CHIPETA HEIGHTS SUBDIVISION OF PARCELS LOCATED IN LOT 25 AND LOT 32 OF GRAND JUNCTION ORCHARD MESA LAND COMPANY'S ORCHARD SUBDIVISION AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 26, MESA COUNTY RECORDS SE1/4, SE1/4, SECTION 30, T1S, R1E, UTE MERIDIAN Visita Rado Subdivsion Filing Na. 1 | S1/16 East Line Section 30 | T1S, R1E, U.M. SE 1/16 S30 Plat Book 16, Page 281 |Red Plastic Cap | MCSM #11|13 S89°58'25"E 629.78 No-Cap -- Tract C -- LS 33650 Tract E Tract D Multipurpose \Easement ok 3628 Page 6 1 through 673) Pinehurst Lane Tract 13 S89'49'19"W Right-Of-Way Dedication 12 (Book 3575, Pages 16 & 17) Gibraltor Court Block Four Block Five 600. 10 Meadow Street S00°10'41 Right-Of-Way Dedication (Book 3605, Page 290) Meadow Vista Street N89°49'19"E 12 Ē 148.00' Lot 131 14 Vista 8' Multipurpose Easement 15 10 S Project. 16 0 ook 3580, Pages 799 & 799a) 17 S89°57'39"W 608.67 South Line of The SE¼ SE¼ Section 30 E1/16 South Line T1S. R1E. U.M. Section 30 TIS, RIE, U.M MCSM #118 POĈ MCSM #693 <u>FOR CITY USE ONLY</u> GENERAL NOTES Associated Recorded Documents Page(s) Basis of bearings is the East line of the SE¼ SE¼ of Section 30, T1S, R1E, Ute Meridian which 4462 bears North 00 degrees 10 minutes 41 seconds West, a distance of 1311.77 feet, based on Tract A to the Chipeta Heights Homeowners Association observation of the Mesa County GPS control network. Both monuments on this line are aliquot Tract B, F, & G to the Chipeta Heights Homeowners Association survey markers, as noted on the face of this plat. Tracts C and E to the Orchard Mesa Irrigation and Drainage District Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position". Tract D to the Chipeta Heights Homeowners Association 4462 Easement and Title Information provided by First American Heritage Title Company, Commitment Tract H to the Chipeta Heights Homeowners Association No.915-H0053409-097-TBE, dated May 6, 2005 and No. 915-H0053069-097-NMC, dated May All Irrigation & Drainage Easements to the Chipeta Heights <u>Homeowners Association</u> The Declaration of Covenants and Restrictions

SCALE: 1"=100'

100 50 0

LEGEND 50 INTERSTATE HIGHWAY SYMBOL ALIQUOT SURVEY MARKER, AS NOTED 540 STATE HIGHWAY SYMBOL SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 US UNITED STATES PER CRS-38-51-105, IN CONCRETE NTS NOT TO SCALE FOUND REBAR, AS NOTED PK NAIL. SET IN PAVING

ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL WITH CRS-38-51-105

% PERCENT SYMBOL

RADIUS OF ARC ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL LENGTH OF ARC ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS Ch CHORD DISTANCE OF ARC AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY Brg CHORD BEARING OF ARC ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE EQUAL SYMBOL HAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CRS COLORADO REVISED STATUTES PLS PROFESSIONAL LAND SURVEYOR No. NUMBER LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY L.L.C. LIMITED LIABILITY COMPANY WITH CRS-38-51-105 MORE OR LESS DELTA ANGLE OF ARC DEGREES

AREA SUMMARY = 10.411 Acres Ess SCILICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF) 0.107 Acres TRACT F 0.107 Acres TRACT 0.590 Acres TRACT 0.595 Acres TRACT 0.018 Acres MINUTES OR FEET INCHES OR SECONDS TRACT 0.236 Acres TRACT 0.026 Acres MCSM MESA COUNTY SURVEY MARKER TRACT F 0.227 Acres BUREAU OF LAND MANAGEMENT RIGHT-OF-WAY = 4.179 Acres POB POINT OF BEGINNING
POC POINT OF COMMENCING
HOA HOMEOWNERS ASSOCIATION = 16.496 Acres DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Level III Development LLC, a Colorado limited liability company, is the owner of that real property located in the Southeast Quarter Southeast Quarter (SE1/4 SE1/4) of Section 30, Township 1 South, Range 1 East, Ute Meridian, Grand Junction, Mesa County, Colorado being Lot 25 and Lot 32 of Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as shown on Plat recorded in Plat Book1, Page 26, Mesa County records and being more particularly described as follows: (Original Warranty Deeds Book 3954, Page 175 and Book 3954, Pages 134 & 135.)

COMMENCING at the Southeast corner of said SE1/4 Se1/4 Section 30, whence the Northeast Corner of said SE1/4 SE¼ Section 30 bears North 00 degrees 10 minutes 41 seconds West, a distance of 1311.77 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 89 degrees 57 minutes 39 seconds West, a distance of 51.39 feet, along the South line of said SE¼ SE¼ Section 30; thence North 00 degrees 02 minutes 21 seconds West, a distance of 30.00 feet, to a point on the North right-of-way line of B Road, as described in Book 894, Page 202, the POINT OF BEGINNING; thence South 89 degrees 57 minutes 39 seconds West, a distance of 608.67 feet, along said North right-of-way line of B Road to a point at the Southeast corner of a tract of land belonging to Grand River Properties, L.L.C., as described in Book 3862, Page 11; thence North 00 degrees 10 minutes 07 seconds West, a distance of 1282.52 feet, along the East line of said Grand River Properties tract and the East line of Granite Springs Subdivision, as shown on plat recorded in Book 3902, Page 70, Mesa County records, to a point on the North line of said SE¼ SE¼ Section 30; thence South 89 degrees 58 minutes 25 seconds East, a distance of 629.78 feet, along said North line of said SE¼ SE¼ Section 30, to the West right-of-way line of 29 Road, as described in Book 3628, Page 471 and Book 3628, pages 671 through 673; thence South 00 degrees 10 minutes 41 seconds East, a distance of 367.53 feet, along said West right-of-way line, to the North line of a parcel described in Book 2253, Page 86; thence South 89 degrees 49 minutes 19 seconds West, a distance of 148.00 feet, along the North line of aforementioned parcel, to the Northwest corner of said parcel; thence South 00 degrees 10 minutes 41 seconds East, a distance of 600.00 feet, along said West line of said parcel and the West line of a parcel described in Book 3214, Page 426, to the Southwest corner of this parcel; thence North 89 degrees 49 minutes 19 seconds East, a distance of 148.00 feet, along the South line of said parcel to a point on the West right-of-way line of 29 Road, as described in Book 3580, Pages 799 and 799a; thence, along said West right-of-way line the following two (2) courses: (1) South 00 degrees 10 minutes 41 seconds East, a distance of 292.36 feet; (2) thence South 44 degrees 05 minutes 59 seconds West, a distance of 30.54 feet to the POINT OF BEGINNING.

Said parcel containing an area of 16.496 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 CHIPETA HEIGHTS 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 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, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and

Tract A is granted to the Chipeta Heights Homeowners Association for the use of Lots 1, 2, 6, and 7, Block Two, for the purposes of shared driveway access.

Tracts B, F, and G are granted to the Chipeta Heights Homeowners Association, hereby platted as perpetual easements for landscape buffers, as determined appropriate by said owners.

<u>Tracts B, F, and G</u> are dedicated to the City of Grand Junction as Multipurpose Easements.

Tracts C and E granted to the Orchard Mesa Irrigation and Drainage District, its successors and assigns for the installation, operation, maintenance and repair of Orchard Mesa Irrigation and Drainage District facilities.

Tract D is granted to the Chipeta Heights Homeowner's Association of the lots and tracts hereby platted as a perpetual easement for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the use of the City and any water provider, for the installation, operation, maintenance, and repair of irrigation and storm water facilities (c) private open space for COUNTY OF MESA the use of the homeowners, as determined appropriate by said owners. 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.

Tract H is granted to the Chipeta Heights Homeowner's Association of the lots and tracts hereby platted as private open space for the use of the homeowners, as determined appropriate by said

All Irrigation and Drainage Easements to the Chipeta Heights Homeowners Association, 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.

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, Level III Development LLC, a Colorado limited liability company, has caused its name to be hereunto subscribed this 19th day of June ,A.D. 2007.

for: Level III Development LLO, a Colorado limited liability company

NOTARY PUBLIC'S CERTIFICATE

Witness my hand and official seal:

STATE OF COLORADO SS

63.11%

0.65%

0.65%

3.61%

0.11%

1.43%

0.16%

1.38%

25.32%

100.00%

The foregoing instrument was acknowledged before me by William R. Ogle , its Manager (title) for Level III Development LLC, a Colorado limited liability company this <u>1945</u> day of <u>June</u>, A.D., 2007.

Diana Hamilton

My Commission Expires 10, 2007

NOTARY PUBLIC STATE OF COLORADO My Commission Expires 07/30/200 LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described 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, as shown in document recorded at Book 3954, Pages 136 through 141, 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' Officer, with the authority of its' Board of Directors, this 19th day of Gene

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO) ss COUNTY OF MESA

The foregoing instrument was acknowledged before me by Kathleen Belgare Vice President (title) for Bmk of Colorado June, A.D., 2007



LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and garee that its' security interest, as shown in document recorded at Book 3954, Pages 176 through 181, 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' Officer , with the authority of its' Board of Directors, this 19th day of June 20_07.

For: Bank of Colorado

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)ss COUNTY OF MESA }

The foregoing instrument was acknowledged before me by <u>Kathleen Belgard</u>, <u>Vice President</u> (title) for <u>BANK of Colorado</u> this <u>1922</u> day of June , A.D., 20 07

Witness my hand and official seal



STATE OF COLORADO) ss

We, <u>First American Heritage Title Company</u>, a title insurance company, as duly licensed in the state of Colorado. Nereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Level III Development 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: June 20, 2007 by: Josethan Beni, Examiner Name And Title

for: First American Heritage Title Company Name Of Title Company

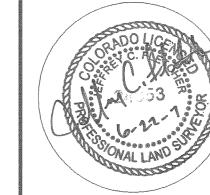
CITY OF GRAND JUNCTION APPROVAL

This plat of CHIPETA HEIGHTS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this ______ day of _____, A.D., 20____.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }ss COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:28 o'clock _______ o'...M., July 3 ____, A.D., 2007, and was duly recorded in Book 4462, Page No. 9314932 Reception No. <u>2389152</u> Drawer No. <u>TT-102</u> Fees: <u>2000</u> 100



CHIPETA HEIGHTS SUBDIVISION A PART OF LOTS 25 & 32

GRAND JUNCTION ORCHARD MESA LAND COMPANY'S ORCHARD SUBDIVISION LOCATED IN SE¼ SE¼ SECTION 30, T1S, R1E, UM

High Desert Surveying, LLC 1673 Highway 50 Unit C Grand Junction, Colorado 81503 970-254-8649 Fax 970-241-0451

Jeffrey C. Fletcher ORADO PROFESSIONAL LAND SURVEYOR P.L.S. NO. 24953

ROJ.NO. 05-75 SURVEYED DRAWN CHECKED SHEET OF DATE: Dec, 2006 JT/ES RSK JCF

SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of CHIPETA HEIGHTS 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 JUNE 12, 2007

CHIPETA HEIGHTS SUBDIVISION OF PARCELS LOCATED IN LOT 25 AND LOT 32 OF GRAND JUNCTION ORCHARD MESA LAND COMPANY'S ORCHARD SUBDIVISION AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 26, MESA COUNTY RECORDS SE1/4, SE1/4, SECTION 30, T1S, R1E, UTE MERIDIAN Grand Junction Orchard Mesa Land Company's Orchard Right-Of-Way Dedication As Shown On Plat Recorded In Plat Book 1, Page 26 Right-Of-Way Dedication 29 ROAD (Book 3605, Page 290) (Book 3575, Pages 16 & 17) (28' ROW Plat Book 1, Page 26) 2' Right-Of-Way Dedication Right-Of-Way Dedication (Book 3628 Pages 671 through 673, (Book 3580, Pages 799 & 799a) S1/16 East Line Section 30 T1S, R1E, U.M. MCSM #1113 N00°10'41"W 1311.77' Basis of Bearings East Line of The SE¼ SE¼ Section . (Book 3628 Page 471) S00°10'41"E 292.36' S00°10'41"E 367.53 25' ROW To Be Dedicated Hereon ROW To Be Dedicated Hereon 1.0' WC - West PLS 24953 N00'10'41"W 293.57' 0.180 Acres N00'10'41"W 244.07' POB 14' Multipurpose Easement Landscape Buffer to H.O.A 14.00---N00'10'41"W 287.75' 10283 sf 0.236 Acres 14' Multipurpose Easement Patricia Purdue, Carol Parks, 30.00' Joseph D. & Linda Harris Δ=86°40'40" 8168 s Robert Bishop, & Diana Keune Book 2253, Page 86 217 29 Road Book 3124, Page 426 R = 48.00'207 29 Road 2943-304-00-140 **2** 11341 sf 11546 sf 9758 sf 2943-304-00-139 △=14°56′14" 8051 sf Ch Brg=S39'08'26"E)_ R=310.00' L=80.82' R=48.00' Ch=80.59' L=14.95' Ch Brg=N82'33'50"E Ch=14.89' LS 33650 Irrigation Easement 8475 sf Ch Brg=N88°35'54"I S00°10'41"E 600.00' Tract A 96.00' R = 48.00'90.00' 25' Shared Driveway for 7' Irrigation Easement L=52.33' N89°28'15"E 18.00' Lots 1, 2, 6, & 7, Block 2 10' Irrigation Easement Ch=49.77 Block Two Block Three / Ch Brg=S84'26'35" △=44°56'19" Block Two 9266 sf R=52.50'. R=320.00' -L=97.41' L=41.18' <u>Easement Detai</u> 8135 sf Ch = 40.13'Δ=02°12′18″ R=172.00′ SCALE: 1"=50" 8809 sf 9261 sf [∞] Δ=34°01'37" Ch Brg=N56°34'17"W 9494 sf Ch = 97.03'8647 sf 8833 sf \ Ch Brg=N62'42'09"E L=6.62'L=76.02' Ch=6.62' _L=67.06' Ch=74.90' Ch Brg=S01'10'40"E Ch=66.63' 14' Multipurpose Easement Ch Brg=N17:05'20"W L=20.89' Ch=20.73' Ch Brg=S23°07'00"E 96.00' 90.00 96.00' Ch Brg=N51'51'25"W Δ=14'01'41" **5**R=320.00' **5**L=78.35' 8207 sf N00°04'31"W N00°04'31"W NOO'04'31"W 339.61' Meadow Point Court Meadow Point Drive 271.34' N00°04'31"W 480.07 $\Delta = 19^{\circ}10^{\circ}33^{\circ}$ Ch Brg=N46°58'05"E R=172.00' S00°04'31"E N00°04'31"W -L=57.57 Ch = 57.30'71.50' 80.00 Ch Brg=N29'47'58"W L=267.83' Ch=262.32' 14' Multipurpose Edsement Ch Brg=N59'15'24"E\ 4 $\Delta = 20^{\circ}08'11$ R=128.00' 10414 sf Three R=172.00' L=47.20' L=60.45'Ch = 46.93'8027 sf 8035 sf .8497 sf **11** 9464 sf S △=09°37'37" 8032 sf R=380.00' S00'00'31"W N00°00'31"E -L=63.85 Vista 91.50 94.73 0' Irrigation Easemen S00'00'00"E Ch = 63.77'Ch Brg=S56'34'25"W 12k 54.54' 80.00 80.00' 80.00' 86.50' 77.00'___ 80.00 15' Irrigation And ∠ Drainage Easement 92.15 84.75 △=15°35'09" R=320.00' L=87.05' Block Four 12 12104 sf Ch = 86.78'8093 sf Ch Brg=S46°51'30"W 11 10383 sf Δ=08'43'20" R=380.00' **13** L=57.85' 8245 sf 8288 sf 8018 sf 8020 sf 8019 sf 8385 sf △=08'09'19" R=172.00' -L=24.48' \Ch=57.79' Ch = 24.46'Ch Brg=S65'44'53"W Ch Brg=S04'04'59"E 14' Multipurpose Easen R=320.00' 15.57 Block Onle <u>14' Multipurpos</u> L=71.66' Ch = 71.51'61.41 84.75 77.00 75.00 75.00 84.75 Ch Brg=S61'04'00"W S00°00'00"E Vista Hills Drive A=12°56°3 R=128.00 L=28.92° Ch=28.86 Ch Brg=N N00°00'20"W N00°00'00"E 9855 sf 9769 sf 420.93 415.42' S00'00'00"E S00°00'20"E 79.80' 88.94 77.58' <u>4' Multipurpose Easement</u> ____14'_Multipurpose| Easement No.5 Rebar 5 ch=1.87' 9. Ch Brg=S00°25'26"E 000 9823 sf R=380.00' 9046 sf 9021 sf 9519 sf 8000 sf 8022 sf 8040 sf 8004 sf L=43.51' 8000 si <u>Vista Hills Drive</u> Ch=43.49' 8023 sf Ch Brg=S86'43'04"W Block Six Tract H Block Five 33,00' N89°57'28"E rigation Easement Private Open Space to H.O.A. _17.67'__ 100.02' 233.99' 0.227 Acres 91.00' 79.80' 81.95' 79.80' 14 Multipurpos Easement 86.54 79.45 N00°10′07"W 1282.52' Tract_E Grand River Properties, LLC L Drainage and Irrigation to Book 3862, Page 11 LOT LINE CURVE TABLE Tract G _ Orchard Mesa Irrigation & Drainage Dist. 795 sf 0.018 Acres Landscape Buffer to H.O.A CURVE DELTA ANGLE RADIUS ARC LENGTH CHORD LENGTH | CHORD BEARING Granite Springs Filing No. 5 & 14' Multipurpose Easement 1129 sf 0.026 Acres 14°56'21 N82°33'46"E Bopk 3902, Page 70 03°40'14" N73°15'29"E 320.00' 20.50' LOT LINE LINE TABLE 07°47'08 172.00' 23.37 S38'10'41"E DISTANCE 09°40'03 LINE | BEARING 172.00 29.02 28.99 S07'06'50"I E1/16 South Line Section 30 T1S, R1E, U.M. SE 1/16 S30 T1S, R1E, U.M. 2.5" ALUMINUM CAP LS 24953 L1 | S00°00'00"E 21°16'59 52.50' 19.50 19.39' N89°40'56"W 20°52'08 128.00' 46.36 S31°38'11" L2 S89°58'25"E 10.44 46.62 MCSM #693 04°44'08 172.00' 14.22 14.21 S10°31'43"E 50 INTERSTATE HIGHWAY SYMBOL 12°03'15 26.88 S06'52'09"I 128.00' 26.93 ALIQUOT SURVEY MARKER, AS NOTED 04°11'06 320.00' 23.37 23.37 S87'54'34"W 540 STATE HIGHWAY SYMBOL CHIPETA HEIGHTS SET ALUMINUM CAP ON No. 5 REBAR, 24953 12°56'39" 172.00' 38.86 N06°28'20"W US UNITED STATES PER CRS-38-51-105, IN CONCRETE SUBDIVISION NTS NOT TO SCALE FOUND REBAR, AS NOTED AREA SUMMARY A PART OF LOTS 25 & 32 CRS COLORADO REVISED STATUTES PK NAIL, SET IN PAVING 63.11% GRAND JUNCTION ORCHARD MESA LAND ss scilicet, used in legal documents (latin - one half) SURVEYOR'S CERTIFICATION COMPANY'S ORCHARD SUBDIVISION PLS PROFESSIONAL LAND SURVEYOR ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL TRACT A 0.107 Acres 0.65% SCALE: 1"=50 TRACT B 0.65% 0.107 Acres L.L.C. LIMITED LIABILITY COMPANY A.D. ANNO DOMINI I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of CHIPETA HEIGHTS TRACT (3.58% 0.590 Acres WITH CRS-38-51-105 SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been TRACT [3.61% 0.595 Acres MORE OR LESS DELTA ANGLE OF ARC High Desert Surveying, prepared under my direct supervision and represents a field survey of same. This plat TRACT I 0.018 Acres 0.11% DEGREES RADIUS OF ARC MINUTES OR FEET INCHES OR SECONDS MCSM MESA COUNTY SURVEY MARKER 1673 Highway 50 Unit C TRACT I 1.43% conforms to the requirements for subdivision plats specified in the City of Grand 0.236 Acres LENGTH OF ARC TRACT G Junction Development code and the applicable laws of the State of Colorado. 0.16% 0.026 Acres Grand Junction, Colorado 81503 CHORD DISTANCE OF ARC ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS BLM BUREAU OF LAND MANAGEMENT ROW RIGHT-OF-WAY TRACT H 1.38% 0.227 Acres 970-254-8649 Fax 970-241-0451 AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY Brg CHORD BEARING OF ARC ROAD ROW 25.32% ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE = 4.179 Acres Jeffrey C. Fletcher = EQUAL SYMBOL POB POINT OF BEGINNING POC POINT OF COMMENCING HOA HOMEOWNERS ASSOCIATION PROJ NO. 05-75 SURVEYED DRAWN CHECKED SHEET JUNE 22, 2007 THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. DLORADO PROFESSIONAL LAND SURVEYOR 100.00% PERCENT SYMBOL TOTAL = 16.496 Acres DATE: May, 2006 JT/ES RSK JCF