BROOKWILLOW VILLAGE, FILING II

PLANNED DEVELOPMENT A REPLAT OF TRACTS A, B, C, D, E, F AND G, BLOCK 1 AND LOTS 27 – 95, BROOKWILLOW VILLAGE RECORDED IN BOOK 4135, PAGES 855 – 861

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Grace Homes Construction, Inc. DBA Grace Homes Real
Estate & Construction, Inc. and the Brookwillow Village Homeowners Association,
Inc. are the owners of that real property situate in the SW 1/4 NE 1/4 of
Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand
Junction, Mesa County, Colorado; being described as follows:

A REPLAT OF TRACTS A, B, C, D, E, F AND G, BLOCK 1 AND LOTS 27 - 95, BROOKWILLOW VILLAGE RECORDED IN BOOK 4135, PAGES 855 - 861 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Lots and Tracts as shown hereon, and designated the same as BROKWILLOW VILLAGE, FILING II, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

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 Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance, and repair of detention and drainage facilities and appurtenants thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement area. The owner(s) and/or the Brookwillow Village Homeowners Association is not relieved of it's responsibility to inspect, install, operate, maintain and repair the detention and drainage facilities.

Tracts B, U, V and that portion of Tract T lying south of the north line of Tract U are dedicated to the City of Grand Junction as a utility easement for the use of City-approved public utilities as perpetual for the installation, operation, maintenace 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.

Tracts B, P, Q, R, S, T, U and V is granted to the Brookwillow Village Homeowners Association, Inc. for the benefit of the owners, hereby platted as undivided interest, not subject to partition, for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenace and repair of irrigation systems; (c) the common areas for landscaping, subject to the various easements dedicated and granted on this Plat.

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.

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

Grace Homes Constuction, Inc., dba Grace Homes Real Estate & Construction. Inc.

Brookwillow Village Homeowners Association, Inc.

Darin Carei, Vice President

Larin Care:

STATE OF COLORADO)
) ss
County of Mesa)

The foregoing instrument was acknowledged before me this Stay of A.D., 2007 by Darin Carei, Vice President of Grace Homes Construction, Inc., dba Grace Homes Real Estate & Construction Inc. and Vice President, Brookwillow Village Homeowners Association, Inc.

Witness my hand and official seal:

My commission expires: ____

SUSAN J. OTTMAN
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 11/02/2009
County of Mesa

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 agree that its security interest which is recorded in Book 4143 at Page 907, Book 4143 at Page 915, Book 4245 at Page 163,* Book 4452 at Page 837 and Book 4452 at Page 845 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon. * Book 4245 at Page 165,

STATE OF COLORADO)

COUNTY OF MESS

FOR First National Bank of the Rockies

Witness my hand and official seal: Notary Public

Address MESS any

My Commission Expires: 01/18/2010

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 agree that its security interest which is recorded in Book 4229 at Page 344, Book 4278 at Page 754 Book 4278 at Page 938, Book 4396 at Page 798 and Book 4396 at Page 808 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: Marty Tudor, Vice President

My commission expires: 3-8-2010

FOR: U S Bank, successor in interest to WestStar Bank

STATE OF COLORADO)
)ss
COUNTY OF MESA)

The foregoing Lienholder Ratification was acknowledged before me this <u>and</u> day of <u>August</u> A.D., 2007 by Marty Tudor, as Vice President.

Witness my hand and official seal: Owil. Units.

Notary Public

Address Grand Junction Colorado

SE STARY

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 agree that its security interest which is recorded in Book 4344 at Page 862 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: John Slik

FOR: Vectra Bank Colorado, National Association

STATE OF COLORADO)) S. COUNTY OF MESA

Address Stand Juntion CD My commission expires: 2.6-08

PEARL HASSON
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 02/06/2008

TITLE CERTIFICATION

State of Colorado County of Mesa

We, Land Title Guarantee Company - Grand Junction, 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 Grace Homes Construction, Inc. DBA Grace Homes Real Estate & Construction Inc. and Brookwillow Village Homeowners Association, Inc.; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: 8-1-07

By: Gren a Crespin/ dicensed Little Examiner

CITY APPROVAL

This plat of Brookwillow Village, Filing II, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 6 day of August 2007.

City Manager

City Mayor

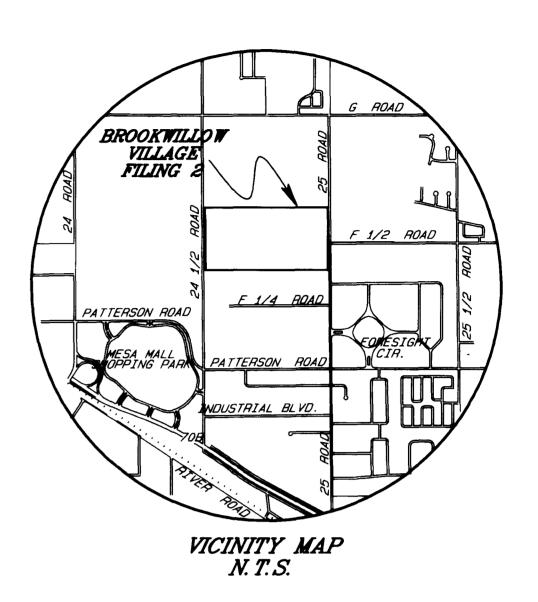
CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 3:57 o'clock PM., on this 7 day of Qugust A.D. 2007, and was recorded at Reception No. 2394908, Book 4487 and Page 658+65 Brawer No. TT-128.

and Fees 209+1.00

Janice Rich

Heles Cross



To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

Declaration of Covenants, Restrictions and Conditions of the Brookwillow Village Homeowner's Association, Inc. recorded in Book 4135 at Pages 862 - 910.

Tracts B, P, Q, R, S, T, U and V conveyed to the Brookwillow Village Homeowner's Association, Inc.

recorded in Book _____ at Page ____

SURVEYOR'S	STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Land Title Guarantee Company under Order Number: GJB65003814.



SW 1/4 NE 1/4 SEC. 4, TIS, RIW, U.M.

D H SURVEYS INC.

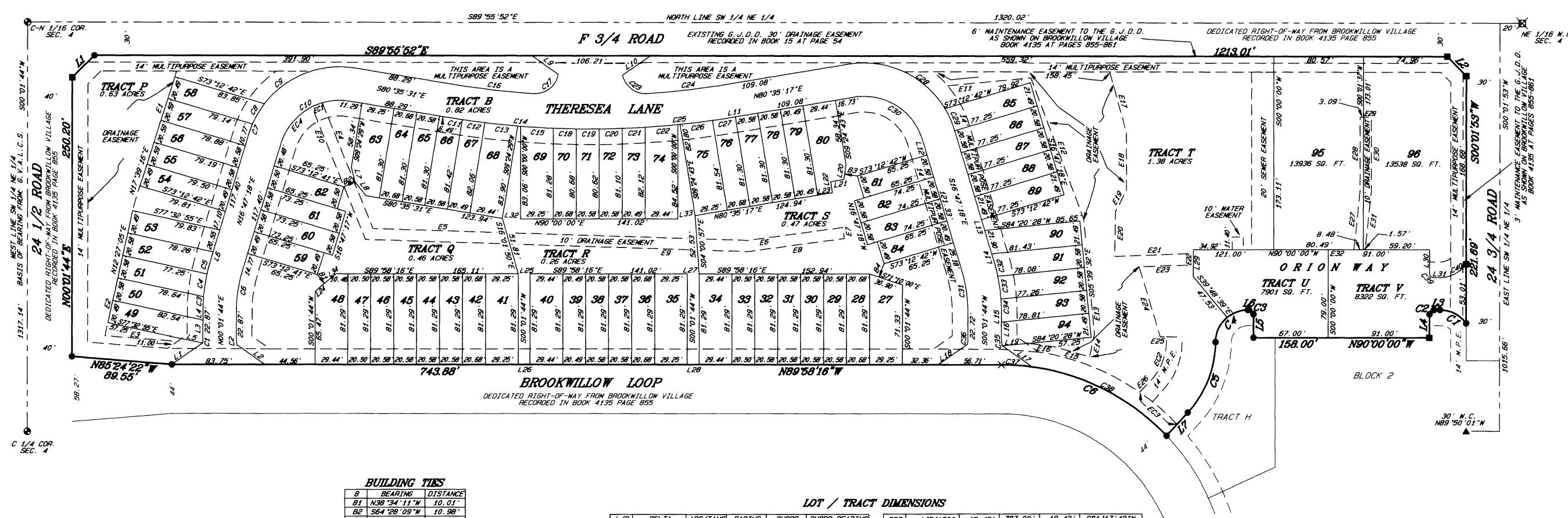
118 OURAY AVE. - GRAND JUNCTION, CO.

(970) 245-8749

Designed By	M. W. D.	Checked	Ву	S. L . H.	Job No.	700	9-07	-05
Drawn By	TMODEL	Date	AUGUS	ST 2007	Sheet	1	0F	2

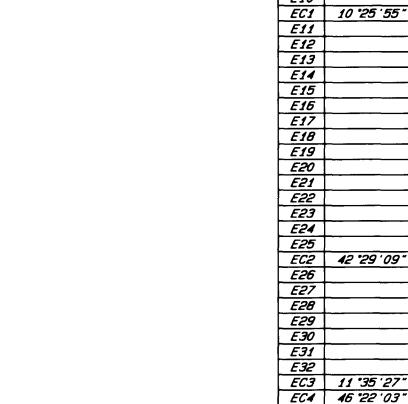
BROOKWILLOW VILLAGE, FILING II

PLANNED DEVELOPMENT A REPLAT OF TRACTS A, B, C, D, E, F AND G, BLOCK 1 AND LOTS 27 - 95, BROOKWILLOW VILLAGE RECORDED IN BOOK 4135, PAGES 855 - 861



EXTERIOR BOUNDARY DIMENSIONS

L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHOAD BEARING
L1		27.98			S45 "04 '08" W
L2		24.36		[N44 *55 '52 "N
C1	54 °09 ' 39 "	27.41'	29.00°	26.40	N62 °55 ' 10 " W
<i>L3</i>		5.46			N90 °00 '00 "N
C2	90 '00 '00"	6.28	4.00	5.66 '	S45 "00 '00 "W
L4		21.00			S00 °00 '00 "W
L5		21.00	<u> </u>		NOO "00 "E
С3	90 '00 '00"	6.28	4.00	5.66°	N45 °00 '00 "N
L6	· · · · · · · · · · · · · · · · · · ·	1.00			N90 °00 '00 "W
C4	89 °38 '07"	45.37'	29.00°	40.88	S45 '10 '56 "N
<i>C5</i>	42 '07' 16"	<i>69.47</i> '	94.50	67.92	S21 *25 '31 "W
L7		28.24			N42 "29 '09 "E
<i>C6</i>	46 °31 '59 "	165.68	204.00	161.16	N66 °42 ' 17 "N



1"=50

100

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

GRAPHIC SCALE

50

BUILDING TIES									
В	BEARING	DISTANCE							
<i>B1</i>	N38 *34 ' 11 "W	10.01							
<i>B2</i>	564 *28 ' 09 "W	10.98'							
<i>B3</i>	N81 "18 '29 "W	11.63							
84	518 °50 ' 00 "W	12.80'							

EASEMENT DIMENSIONS

L/C	DEL TA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
E1		125.49			517 °39 ' 16 "W
E2		120.51			S12 °27 '05 "W
<i>E3</i>		<i>65.03′</i>			S85 *28 ' 38 "E
E4		121.55			N22 °00 ' 33 " W
E5		335.91			NBB *09 '48 "W
<i>E6</i>		86.29°			S82 "16 '42 "W
<i>E7</i>		10.00			NO7 "43" 18" W
<i>E8</i>		87.13			NB2 *16 '42 "E
E9		343.26			S88 *09 '48 "E
E10		128.13			S22 °00 '33 "E
EC1	10 °25 '55 "	10.01	<i>55.00</i> '	10.00	N68 °22 ' 19 "E
E11		75.02'			584 °43 '37 "W
E12		135.39			N20 *33 '11 "W
E13		103.19			NO5 "24" 28" W
E14		21.08			N12 °03' 17"E
E15		30.84			573 *38 '51 "E
E16		28.70			581 °30 '38 "E
E17		<i>55.34</i> ′			N15 °21 '40 "W
E18		<i>52.59</i> ′			S00 '20 '37 "E
E19		21.36	· · · · · · · · · · · · · · · · · · ·		S27 *14 '33 "W
E20		40.41'			NO1 "00 '25"E
E21		70.42'			S87 "50 '44" W
E22		10.37			NOO "00" OO" W
E23		48.47'			S88 *16 '33 "W
E24		<i>65.75′</i>			S16 '44 '45 "E
E25		5.50			N90 °00 '00 "E
EC2	42 *29 ' 09 *	37.45	50.50	<i>36.59</i> ′	N21 °14 '34 "E
E26		15.73°			S42 "29" 09" W
E27		52.35 '			S05 *59 '23 "W
E28		<i>66.56</i> ′		1	500 °00 '50 "E
E29		10.00			S89 °59 ' 10 "W
E30		<i>67.09'</i>			NOO *00 '50 "W
E31		51.82			NO5 *59 '23 "E
E32		23.31			N90 °00 '00 "E
EC3	11 *35 '27"	44.10	218.00	44.03	N49 *29 ' 45 "N
EC4	46 *22 '03"	44.51	55.00°	43.30	539 °58 '20 "W

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COMPLIANO PRO

L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING	C27	1 *24 '50 "	19.42	787.00 '	19.42'	S81 *17 '42 "W
L1		33.68'			S55 "04" 11 "W	L11		1.26			580 *35 '17 "W
L2		<i>30.77</i> ′			N54 *58 ' 16 *W	C28	68 *13 '02 "	101.20	<i>85.00</i> '	<i>95.33 '</i>	S65 *18 ' 12 *E
C1	8 *37 '29 *	4.21'	28.00	4.21'	NO4 "20 '28 "E	C29	14 "24 '23"	21.37	<i>8</i> 5.00 '	21.32'	S23 *59 ' 30 *E
C2	12 '03 '51 "	5.90'	28.00	5.88°	NO6 "00 '12"W	C30	82 *37 *25 *	79.31'	<i>55.00'</i>	72.62'	N58 '06 '00 "W
<i>L3</i>		15.24'			SOO "01 '44" W	L12		13.99			S16 °47 ' 18 "E
L4		6.62'			500 °01 '44" W	L13		10.10			S16 *47 ' 18 "E
L5	-	29.38			N78 "26" 45" W	L14		5. 75 °			516 °47 ' 18 °E
<i>C3</i>	4 *58 ' 38 "	14.33'	165.00°	14.33	NO2 *31 '03 *E	C31	16 '49 '02"	39.62°	135.00	<i>39.48</i> ′	NO8 *22 ' 47 "N
C4	7 *10 '07"	20.64	165.00°	20.63	NOB *35 '25 *E	C32	5 *14 '55 "	15.11	165.00	15.11'	S14 '09 '51 "E
<i>C5</i>	4 *36 '49 "	13.29	165.00°	13.28	N14 "28 '53 "E	C33	7 *09 '29 *	20.61	165.00	20.60	S07 *57 ' 39 *E
L6		7.33 °			N16 '47' 18 "E	C34	4 *24 ' 38 *	12.70	165.00 '	12.70	S02 *10 ' 35 *E
<i>C6</i>	<i>16 '45 ' 34 "</i>	<i>39.49'</i>	135.00'	<i>39.35</i> ′	S08 *24 '31 "W	L15		7.95			S00 °01 '44" W
<i>C7</i>	6 °37 '55 °	9.84'	<i>8</i> 5. 00 '	9.83	S20 "06 ' 16 "W	L16		14.77			NOO "01 '44"E
C8	14 *15 '23 "	21.15'	85.00°	21.10'	N30 *32 '55 *E	<i>C35</i>	13 "18 '47"	6.51	28.00'	6. 49 '	NO6 "37" 40 "W
<i>C9</i>	61 '43 '52"	91.58	<i>8</i> 5. 00 '	87.21	N68 *32 '33 *E	L17		33.01'			N54 *58 ' 16 "W
C10	82 *37 '11 "	79.31'	55.00 '	72.61'	N58 *05 '54 *E	<i>C36</i>	10 *46 '46 *	5.27	28.00'	5.26	NO5 *25 '07 *E
L7		13.10'			N14 '13 '17"W	L18		31.84'			555 °01 '44" W
L8		16.13'			N37 °46 '41 "W	<i>C37</i>	7 *47 '36 "	27.75	204.00	27.73'	S86 *04 '28 *E
C11	1 *01 '33 *	14.09'	787.00'	14.09	N81 "06 ' 17 "W	<i>C38</i>	38 *44 '23 "	137.93	204.00	135.32	S62 "48 "29 "E
C12	1 '29 '33 "	20.50	787.00'	20.50°	N82 "21 '50 "W	L19		22.92			S85 °06 '14" W
C13	2 *08 '52 *	29.50°	787.00'	29.50°	N84 "11 '02 "W	L20		13.68			508 °41 '31 "W
C14	0 *11 '32 "	2.64'	787.00'	2.64	S85 '21' 14"E	L21		11.83			N80 *35 '17 *E
C15	2 "08 '01 "	29.31	787.00'	29.30	N86 "31 '00 "W	L22		9.96			509 *24 '43 *E
C16	<i>5 *33 '31 *</i>	73.44'	757.00'	73.41'	S83 *22 ' 16 *E	L23		13.36			N80 *35 '17 "E
C17	83 '49 '20 "	30.72'	21.00'	28.06°	N51 *57 '05 *E	L24		24.71'			550 *12 '38 "N
L9		28.97'			N54 *55 '52 *W	L25		10.56			N89 *58 ' 18 " W
C18	1 *30 '22 *	20.69	787.00'	20.69	N88 °20 ' 12 "W	L26		10.56°			S89 *58 ' 16 *E
C19	1 *29 '54 *	20.58'	787.00'	20.58°	N89 *50 '20 *W	L27		10.55°			N89 *58 ' 30 " W
C20	1 *29 '55 *	20.59	787.00'	20.59	S88 *39 '46 *W	L28		10.55°			S89 *58 ' 16 *E
C21	1 *29 '37 *	20.52'	<i>787.00'</i>	20.52	S87 *09 '59 *W	L29		24.21'			NOO "00 "W
C22	2 *09 '02 *	29.54'	787.00'	29.54'	S85 °20 ' 40 "W	L30		21.00			500 °00 '00 "E
L10		30.26'			S55 °04 '08 "W	<i>C39</i>	90 '00 '00"	6.28°	4.00'	5. <i>66</i> '	N45 *00 '00 * N
C23	81 *32 '14 "	29.88	21.00'	27.43'	553 °04 '21 "E	L31		5.51°		. <u>.</u>	N90 '00' 00" N
C24	5 *33 '28 *	73.43'	<i>757.00'</i>	73.40'	NB3 *22 '01 "E	C40	54 °05 '54"	27. 38 °	29.00'	<i>26.38</i> ′	562 *57 '03 *W
C25	0 *08 '0 8 *	1.86'	787.00'	1.86'	NB4 *12 '05 "E	L32		16.35 '			N88 *14 '53 "N
C26	2 *07 '54 *	29.28'	787.00'	29.28°	S83 *04 '04 "W	<i>L33</i>		15.69°			S78 *55 '01 "W
						L34		17.57			S51 *25 '49 "W

LEGEND	&	ABBREVIATIONS

- TOUND MESA COUNTY SURVEY MARKER
- 🕱 FOUND B.L.M. / G.L.O. BRASS CAP
- ► FOUND #5 REBAR W/1.5" ALUMINUM CAP STAMPED DISMANT LS 10097
- FOUND #5 REBAR W/ PLASTIC CAP MARKED HCE 37935 (IN CONCRETE)
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677 (IN CONCRETE)
- × SET LEAD W/TAG AND TACK STAMPED LS 20677

G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM W.C. = WITNESS CORNER M.P.E. = MULTIPURPOSE EASEMENT SQ. FT. = SQUARE FEET

AREA SUMMARY

LOTS 70ea. = 3.48 AC. / 44% TRACTS 7ea. = 4.39 AC. / 56 % TOTAL = 7.87 AC. / 100%

SURVEY NOTES

All drainage, water and sewer easements depicted hereon are existing easements as dedicated or granted on the Brookwillow Village plat.

BROOKWILLOW VILLAGE FILING II LOCATED IN THE

LOT SIZE

LOT 61 / 1508 SQ. FT. LOT 62 / 1338 SQ. FT.

LOT 63 / 2224 SQ. FT. LOT 64 / 1681 SQ. FT.

LOT 65 / 1673 SO. FT. LOT 66 / 1674 SO. FT. LOT 67 / 1674 SO. FT.

LOT 70 / 1674 SQ. FT. LOT 71 / 1659 SQ. FT. LOT 72 / 1663 SQ. FT. LOT 73 / 1671 SQ. FT. LOT 74 / 2450 SQ. FT.

LOT 81 / 1338 SQ. FT. LOT 82 / 1528 SQ. FT.

LOT 91 / 1638 50. FT. LOT 92 / 1594 50. FT. LOT 93 / 1603 50. FT. LOT 94 / 1703 50. FT.

LOT 27 / 2232 SQ. FT.. LOT 28 / 1681 SQ. FT..

LOT 29 / 1673 SQ. FT.. LOT 30 / 1673 SQ. FT.. LOT 31 / 1673 SQ. FT.. LOT 32 / 1673 SQ. FT.. LOT 33 / 1666 SQ. FT..

LOT 34 / 2393 SQ. FT. LOT 35 / 2378 SQ. FT. LOT 35 / 1681 SQ. FT. LOT 37 / 1673 SQ. FT. LOT 38 / 1673 SQ. FT. LOT 39 / 1666 SQ. FT.

LOT 40 / 2393 SQ. FT. LOT 41 / 2378 SQ. FT.

LOT 42 / 1681 SQ. FT. LOT 43 / 1673 SQ. FT. LOT 44 / 1673 SQ. FT.

LOT 45 / 1673 SQ. FT. LOT 46 / 1673 SQ. FT.

LOT 47 / 1666 SQ. FT. LOT 48 / 2258 SQ. FT. LOT 49 / 1730 SQ. FT.

LOT 50 / 1655 SQ. FT. LOT 51 / 1600 SQ. FT.

LOT 52 / 1590 SQ. FT. LOT 53 / 1620 SQ. FT. LOT 54 / 1632 SQ. FT.

LOT 54 / 1632 SG. FT. LOT 55 / 1633 SG. FT. LOT 56 / 1627 SG. FT. LOT 57 / 1622 SG. FT. LOT 58 / 1661 SG. FT. LOT 59 / 1337 SG. FT. LOT 60 / 1508 SG. FT.

SW 1/4 NE 1/4 SEC. 4, TIS, RIW, U.M.

D H SURVEYS INC.

118 OURAY AVE. - GRAND JUNCTION, CO. (970) 245-8749

Designed By	M. W. D.	Checked	By S	S. L . H.	Job No.	708	9- <i>07</i> -	-05	
Drawn By	TMODEL	Date	AUGUST	2007	Sheet	2	0F	2	