

PEAR PARK PLACE SUBDIVISION

A SUBDIVISION OF THE NE1/4 SE1/4 OF SECTION 16, T.1 S., R.1 E., UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

STATEMENT OF OWNERSHIP AND DEDICATION
 KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Redlands Development, LLC, a Colorado limited liability company, is the owner of that real property situated in the NE1/4 SE1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in an instrument recorded in Book 4505 at Page 703 of the Mesa County records; said property being more particularly described as follows:

The West 6-2/3 acres of the W/2 NE1/4 SE1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, more particularly described by metes and bounds as follows:

Beginning at the NW corner NE1/4 SE1/4 of said Section 16; thence North 89°54' East 220.12 feet; thence South 1319.9 feet; thence South 89°54' West 220.12 feet to the SW corner NE1/4 SE1/4 of said Section 16; thence North 1319.9 feet to the point of beginning. EXCEPT the North 30 feet thereof for road right-of-way.

That said owner has by these presents laid out, platted, and subdivided that above described real property as shown hereon, and designates the same as PEAR PARK PLACE SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

* All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

* All multi-purpose 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 thereto 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 grade structures.

* 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/egress access to the drainage/detention easement areas. The Pear Park Place Subdivision Homeowners' Association is not relieved of its responsibility to inspect, install, operate, maintain, and repair the drainage facilities.

* Public Pedestrian Easement is dedicated to the City of Grand Junction as a perpetual easement for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling and other nonmotorized forms of transportation for commuting and recreational purposes with or without pets accompanying them.

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 or 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 reasonable ingress and egress to and from the easement.

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

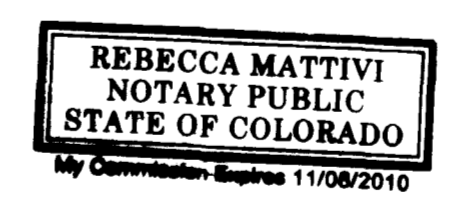
Executed this 31st day of AUGUST, 2007.

Redlands Development, LLC a Colorado limited liability company
 By: Clifton Anson
 Clifton Anson, Manager

State of Colorado)
 County of Mesa)

The foregoing Statement of Ownership and Dedication was acknowledged before me by Clifton Anson, Manager of Redlands Development, LLC, for and on behalf of Redlands Development, LLC, a Colorado limited liability company, this 31st day of August, 2007.

Rebecca Mattivi
 Notary Public
 My commission expires: 11-08-2010



LIENHOLDERS RATIFICATION OF PLAT

The undersigned, American National Bank 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 4505 at Page 704 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

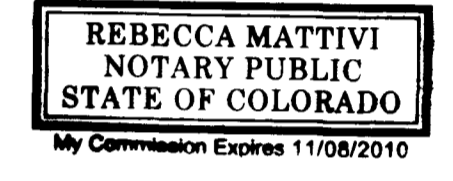
In witness whereof, the said corporation has caused these presents to be signed by its Branch President, with the authority of its Board of Directors, this 31st day of August, 2007.

By: Brad Krebill For: American National Bank
 (Title) Branch President

State of Colorado)
 County of Mesa)

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Brad Krebill, Branch President of American National Bank, as its Branch President this 31st day of August, 2007 for the aforementioned purposes.

Rebecca Mattivi
 Notary Public
 My commission expires: 11-08-2010



TITLE CERTIFICATION

State of Colorado)
 County of Mesa)

We, Abstract & Title Company of Mesa County, Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to Redlands 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: Aug 31, 2007 By: Donald K. Paris, Chief Title Examiner
 Name and title
 Abstract & Title Co of Mesa County, Inc.

CITY APPROVAL

This plat of PEAR PARK PLACE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 1st day of October, 2007.

By: Clifton Anson City Manager
 By: Janice Rich Mayor

CLERK AND RECORDER'S CERTIFICATE

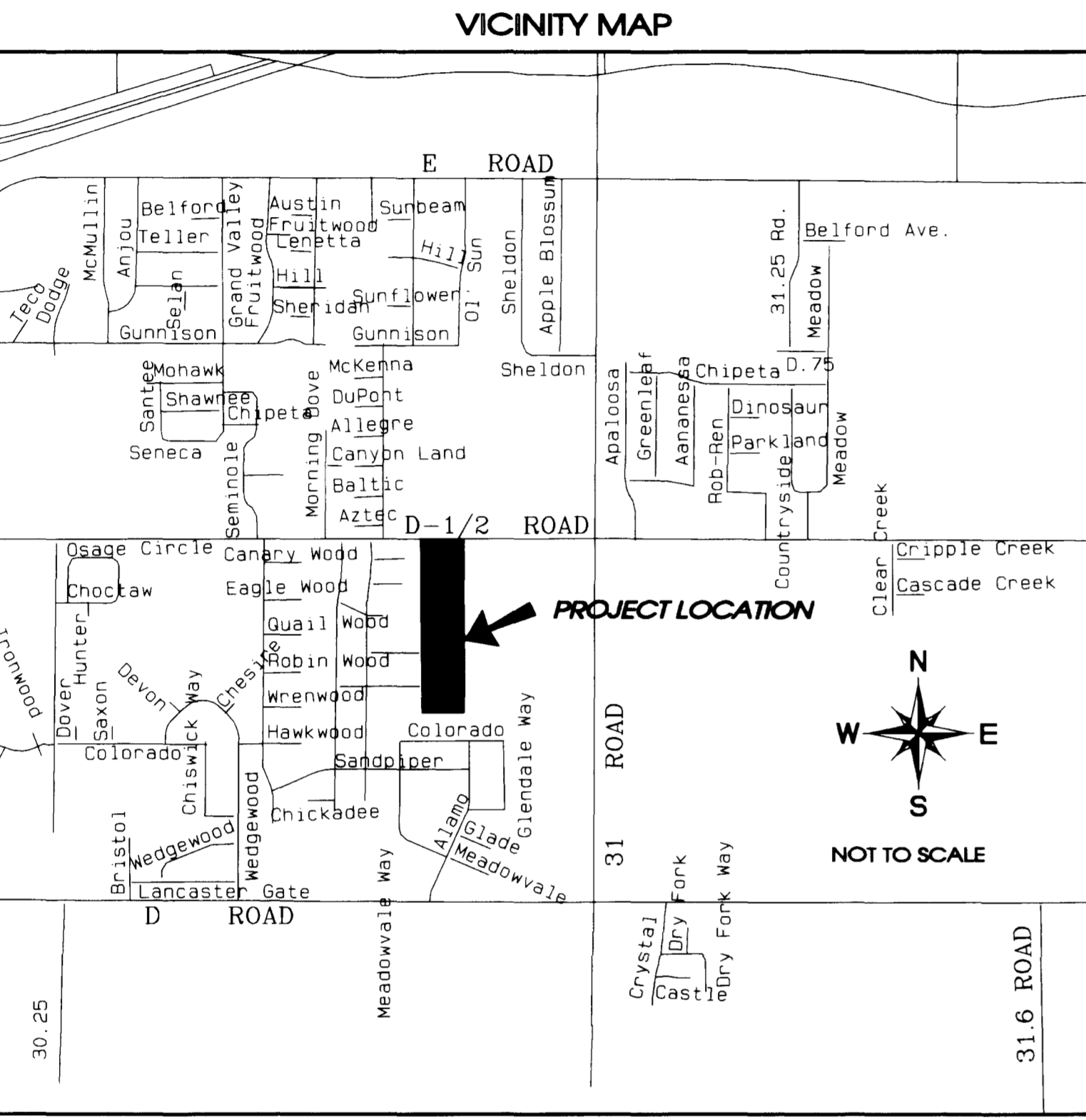
State of Colorado)
 County of Mesa)

This plat was filed for the record in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:11 o'clock P. M., on this 11th day of October, 2007.

A.D., and was recorded at Reception No. 2407172, Book 4533, Page 751-753, Drafter No. VV-12, Fees 30.00 / 100.

By: Janice Rich Clerk and Recorder
 By: Ginny Baughman Deputy

Notice: This plat has been determined to be of sufficient clarity and legibility to be approved by the City of Grand Junction. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's office. This stamp, if it appears hereon, is an indication of the Clerk and Recorder's Office inability to create a scanned image that is of comparable quality to the original document.



Tract A is conveyed by separate instrument to the Pear Park Place Subdivision Homeowners Association as common area open space subject to a public multi-purpose easement and a public pedestrian easement as dedicated hereon.

Tract B is conveyed by separate instrument to the Pear Park Place Subdivision Homeowners Association for shared access to Lots 11, 12, 13 and 14 subject to a public multi-purpose easement and a public pedestrian easement over its entirety as dedicated hereon.

All irrigation easements are granted by separate conveyance to the Pear Park Place Subdivision Homeowners Association subject to terms and conditions set forth in said conveyance;

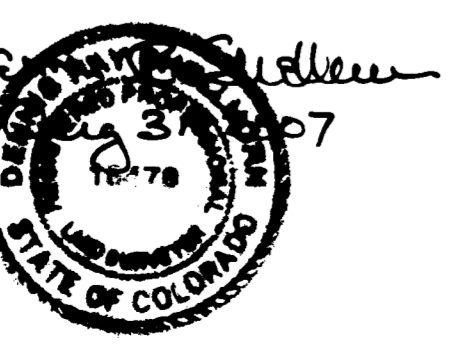
All drainage easements are granted by separate conveyance to the Pear Park Place Subdivision Homeowners Association subject to the terms and conditions set forth in said conveyance.

There is to be no access to Lot 10 from Tract B.

This survey does not constitute a title search by this surveyor or River City Consultants, Inc. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Abstract & Title Company of Mesa County, Inc., No. 06920556 dated 8/19/2007.

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of PEAR PARK PLACE SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

For and on behalf of River City Consultants, Inc.
 Dennis R. Shellhorn,
 Colorado PLS 18478



LAND USE SUMMARY		
LOTS	5.636 ACRES	86.4%
TRACTS	0.145 ACRES	2.4%
STREETS	0.734 ACRES	11.3%
TOTAL	6.515 ACRES	100%

CONVEYANCE DOCUMENTS (FOR CITY USE ONLY)

TRACTS A & B (HOA)	BOOK <u>4533</u> PAGE <u>757</u>
DRAINAGE EASEMENTS (HOA)	BOOK <u>4533</u> PAGE <u>758</u>
IRRIGATION EASEMENTS (HOA)	BOOK <u>4533</u> PAGE <u>758</u>
DECLARATION OF COVENANTS	BOOK <u>4533</u> PAGE <u>760</u>
IRRIGATION/DRAINAGE EASEMENTS (HOA)	BOOK <u>4533</u> PAGE <u>756</u>

PEAR PARK PLACE SUBDIVISION

REDLANDS DEVELOPMENT LLC

SECTION: NE1/4 SE1/4 S.16 T1N17S R1E1M UTE

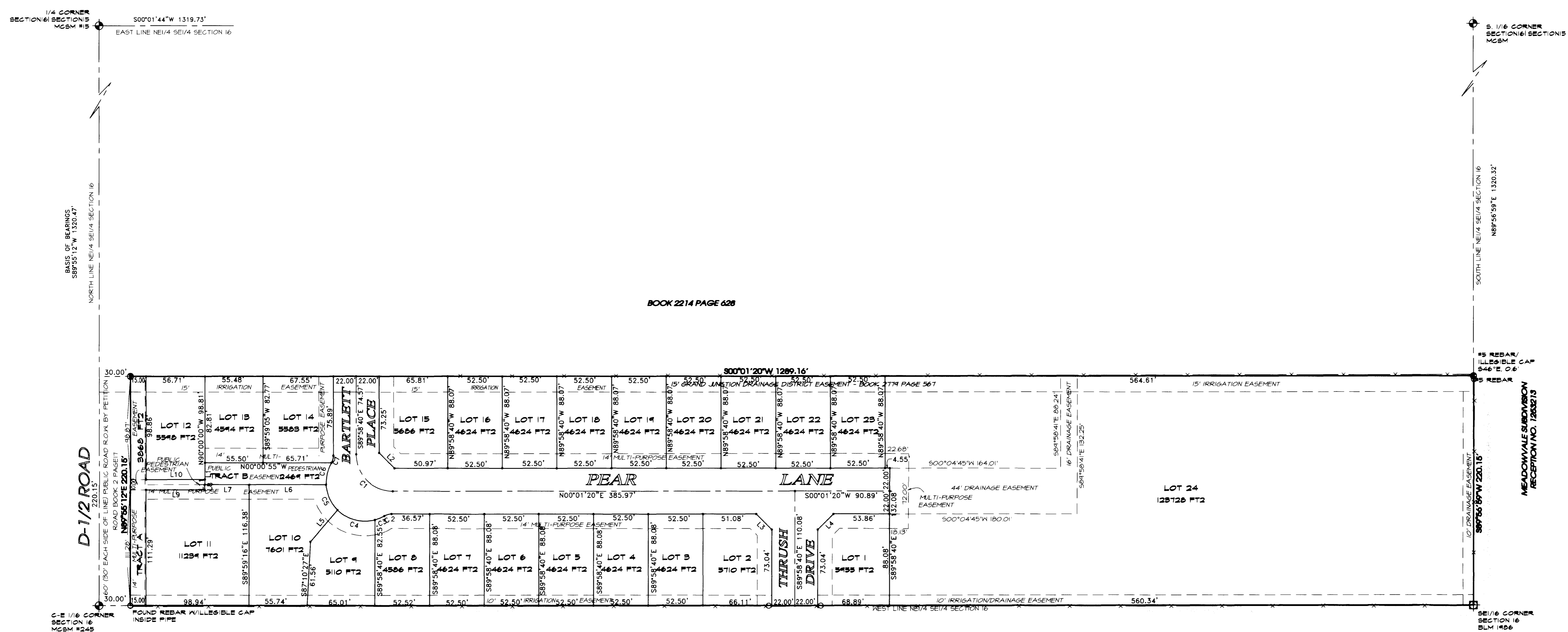
River City CONSULTANTS, INC.
 Integrated Design Solutions
 744 Horizon Court, Suite 110
 Grand Junction, CO 81506
 Phone: 970-241-4722 Email: info@rciwest.com

Date of Survey: Feb 2005	Field Surveyor: SLG	Revision Date: Aug 22, 2007
Drawn: DRS	Checked: KST	Approved: DRS
S:\PROJECTS\0668 Cliff Anson\008 Pear Park Place\Survey\Pear Park Place.ppt		Job No. 0668-009
		Sheet 1 of 2

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

PEAR PARK PLACE SUBDIVISION

BOOK 2214 PAGE 628



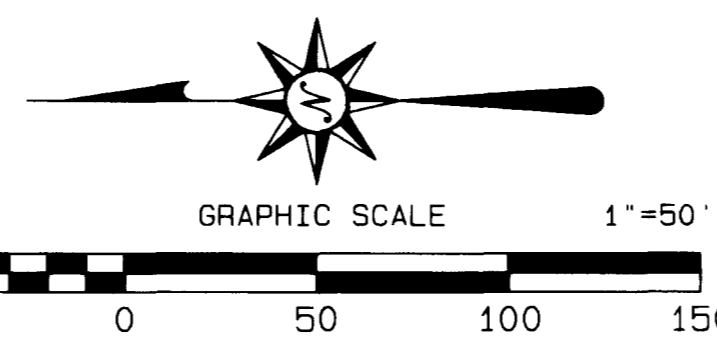
PARKWOOD ESTATES FILING NO. THREE
RECEPTION NO. 1276296

LINE	BEARING	DISTANCE
L1	N90°00'00"E	21.00'
L2	S44°58'40"W	20.98'
L3	N45°01'20"E	21.26'
L4	N44°58'40"W	21.26'
L5	S49°40'57"E	40.24'
L6	N00°01'52"W	73.77'
L7	N00°01'52"W	42.56'
L8	N90°00'00"W	5.00'
L9	N00°01'52"W	56.57'
L10	S00°01'52"E	56.57'
L11	N90°00'00"E	10.00'

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	55.76'	35.50'	90°00'00"	N45°01'20"E	50.20'
C2	7.26'	14.00'	29°42'47"	N14°50'03"W	7.18'
C3	9.77'	37.50'	14°55'14"	N22°13'50"W	9.74'
C4	38.98'	37.50'	59°32'58"	N15°00'16"E	37.24'
C5	27.26'	37.50'	41°38'46"	N65°36'20"E	26.66'
C6	21.84'	37.50'	33°21'56"	S76°53'46"E	21.53'
C7	7.14'	14.00'	29°12'57"	S75°22'25"E	7.06'

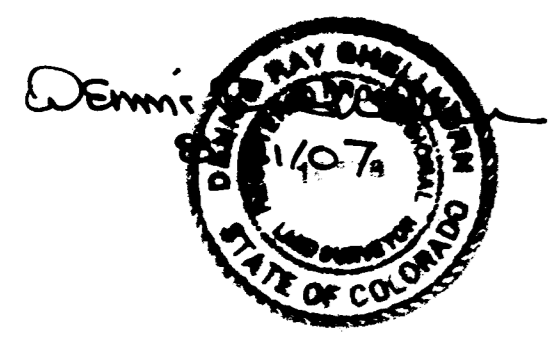
LIST OF ABBREVIATIONS - NOTE: NOT ALL ABBREVIATIONS ON THIS LIST APPEAR ON THIS PLAT

- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST
- NE: NORTHEAST
- SE: SOUTHEAST
- °, DEGREES OF ARC
- ', MINUTES OF ARC
- ", SECONDS OF ARC
- A: ARC LENGTH OF CURVE
- R: RADIUS OF CURVE
- DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
- R.O.W.: RIGHT-OF-WAY
- PLS.: PROFESSIONAL LAND SURVEYOR
- S(XX): SECTION NUMBER
- REC. NO.: MESA COUNTY CLERK'S DOCUMENT RECEPTION NUMBER
- MCSM: MESA COUNTY SURVEY MARKER
- HOA: HOMEOWNERS' ASSOCIATION
- L: LINE
- C: CURVE
- " : INCH
- ' : FEET
- SAN: SANITATION
- DIST.: DISTRICT
- U.S.: UNITED STATES
- DEPT.: DEPARTMENT
- FT2: SQUARE FEET
- ALUM: ALUMINUM
- GPS: GLOBAL POSITIONING SYSTEM
- M.P.E.: MULTI-PURPOSE EASEMENT
- BLM: BUREAU OF LAND MANAGEMENT
- LLC: LIMITED LIABILITY COMPANY
- INC: INCORPORATED
- IRRI: IRRIGATION
- No.: NUMBER
- PLSS: PUBLIC LAND SURVEY SYSTEM
- GJDD: GRAND JUNCTION DRAINAGE DISTRICT
- P.O.B.: POINT OF BEGINNING
- A.D.: ANNO DOMINI
- #: NUMBER
- INCL.: INCLUDES
- W: WITH
- CO: COLORADO
- TNSHP: TOWNSHIP
- RNGE: RANGE



- BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County Survey marker at the C-E one-sixteenth corner of Section 16, and the brass cap Mesa County Survey marker at the East one-quarter corner of Section 16. The measured bearing of this line is N84°55'12"E.
- ⊕ FOUND ALUMINUM CAP B.L.M. SURVEY MARKER
 - ⊙ FOUND BRASS CAP MESA COUNTY SURVEY MARKER
 - FOUND SURVEY MARKER AS NOTED
 - ⊙ FOUND #5 REBAR/WALUMINUM CAP *THOMPSON-LANGFORD CORP PLS 18478*
 - x— FENCE LINE

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PEAR PARK PLACE SUBDIVISION

REDLANDS DEVELOPMENT LLC

SECTION: NE1/4 SE1/4 S.16 TOWNSHIP: 1 South RANGE: 1 East MERIDIAN: UTE

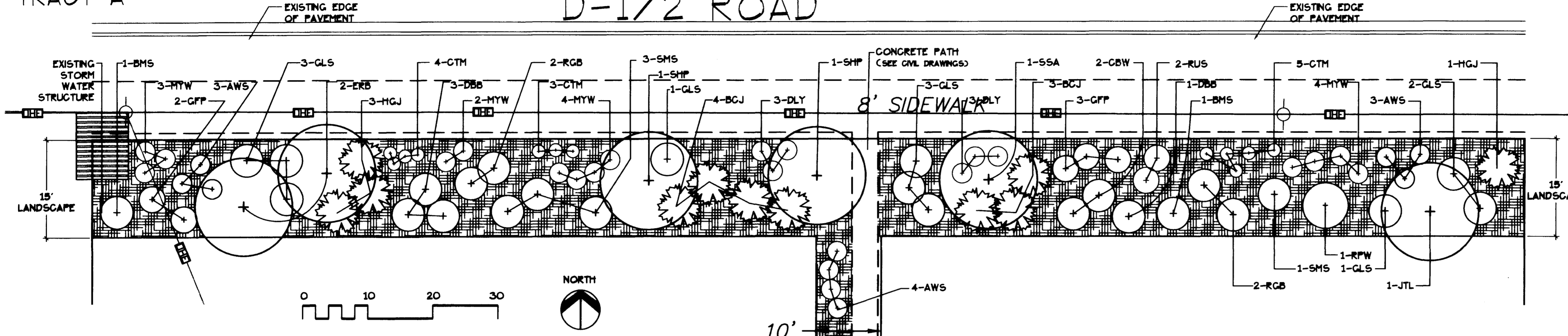
River City CONSULTANTS, INC.
Integrated Design Solutions 744 Horizon Court, Suite 110
Grand Junction, CO 81508
Phone: 970-241-4722 Email: info@rcwest.com

Date of Survey: Feb 2005 Field Surveyor: SLG Revision Date: Aug 22, 2007
Drawn: DRS Checked: KST Approved: DRS Job No. 0668-009
S:\PROJECTS\0668 Off\Anon\008 Pear Park Place\Survey\Pear Park Place.plt Sheet 2 of 2

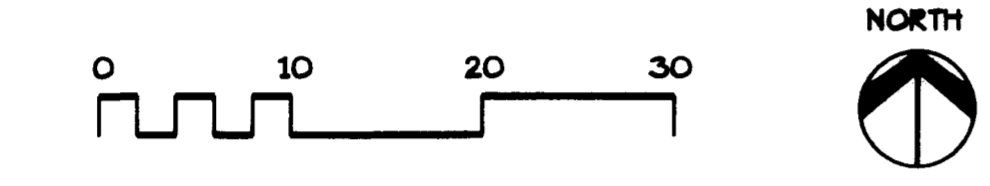
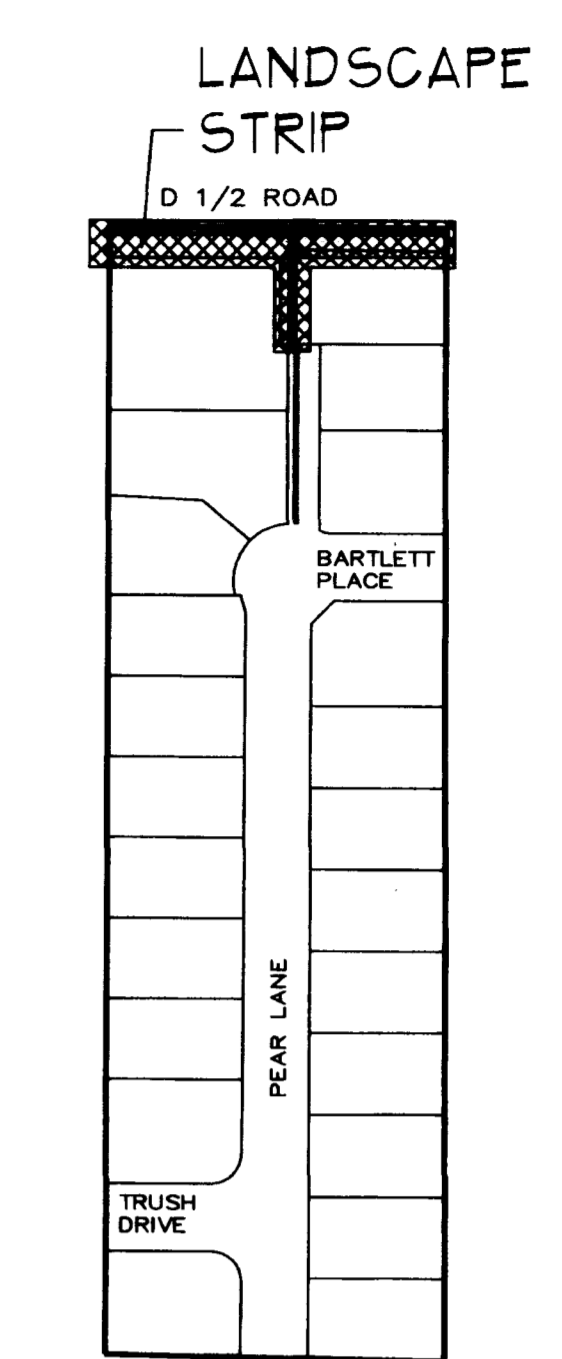
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LANDSCAPE STRIP, TRACT A

D-1/2 ROAD

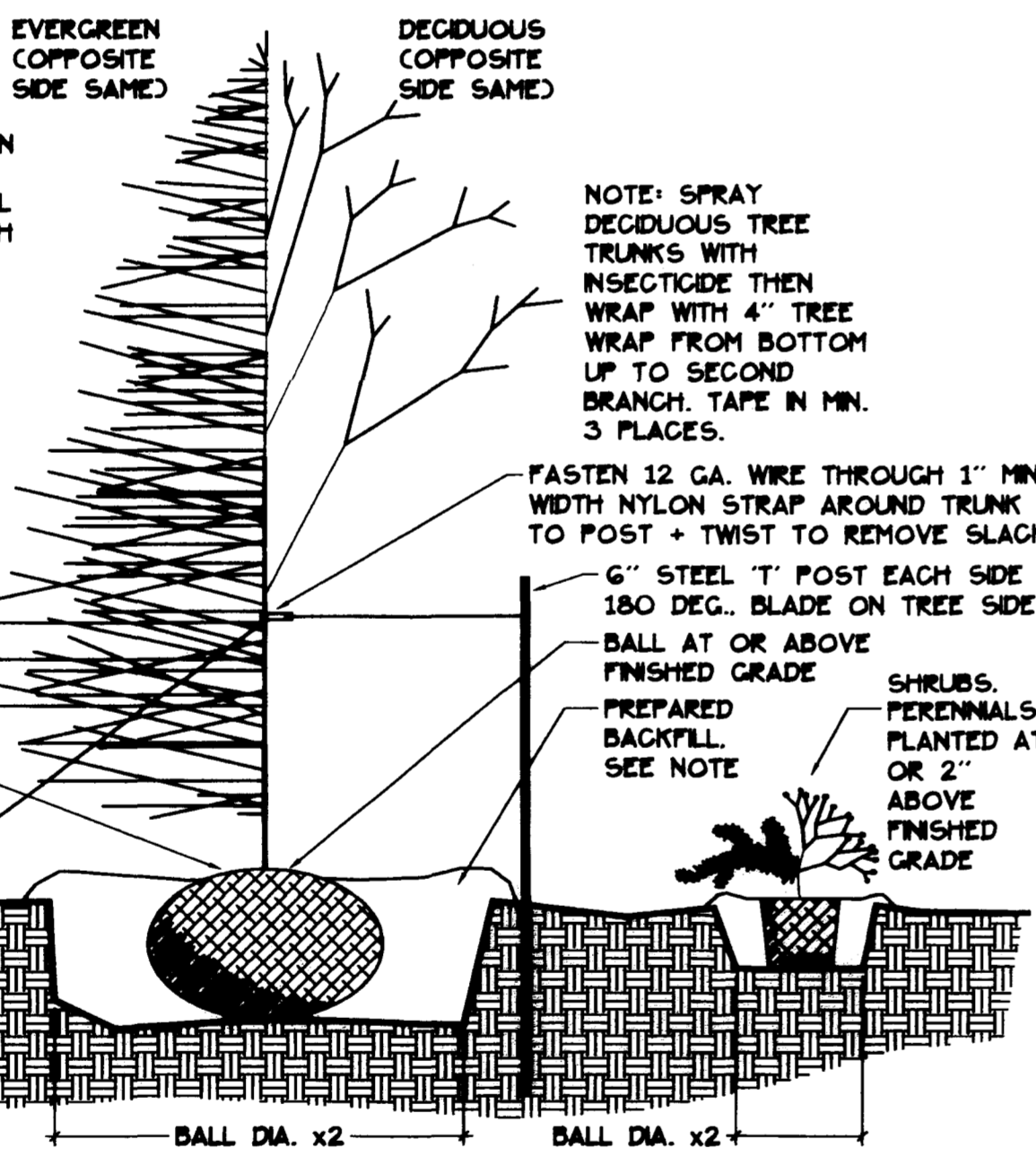


SITE KEY



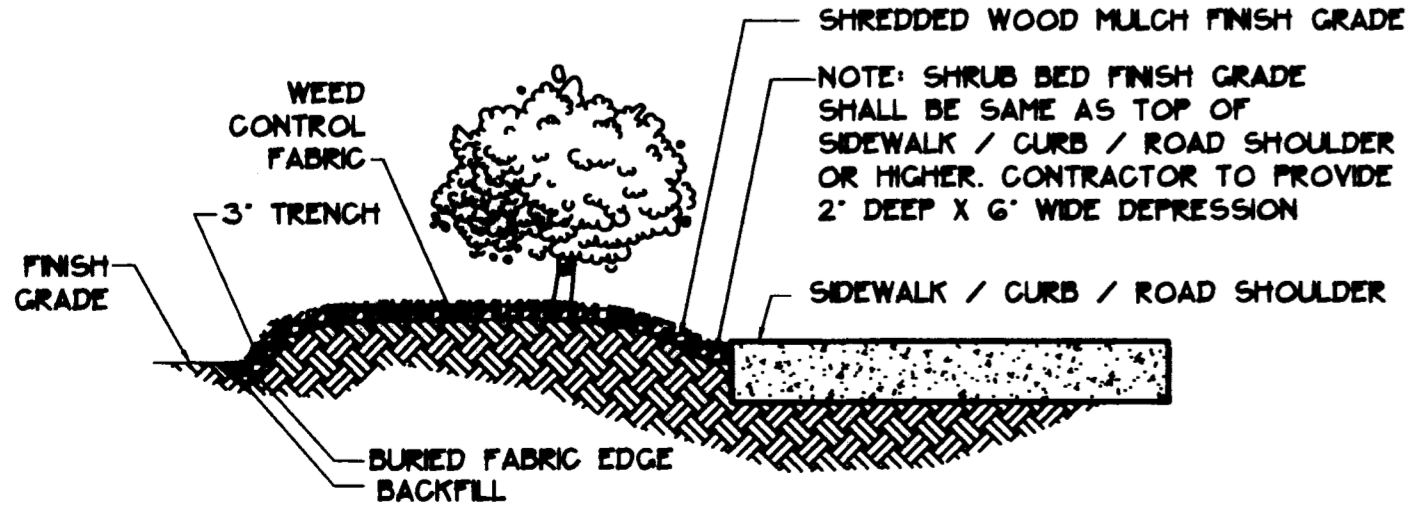
A PLANTING DETAIL (TYP.) NOT TO SCALE

NOTES:
 1. ALL BEDS SHALL BE PITCHED TO DRAIN AT 3% MIN.
 2. ALL BEDS TO RECEIVE WEED CONTROL FABRIC ON FINISHED GRADE UNDER MULCH UNLESS OTHERWISE NOTED.
 BACKFILL MIX:
 1/3 SOIL AMENDMENT
 2/3 SOIL FROM PIT
 INCORPORATE POLYACRYLAMIDE CRYSTALS AT THE FOLLOWING DRY RATES:
 1/2 OZ PER 2 GAL SHRUB
 1 OZ PER 5 GAL SHRUB
 1 OZ PER 1/2" CALIPRE OF TREE
 HYDRATE AND MIX THOROUGHLY PRIOR TO BACKFILLING. CONTRACTOR TO PROVIDE AND INSTALL PLANT FERTILIZER TABLETS HAVING AN NPK ANALYSIS OF 20-10-5. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 BALL 2-4" ABOVE FINISHED GRADE
 30" STAKE DRIVEN FLUSH. 12 GA. WIRE FROM STAKE TO 1" MIN. NYLON STRAP AROUND TRUNK



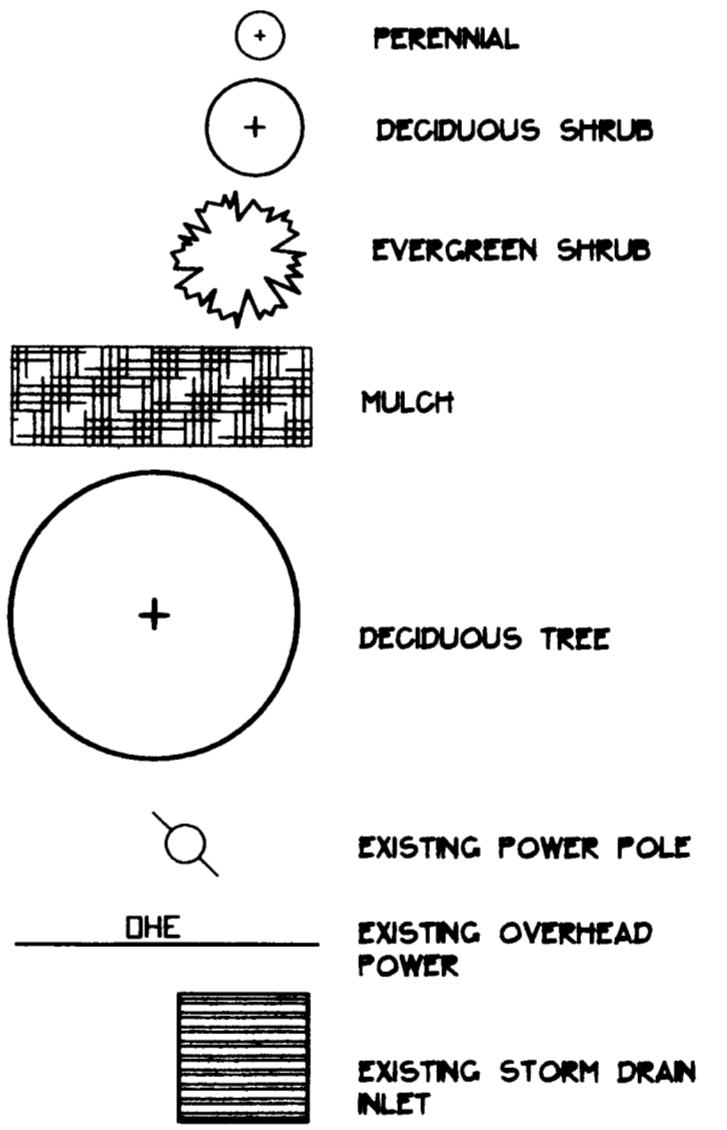
NOTE: SPRAY DECIDUOUS TREE TRUNKS WITH INSECTICIDE THEN WRAP WITH 4" TREE WRAP FROM BOTTOM UP TO SECOND BRANCH. TAPE IN MIN. 3 PLACES.
 FASTEN 12 GA. WIRE THROUGH 1" MIN. WIDTH NYLON STRAP AROUND TRUNK TO POST + TWIST TO REMOVE SLACK + 180 DEG. BLADE ON TREE SIDE
 BALL AT OR ABOVE FINISHED GRADE
 SHRUBS, PERENNIALS: PLANTED AT OR 2" ABOVE FINISHED GRADE
 PREPARED BACKFILL. SEE NOTE

B SHRUB BED DETAIL (TYP.) NOT TO SCALE



NOTE: SHRUB BED FINISH GRADE SHALL BE SAME AS TOP OF SIDEWALK / CURB / ROAD SHOULDER OR HIGHER. CONTRACTOR TO PROVIDE 2" DEEP X 6" WIDE DEPRESSION

LEGEND



PLANTING NOTES

- SHRUB BEDS TO RECEIVE SOIL AMENDMENT. WEED FABRIC AND 3 INCH DEPTH OF MULCH. MULCH SHALL BE 100% SHREDDED, MEDIUM-COURSE WESTERN RED CEDAR BARK.
- EQUAL PART MIXTURE OF ROUND-UP AND 2-4-D DILUTED AS PER MANUFACTURER'S RECOMMENDATIONS SHALL BE APPLIED TO ALL ACTIVELY GROWING WEEDS TWO WEEKS PRIOR TO ANY OPERATIONS.
- EXCAVATE AREAS TO BE PLANTED (AS PER DRAWINGS) TO A SUFFICIENT DEPTH TO REMOVE UNSATISFACTORY MATERIAL (INCLUDING ROAD BASE, ASPHALT, CONCRETE AND TRASH) AND REMOVE FROM SITE.
- SOIL AMENDMENT IS TO CONSIST OF 50% GROUND WELL-AGED MANURE, 50% FINELY GROUND AND AGED WOOD CHIPS. AMENDMENT IS TO BE INCORPORATED WITH FERTILIZER BY TILLING AT THE RATE OF 6 CUBIC YARDS/1000 SF INTO ALL SHRUB AREAS.
- A FERTILIZER PROVIDING 2 LBS PER 1000 SF PHOSPHATE AND 1 LB PER 1000 SF POTASH IS TO BE SPREAD AND DISCED INTO ALL SHRUB AREAS.
- WEED FABRIC IS TO BE 3.5 OZ. SPINBOND PERMEABLE MATERIAL BY LANDMASTER OR EQUAL. WEED FABRIC IS TO OVERLAP 6 INCHES AT SEAMS WITH NO GAPS AT EDGES. FABRIC IS TO BE PINNED IN PLACE WITH SOD STAPLE 5" ON CENTER AND IN ALL CORNERS.
- SHRUBS AND TREES ARE TO SPACED AS SCALED FROM THE PLANTING PLAN.
- PERENNIALS ARE SPACED FOR 1 GALLON MATERIAL SPACED AT 18" SPACING. 2-1/2" POTS MAY BE SUBSTITUTED BY INCREASING PLANTING DENSITY BY 225% AND REDUCING SPACING TO 12 INCHES.
- CONTRACTOR IS TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. CONTRACTOR IS TO MAINTAIN LANDSCAPE FOR 30 DAYS OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LONGER.
- ALL LANDSCAPING AND IRRIGATION TO CONFORM TO CURRENT ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

PLANT LIST

Qty	Key	Common Name	Scientific Name	Size	Mature Height
Deciduous Trees					
2	RRB	Eastern Redbud	<i>Cercis canadensis</i>	1 1/2'	10-23'
1	JTL	Japanese Tree Lilac	<i>Syringa reticulata 'Ivory Silk'</i>	1 1/2'	15-18'
1	SSA	Spring Snow Crabapple	<i>Malus 'Spring Snow'</i>	1 1/2'	15-20'
2	SHP	Mt. Saint Helen's Plum	<i>Prunus cerasifera 'Mt. St. Helens'</i>	1 1/2'	10-25'
Deciduous Shrubs					
10	AWS	Anthony Waterer Spiraea	<i>Spiraea bumalda 'Anthony Waterer'</i>	5 gal	3-4'
3	BMS	Blue Mist Spiraea	<i>Carvopteris incana</i>	5 gal	3-4'
2	CBW	Compact White Butterfly Bush	<i>Buddleia davidii nanhoensis 'Petite Snow'</i>	5 gal	4-6'
4	DBB	Dwarf Burning Bush	<i>Euonymus alata 'Compacta'</i>	5 gal	3-5'
9	GFP	Gold Finger Potentilla	<i>Potentilla fruticosa 'Gold Finger'</i>	5 gal	2-3'
10	GLS	Gro-low Sumac	<i>Rhus aromatica 'Gro-Low'</i>	5 gal	1.5-3'
4	RGB	Rose Glow Barberry	<i>Berberis thunbergii 'Rose Glow'</i>	5 gal	3-5'
1	RPW	Red Prince Weigela	<i>Weigela florida 'Red Prince'</i>	5 gal	3-5'
6	SMS	Snowmound Spiraea	<i>Spiraea nipponica tosaensis 'Snowmound'</i>	5 gal	3-5'
Evergreen Shrubs					
7	BCJ	Blue Chip Juniper	<i>Juniperus horizontalis 'Blue Chip'</i>	5 gal	5-1'
4	HGJ	Hughes Juniper	<i>Juniperus horizontalis 'Hughes'</i>	5 gal	5-1'
Perennials/Ground Covers					
12	CTM	Catmint	<i>Nepeta x fassenii 'Select Blue'</i>	1 gal	1.5-3'
6	DLY	Day Lily	<i>Heimerocallis 'Stella D'Oro'</i>	1 gal	1.5-2'
15	MYW	Moonshine Yarrow	<i>Achillea millefolium 'Moonshine'</i>	1 gal	5-1'
2	RUS	Russian Sage	<i>Perovskia atriplicifolia</i>	1 gal	2-4'

NOTES:
 1. PLANT GROWTH CHARACTERISTICS VARY DUE TO ENVIRONMENTAL CONDITIONS. THEREFORE A RANGE OF AVERAGE MATURE HEIGHTS ARE INDICATED.
 2. ALL LANDSCAPE AREAS TO BE WATERED WITH AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM

PEAR PARK PLACE
 GRAND JUNCTION, COLORADO

DRAWN BY DCM
 CHECKED MH/TC
 JOB NO. 0505
 DATE 10-21-05
 REVISIONS
 RESPONSE TO COMMENT 7-17-06
 DRAWING NO.
 0505-10-21-05-1

SHEET NO. 1 OF 1
 STATUS
 DRAFT
 PRELIMINARY
 BID
 CONSTRUCTION
 AS BUILT

CIAVONNE, ROBERTS & ASSOC., INC.
 LANDSCAPE AND PLANNING ARCHITECTS
 844 GRAND AVE.
 GRAND JCT, CO 81501
 PH: 970-241-0745
 FAX: 970-241-0765
 EMAIL: info@ciavonne.com

LANDSCAPE PLAN

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT

APPROVED BY [Signature] TITLE DATE 10-11-07