

NOTES

Pursuant to C.R.S. 24-68-101et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for GRANITE SPRINGS FILING NO.4.

Bearings on this plat are based on the South Line of the SW4 SE4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian to bear S 90°00'00" W between MCSM No. 693 for the East 1/16 corner along the South boundary of Section 30 and MCSM No. 1074 for the South 1/4 corner of Section 30 on an existing record of deposit 838-93.

Research for easements, rights-of-way and encumbrances by Western Colorado Title Company - Order File Number: 96-11-015L.

DECLARATION OF COVENANTS

The Declaration of Protective Covenants and Restrictions for GRANITE SPRINGS are recorded in Book 2352 at Pages 208 thru 220. The 1st Amendment to the Protective Covenants and Restrictions for GRANITE SPRINGS are recorded in Book 2524 at Pages 262 thru 264. The 2nd Amendment to the Protective Covenants and Restrictions for GRANITE SPRINGS are recorded in Book 3240 at Pages 193 and 194. All in the records of the Mesa County Clerk and Recorder's office.

GRANITE SPRINGS FILING NO. 4

A Replat of Part of Lots 29 and 30 of Grand Junction Orchard Mesa Land Company's ORCHARD SUBDIVISION, Located in SW 1/4 SE 1/4 of Sec. 30, T1S, R1E, Ute Meridian, Mesa County, Colorado

CURVE TABLE

Table with columns: CURVE, LENGTH, DELTA, RADIUS, TANGENT, DIRECTION, CHORD. Lists curve data for C1 through C35.

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. The foregoing instrument was acknowledged before me this 2nd day of June A.D., 2003, by Cynthia J. Hutter, Notary Public, State of Colorado. My commission expires: 1-12-05.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned YUKON ENTERPRISES, LLC, a Colorado Corporation, is the owner of that real property being Part of Lots 27, 29 and 30 of the Grand Junction Orchard Mesa Land Company's Orchard Subdivision, located in the SW 1/4 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 said SW 1/4 SE 1/4 of said Section 30 from whence the South one-quarter corner (MCSM No.1074) of Section 30 bears South 90°00'00" West, a distance of 1320.30 feet with bearings contained herein being referenced thereto. Thence North 00°06'19" West, a distance of 30.00 feet to a point on the North Right-of-way line of B Road being the POINT OF BEGINNING. Thence around the said parcel boundary the following sixteen (16) courses: 1.) South 90°00'00" West, a distance of 805.93 feet, along the North right-of-way line of B Road; 2.) North 00°00'00" East, a distance of 254.57 feet to a point on the boundary of Granite Springs Filing No.3, continuing along the said boundary of Granite Springs Filing No.3 through course seven (7); 3.) North 00°00'00" East, a distance of 52.33 feet; 4.) North 59°36'39" West, a distance of 18.89 feet; 5.) North 26°42'59" East, a distance of 112.00 feet; 6.) North 14°16'42" East, a distance of 45.14 feet; 7.) North 27°41'09" East, a distance of 130.00 feet to a point on the boundary of Granite Springs Filing No.2, continuing along the said boundary of Granite Springs Filing No.2 through course fourteen (14); 8.) Easterly 212.61 feet along a 440.00 foot radius curve to the left with a central angle of 27°41'09", the chord of which bears South 76°09'25" East, a distance of 210.55 feet; 9.) South 90°00'00" East, a distance of 69.50 feet; 10.) South 44°00'44" East, a distance of 41.02 feet; 11.) North 90°00'00" East, a distance of 44.00 feet; 12.) North 44°00'44" East, a distance of 41.02 feet; 13.) North 90°00'00" East, a distance of 46.79 feet; 14.) Easterly 299.41 feet along a 440.00 foot radius curve to the left with a central angle of 38°59'19", the chord of which bears North 70°30'21" East, a distance of 293.67 feet; 15.) South 38°59'18" East, a distance of 1.00 feet; 16.) South 00°06'19" East, a distance of 622.21 feet to the point of beginning.

The above parcel, as described, contains 9.80 acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as:

GRANITE SPRINGS FILING NO. 4, a subdivision of the County of Mesa and State of Colorado.

That said owner does hereby dedicate to Granite Springs Homeowners Assoc. "OUTLOT A" and "OUTLOT B" for multi-purpose and sewer easements as shown hereon.

That said owner does hereby dedicate to the Public Utilities those portions of real property being used for perpetual easements needed for the installation and maintenance of utilities, including but not limited to electric, gas, water, sewer, 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 driveways, historic irrigation and drainage ditches. Such easements and rights shall be utilized in a reasonable and prudent manner to allow for further improvement of land use.

That said owner does hereby acknowledge that all lien holders or encumbrancers, if any, associated with the interests of this plat have been represented hereon. That said owner does hereby dedicate and set apart all of the roads created by this plat for the use of 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 12 day of JUNE A.D., 2003.

YUKON ENTERPRISES, LLC, a Colorado Corporation. Vernon Pace, President.

STATE OF COLORADO } COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 12 day of JUNE A.D., 2003, by Vernon Pace, President of Yukon Enterprises, LLC.

Witness my hand and official seal. Notary Public.

CLERK AND RECORDER'S CERTIFICATE. I hereby certify that this instrument was filed for record in my office at 3:00 o'clock P.M. on this 27th day of JUNE A.D. 2003 and was recorded as reception number 2130244 in Plat Book 19 on Page 395 Drawer No. 00-3. Fees: \$10.00-1.00.

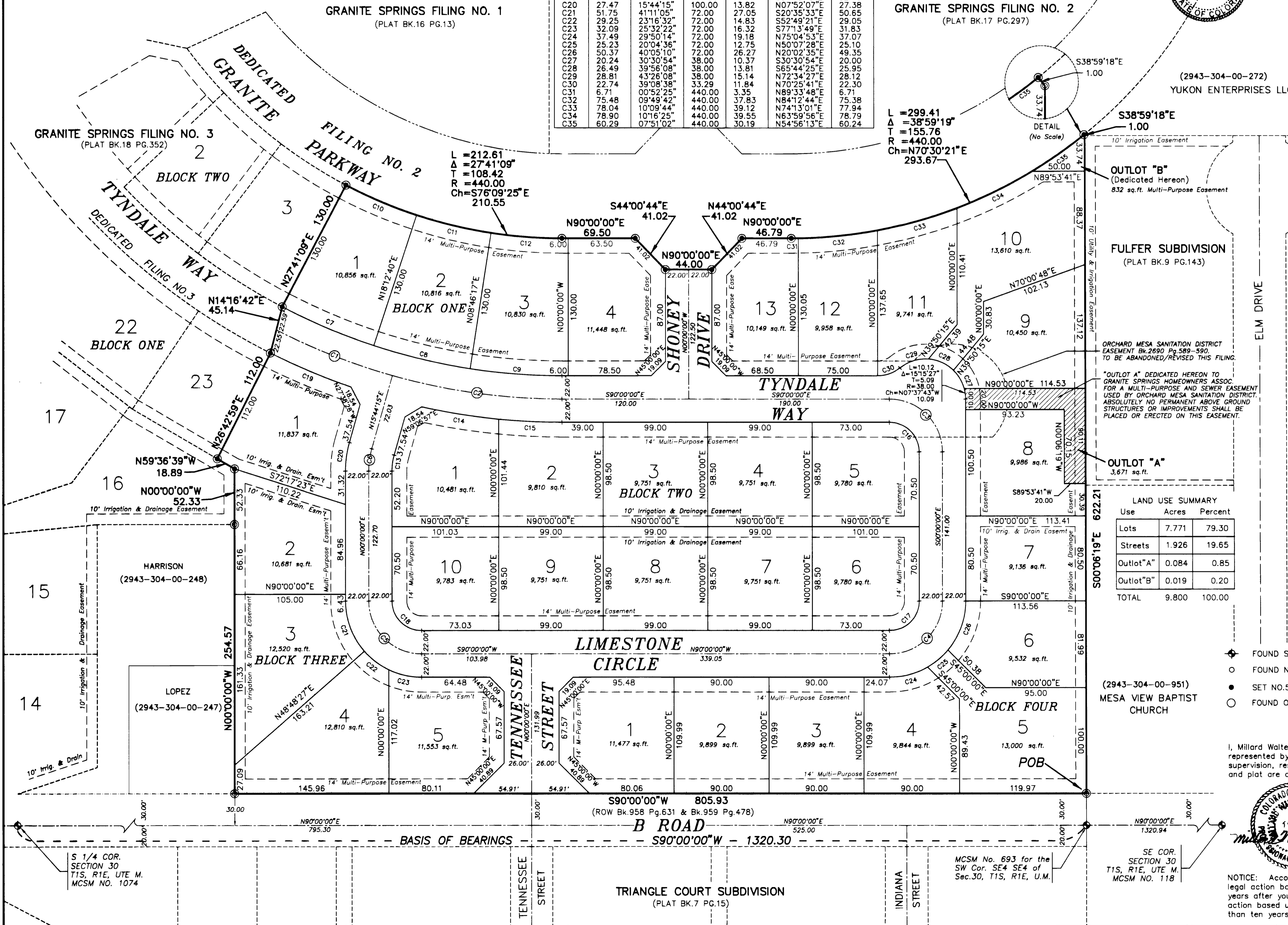
BOARD OF COUNTY COMMISSIONERS CERTIFICATE. Approved this 26th day of June A.D., 2003. Board of County Commissioners of the County of Mesa, Colorado. James R. Baughman, Chairman.

LEGEND. FOUND SECTION CONTROL MONUMENT, AS NOTED. FOUND NO.5 REBAR W/ I.D. CAP "JOHNSON, - PLS 16835". SET NO.5 REBAR W/ ALUM. I.D. CAP "MAP SURVEYS-PLS 11980". FOUND OR SET NO.5 REBAR W/ ALUM. I.D. CAP IN CONCRETE.

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.

PREPARED FOR: YUKON ENTERPRISES, LLC 707 ARROWCOURT - SUITE A GRAND JCT., CO 81505. GRANITE SPRINGS FILING NO. 4 SW4 SE4 Sec.30, T1S, R1E, Ute Meridian. DATE: March 26, 2003. SCALE: 1" = 50'

MAP Surveys, Inc. MAPPING - PLANNING - SURVEYING. P.O. BOX 290, MESA, COLORADO 81643 (970)268-5851 FAX (970)268-5532



LAND USE SUMMARY table with columns: Use, Acres, Percent. Rows include Lots (7.771, 79.30), Streets (1.926, 19.65), Outlot A (0.084, 0.85), Outlot B (0.019, 0.20), and TOTAL (9.800, 100.00).

