

CARRIAGE HILLS SUBDIVISION

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN,
MESA COUNTY, COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT B&G Excavation & Concrete, LLC, a Colorado limited liability company being the owners of record of that real property situated in the SE 1/4 of the SE 1/4 of Section 24, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 4370, Page 98 in the records of the office of the Mesa County Clerk and Recorder. Said owners do hereby Plat said real property under the name and style of CARRIAGE HILLS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

A tract of land located in the SE 1/4 of the SE 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, more fully described as follows:

Beginning at the southeasterly corner of a tract of land, which bears N 89°55'28" W, 661.00 feet and N 00°00'32" E, 30.00 feet from the SE corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian and considering the south line of the SE 1/4 of the SE 1/4 of said Section 24 to bear N 89°55'28" W, with all other bearings contained herein relative thereto;

1. Thence N 89°55'28" W, 331.08 feet;
2. Thence N 00°12'49" E, 628.67 feet;
3. Thence S 89°59'47" E, 328.84 feet;
4. Thence S 00°00'32" W, 629.08 feet to the point of beginning.

Carriage Hills Subdivision, as described above contains 4.764 acres more or less.

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

1. All streets, roads and Right-of-Ways are dedicated to the City of Grand Junction for the use of the public forever.
2. 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, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
3. 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 providers and appurtenant facilities.
4. All Irrigation Easements to be granted to the Carriage Hills Homeowners Association, Inc., 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 and to supply and drain irrigation water. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
5. Tract A (Open Space) to be granted to the Carriage Hills Homeowners Association, Inc., for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable) for: (a) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas, through natural or man-made facilities above or below ground; (b) usage and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
6. Tract B (Open Space) to be granted to the Carriage Hills Homeowners Association, Inc., for landscaping and aesthetic purposes as determined appropriate by said owners, subject to any historical and recorded rights and usage of the Orchard Mesa Irrigation District to install, operate, maintain and repair irrigation water transmission and distribution facilities. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
7. Tracts C to be granted to the Carriage Hills Homeowners Association, Inc., for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable) for: (a) ingress and egress of the appropriate lot owners, their guests, and invitees, and also for the use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services; (b) usage and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
8. Tracts 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 area. 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 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 of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of 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 hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, B&G Excavation & Concrete, LLC, has caused its name to be hereunto subscribed this 25th day of April, A.D., 2007.

Lawrence R. Balero, Operating Manager
Lawrence R. Balero,
Operating Manager of B&G Excavation & Concrete, LLC.

ACKNOWLEDGMENT OF OWNERSHIP

State of Colorado }
County of Mesa } ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 25th day of April, A.D., 2007, by Lawrence R. Balero as Operating Manager of B&G Excavation & Concrete, LLC.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 10/21/08

Sonya K. Kearl
Notary Public



LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interests 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 4242 at Page 171 and Book 4242 at Page 172 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said individual has caused these presents to be signed this 25th day of April, A.D., 2007.

By: Becky S. Quinn
Becky S. Quinn

ACKNOWLEDGMENT OF LIENHOLDER

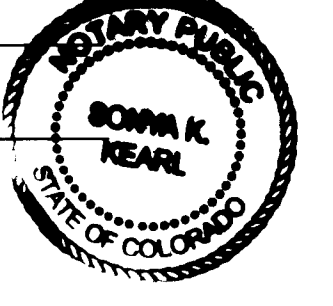
State of Colorado }
County of Mesa } ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 25th day of April, A.D., 2007, by Becky S. Quinn.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 10/21/08

Sonya K. Kearl
Notary Public



LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interests 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 4242 at Page 165 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said individuals have caused their names to be hereto subscribed the day and year as written below.

By: Jock Kallisen by Bill Martin as Attorney-in-Fact
Jock Kallisen,
By Bill Martin as Attorney-in-Fact pursuant to Power-of-Attorney,
Book 4409, Page 426 as Reception No. 2374990.

ACKNOWLEDGMENT OF LIENHOLDER

State of Colorado }
County of Mesa } ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 25th day of April, A.D., 2007, by Bill Martin, power of attorney, on behalf of Jock Kallisen.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 10/21/08

Sonya K. Kearl
Notary Public



By: Valerie Barry by Bill Martin as Attorney-in-Fact
Valerie Barry,
By Bill Martin as Attorney-in-Fact pursuant to Power-of-Attorney,
Book 4409, Page 428 as Reception No. 2376991.

ACKNOWLEDGMENT OF LIENHOLDER

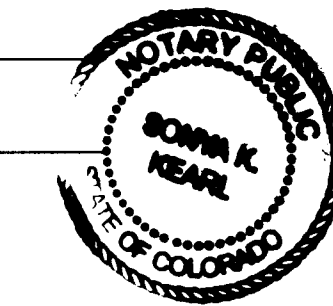
State of Colorado }
County of Mesa } ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 25th day of April, A.D., 2007, by Bill Martin, power of attorney, on behalf of Valerie Barry.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 10/21/08

Sonya K. Kearl
Notary Public



By: Michelle Fausett
Fiserv ISS & Co., For Benefit of Janet Martin
Michelle Fausett
Authorized signator for Fiserv ISS & Co.

ACKNOWLEDGMENT OF LIENHOLDER

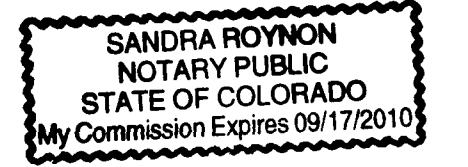
State of Colorado }
County of Denver } ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 20th day of April, A.D., 2007, by Michelle Fausett of Fiserv ISS & Co., on behalf of Janet Martin.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 09/17/2010

Sandra Royvon
Notary Public



By: Herbert E. Hughley by Bill Martin as Attorney-in-Fact
Herbert E. Hughley,
By Bill Martin as Attorney-in-Fact pursuant to Power-of-Attorney,
Book 4409, Page 424 as Reception No. 2376989.

ACKNOWLEDGMENT OF LIENHOLDER

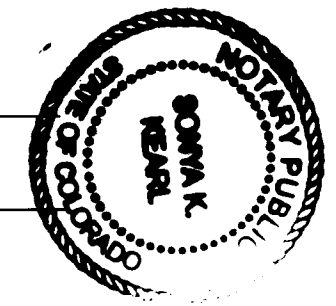
State of Colorado }
County of Mesa } ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 25th day of April, A.D., 2007, by Bill Martin, power of attorney, on behalf of Herbert E. Hughley.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 10/21/08

Sonya K. Kearl
Notary Public



By: Michelle Fausett
Fiserv ISS & Co., For Benefit of Lorna McInay,
Michelle Fausett
Authorized signator for Fiserv ISS & Co.

ACKNOWLEDGMENT OF LIENHOLDER

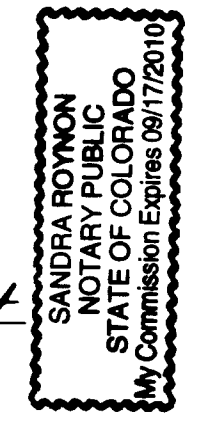
State of Colorado }
County of Denver } ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 23rd day of April, A.D., 2007, by Michelle Fausett of Fiserv ISS & Co., on behalf of Lorna McInay.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 09/17/2010

Sandra Royvon
Notary Public



By: Deanna Durant by Bill Martin as Attorney-in-Fact
Deanna Durant,
By Bill Martin as Attorney-in-Fact pursuant to Power-of-Attorney,
Book 4409, Page 422 as Reception No. 2376988.

ACKNOWLEDGMENT OF LIENHOLDER

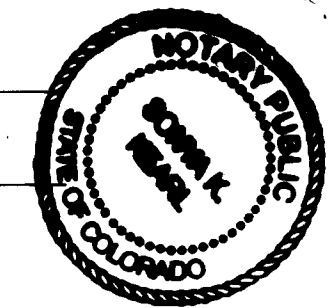
State of Colorado }
County of Mesa } ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 25th day of April, A.D., 2007, by Bill Martin, power of attorney, on behalf of Deanna Durant.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 10/21/08

Sonya K. Kearl
Notary Public



By: Bill Martin
Bill Martin

By: Janet Martin
Janet Martin

ACKNOWLEDGMENT OF LIENHOLDER

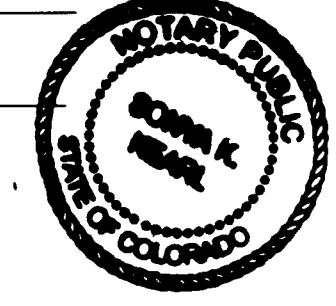
State of Colorado }
County of Mesa } ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 25th day of April, A.D., 2007, by Bill Martin and Janet Martin.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 10/21/08

Sonya K. Kearl
Notary Public



TITLE CERTIFICATION

We, Abstract and Title Co. of Mesa County, Inc., a title insurance company, as duly licensed 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 B&G Excavation & Concrete, 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.

Executed this 24 day of April, A.D., 2007.

By: Donald K. Paris (title) Chief Title Examiner
Title examiner

CITY APPROVAL

The Carriage Hills Subdivision is approved and all dedications accepted this 1 day of MAY, A.D., 2007.

David Vailby
City Manager

[Signature]
Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
County of Mesa } ss

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 12:06 P.M.

on the 4th day of May, A.D. 2007 in Book

No. 4418, Page No. 31, Reception No. 2378914

Drawer No. 77-82, Fees 20 + 1

Janice Rich
Mesa County Clerk and Recorder

Sharon Bridgeman
Deputy

DECLARATIONS

The Declaration of Covenants and Restrictions are recorded as shown in the City of Grand Junction Information Box

FOR CITY OF GRAND JUNCTION USE

Book and Page recording information refers to the records of the Mesa County Clerk and Recorders Office.	
Declarations Recorded in Book	<u>4418</u> Pages <u>41</u> through <u>50</u>
Dedication Note 4. Deed of conveyance recorded in Book	<u>4418</u> Page <u>51</u>
Dedication Note 5. Deed of conveyance recorded in Book	<u>4418</u> Page <u>52</u>
Dedication Note 6. Deed of conveyance recorded in Book	<u>4418</u> Page <u>52</u>
Dedication Note 7. Deed of conveyance recorded in Book	<u>4418</u> Page <u>52</u>

NOTES:

1. 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
2. BASIS OF BEARINGS: The line between the SE corner and E 1/16 corner, both of Section 24, Township 1 South, Range 1 West, Ute Meridian having a bearing of N 89° 55' 28" W. The basis of bearing hereon is based on the grid bearings of the Mesa County SIMSCLS.
3. Existing property corners which were recovered during this survey which were within 0.25 feet± of the position of record were accepted as being in the proper location as shown by record.
4. This survey does not constitute a title search by this surveyor or Vista Engineering Corp. 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 Abstract and Title Company of Mesa County Inc., Commitment No. 00917985 C 3, dated March 28, 2007.
5. Engineered foundations consistent with the recommendations of the geotechnical report for this subdivision are highly recommended.

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Carriage Hills Subdivision shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.



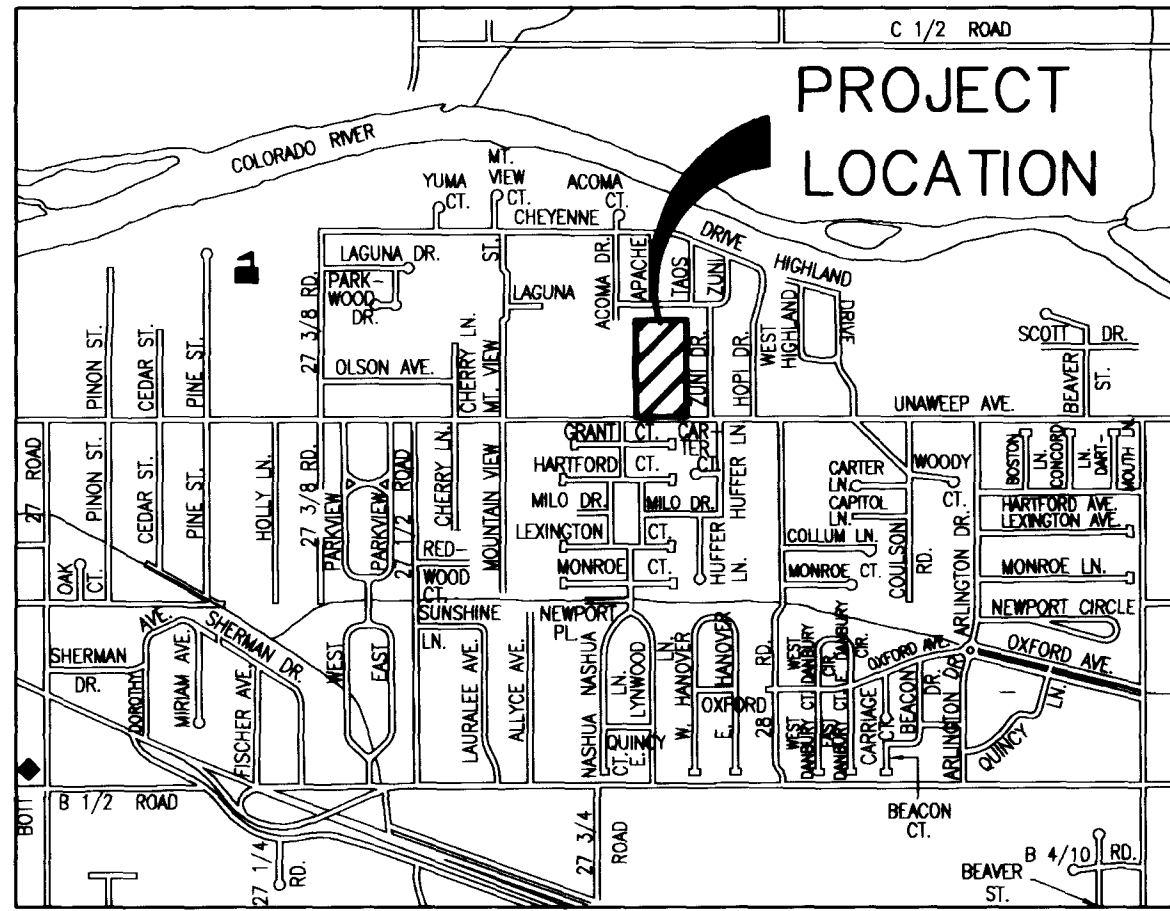
P.L.S., 19597
Dean E. Ficklin

CARRIAGE HILLS SUBDIVISION
LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN,
MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE: 1" = 60'	JOB NO: 4235.00-03	DATE: 4-20-07	SHEET NO: 1 of 2
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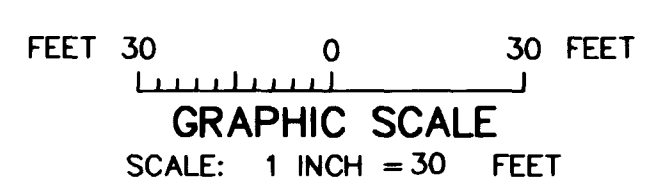
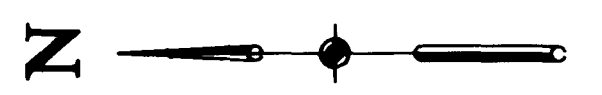
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 LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 24,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN,
 MESA COUNTY, COLORADO



VICINITY MAP

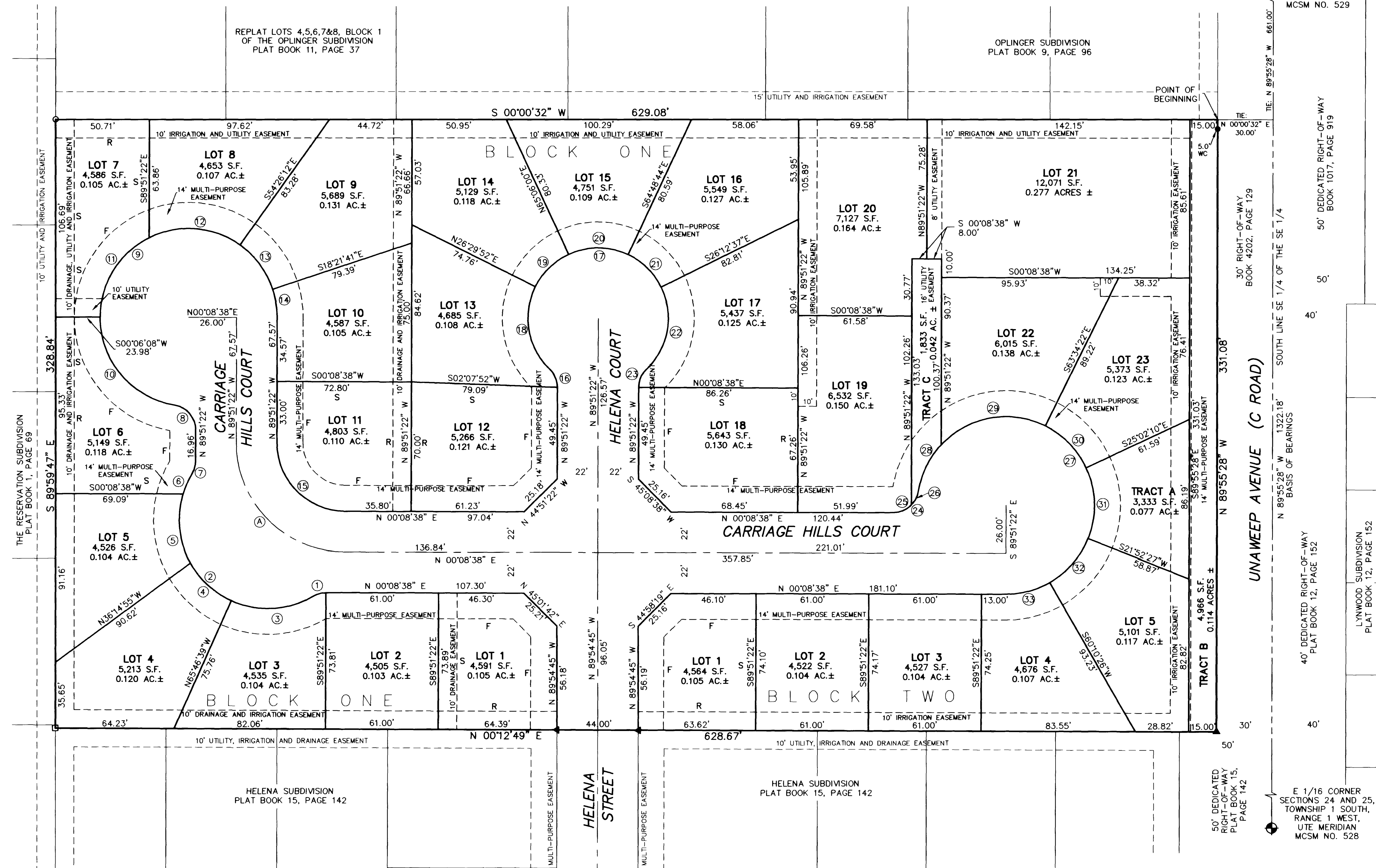
AREA SUMMARY

LOTS	3.439 AC.±	72.2%
TRACT A	0.077 AC.±	1.6%
TRACT B	0.114 AC.±	2.4%
TRACT C	0.042 AC.±	0.9%
ROADS	1.092 AC.±	22.9%
TOTAL	4.764 AC.±	100%



LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 19597.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 37904.
- △ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 14113.
- ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 24306.
- FOUND THIS SURVEY, CONCRETE NAIL WITH PLASTIC DISK (ILLEGIBLE). SET 1 1/2" DIAMETER DISK MARKED PLS 19597.
- FOUND THIS SURVEY, 5/8" REBAR NO CAP. SET 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 19597.
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- MCSM MESA COUNTY SURVEY MONUMENT
- F FRONT SETBACK (IDENTIFIED ON CORNER LOTS)
- S SIDE SETBACK (IDENTIFIED ON CORNER LOTS)
- R REAR SETBACK (IDENTIFIED ON CORNER LOTS)
- S.F. SQUARE FEET.
- AC. ACRES.
- WC WITNESS CORNER.
- RM REFERENCE MARKER.
- BOUNDARY CORNERS SET IN CONCRETE.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	30°52'57"	13.50'	7.28'	3.73'	7.19'	N15°17'51"W
2	151°45'53"	48.00'	127.14'	190.85'	93.10'	S45°08'38"W
3	54°57'40"	48.00'	46.04'	24.97'	44.30'	S03°15'29"E
4	36°37'03"	48.00'	30.68'	15.88'	30.16'	S42°31'53"W
5	46°08'20"	48.00'	38.65'	20.44'	37.62'	S83°54'34"W
6	14°02'51"	48.00'	11.77'	5.91'	11.74'	N65°59'51"W
7	30°52'56"	13.50'	7.28'	3.73'	7.19'	S74°24'53"E
8	81°06'51"	13.50'	19.11'	11.55'	17.56'	N49°35'13"E
9	261°06'49"	48.00'	218.75'	56.09'	72.94'	N40°24'47"W
10	81°04'19"	48.00'	67.92'	41.05'	62.39'	S49°33'58"W
11	63°29'08"	48.00'	53.10'	29.64'	50.43'	N58°12'22"W
12	62°04'40"	48.00'	52.01'	28.89'	49.50'	N04°31'28"E
13	36°04'30"	48.00'	30.22'	15.63'	29.73'	N53°36'03"E
14	18°30'20"	48.00'	15.50'	7.82'	15.50'	N80°53'30"E
15	90°00'00"	37.00'	58.12'	37.00'	52.33'	S45°08'38"W
16	46°25'25"	13.50'	10.94'	5.79'	10.64'	N66°55'55"E
17	272°50'50"	38.00'	180.96'	36.16'	52.39'	N00°08'38"E
18	72°46'40"	38.00'	48.27'	28.00'	45.09'	S80°06'32"W
19	38°36'08"	38.00'	25.60'	13.31'	25.12'	N44°12'04"W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
20	50°05'15"	38.00'	33.22'	17.76'	32.17'	N00°08'38"E
21	38°36'08"	38.00'	25.60'	13.31'	25.12'	N44°29'20"E
22	72°46'40"	38.00'	48.27'	28.00'	45.09'	S79°49'17"E
23	46°25'25"	13.50'	10.94'	5.79'	10.64'	N66°38'40"W
24	81°06'50"	13.50'	19.11'	11.55'	17.56'	S40°24'47"E
25	45°15'48"	13.50'	10.39'	5.63'	10.39'	N22°29'17"W
26	35°51'01"	13.50'	8.45'	4.37'	8.31'	S63°02'39"E
27	261°06'50"	48.00'	218.75'	56.09'	72.94'	N49°35'13"E
28	33°59'46"	48.00'	28.48'	14.67'	28.06'	N63°58'19"W
29	73°24'04"	48.00'	61.49'	35.78'	57.37'	N10°16'24"W
30	38°32'12"	48.00'	32.28'	16.78'	31.68'	N45°41'44"E
31	46°54'36"	48.00'	39.30'	20.83'	38.21'	N88°25'09"E
32	38°17'59"	48.00'	32.09'	16.67'	31.49'	S48°58'34"E
33	29°58'12"	48.00'	25.11'	12.85'	24.82'	S14°50'28"E

CENTERLINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
A	90°00'00"	59.00'	92.68'	59.00'	83.44'	S45°08'38"W

19597
 4-20-07
 P.L.S., 19597
 Dean E. Ficklin

CARRIAGE HILLS SUBDIVISION
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 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN,
 MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 30' JOB NO: 4235.00-03 DATE: 4-20-07 SHEET NO: 2 of 2