SHEET 5

SEE SHEET 6

SEE SHEET 3

SEE SHEET 3

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR 934-06700 IN METRO DENVER
CALL 24 HOURS A DAY IN ADVANCE
BEFORE ANY DIGGING OR DRILLING
UNLESS YOU ARE A MEMBER OF THE
UNDERGROUND UTILITIES

NO.	DATE	REVISION	BY

DRAWN BY: JLM
CHECKED BY: JRN
DATE: 4/7/06
FLAT

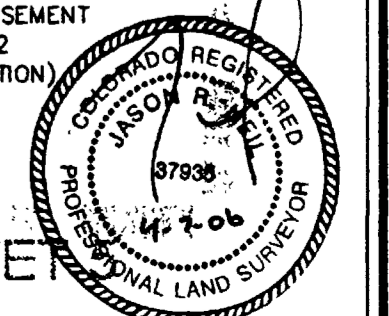
HIGH COUNTRY ENGINEERING, INC.
14 INVERNESS DRIVE EAST, STE F-120, ENGLEWOOD, CO 80112
PHONE (303) 925-0844 FAX (303) 925-0847
1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8876 FAX (970) 945-5835
WWW.HCEING.COM



DARTER, LLC
GRAND JUNCTION, COLORADO
BROOKWILLOW VILLAGE
PLANNED UNIT DEVELOPMENT

PROJECT NO.
2031049.00
0510

4 OF 7



BROOKWILLOW VILLAGE

PLANNED UNIT DEVELOPMENT

A RESUBDIVISION OF LOT 2, A & B HALL MINOR SUBDIVISION, PLAT BOOK 15, PAGE 54
SITUATED IN SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

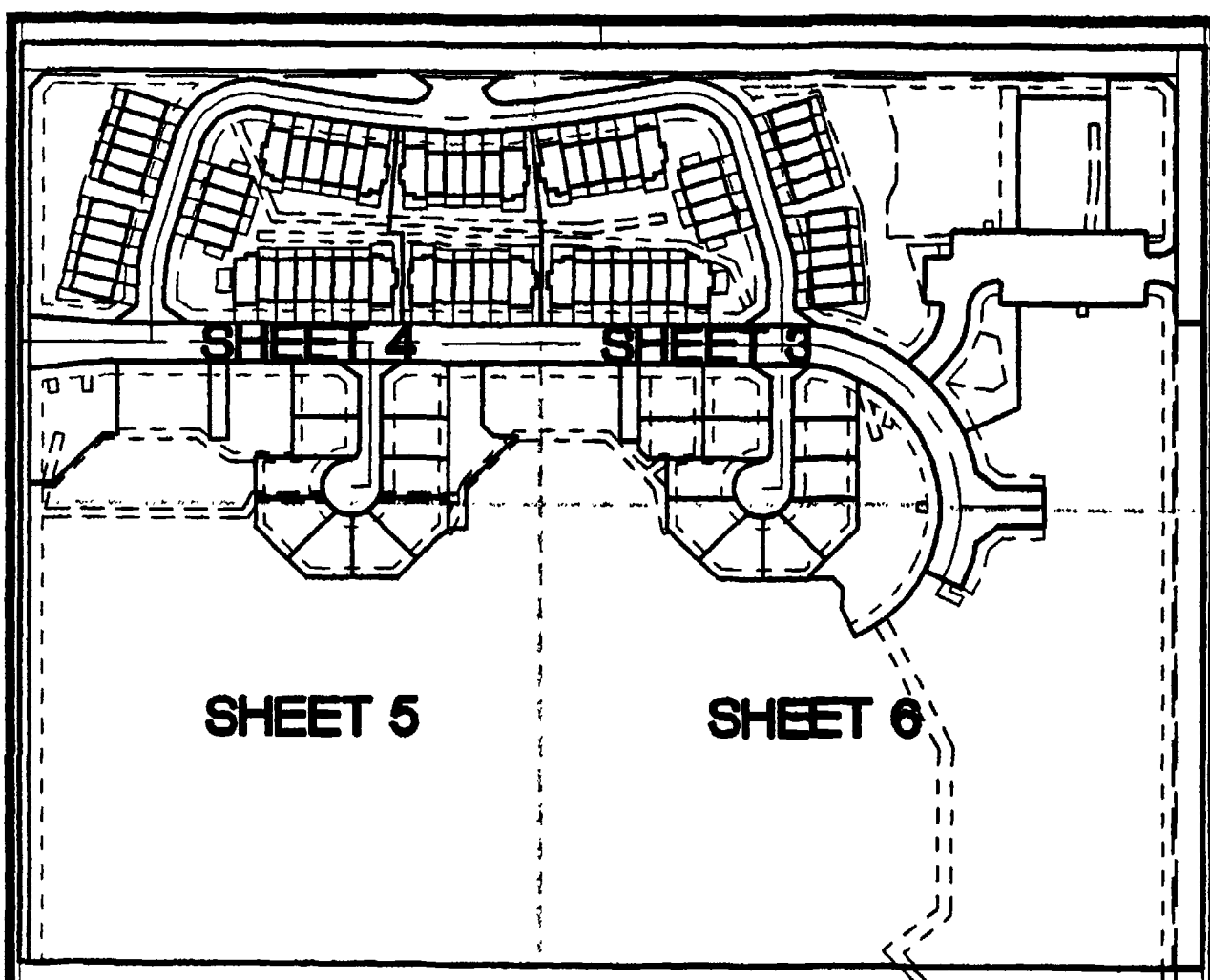
SHEET 5 OF 7
SEE SHEET 4

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C12	268°36'09"	32.00'	150.02'	S45°40'12"E	45.80'
C14	35°50'06"	32.00'	20.01'	S40°33'09"E	18.69'
C15	31°31'48"	32.00'	17.81'	S74°14'06"E	17.39'
C16	31°31'48"	32.00'	17.81'	N74°14'06"E	17.39'
C17	35°46'39"	32.00'	19.99'	N40°34'53"E	19.66'

LEGEND	
●	SET PROPERTY CORNER LS# 37935
M.P.E.	MULTI-PURPOSE EASEMENT
IRR	IRRIGATION EASEMENT
S.F.	SQUARE FEET
AC.	ACRES
GJDD	GRAND JUNCTION DRAINAGE DISTRICT
NO.	NUMBER
SEC.	SECTION
MCSM	MESA COUNTY SURVEY MONUMENT
WC	WITNESS CORNER
LS	LAND SURVEYOR
(TYP.)	TYPICAL
FT.	FEET
R.O.W.	RIGHT-OF-WAY



GRAPHIC SCALE

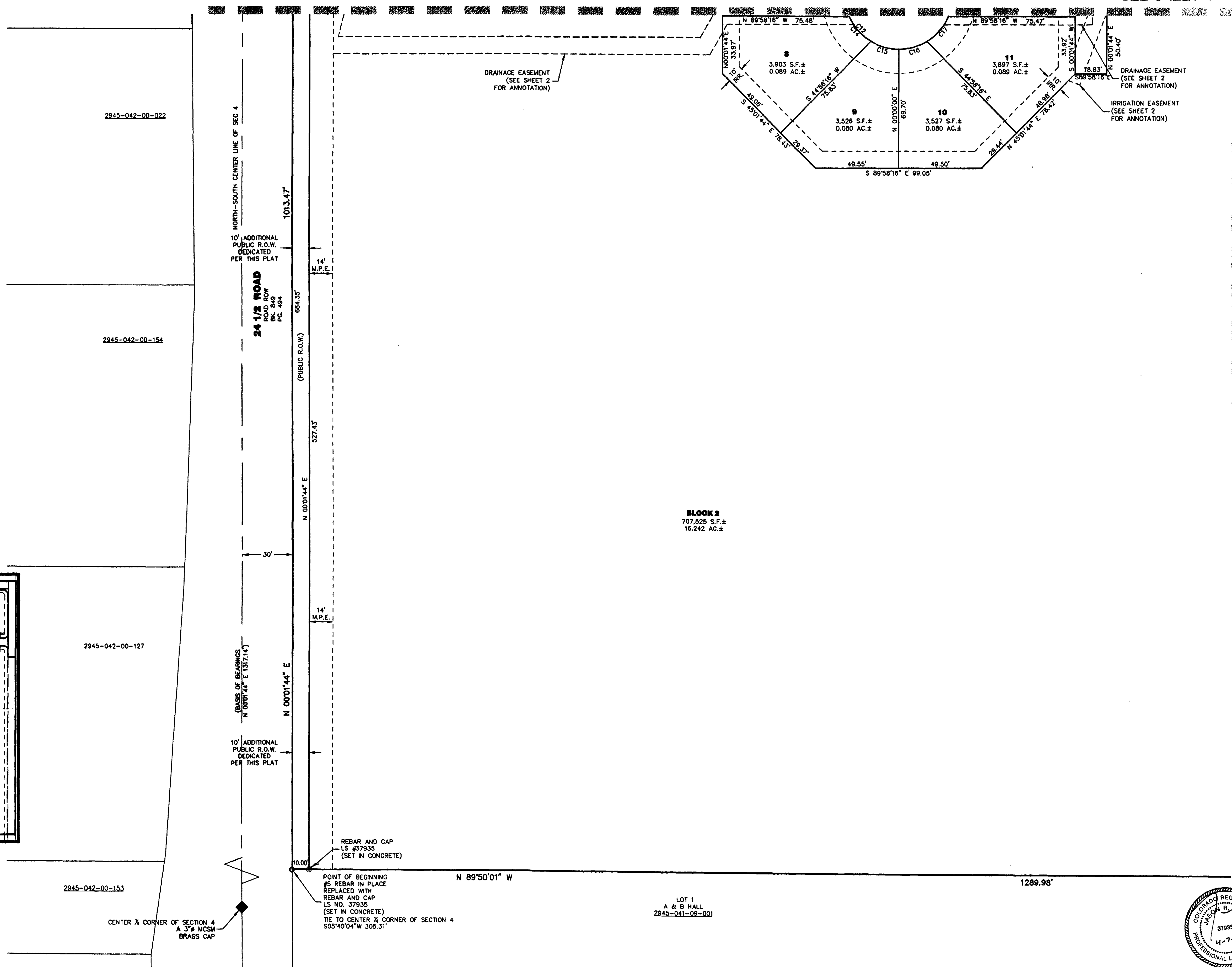


KEY MAP

SCALE: 1" = 400'

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SEE SHEET 4

SEE SHEET 6

SEE SHEET 6

CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 OR 934-06700 IN METRO DENVER CALL BUSINESS DAYS IN ADVANCE TO LOCATE UTILITIES. BE SURE TO HAVE YOUR UNDERGROUND MEMBER UTILITY

NO.	DATE	REVISION	BY

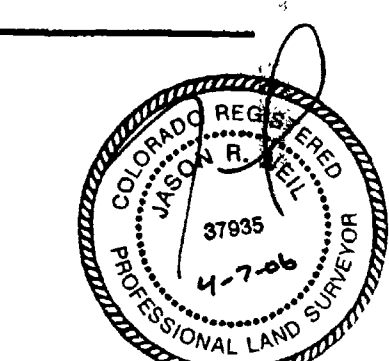
DRAWN BY: JLM
CHECKED: JRN
DATE: 4/7/06
FILE: FPLAT

HIGH COUNTRY ENGINEERING, INC.
14 INVERNESS DRIVE EAST, STE. F-120, ENGLEWOOD, CO 80112
PHONE (303) 925-0544 FAX (303) 925-0547
1517 BLAKE AVENUE, STE. 101, GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 FAX (970) 945-2855
WWW.HICENG.COM



DARTER, LLC
GRAND JUNCTION, COLORADO
BROOKWILLOW VILLAGE
PLANNED UNIT DEVELOPMENT

PROJECT NO.
2031049.00
0510
5 OF 7



BROOKWILLOW VILLAGE

PLANNED UNIT DEVELOPMENT

A RESUBDIVISION OF LOT 2, A & B HALL MINOR SUBDIVISION, PLAT BOOK 15, PAGE 54
 SITUATED IN SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 SHEET 7 OF 7

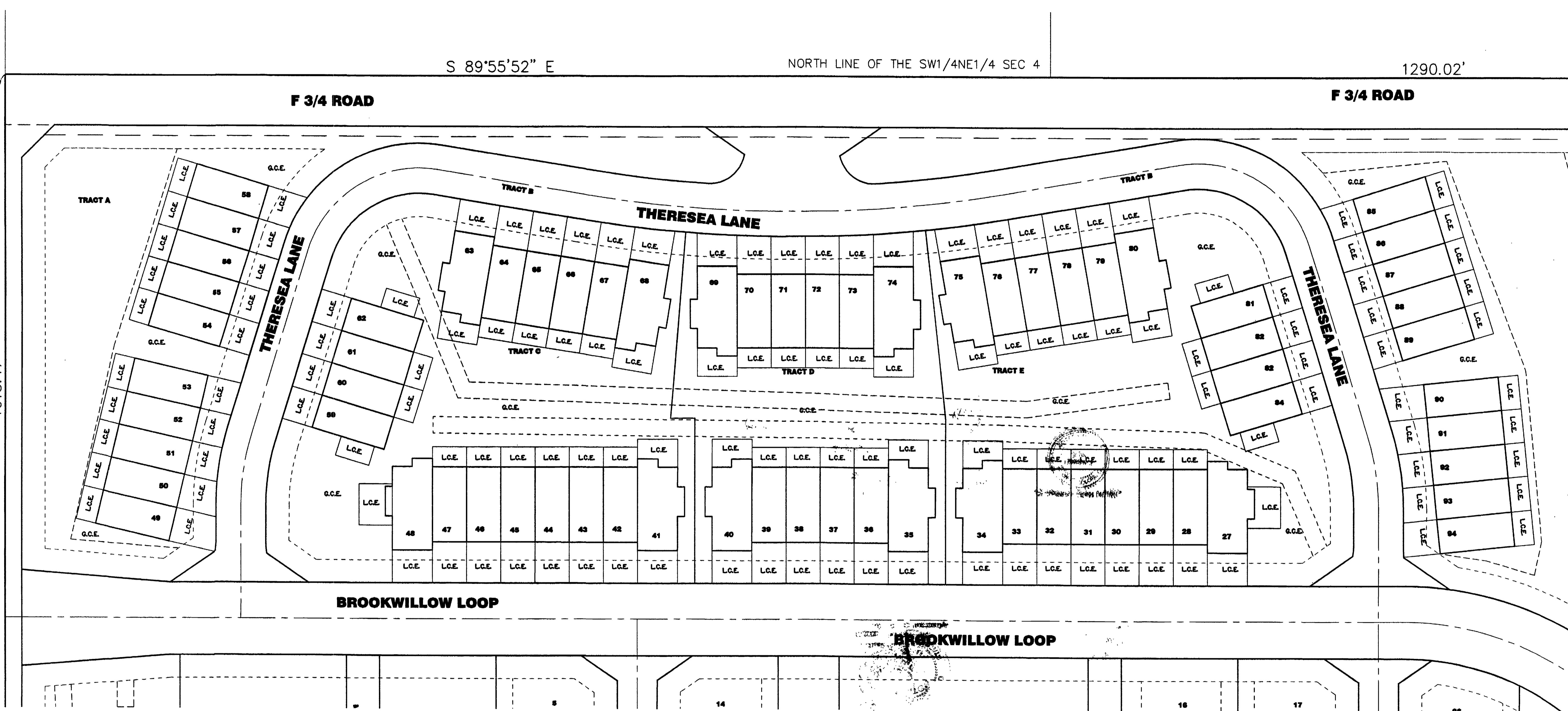
S 89°55'52" E

NORTH LINE OF THE SW1/4NE1/4 SEC 4

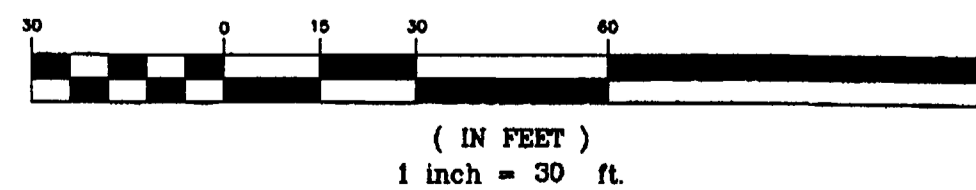
1290.02'

F 3/4 ROAD

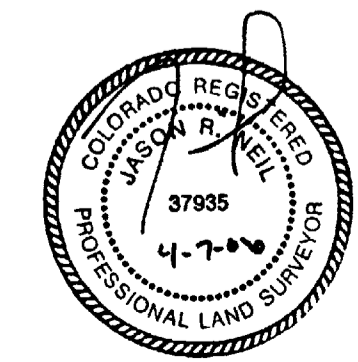
F 3/4 ROAD



GRAPHIC SCALE



LEGEND	
L.C.E.	LIMITED COMMON ELEMENT
G.C.E.	GENERAL COMMON ELEMENT



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 WWW.HICENG.COM

DRAWN BY: JLM
 CHECKED BY: JRN
 DATE: 4/7/06
 FILE: FPLAT

BY: _____
 REVISION: _____
 NO. DATE

DARTER, LLC
 GRAND JUNCTION, COLORADO
BROOKWILLOW VILLAGE
 PLANNED UNIT DEVELOPMENT

PROJECT NO.
2031049.00
0510

7 OF 7