

PRAIRIE VIEW SOUTH SUBDIVISION

(A REPLAT OF LOT 1 IN REPLAT OF VICTORIAN MANOR, RECEPTION NO. 1574940, AND A SUBDIVISION OF A PORTION OF THE SE1/4 NW1/4 SECTION 16, TOWNSHIP ONE SOUTH, RANGE ONE EAST, UTE MERIDIAN)

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Koos Tri-Star South, 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 3916 at Pages 381-382 and in Book 4097 at Page 292 of the Mesa County real property records, and the perimeter being more particularly described as a result of survey as follows:

All of Lot 1, Replat of Victorian Manor, TOGETHER WITH a portion of the SW1/4SE1/4NW1/4 of Section 16, Township One South, Range One East of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, both parcels being described by the following perimeter:

Commencing at a Mesa County Survey Marker (MCSM) for the W1/16 Corner on the south line of NW1/4 of said Section 16, whence an MCSM for the NW1/16 Corner of said Section 16 bears N00°01'09"W for a distance of 1319.64 feet; thence N00°01'09"W for a distance of 659.77 feet to the northerly line of the SW1/4SE1/4NW1/4 of said Section 16; thence N89°54'39"E, on and along said northerly line, for a distance of 33.00 feet to the easterly right-of-way line of Dodge Street, also known as D 1/4 Road, as recorded in Plat Book 13 at Page 524 in the Office of the Mesa County Clerk and Recorder, and the Point of Beginning; thence, departing said right-of-way line, N89°54'39"E, on and along said northerly line, for a distance of 527.25 feet; thence, departing said northerly line, S00°00'23"E, on and along the westerly line of the East 100.50 feet of the SW1/4SE1/4NW1/4 of said Section 16, for a distance of 513.63 feet; thence, departing said westerly line, S89°54'19"W, parallel with the southerly line of the SE1/4NW1/4 of said Section 16, for a distance of 150.00 feet; thence S00°01'06"E for a distance of 116.09 feet to the northerly right-of-way line of D 1/2 Road, as recorded in Book 1266 at Page 340 in the Office of the Mesa County Clerk and Recorder; thence S89°54'19"W, on and along said right-of-way line, for a distance of 79.81 feet; thence N00°01'06"W for a distance of 3.00 feet to the northerly right-of-way line of said D 1/2 Road, as recorded in Plat Book 13 at Page 524 in the Office of the Mesa County Clerk and Recorder; thence S89°54'19"W, on and along said right-of-way line, for a distance of 297.32 feet; thence N00°01'09"W, on and along the easterly right-of-way line of Dodge Street, for a distance of 626.77 feet to the beginning.

(containing 7.20 acres, more or less)

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 SOUTH 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 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 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.

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.

Tract A is dedicated to the City of Grand Junction as a perpetual easement for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All Irrigation Easements to be granted to Prairie View South Homeowners Association for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation operation, maintenance and repair of irrigation systems.

All Drainage Easements to be granted to Prairie View South Homeowners Association for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation operation, maintenance and repair of drainage systems.

All Drainage and Irrigation Easements to be granted to Prairie View South Homeowners Association for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation operation, maintenance and repair of drainage and irrigation systems.

Tract A to be granted to Prairie View South Homeowners Association for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), for the use of an irrigation pond and for landscaping purposes.

Tract B to be granted to Prairie View South Homeowners Association for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), for the use of an irrigation storage facility and for landscaping purposes.

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.

All lienholders appear hereon.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 7th day of March, A.D., 2007

Jack S. Edwards
Jack S. Edwards for Koos Tri-Star South, LLC

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 7 day of March, A.D., 2007
Jack S. Edwards for Koos Tri-Star-South, LLC

My commission expires: 01/26/2008
1/26/2008

WITNESS MY HAND AND OFFICIAL SEAL.
Megan Richards
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 4275 at Page 460 and Page 477 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 7th day of March, 2007.

Thomas W. Espelund, Vice President
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 7 day of March, A.D., 2007.
By Thomas W. Espelund, Vice President
For Wells Fargo Bank West, N.A., 359 Main Street, Grand Junction, Co 81501

My Commission Expires 01/26/2008
My commission expires: _____

WITNESS MY HAND AND OFFICIAL SEAL.
Megan Richards
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 Koos Tri-Star South, 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: 3-7-2007 by: Jonathan V. Bessie, Examiner
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 3:26 o'clock P.M., this 28th day of March, A.D., 2007, and is duly recorded as Reception Number 2371609 in Book 4385, Page 576-577 through _____ inclusive. Drawer No. II-61

Janice Rich Ginny Baughman 20.00 1.00
Clerk and Recorder Deputy Fees

Covenants, Conditions, and Restrictions recorded by separate instrument.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 15 day of March, A.D. 2007

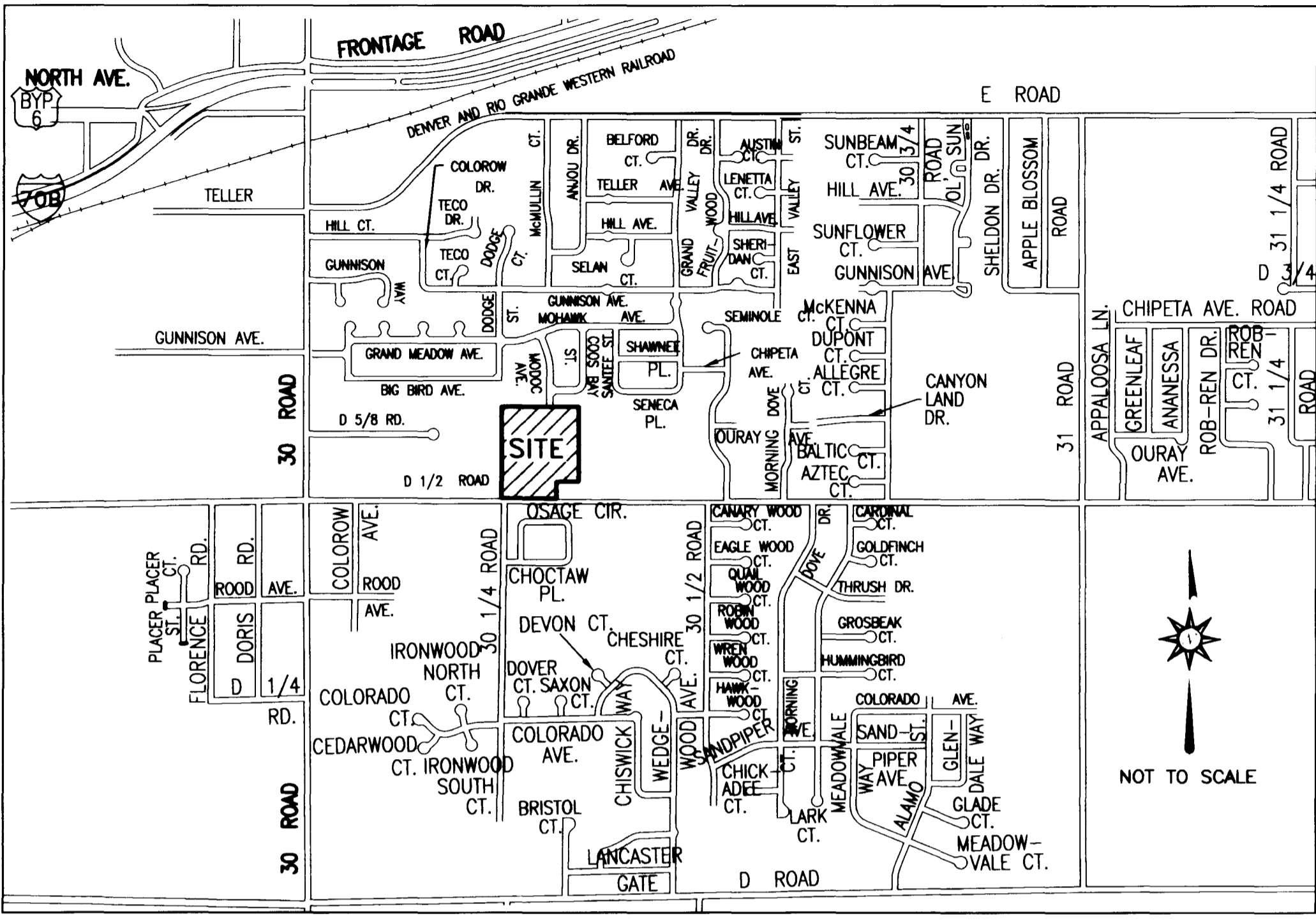
Mayor Tom Zilber City Manager David Valley

GENERAL NOTES:

- Title information from Mesa County real property records and from:
 - First American Heritage Company, file no. 910-H0079654-900-GTO, Amendment No. E, effective date 2/15/07.
 - First American Heritage Company, file no. 910-H0079625-900-GTO, Amendment No. E, effective date 2/15/07.
- Basis of bearings is N00°01'09"W 1319.64 feet between a Mesa County Survey Marker for the West 1/16 Corner on the south line of the NW1/4 of Section 16 and a Mesa County Survey Marker for the NW1/16 Corner of Section 16, Township One South, Range One East of the Ute Meridian, Mesa County, Colorado. (Derived from MesaCo LCS)
- Monuments accepted for corner locations are within 0.25 foot tolerance radius.
- A 5-foot temporary easement to be granted to W.K. & D.G. Derby for air cooling unit. It shall be extinguished upon removal of air cooling unit. Rear fencing on Lot 1, Block 2 shall be set back 5 feet from the rear property line, and may be located upon termination and extinguishment of easement.
- A 20-foot utility easement recorded in Plat Book 13 at Page 524 of the Mesa County records vacated by Resolution Number 106-6. (See City of Grand Junction Use Box for recording information of Book and Page).
- An existing gravel driveway encroaches upon the northerly eight feet of Lots 2 and 3 in Block 3.

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.

VICINITY MAP



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:
All 15' Drainage Easements to the Homeowners Association are recorded in Book 4385 at Page 598
All 10' Irrigation Easements to the Homeowners Association are recorded in Book 4385 at Page 599
All 10' Irrigation and Drainage Easements to the Homeowners Association are recorded in Book 4385 at Page 600
Tract A conveyance to the Homeowners Association is recorded in Book 4385 at Page 601
Tract B conveyance to the Homeowners Association is recorded in Book 4385 at Page 601
5' Temporary Easement to W.K. & D.G. Derby for air cooling unit is recorded in Book 4385 at Page 602
20' Utility Easement recorded in Plat Book 13 at Page 524 of the Mesa County records is vacated by Resolution No. 106-06, at Book 4385 at Page 603
Declaration of Covenants, Conditions and Restrictions is recorded in Book 4385 at Pages 605

SURVEYOR'S STATEMENT

I, Richard A. Mason, do hereby certify that the accompanying plat of Prairie View South 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.

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

March 7, 2007
Date

SHEET INDEX

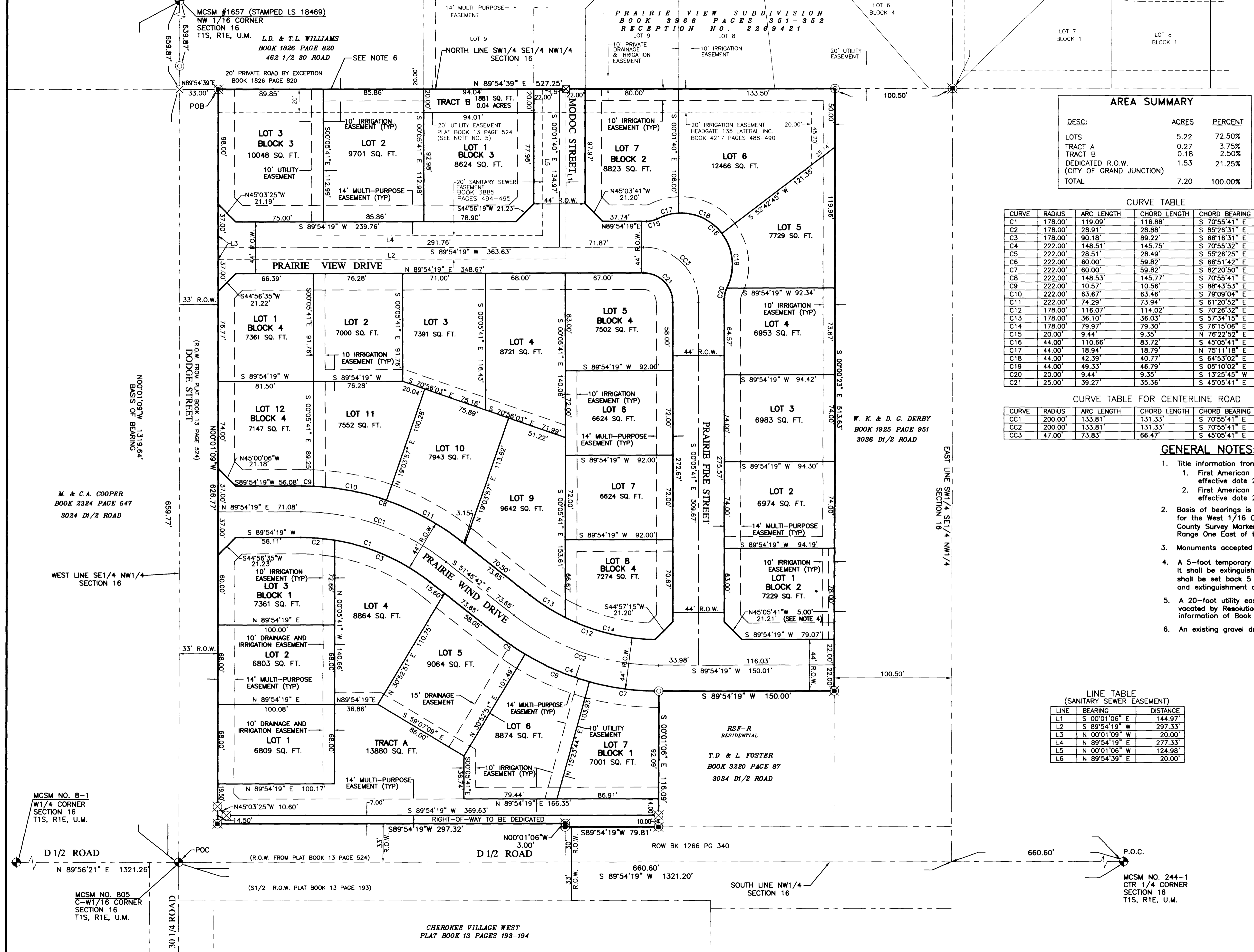
SHEET 1 - DEDICATION SHEET
SHEET 2 - LOT GEOMETRY

	File Name: C:\PROJECTS\5033\5033PLATRAM.DWG			
	PRAIRIE VIEW SOUTH SUBDIVISION FINAL PLAT			
IN THE SE1/4 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	Rv:	Of	
	3/06/07	5033	1	
			2	

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

PRAIRIE VIEW SOUTH SUBDIVISION

(A REPLAT OF LOT 1 IN REPLAT OF VICTORIAN MANOR, RECEPTION NO. 1574940, AND A SUBDIVISION OF A PORTION OF THE SE1/4 NW1/4 SECTION 16, TOWNSHIP ONE SOUTH, RANGE ONE EAST, UTE MERIDIAN)



AREA SUMMARY

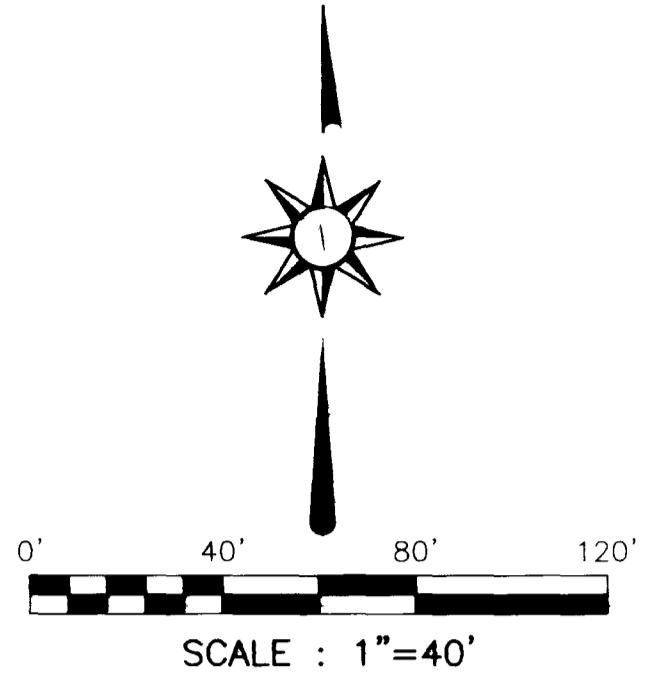
DESC:	ACRES	PERCENT
LOTS	5.22	72.50%
TRACT A	0.27	3.75%
TRACT B	0.18	2.50%
DEDICATED R.O.W. (CITY OF GRAND JUNCTION)	1.53	21.25%
TOTAL	7.20	100.00%

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	178.00'	119.09'	116.88'	S 70°55'41" E	38°20'00"
C2	178.00'	28.91'	28.88'	S 85°26'31" E	09°18'20"
C3	178.00'	90.18'	89.22'	S 66°16'31" E	29°01'40"
C4	222.00'	148.51'	145.75'	S 70°55'32" E	38°19'42"
C5	222.00'	28.51'	28.49'	S 55°26'25" E	07°21'28"
C6	222.00'	60.00'	59.82'	S 66°51'42" E	15°29'07"
C7	222.00'	60.00'	59.82'	S 82°20'50" E	15°29'07"
C8	222.00'	148.53'	145.77'	S 70°55'41" E	38°20'00"
C9	222.00'	10.57'	10.56'	S 88°43'53" E	02°43'37"
C10	222.00'	63.67'	63.46'	S 79°09'04" E	16°26'01"
C11	222.00'	74.29'	73.94'	S 61°20'52" E	19°10'22"
C12	178.00'	116.07'	114.02'	S 70°26'32" E	37°21'41"
C13	178.00'	36.10'	36.03'	S 57°34'15" E	11°37'07"
C14	178.00'	79.97'	79.30'	S 76°15'06" E	25°44'34"
C15	20.00'	9.44'	9.35'	N 76°22'54" E	27°02'53"
C16	44.00'	110.66'	83.72'	S 45°05'41" E	144°05'46"
C17	44.00'	18.94'	18.79'	N 75°11'18" E	24°39'45"
C18	44.00'	42.39'	40.77'	S 64°53'02" E	55°11'34"
C19	44.00'	49.33'	46.79'	S 05°10'02" E	64°14'27"
C20	20.00'	9.44'	9.35'	S 13°25'45" W	27°02'53"
C21	25.00'	39.27'	35.36'	S 45°05'41" E	90°00'00"

CURVE TABLE FOR CENTERLINE ROAD

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CC1	200.00'	133.81'	131.33'	S 70°55'41" E	38°20'00"
CC2	200.00'	133.81'	131.33'	S 70°55'41" E	38°20'00"
CC3	47.00'	73.83'	66.47'	S 45°05'41" E	90°00'00"



- ### LEGEND
- MESA COUNTY SURVEY MARKER
 - FOUND 5/8" REBAR & CAP LS-24943
 - FOUND REBAR & CAP LS-23877
 - FOUND 5/8" REBAR (NO CAP)
 - FOUND REBAR & CAP LS-9960
 - FOUND REBAR & CAP LS-18469
 - SET REBAR & CAP LS-18469
 - CENTER
 - LOCAL COORDINATE SYSTEM
 - MESA CO.
 - MESA COUNTY
 - RIGHT-OF-WAY
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - SQUARE FEET
 - UTE MERIDIAN
 - RANGE
 - TOWNSHIP
 - TYPICAL
 - INDICATES LOT CORNER (NO MONUMENT)

GENERAL NOTES:

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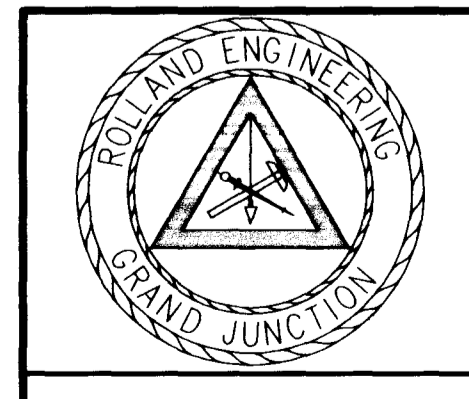
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
March 7, 2007
Date

LINE TABLE (SANITARY SEWER EASEMENT)

LINE	BEARING	DISTANCE
L1	S 00°01'06" E	144.97'
L2	S 89°54'19" W	297.33'
L3	N 00°01'09" W	20.00'
L4	N 89°54'19" E	277.33'
L5	N 00°01'06" W	124.98'
L6	N 89°54'39" E	20.00'

SHEET INDEX

- SHEET 1 - DEDICATION SHEET
- SHEET 2 - LOT GEOMETRY



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Designed	Checked	Proj#	Sheet
Drawn	Date	Rev.	Of
	3/06/07	5033	2

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

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.

NOTE: According to 38-51-105(3)(a) et. seq., a professional land surveyor must establish block monumentation and lot markers prior to the sale of any lots within the subdivision.
NOTE: All exterior corner monuments have concrete placed around them.