

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 BROOKWILLOW 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 appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress and access to the drainage/detention easement area. The owner(s) and/or the Brookwillow Village Homeowners Association is not relieved of its 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, 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.

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

Brookwillow Village Homeowners Association, Inc.

Darin Carei
Darin Carei, Vice President

Darin Carei
Darin Carei, Vice President

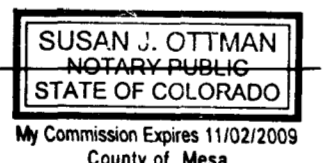
STATE OF COLORADO)
County of Mesa)

The foregoing instrument was acknowledged before me this 1st day of August 2007 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: [Signature]
Notary Public

Address _____

My commission expires: 11/2/09



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,

BY: [Signature] First National Bank of the Rockies

STATE OF COLORADO)
COUNTY OF MESA)



The foregoing Lienholder Ratification was acknowledged before me this 1st day of AUGUST A.D., 2007 by

Witness my hand and official seal: [Signature]
Notary Public

Address MESA COUNTY

My commission expires: 04/10/2010

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 4279 at Page 794, Book 4279 at Page 936, Book 4396 at Page 798 and Book 4396 at Page 805 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon. *and Book 4447 at Page 131

BY: [Signature] FOR: U S Bank, successor in interest to WestStar Bank

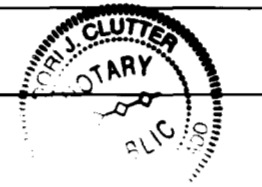
STATE OF COLORADO)
COUNTY OF MESA)

The foregoing Lienholder Ratification was acknowledged before me this 2nd day of August A.D., 2007 by Marty Tudor, as Vice President.

Witness my hand and official seal: [Signature] Notary Public

Address Grand Junction Colorado

My commission expires: 3-8-2010



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 4344 at Page 862 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: [Signature] FOR: Vectra Bank Colorado, National Association

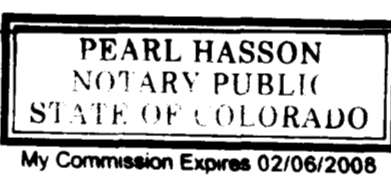
STATE OF COLORADO)
COUNTY OF MESA)

The foregoing Lienholder Ratification was acknowledged before me this 1st day of August A.D., 2007 by

Witness my hand and official seal: [Signature] Notary Public

Address Grand Junction CO

My commission expires: 2-6-08



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: [Signature]
Deborah L. Chapman

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 6th day of August, 2007.

[Signature]
City Manager

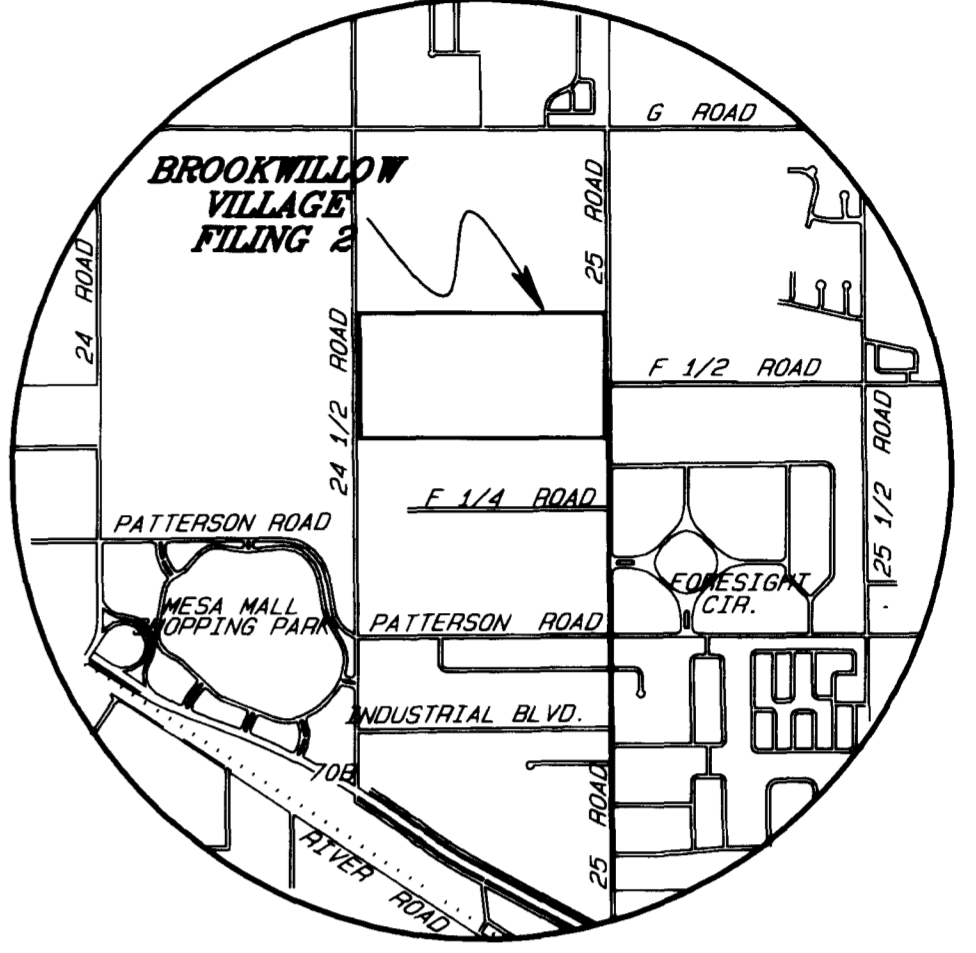
[Signature]
City Mayor

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 7th day of August A.D. 2007, and was recorded at Reception No. 2394908, Book 4135 and Page 858-859 Drawer No. TT-128 and Fees 20.00+1.00

[Signature]
Clerk and Recorder

[Signature]
Deputy



VICINITY MAP
N.T.S.

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.



BROOKWILLOW VILLAGE FILING II

LOCATED IN THE
SW 1/4 NE 1/4 SEC. 4, T1S, R1W, U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	708-07-05
Drawn By	TMODEL	Date	AUGUST 2007	Sheet	1 OF 2

