

BEEHIVE ESTATES SUBDIVISION REPLAT ONE

A REPLAT OF LOT 6, BEEHIVE ESTATES SUBDIVISION PLAT, BOOK 3845 PAGES 25-26, RECEPTION NO. 2241066
LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, VILLAGE HOMES OF COLORADO INC., A COLORADO CORPORATION, IS THE OWNER OF THAT PARCEL OF LAND BEING LOT 6, BEEHIVE ESTATES SUBDIVISION PLAT, RECORDED AT BOOK 3845 AT PAGES 25-26 AND RECEPTION NO. 2241066 OF THE MESA COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

SAID PARCEL CONTAINS AN AREA OF 5,443 SQUARE FEET OR 0.125 ACRES, MORE OR LESS.

THAT SAID OWNER HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS BEEHIVE ESTATES SUBDIVISION REPLAT ONE, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO.

THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT AS FOLLOWS:

ALL 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. 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 PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.


SAID OWNERS CERTIFY THAT ALL LIENHOLDERS ARE REPRESENTED HEREON.

IN WITNESS WHEREOF SAID OWNER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 18th DAY OF October, 2007.

John E. Osborn
BY: VILLAGE HOMES OF COLORADO, INC. A COLORADO CORPORATION

STATE OF Colorado)
COUNTY OF Arapahoe)SS

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY *John E. Osborn* AS *CEO* OF *Village Homes of Colorado, Inc.* ON THIS 18th DAY OF October, 2007, FOR THE AFOREMENTIONED PURPOSE.

Christina L. Elbertson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/7/2007


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 3845, PAGE 25-26 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

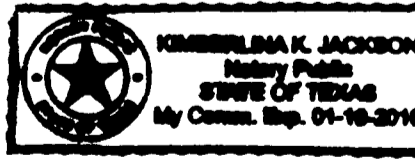
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF October, 2007.

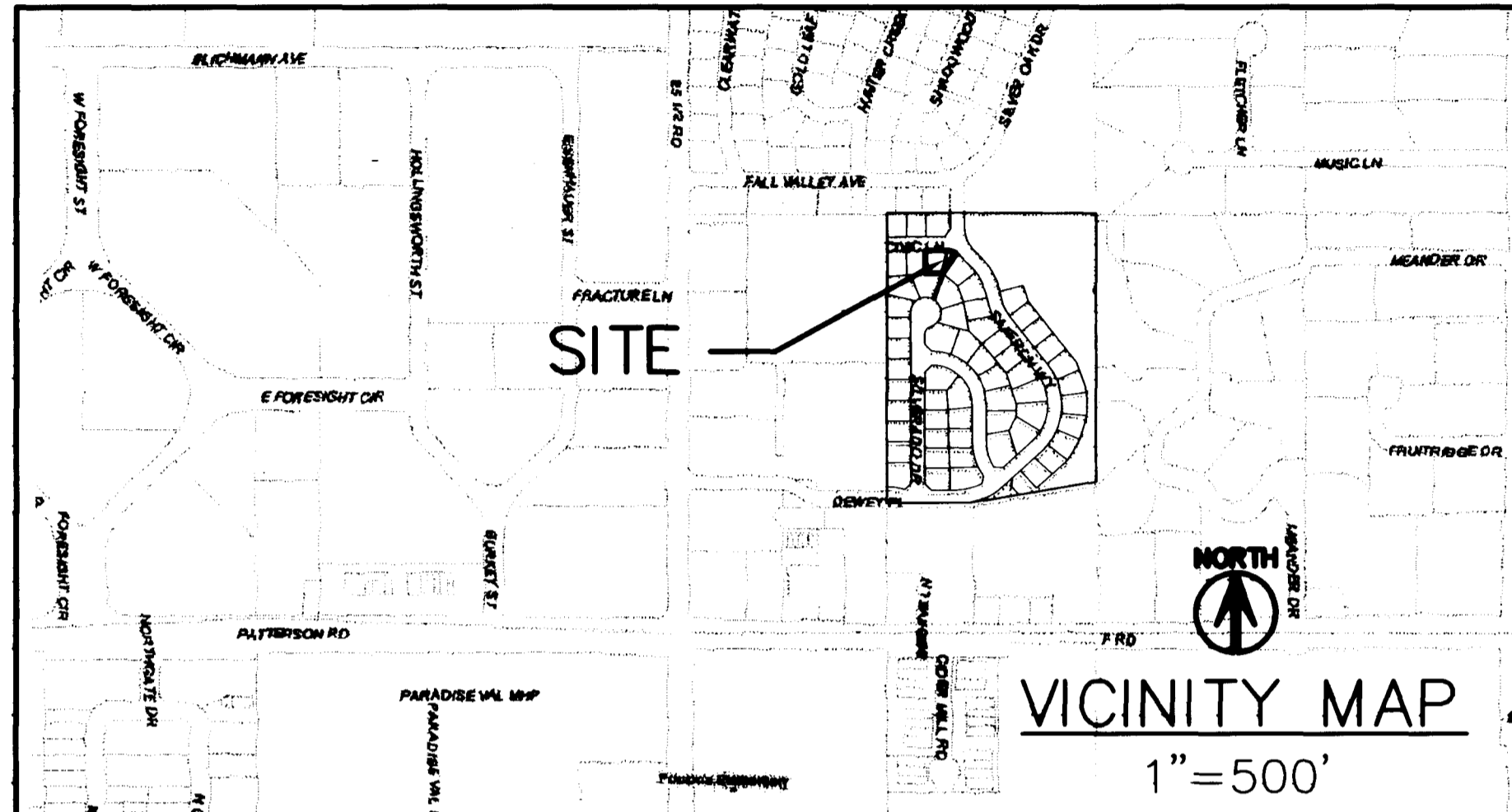
Linda Garcia
BY: SENIOR VICE PRESIDENT

FOR: GUARANTY BANK, A FEDERAL SAVINGS BANK

STATE OF Texas)
COUNTY OF Dallas)SS

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY *Linda Garcia* AS SENIOR VICE PRESIDENT OF GUARANTY BANK, A FEDERAL SAVINGS BANK ON THIS 19th DAY OF October, 2007, FOR THE AFOREMENTIONED PURPOSE.

Kimberly K. Jackson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 01-10-2010


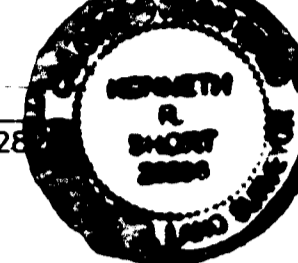


NOTES

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BASIS OF BEARINGS WAS ACCEPTED FROM THE RECORD PLAT OF BEEHIVE ESTATES SUBDIVISION PLAT RECORDED IN BOOK 3845 AT PAGES 25-26, RECEPTION NO. 2241066 OF THE MESA COUNTY CLERK AND RECORDER, AND IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE PRINCIPAL MERIDIAN AS SHOWN TO BE SOUTH 89°54'04" EAST. SAID LINE IS MONUMENTED AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND AT THE WITNESS CORNER TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AS SHOWN HEREON.
- LAND TITLE GUARANTEE COMPANY COMMITMENT NO. GJR65002943-4, DATED OCTOBER 16, 2007 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT. NO LIABILITY IS ACCEPTED BY CARROLL & LANGE, INC. FOR THE ACCURACY OR COMPLETENESS OF INFORMATION CONTAINED IN SAID COMMITMENT.
- THE PROJECT BENCHMARK IS THE TOP OF THE WITNESS CORNER AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3 AS DESCRIBED AND SHOWN HEREON WITH AN ELEVATION OF 4596.58 FEET, MESA COUNTY SURVEY DATUM.
- FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 0801150460B DATED JULY 15, 1992 AND COMMUNITY PANEL NO. 0801170003 DATED JULY 15, 1992 BOTH GRAPHICALLY DEPICT SAID LOT 6 TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- A FENCE PERMIT SHALL BE REQUIRED FOR ALL FENCES AND THE FENCES SHALL COMPLY WITH THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE.
- LOT 6A IS TO HAVE A FENCE ADJOINING TRACT D. THAT FENCE IS RESTRICTED TO FOUR (4) FEET IN HEIGHT AND MAY ONLY BE CONSTRUCTED WITH EITHER WOOD RAIL OR SPLIT WOOD RAIL. WIRE MESH MAY BE ATTACHED TO THE LOT 6A SIDE OF THE FENCE, AND SAID MESH MAY NOT BE ANY HIGHER THAN THE TOP RAIL OF THE FENCE. THE FENCE MAY ONLY BE PLACED FROM THE MOST SOUTHEASTERLY CORNER OF SAID LOT 6A, NORTHERLY ALONG THE EASTERLY PROPERTY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CIVIC LANE.
- TRACT D IS GRANTED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT.
- A 14' MULTIPURPOSE EASEMENT TO THE CITY OF GRAND JUNCTION IS 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, AND ALSO FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURES.
- A COMMUNICATION TOWER IS LOCATED ON ADJOINING PROPERTY WHICH LIES WEST OF SAID BEEHIVE ESTATES SUBDIVISION REPLAT ONE. SAID TOWER IS APPROXIMATELY 364 FEET WEST OF THE WESTERLY BOUNDARY OF SAID LOT 6A.
- ENGINEERED FOUNDATIONS ON ALL DWELLING UNITS ARE REQUIRED.
- THE GRAND JUNCTION FIRE DEPARTMENT MUST REVIEW CONSTRUCTION PLANS FOR ANY PROPOSED SINGLE FAMILY HOME BEFORE A BUILDING PERMIT IS ISSUED.

SURVEYOR'S CERTIFICATION

I, KENNETH R. SHORT, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SUBDIVISION PLAT AND SURVEY OF BEEHIVE ESTATES SUBDIVISION REPLAT ONE WAS MADE BY ME AND/OR UNDER MY DIRECTION AND SUPERVISION AND THAT IS THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION BOTH ARE ACCURATE AND CONFORM TO ALL APPLICABLE LAWS AND REGULATIONS OF THE STATE OF COLORADO AND TO ALL APPLICABLE REQUIREMENTS OF THE ZONING AND DEVELOPMENT CODE OF THE CITY OF GRAND JUNCTION.

Kenneth R. Short
KENNETH R. SHORT P.L.S. NO. 28
FOR AND ON BEHALF OF CARROLL & LANGE, INC.
10/18/07


DATE 10/18/07

CITY APPROVAL

THIS PLAT OF BEEHIVE ESTATES SUBDIVISION REPLAT ONE, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, WAS APPROVED THIS 8th DAY OF November, 2007.

John Madril
CITY MANAGER
John Madril
MAYOR

TITLE CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)SS

WE, LAND TITLE GUARANTEE 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 VILLAGE HOMES OF COLORADO INC., A COLORADO CORPORATION; 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: OCTOBER 23, 2007 BY: *Lawrence D. Vent*
LAWRENCE D. VENT/EXAMINER

COUNTY CLERK AND RECORDER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO AT 3:45 O'CLOCK P.M., THIS 3rd DAY OF December, 2007, AND IS DULY RECORDED IN BOOK NO. 4563, PAGE 828+829 AS RECEPTION NO. 2414496 DRAWER NO. VV-36 FEES 20.00 1.00

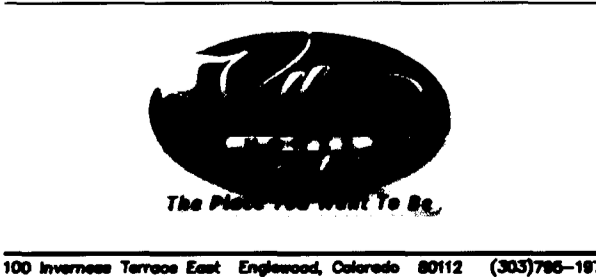
Janice Rich by Ginny Baughman - Deputy Clerk
CLERK AND RECORDER OF MESA COUNTY

AREA SUMMARY

LOT 6A	=	0.100 ACRES	79.77%
TRACT D	=	0.025 ACRES	20.23%
TOTAL	=	0.125 ACRES	100.00%

BOOK	PAGE	TYPE
4563	830	TRACT D GRANTED TO THE HOMEOWNERS ASSOCIATION

OWNER/DEVELOPER

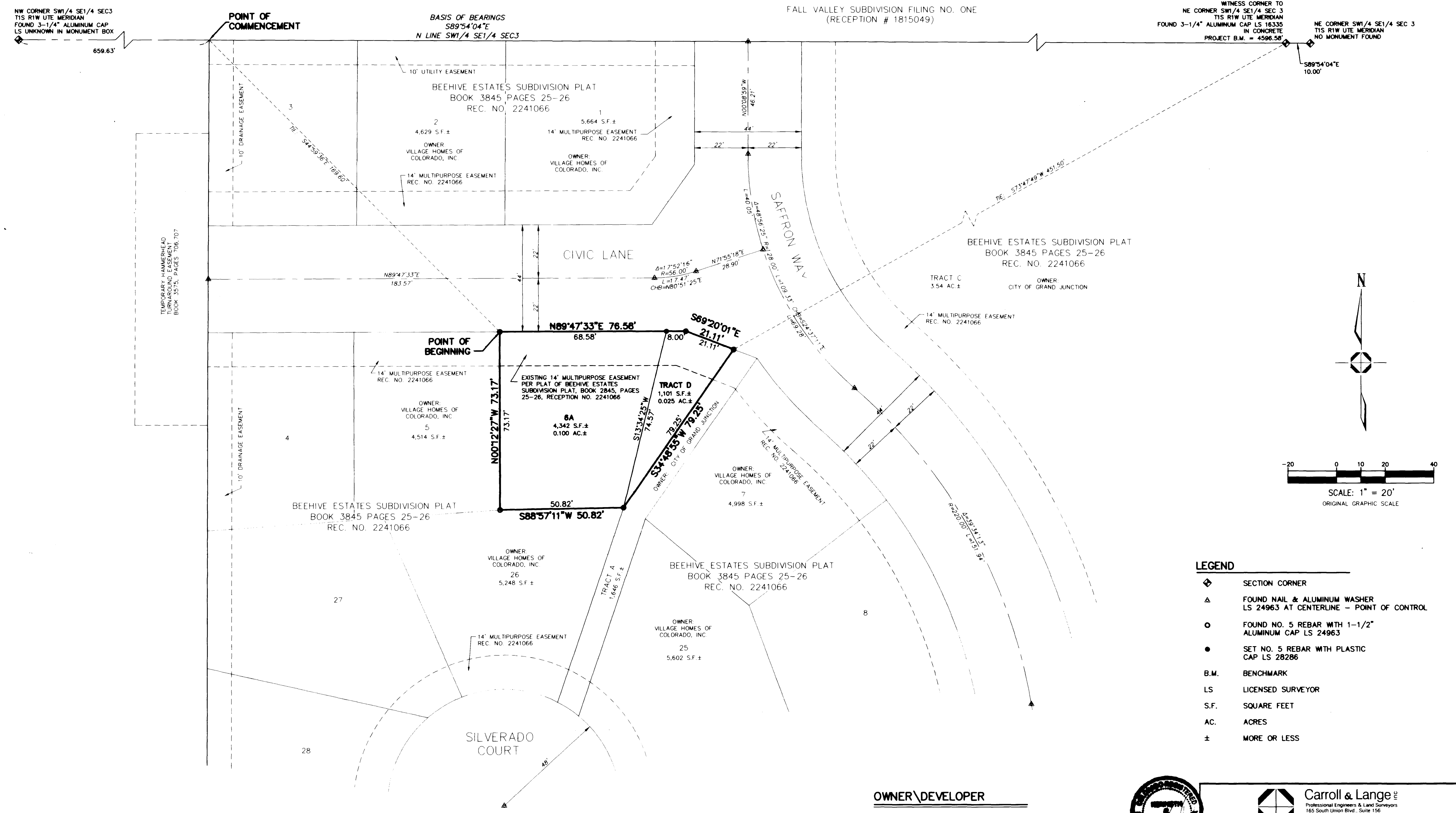


Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

PROJECT: BEEHIVE ESTATES SUBDIVISION REPLAT ONE
TITLE: FINAL PLAT (SW1/4 SE1/4, SEC 3, TWN 1S, RNG 1W, UTE PM)
DESIGNED BY: SJTM SCALE: NA SHEET 1 OF 2
DRAWN BY: SJTM JOB NO. 4003
CHECKED BY: *BJ* DATE: 01/17/07 FILE NO. REPLAT

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 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
 UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 SHEET 2 OF 2



- LEGEND**
- ◆ SECTION CORNER
 - ▲ FOUND NAIL & ALUMINUM WASHER LS 24963 AT CENTERLINE - POINT OF CONTROL
 - FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP LS 24963
 - SET NO. 5 REBAR WITH PLASTIC CAP LS 28286
 - B.M. BENCHMARK
 - LS LICENSED SURVEYOR
 - S.F. SQUARE FEET
 - AC. ACRES
 - ± MORE OR LESS

OWNER/DEVELOPER

Village Homes of Colorado, Inc.
 100 Inverness Terrace East, Englewood, Colorado 80112 (303)780-1978

Carroll & Lange
 Professional Engineers & Land Surveyors
 165 South Union Blvd., Suite 156
 Lakewood, Colorado 80228
 (303) 980-0200

PROJECT: BEEHIVE ESTATES SUBDIVISION REPLAT ONE
 TITLE: FINAL PLAT (SW 1/4 SE 1/4, SEC 3, TWN 1S, RNG 1W, UTE PM)
 DESIGNED BY: [Signature] SCALE: 1"=20' SHEET 2 OF 2
 DRAWN BY: SJTM JOB NO. 4003
 CHECKED BY: DATE: 01/17/07 FILE NO. REPLAT