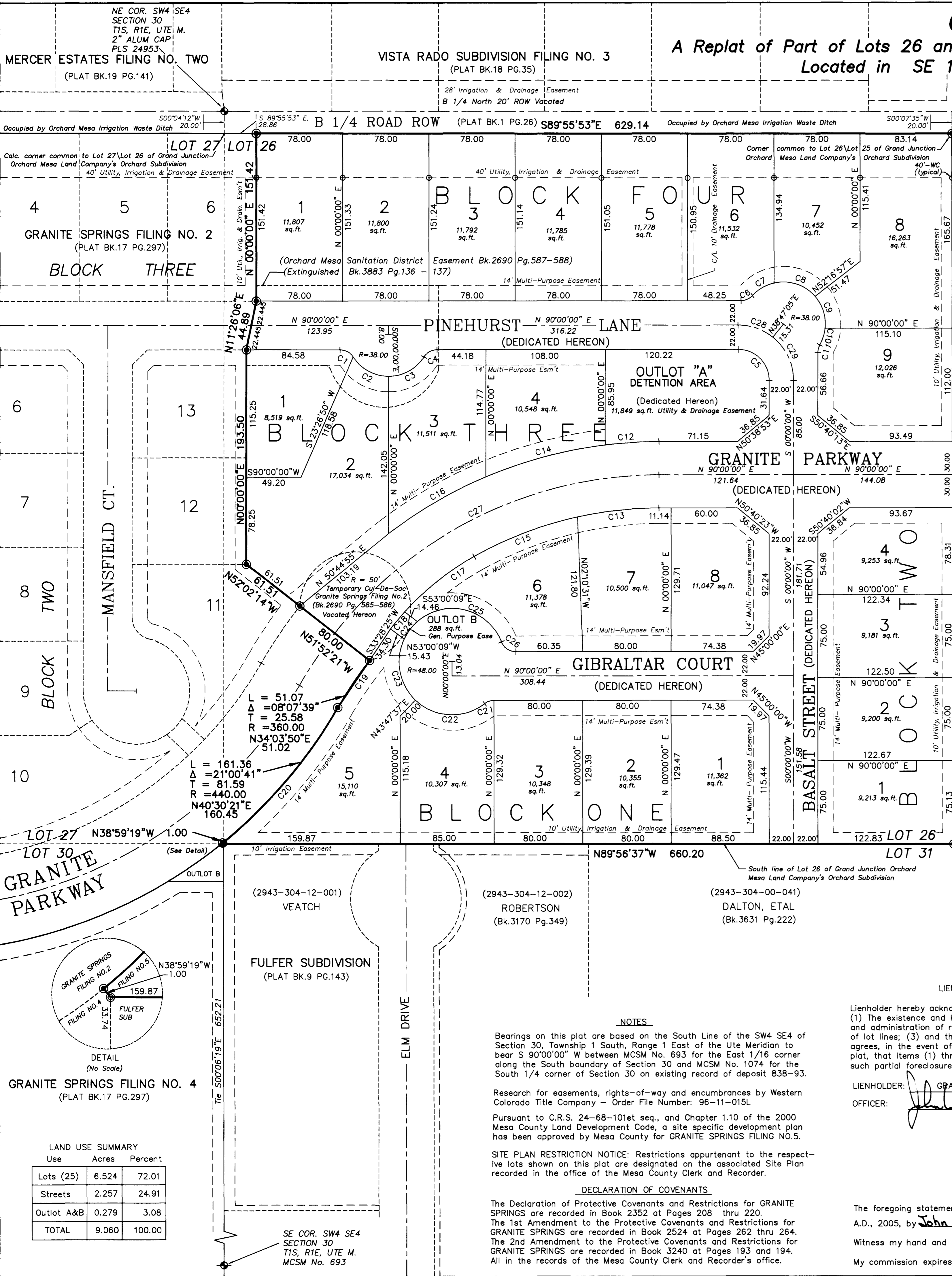


GRANITE SPRINGS FILING NO. 5

A Replat of Part of Lots 26 and 27 of Grand Junction Orchard Mesa Land Company's ORCHARD SUBDIVISION, Located in SE 1/4 of Sec. 30, T1S, R1E, Ute Meridian, Mesa County, Colorado



CURVE	LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CHORD
C1	14.03	57°25'16"	14.00	7.67	N 61°17'22" W	13.45
C2	38.08	57°25'16"	38.00	20.81	S 61°17'22" E	36.51
C3	38.08	57°25'16"	38.00	20.81	S 61°17'22" W	36.51
C4	14.03	57°25'16"	14.00	7.67	N 61°17'22" E	13.45
C5	43.98	90°00'00"	28.00	28.00	S 45°00'00" E	39.60
C6	11.62	47°33'48"	14.00	6.17	N 66°13'06" E	11.29
C7	22.84	34°26'17"	38.00	11.78	S 59°39'21" W	22.50
C8	41.17	62°04'28"	38.00	22.87	S 72°05'17" E	39.19
C9	31.14	46°57'33"	38.00	16.51	S 17°34'16" E	30.28
C10	15.89	23°57'49"	38.00	8.06	S 17°53'25" W	15.78
C11	7.30	29°52'19"	14.00	3.73	S 14°56'09" W	7.22
C12	48.69	06°56'46"	401.65	24.38	S 86°31'37" W	48.66
C13	74.06	12°25'12"	341.65	37.18	N 83°47'24" E	73.91
C14	112.14	15°59'51"	401.65	56.44	S 75°03'19" W	111.78
C15	100.53	16°51'34"	341.65	50.63	N 69°09'01" E	100.17
C16	102.12	14°34'04"	401.65	51.34	S 59°46'21" W	101.85
C17	80.63	18°38'37"	247.79	140.87	N 51°23'56" E	80.27
C18	20.02	04°37'49"	247.79	10.02	N 39°45'38" E	20.02
C19	51.07	08°07'39"	360.00	25.58	N 34°03'50" E	51.02
C20	161.36	21°00'41"	440.00	81.59	N 40°30'21" E	160.45
C21	9.22	37°43'46"	14.00	4.78	S 71°08'07" W	9.05
C22	68.30	81°31'23"	48.00	41.38	N 86°58'05" W	62.68
C23	59.63	71°10'45"	48.00	34.35	N 10°37'01" W	55.87
C24	20.15	24°02'58"	48.00	10.22	N 36°59'51" E	20.00
C25	91.52	109°14'19"	48.00	67.59	S 76°21'30" E	78.27
C26	16.68	68°15'39"	14.00	9.49	S 55°52'10" E	15.71
C27	337.55	52°02'17"	371.65	181.42	N 63°58'52" E	326.06
C28	33.85	38°47'05"	50.00	17.60	S 70°36'28" E	33.20
C29	44.69	68°15'39"	50.00	23.96	S 25°36'28" E	43.22

LEGEND
◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
◇ FOUND NO.5 REBAR W/ I.D. CAP "JOHNSON, - PLS 18835"
T SET NO.5 REBAR W/ ALUM. I.D. CAP "MAP SURVEYS-PLS 11980"
O SET NO.5 REBAR W/ ALUM. I.D. CAP "40-WC" MAP SURVEYS-PLS 11980
○ FOUND OR SET NO.5 REBAR W/ ALUM. I.D. CAP IN CONCRETE.

KNOW ALL MEN BY THESE PRESENTS: The undersigned YUKON ENTERPRISES, LLC, a Colorado Corporation, is the owner of that real property being Part of Lot 26 and Lot 27 of the Grand Junction Orchard Mesa Land Company's Orchard Subdivision, located in the SE 1/4 of Section 30, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado. Ownership is witnessed by instruments recorded in Book 3263 at Pages 904 thru 906. That portion of real property being part of this dedication is described as follows:

- Commencing at the Southeast corner (MCSM No.693) of the SW 1/4 SE 1/4 of said Section 30 from whence the South one-quarter corner (MCSM No.1074) of said Section 30 bears South 90°00'00" West, a distance of 1320.30 feet with all bearings contained herein being referenced thereto. Thence North 00°06'19" West, a distance of 652.21 feet along the Easterly boundary of Granite Springs Filing No.4 to the POINT OF BEGINNING. Thence around the said parcel boundary the following eleven (11) courses:
- 1.) North 38°59'19" West, a distance of 1.00 feet to a point on the boundary of Granite Springs Filing No.2, continuing along the Easterly boundary of Granite Springs Filing No.2 through course eight (8);
 - 2.) Northeasterly 161.36 feet along a 440.00 foot radius curve to the left with a central angle of 21°00'41", the chord of which bears North 40°30'21" East, a distance of 160.45 feet;
 - 3.) Northeasterly 51.07 feet along a 360.00 foot radius curve to the right with a central angle of 8°07'39", the chord of which bears North 34°03'50" East, a distance of 51.02 feet;
 - 4.) North 51°52'21" West, a distance of 80.00 feet;
 - 5.) North 52°02'14" West, a distance of 61.51 feet;
 - 6.) North 00°00'00" East, a distance of 193.50 feet;
 - 7.) North 11°26'06" East, a distance of 44.89 feet;
 - 8.) North 00°00'00" East, a distance of 151.42 feet to the Northeast corner of Granite Springs Filing No.2 being located on the South right of way line for B 1/4 Road;
 - 9.) South 89°55'53" East, a distance of 629.14 feet along said South right of way line for B 1/4 Road to a point on the East line of said Lot 26;
 - 10.) South 00°07'35" East a distance of 641.10 feet along the East line of said Lot 26 to the Southeast corner thereof;
 - 11.) North 89°56'36" West a distance of 660.20 feet along the South line of said Lot 26 to the point of beginning.

The above parcel, as described, contains 9.06 acres, more or less.
That said owner has caused the said real property to be laid out and surveyed as:
GRANITE SPRINGS FILING NO. 5, a subdivision of the County of Mesa and State of Colorado.

That said owner does hereby grant to Granite Springs Homeowners Assoc. "OUTLOT A" and "OUTLOT B" for general purpose, utility, irrigation and drainage easements as shown hereon.
That said owner does hereby grant to the Public Utilities those portions of real property shown hereon as Multi-purpose and general purpose easements needed for the installation and maintenance of utilities, including but not limited to water, sewer, gas, electric and telephone lines; together with the right to trim or remove interfering trees and brush; with non-exclusive users right of ingress and egress for the maintenance of historic irrigation and drainage ditches. Such easements and rights shall be utilized in a reasonable and prudent manner.

That said owner does hereby acknowledge that all lien holders or encumbrancers, if any, associated with the interests of this plot have been represented hereon. That said owner does hereby dedicate and set apart all of the road rights-of-way created by this plat to the public forever. That all expense for road or driveway improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

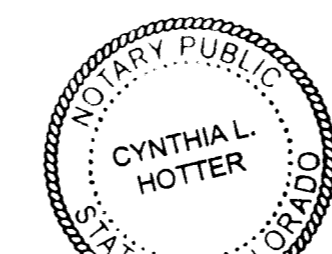
IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 5 day of MAY, A.D., 2005.
YUKON ENTERPRISES, LLC, a Colorado Corporation
Vernon Pace
Vernon Pace, President

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me this 5th day of May, A.D., 2005, by Vernon Pace, President of Yukon Enterprises, LLC.
Witness my hand and official seal. *Cynthia L. Hotter* Notary Public
My commission expires: 1-2-06

CLERK AND RECORDER'S CERTIFICATE
I hereby certify that this instrument was filed for record in my office at 2:00 o'clock P.M. on this 20th day of MAY, A.D. 2005 and was recorded as reception number 2255027 in Plat Book 3902 on Page 70 Drawer No. RR-110
Janice Ward Mesa County Clerk and Recorder
Lucina Rodriguez Deputy
Fees: \$10⁰⁰ / -

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 11 day of MAY, A.D., 2005.
Board of County Commissioners of the County of Mesa, Colorado.
Tilman Schubert Chairman

LIENHOLDER ACKNOWLEDGEMENT STATEMENT
Lienholder hereby acknowledges the following as depicted and/or dedicated on this plat.
(1) The existence and location of public rights-of-way, including any rights of maintenance and administration of rights-of-way; (2) the existence of individual lots and the location of lot lines; (3) and the zoning density proposed for this subdivision. Lienholder hereby agrees, in the event of partial foreclosure on its lien against the property depicted in this plat, that items (1) through (3) above and all rights incidental thereto, shall survive any such partial foreclosure.
LIENHOLDER: GRAND VALLEY NATIONAL BANK
OFFICER: *John W. Stevenson*
The foregoing statement was acknowledged before me this 5th day of May, A.D., 2005, by John W. Stevenson, The President
Witness my hand and official seal. *Cynthia L. Hotter* Notary Public
My commission expires: 1-2-06



SURVEYOR'S CERTIFICATE
I, Millard Walter Eldridge, do hereby certify that the survey as represented by this plat was done by me, or under my direct supervision, responsibility, and checking, and that the survey and plat are correct to the best of my knowledge and belief.
Millard Walter Eldridge
PROFESSIONAL LAND SURVEYOR
11980
5-03-05

GRANITE SPRINGS FILING NO. 5
SE4 Sec.30, T1S, R1E, Ute Meridian
PLANNING NO: 2001-243FP3 RES. NO: N/A
DATE: May 03, 2005 SCALE: 1" = 50'
MAP Surveys, Inc.
MAPPING - PLANNING - SURVEYING
P.O. BOX 290, MESA, COLORADO 81643
(970)268-5851 FAX (970)268-5256

LAND USE SUMMARY

Use	Acres	Percent
Lots (25)	6.524	72.01
Streets	2.257	24.91
Outlot A&B	0.279	3.08
TOTAL	9.060	100.00

SE COR. SW4 SE4 SECTION 30, T1S, R1E, UTE M. MCSM No. 693