

COUNTRYPLACE TERRACES SUBDIVISION

A REPLAT OF LOT 1 CORBETT LADUKE SUBDIVISION RECEPTION NUMBER 2384486

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned TML Enterprises, Inc., a Colorado corporation is the owner of that real property situated in the SE1/4 SW1/4 of Section 17, Township 1 South, Range 1 East of the 10th Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in an instrument recorded in Book 3812 at Page 903 of the Mesa County records; said property being more particularly described as follows:

Lot 1, Corbett Laduke Subdivision the plat of which is recorded at Reception No. 2271505 of the Mesa County records, City of Grand Junction, Mesa County, Colorado.

That said owners have by these presents laid out, platted, and subdivided that above described real property as shown hereon, and designates the same as COUNTRYPLACE TERRACES SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado.

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

* All multi-purpose 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, 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 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: electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.

* Tract A is conveyed by separate instrument to the Countryplace Terraces Homeowners' Association as part of the General Common Element for ingress/egress and parking, subject to the terms of the Declaration. An ingress and egress easement over Tract A is dedicated to the City of Grand Junction for public providers including but not limited to postal service, trash collection, fire, police and emergency vehicles and services. A utility easement is dedicated over Tract A.

* Tract B is conveyed by separate instrument to the Countryplace Terraces Homeowners' Association as part of the General Common Element, subject to the terms of the Declaration.

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.

Said owner further certifies that all lienholders if any, are represented hereon.

Said owner further certifies that all lienholders if any, are represented hereon.

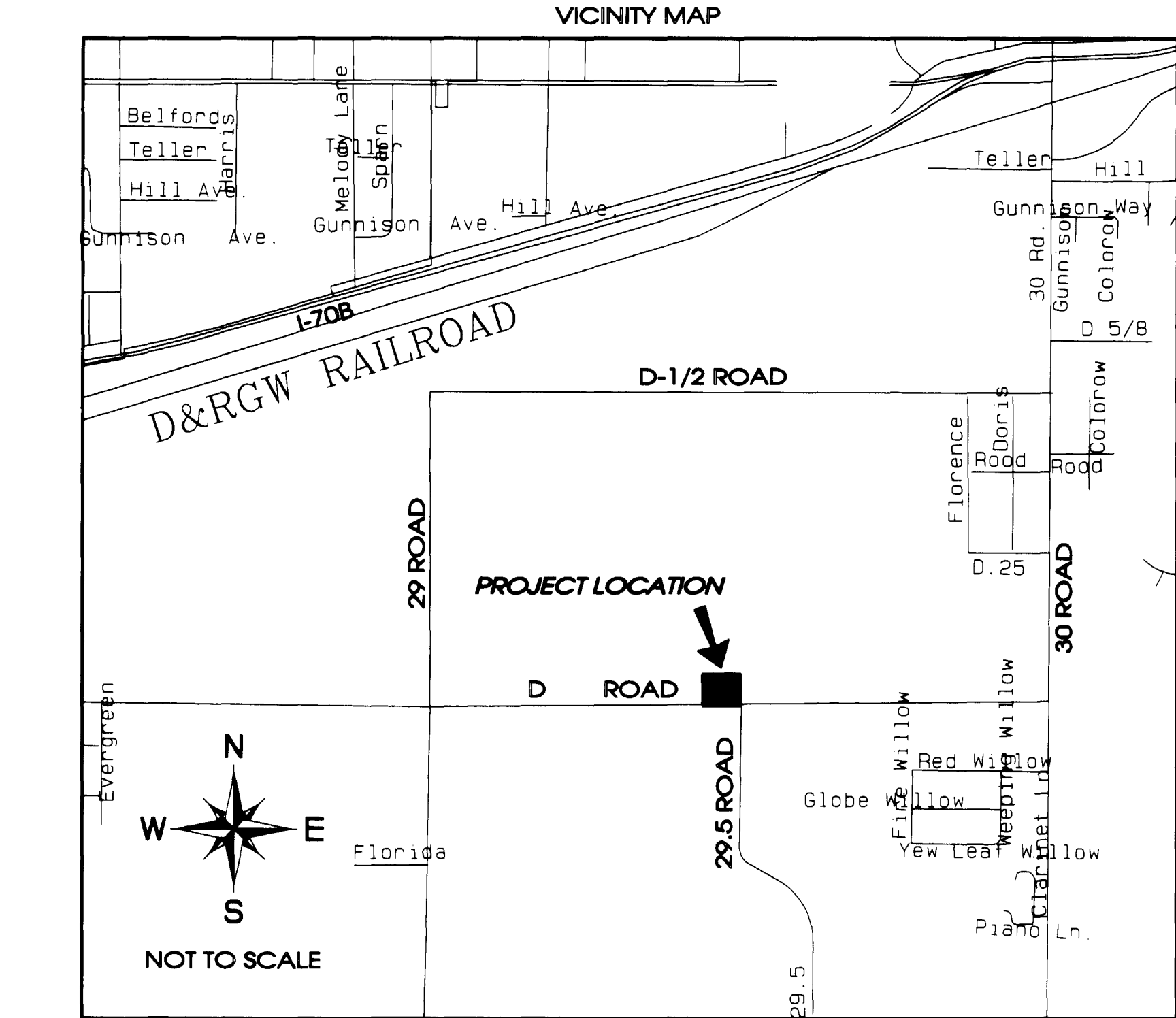
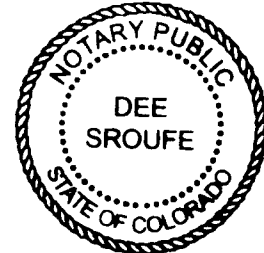
Executed this 2nd day of May, 2007.

By: Thomas M. Laduke
Thomas M. Laduke

State of Colorado)
County of Mesa)ss

The foregoing Statement of Ownership and Dedication was acknowledged before me by Thomas M. Laduke of TML Enterprises, Inc., this 2nd day of May, 2007 for the aforementioned purposes.

By: Alex Sroufe
Notary Public
My commission expires: 09/06/2009



LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Bennington State Bank, 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 agree that its security interest which is recorded in Book 4222 at Page 187 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

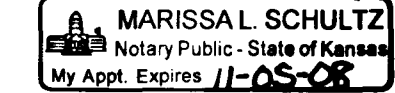
In witness whereof, the said corporation has caused these presents to be signed by its Assistant Vice President, with the authority of its Board of Directors, this 3rd day of May, 2007.

By: Andy Adams, AVP For: Bennington State Bank
(Title) Bennington State Bank

State of _____)
County of _____)ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Andy Adams of Bennington State Bank, as its Assistant Vice President this 3rd day of May, 2007 for the aforementioned purposes.

By: Marissa L. Schultz
Notary Public
My commission expires: November 5th, 2008



TITLE CERTIFICATION

State of Colorado)
County of Mesa)ss

We, First American Heritage Title Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to TML Enterprises, 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: 5-8-07 By: Jonathan V. Basie, Examiner
Name and title
First American Heritage Title Company

CITY APPROVAL

This plat of COUNTRYPLACE TERRACES SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 16th day of MAY, 2007.

By: Janice Rich City Manager
By: Linda McElroy Mayor

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa)ss

This plat was filed for the record in the office of the Clerk and Recorder of Mesa County, Colorado, at 9:08 o'clock A.M., on this 12th day of MAY, 2007.

A.D. and was recorded at Reception No. 2381244 Book 4427
Page 204-205 Drawer No. TT-87 Fees 20⁰⁰/100

By: Janice Rich Clerk and Recorder
By: Linda McElroy Deputy

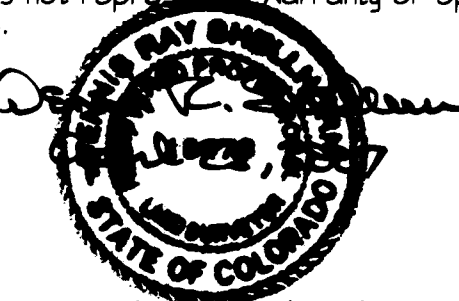
This project is subject to some of the provisions of the Colorado Common Interest Ownership Act (CCIOA). The Declaration of Covenants, Conditions and Restrictions for Countryplace Terraces are incorporated with and made a part of this plat.

This survey does not constitute a title search by this surveyor or River City Consultants, Inc. 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 commitment prepared by First American Heritage Title Company, No. 00156099, Rev. J, dated August 14, 2005.

Notice: This plat has been determined to be of sufficient clarity and legibility to be approved by the City of Grand Junction. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's office. This stamp, if it appears hereon, is an indication of the Clerk and Recorder's Office inability to create a scanned image that is of comparable quality to the original document.

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of COUNTRYPLACE TERRACES SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

Dennis R. Shellhorn,
Colorado PLS 10478



LAND USE SUMMARY		
LOTS	0.649 ACRES	35.7%
OPEN SPACE (G.C.E.)	0.852 ACRES	55.3%
OPEN SPACE (L.C.E.)	0.138 ACRES	9.0%
TOTAL	1.639 ACRES	100%

CONVEYANCE DOCUMENTS (CITY USE ONLY)

TRACTS A & B (HOA) BOOK 4421 PAGE 204/205
DECLARATION (HOA) BOOK 4421 PAGE 210

COUNTRYPLACE TERRACES SUBDIVISION

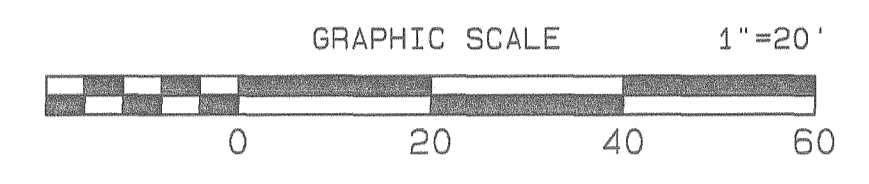
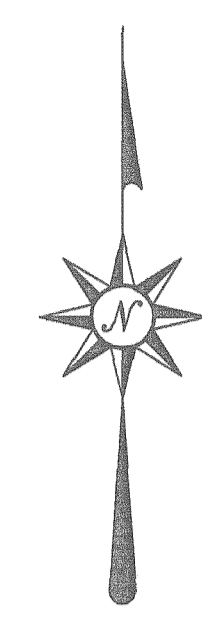
TML ENTERPRISES

SECTION: SE1/4 SW1/4 S.17 T17N R17E MERIDIAN: UTE			
River City CONSULTANTS, INC.			
Integrated Design Solutions		744 Horizon Court, Suite 110 Grand Junction, CO 81508 Phone: 970-841-4722 Email: info@rcoaves.com	
Date of Survey:	Field Surveyor: DGF	Revision Date: Apr 26, 2007	
Drawn: DRB	Checked: KST	Approved: DRB	Job No. 0733-004
S:\Survey\0733 Flint Ridge 3\733 TERRACES.pro		Sheet 1 of 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 the certification shown hereon.

COUNTRYPLACE TERRACES SUBDIVISION

COUNTRYPLACE ESTATES
RECEPTION No. 2344486



SET #5 REBAR W/2" ALUM CAP 'PLS 10470' IN CONCRETE

L.C.E. ACCESS CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
LCE C1	11.59'	35.00'	15°57'08"	S70°54'34"W	11.52'
LCE C2	7.94'	35.00'	13°04'47"	S84°56'42"W	7.47'
LCE C3	6.71'	65.00'	5°54'54"	S51°28'46"W	6.71'
LCE C4	12.61'	65.00'	11°07'08"	S54°54'44"W	12.54'
LCE C5	11.57'	65.00'	10°11'52"	S70°34'12"W	11.58'
LCE C6	11.47'	65.00'	10°33'02"	S80°56'34"W	11.43'
LCE C7	4.18'	65.00'	3°41'17"	S88°08'48"W	4.18'

L.C.E. ACCESS LINE TABLE

LINE	BEARING	DISTANCE
LCE L1	S00°00'00"W	44.54'
LCE L2	N00°00'00"E	40.86'
LCE L3	S00°00'00"W	32.12'
LCE L4	N00°00'00"E	22.00'
LCE L5	S00°00'00"W	25.82'
LCE L6	S00°05'33"E	20.13'
LCE L7	N00°05'33"W	20.00'
LCE L8	S00°00'00"W	20.00'
LCE L9	N00°00'00"E	20.00'
LCE L10	S00°00'00"W	20.00'
LCE L11	N00°00'00"E	20.00'
LCE L12	S00°00'00"W	20.00'
LCE L13	N00°00'00"E	20.00'
LCE L14	S00°00'00"W	20.00'
LCE L15	N45°25'34"W	18.60'
LCE L16	N00°05'33"W	19.50'
LCE L17	S15°31'26"E	13.78'
LCE L18	S00°20'14"E	13.30'
LCE L19	N00°05'33"W	13.50'
LCE L20	N00°11'52"E	13.08'
LCE L21	S84°08'05"E	16.74'
LCE L22	S00°05'33"E	13.50'
LCE L23	N00°18'57"W	13.23'
LCE L24	N22°00'31"W	14.27'
LCE L25	S17°46'03"W	13.58'
LCE L26	S00°05'33"E	13.50'
LCE L27	N00°05'33"W	13.50'
LCE L28	N06°45'44"W	13.17'
LCE L29	S32°25'24"W	14.87'
LCE L30	S00°05'33"E	14.00'
LCE L31	S45°01'55"W	18.43'
LCE L32	S00°05'33"E	13.50'
LCE L33	N00°05'33"W	13.50'
LCE L34	S04°33'47"W	13.05'
LCE L35	S25°30'14"W	14.83'
LCE L36	S00°05'01"E	13.27'
LCE L37	S50°44'27"W	20.46'
LCE L38	S00°05'33"E	13.50'

CURVE TABLE

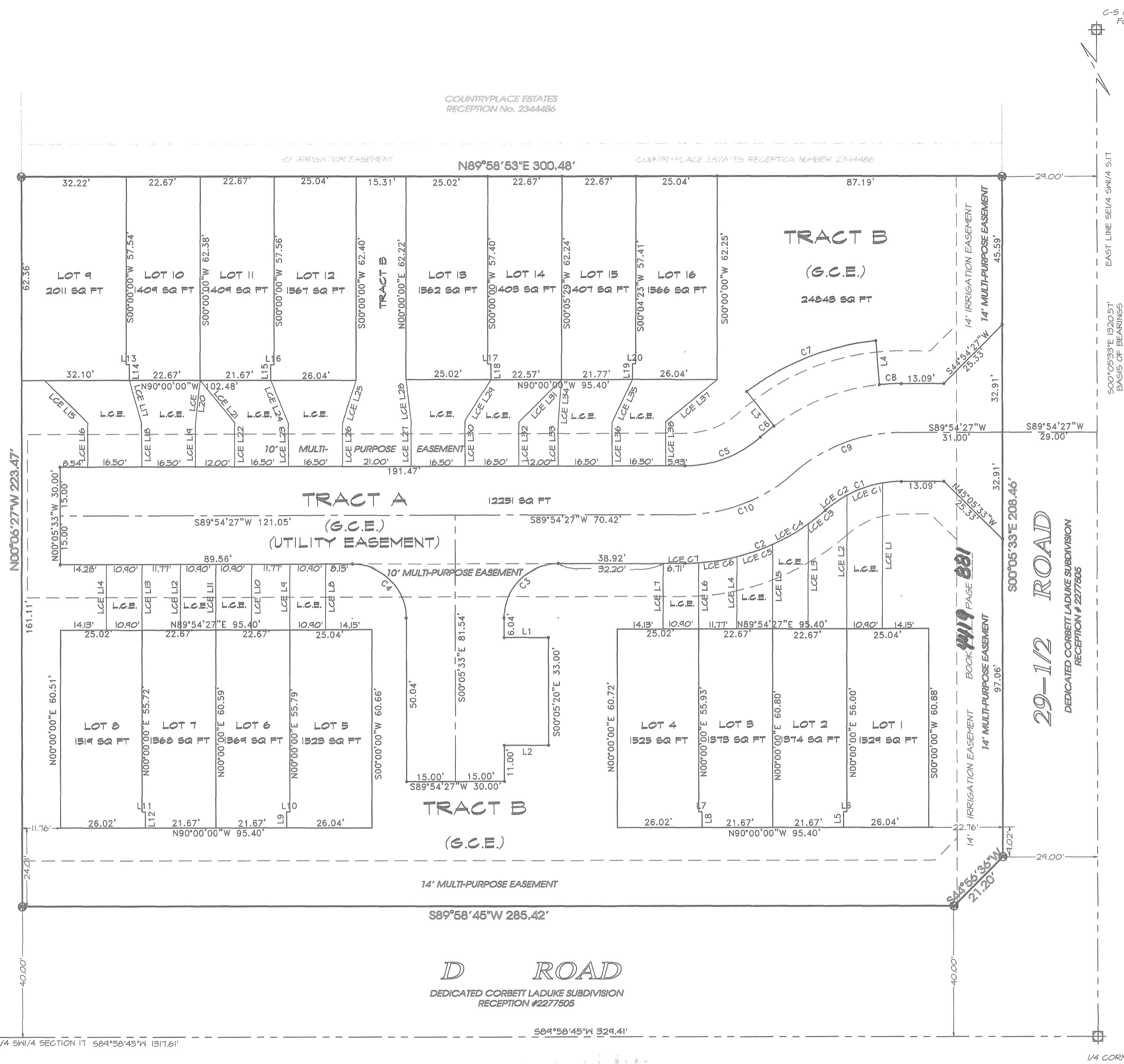
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	25.33'	35.00'	41°28'08"	S69°10'23"W	24.78'
C2	47.05'	65.00'	41°28'08"	S69°10'23"W	46.02'
C3	25.92'	16.50'	90°00'00"	S44°54'27"W	23.33'
C4	25.92'	16.50'	90°00'00"	N45°05'33"W	23.33'
C5	25.33'	35.00'	41°28'08"	N69°10'23"E	24.78'
C6	5.29'	65.00'	4°39'38"	N50°46'07"E	5.29'
C7	42.95'	78.50'	31°20'57"	N68°32'46"E	42.42'
C8	6.71'	65.00'	5°54'51"	N86°57'01"E	6.71'
C9	36.19'	50.00'	41°28'08"	S69°10'23"W	35.40'
C10	36.19'	50.00'	41°28'08"	S69°10'23"W	35.40'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°54'40"E	13.50'
L2	S89°54'40"W	13.50'
L3	N38°13'24"W	13.50'
L4	S04°41'04"E	13.50'
L5	N00°00'00"E	4.83'
L6	N90°00'00"E	1.00'
L7	N90°00'00"E	1.00'
L8	S00°00'00"W	4.83'
L9	N00°00'00"E	4.83'
L10	N90°00'00"E	1.00'
L11	N90°00'00"E	1.00'
L12	S00°00'00"W	4.83'
L13	N90°00'00"E	1.00'
L14	S00°00'00"W	4.83'
L15	N00°00'00"E	4.83'
L16	N90°00'00"E	1.00'
L17	N90°00'00"E	1.00'
L18	S00°00'00"W	4.83'
L19	N00°00'00"E	4.83'
L20	N90°00'00"E	0.93'

LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST
- T.: TOWNSHIP
- R.: RANGE
- R.O.W.: RIGHT-OF-WAY
- PLS: PROFESSIONAL LAND SURVEYOR
- G.C.E.: GENERAL COMMON ELEMENT
- L.C.E.: LIMITED COMMON ELEMENT
- SQ FT: SQUARE FEET
- GPS: GLOBAL POSITIONING SYSTEM
- ALUM: ALUMINUM



1/16 CORNER SECTION 17 FOUND 3-1/4" ALUM CAP PLS 16835 WITNESS CORNER NORTH 20.00'

1/4 CORNER SECTION 17 FOUND 3-1/4" ALUM CAP PLS 24963



Notice: This plat has been determined to be of sufficient clarity and legibility to be approved by the City of Grand Junction. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's office. This stamp, if it appears hereon, is an indication of the Clerk and Recorder's Office inability to create a scanned image that is of comparable quality to the original document.

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the aluminum cap PLS 24963 at the Center-South one-sixteenth corner of Section 17, and the aluminum cap at the South one-quarter corner of Section 17. The measured bearing of this line is S00°05'33"E.

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COUNTRYPLACE TERRACES SUBDIVISION
TML ENTERPRISES

SECTION: SE1/4 SW1/4 S.17 T17N R1E MERIDIAN: UTE

River City CONSULTANTS, INC.
Integrated Design Solutions

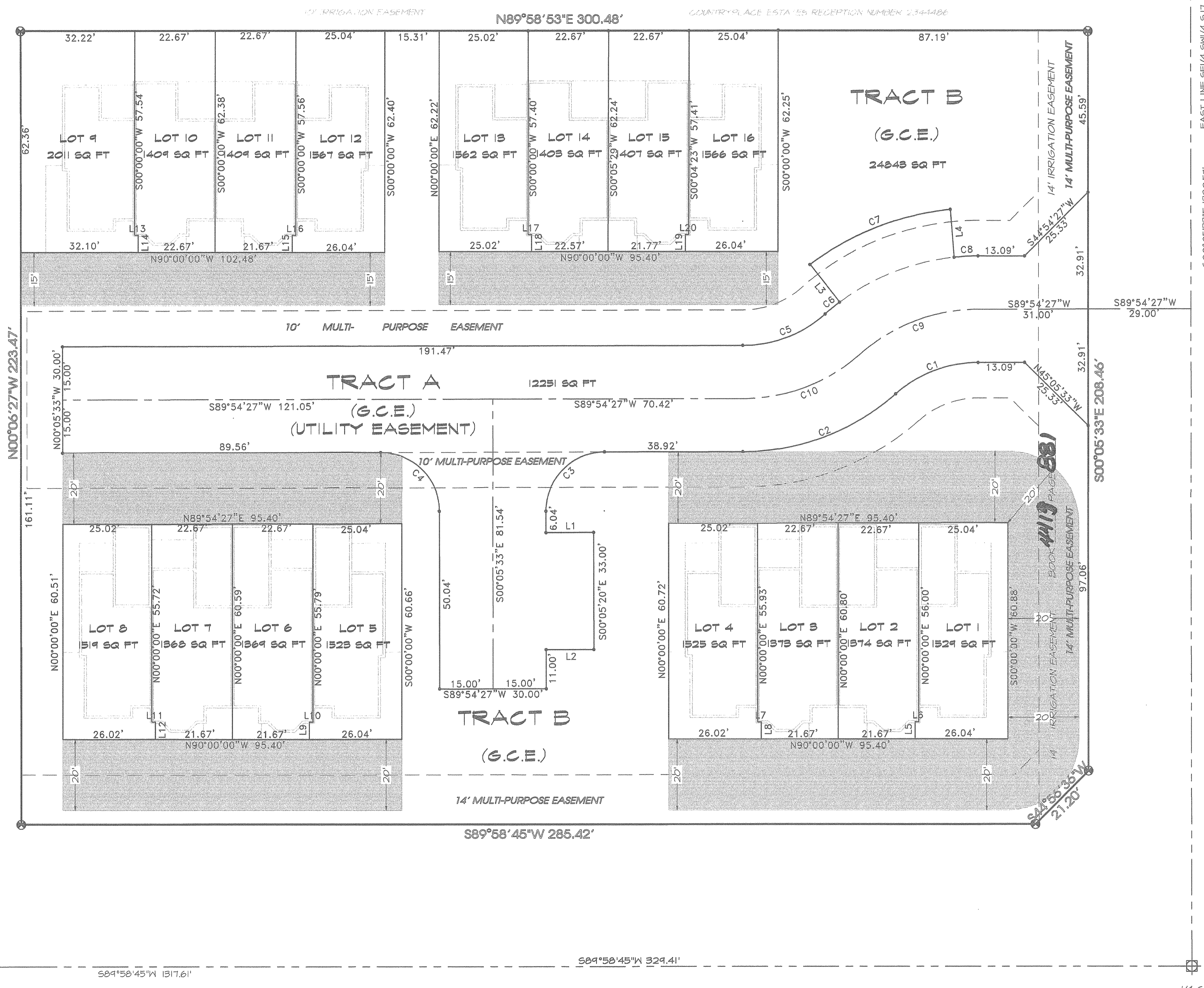
744 Horizon Court, Suite 110
Grand Junction, CO 81508
Phone: 870-241-4722 Email: info@rccw.com

Date of Survey:	Field Surveyor: DGF	Revision Date: Apr 25, 2007
Drawn: DRS	Checked: KST	Approved: DRS
S:\Survey\0733 Flint Ridge 3\733 TERRACES.pro		Job No. 0733-004
		Sheet 2 of 2

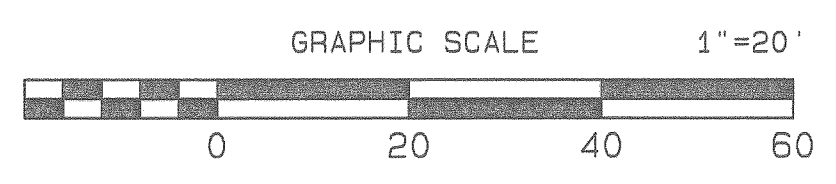
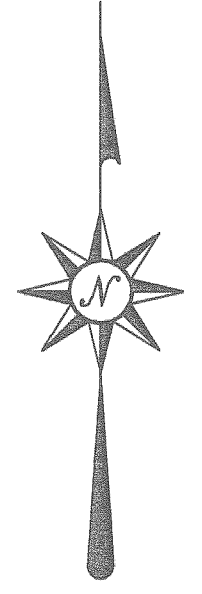
COUNTRYPLACE TERRACES SUBDIVISION

SPECIAL SITE CONSIDERATIONS

NOTE: No permanent structures are to be constructed within shaded areas.



C-5 1/8 CORNER SECTION 17 FOUND 3-1/4" ALUM CAP PLS 24963



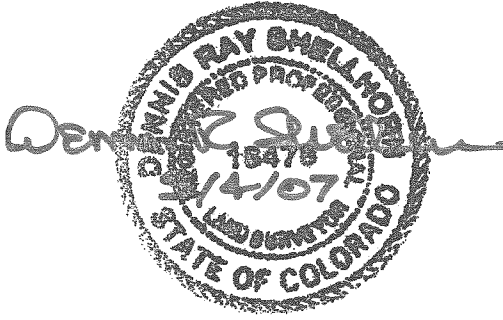
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	25.33'	35.00'	41°28'08"	S69°10'23"W	24.78'
C2	47.05'	65.00'	41°28'08"	S69°10'23"W	46.02'
C3	25.92'	16.50'	90°00'00"	S44°54'27"W	23.33'
C4	25.92'	16.50'	90°00'00"	N45°05'33"W	23.33'
C5	25.33'	35.00'	41°28'08"	N69°10'23"E	24.78'
C6	5.29'	65.00'	4°39'38"	N50°46'07"E	5.29'
C7	42.95'	78.50'	31°20'57"	N68°32'48"E	42.42'
C8	6.71'	65.00'	5°54'51"	N68°57'01"E	6.71'
C9	36.19'	50.00'	41°28'08"	S69°10'23"W	35.40'
C10	36.19'	50.00'	41°28'08"	S69°10'23"W	35.40'

LINE	BEARING	DISTANCE
L1	N89°54'40"E	13.50'
L2	S89°54'40"W	13.50'
L3	N38°13'24"W	13.50'
L4	S04°41'04"E	13.50'
L5	N00°00'00"E	4.83'
L6	N90°00'00"E	1.00'
L7	N90°00'00"E	1.00'
L8	S00°00'00"W	4.83'
L9	N00°00'00"E	4.83'
L10	N90°00'00"E	1.00'
L11	N90°00'00"E	1.00'
L12	S00°00'00"W	4.83'
L13	N90°00'00"E	1.00'
L14	S00°00'00"W	4.83'
L15	N00°00'00"E	4.83'
L16	N90°00'00"E	1.00'
L17	N90°00'00"E	1.00'
L18	S00°00'00"W	4.83'
L19	N00°00'00"E	4.83'
L20	N90°00'00"E	0.93'

1/16 CORNER SECTION 17 SECTION 20 ALUM CAP PLS 16835 WITNESS CORNER NORTH 20.00'

1/4 CORNER SECTION 17 SECTION 20 ALUMINUM CAP IN MONUMENT BOX

CLERK AND RECORDER'S CERTIFICATE
 State of Colorado)
 County of Mesa) ss
 This document was filed for the record in the office of the Clerk and Recorder of Mesa County, Colorado, at 2:00 o'clock A.M., on this 18th day of MAY, 2007, A.D., and was recorded at Reception No. 2381245, Book 4427, Page 206, Drawer No. TT-88, Fees 10⁰⁰/₁₀₀.
 By: Janice Rich Clerk and Recorder Lucille Murray Deputy



NOTE: This Special Site Considerations map defines areas where restrictions on the construction of permanent structures apply. Refer to the plat of Countryplace Terraces Subdivision recorded separately for the location of lot lines, easements, and rights-of-way. Refer to Declarations recorded separately for further covenants, conditions and restrictions on this property.

Notice: This map has been determined to be of sufficient clarity and legibility to be approved by the City of Grand Junction. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's office. This stamp, if it appears hereon, is an indication of the Clerk and Recorder's Office inability to create a scanned image that is of comparable quality to the original document.

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COUNTRYPLACE TERRACES SUBDIVISION
TML ENTERPRISES

SECTION: SE1/4 SW1/4 S.17 T17NSHP: 1 South R17NGE: 1 East MERIDIAN: UTE

River City CONSULTANTS, INC.
Integrated Design Solutions 744 Horizon Court, Suite 110 Grand Junction, CO 81506
Phone: 970-241-4722 Email: info@rcwest.com

Date of Survey:	Field Surveyor: DGF	Revision Date: Apr 25, 2007
Drawn: DRS	Checked: KST	Approved: DRS
S:\Survey\0733 Flint Ridge 3\733 TERRACES.pro		Job No. 0733-004
		Sheet 2 of 2