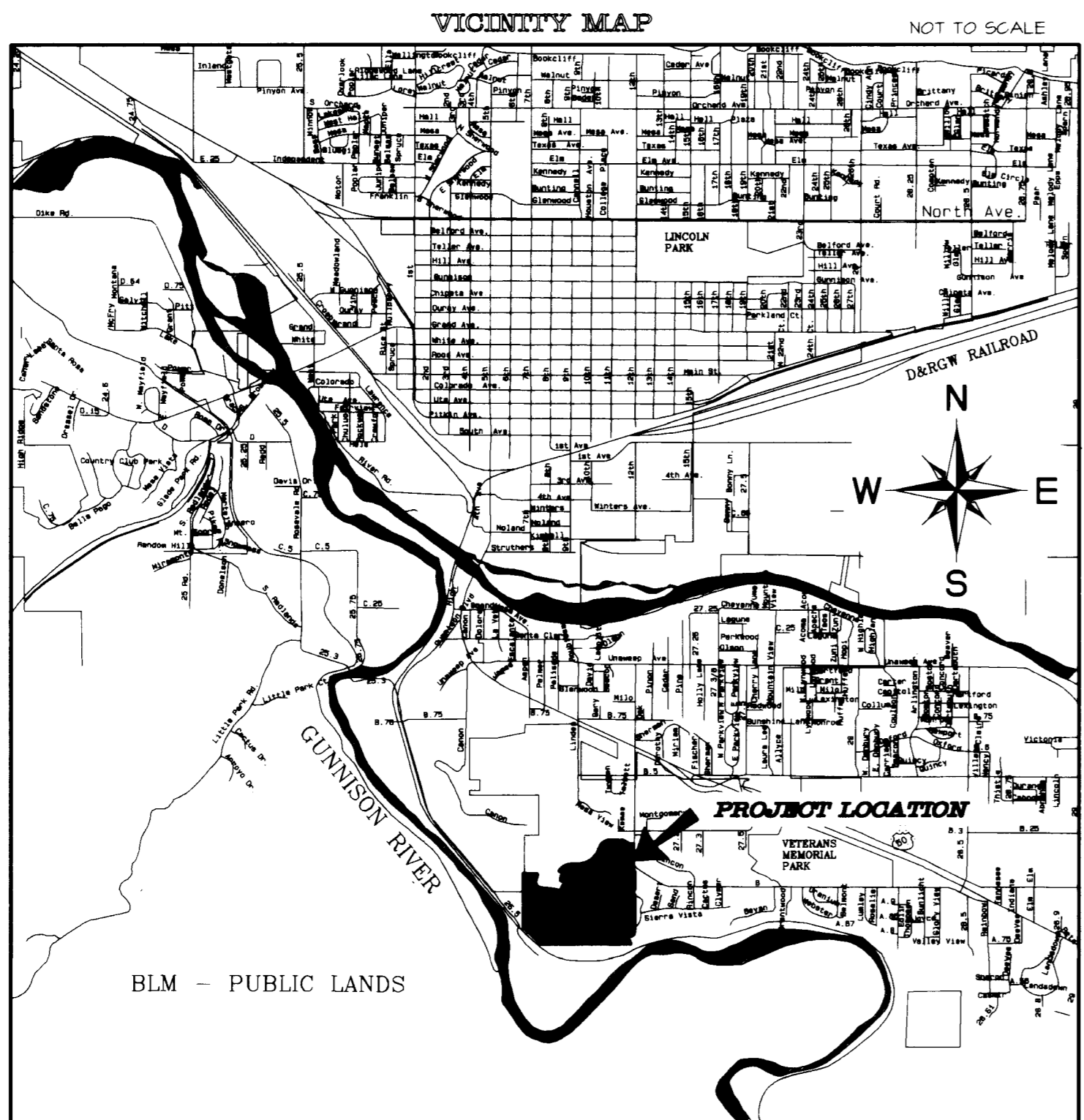


SPYGLASS RIDGE FILING No. THREE

A REPLAT OF BLOCK 2, SPYGLASS RIDGE FILING No. TWO, RECEPTION NUMBER 2314792 OF THE MESA COUNTY, COLORADO RECORDS

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



- LIST OF ABBREVIATIONS USED ON THIS PLAT
- N: NORTH
 - E: EAST
 - S: SOUTH
 - W: WEST
 - °: DEGREES OF ARC
 - ' : MINUTES OF ARC
 - ": SECONDS OF ARC
 - A: ARC LENGTH OF CURVE
 - R: RADIUS OF CURVE
 - Δ: INTERIOR/DEFLECTION ANGLE OF CURVE
 - Ch: BEARINGS OF LONG CHORD OF CURVE
 - L: LENGTH OF LONG CHORD OF CURVE
 - T: TOWNSHIP
 - R: RANGE
 - R.O.W.: RIGHT-OF-WAY
 - PLS.: PROFESSIONAL LAND SURVEYOR
 - R.O.W.: RIGHT OF WAY
 - S.(XX): SECTION NUMBER
 - REC. NO.: MESA COUNTY CLERK'S DOCUMENT RECEPTION NUMBER
 - MCSM: MESA COUNTY SURVEY MARKER
 - HOA: HOMEOWNERS' ASSOCIATION
 - OMID: ORCHARD MESA IRRIGATION DISTRICT
 - SAN.: SANITATION
 - DIST.: DISTRICT
 - U.S.: UNITED STATES
 - DEPT.: DEPARTMENT
 - SQ. FT.: SQUARE FEET
 - ALUM.: ALUMINUM
 - GPS: GLOBAL POSITIONING SYSTEM
 - M.P.E.: MULTI-PURPOSE EASEMENT
 - BLM: BUREAU OF LAND MANAGEMENT
 - No., #: NUMBER

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

The undersigned, SGH Company, LLC, a Colorado limited liability company, is the owner of that real property situated in the S/2 of Section 26 and the N/2 of Section 35, Township 1 South, Range 1 West of the 11th Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in an instrument recorded in Book 3541 at Page 63 of the Mesa County records; said property being more particularly described as follows:

Block 2 of Spyglass Ridge Filing No. Two, according to the plat recorded at Reception No. 2314742 of the Mesa County records.

That said owner has by these presents laid out, platted, and subdivided the above described real property as shown hereon, and designates the same as SPYGLASS RIDGE FILING No. THREE, a subdivision of the City of Grand Junction, Mesa County, Colorado.

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

- All streets to the full width of their platted 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 irrigation lines; and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- All utility 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 and telephone lines.
- All Public Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail and 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.
- Drainage easements, with the exception of the individual lot drainage easements shown on Sheets 3-5, are dedicated to the City of Grand Junction as perpetual easements for the conveyance of storm water which originates on or upstream from the property platted, and for the installation, operation and maintenance of all channels, detention ponds and structures appurtenant thereto. The Spyglass Ridge Homeowners' Association is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.
- Tracts M-O are granted by separate instrument to the Spyglass Ridge Homeowners' Association (HOA). Tracts P & Q are granted to the HOA with the right to grant a use and maintenance easement for landscaping limited to irrigation, shrubs and ground cover to adjacent owners of Lots 1 & 8 and Lots 22 & 23. No type of fencing shall be allowed within Tracts P and Q. The City of Grand Junction shall not be held responsible for any damage to the landscaping or improvements and irrigation caused by the repair and maintenance of its facilities within these Tracts. All repairs to the damaged landscape and irrigation shall be the responsibility of the HOA and/or the owners of Lots 1, 8, 22 and 23.
- Drainage easements are also granted by separate instrument to the Spyglass Homeowners' Association.
- Landscape and irrigation easements are granted by separate instrument to the Spyglass Ridge Homeowners' Association. Irrigation easements granted to HOA to be co-located in 14' multi-purpose easements across private lots.

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 prevent reasonable ingress and egress to and from the easement.

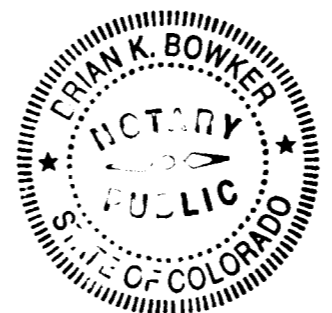
Said owner further certifies that all lienholders if any, are represented hereon.
Executed this 20th day of DECEMBER, 2007.

By: SGH Company, LLC, a Colorado limited liability company
David G. Behrhorst
David G. Behrhorst, Manager

State of Colorado)
County of) ss

The foregoing Statement of Ownership and Dedication was acknowledged before me by David G. Behrhorst of SGH Company, LLC as its Manager this 20th day of DECEMBER, 2007 for the aforementioned purposes.

David G. Behrhorst
Notary Public
My commission expires: 10/27/10



Refer to separately recorded document titled "Special Building Lot Considerations" for guidelines and restrictions on grading and construction on the lots platted hereon.

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 First American Heritage Title Company, No. 910-40148713-900-610, Amendment B, dated Dec. 3, 2007.

LIENHOLDER'S RATIFICATION OF PLAT
The undersigned, Alpine 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 owner thereof and agree that its security interest which is recorded in Book 4001 at Page 276, Book 4151 at Page 346 and Book 4201 at Page 409 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 ~~President~~ Authorized Officer, with the authority of its Board of Directors, this 20th day of December, 2007.

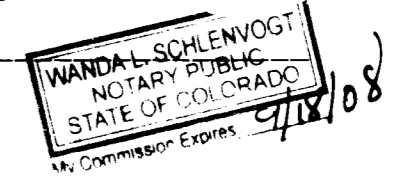
Alpine Bank
By: *Anna Miller*
Anna Miller, EUP

State of)
County of) ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Anna Miller of Alpine Bank as its EUP

this 20th day of December, 2007 for the aforementioned purposes.

Wanda L. Schlenvogt
Notary Public
My commission expires: _____



TITLE CERTIFICATION
State of Colorado
County of Mesa

We, First American Heritage Title Company, 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 SGH Company, 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: 12-20-07 By: Jonathan Beard, Examiner
Name and title
First American Heritage Title Company

DECLARATION OF COVENANTS
This property is subject to the Declaration of Covenants, Conditions and Restrictions of Spyglass Ridge Subdivision as set forth in an instrument recorded in Book 4011 at Page 303 and First Supplement to the Declaration of Covenants, Conditions and Restrictions of Spyglass Ridge Subdivision, recorded in Book 4147 at Page 151 of the Mesa County records, and Second Supplement to the Declaration of Covenants, Conditions and Restrictions of Spyglass Ridge Subdivision recorded in Book 4560 at Page 113 of the Mesa County records. * Additional amendment recorded in Book 4033 at Page 73.

CITY APPROVAL
This plat of SPYGLASS RIDGE FILING No. THREE, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 20th day of December, 2007.
Jonathan Beard
City Manager

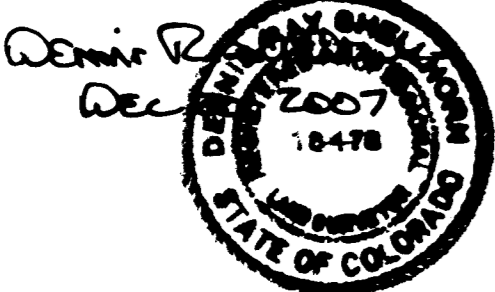
CLERK AND RECORDER'S CERTIFICATE
State of Colorado)
County of Mesa) ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:05 o'clock P.M., on this 7th day of JANUARY, 2008 A.D., and was recorded at Reception No. 2419005, Book 4582, Page 731-735, Drawer No. VV-51
Fees 50⁰⁰

By: Janice Rich Lucina M. Greig
Clerk and Recorder 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.

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of SPYGLASS RIDGE FILING No. THREE, 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.



Dennis R. Shellhorn,
Colorado PLS 18478

LAND USE SUMMARY		
LOTS & BLOCKS	11.467 ACRES	40.5%
TRACTS	13.226 ACRES	46.6%
STREETS	3.641 ACRES	12.9%
TOTAL	28.334 ACRES	100%

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.

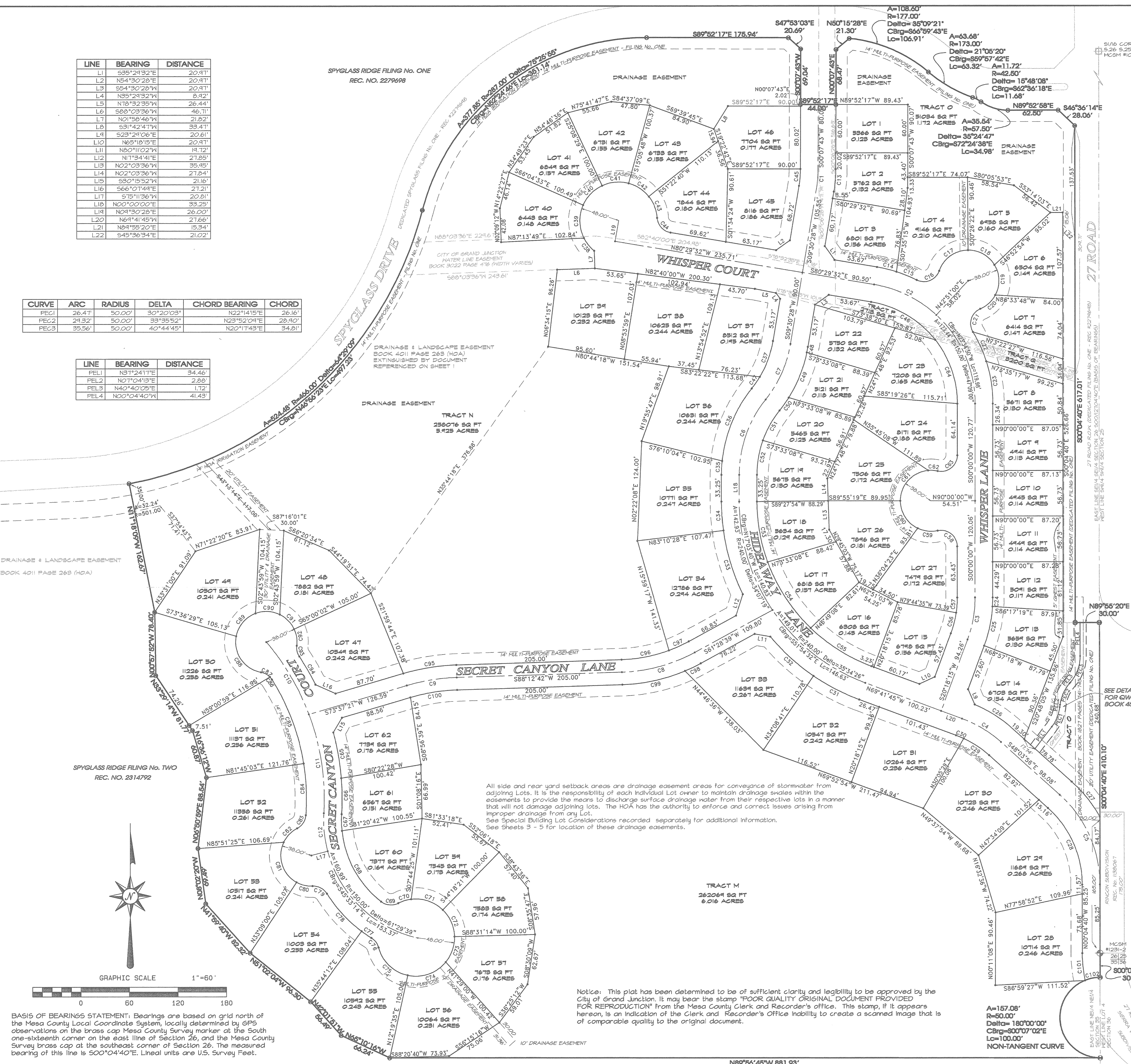
CONVEYANCE DOCUMENTS: (FOR CITY USE ONLY)		SPYGLASS RIDGE FILING No. THREE SECTION: SE1/4 S.26 NE1/4 S.35 TOWNSHIP: 1 South RANGE: 1 West MERIDIAN: UTE River City CONSULTANTS, INC. Integrated Design Solutions 744 Horizon Court, Suite 110 Grand Junction, CO 81608 Phone: 970-241-4722 Email: info@proovest.com
REAR AND SIDE LOT DRAINAGE EASEMENTS	BOOK <u>4582</u> PAGE <u>747</u>	
TRACTS M-Q (HOA)	BOOK <u>4582</u> PAGE <u>748</u>	
DRAINAGE, LANDSCAPE, IRRIGATION AND UTILITY EASEMENTS (HOA)	BOOK <u>4582</u> PAGE <u>749</u>	
EXTINGUISHMENT OF DRAINAGE & LANDSCAPE EASEMENT (BOOK 4011 PAGE 263)	BOOK <u>4582</u> PAGE <u>750</u>	
Date of Survey: Nov 2006	Field Surveyor: SLG	Revision Date: Dec 20, 2007
Drawn: DRS	Checked: KST	Approved: DRS
S:\PROJECTS\0685 Behrhorst\0685-011 SPY F3\Survey\SPYGLASS F3.pro		Job No. 0685-007
		Sheet 1 of 5

SPYGLASS RIDGE FILING No. THREE

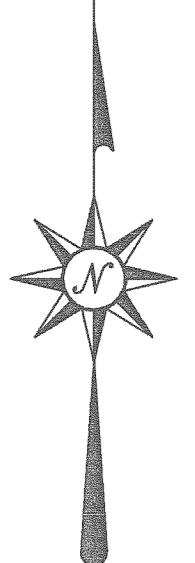
LINE	BEARING	DISTANCE
L1	S35°24'32"E	20.41'
L2	N54°30'28"W	20.41'
L3	S54°30'28"W	20.41'
L4	N55°24'32"E	8.92'
L5	N78°52'39"W	26.44'
L6	S68°03'36"W	46.71'
L7	N01°58'46"W	21.62'
L8	S31°42'47"W	33.41'
L9	S23°24'06"E	20.61'
L10	N65°18'15"E	20.41'
L11	N80°11'02"W	19.72'
L12	N17°34'41"E	27.85'
L13	N02°03'36"W	35.95'
L14	N02°03'36"W	27.84'
L15	S90°15'52"W	21.86'
L16	S66°07'44"E	21.21'
L17	S75°11'36"W	20.81'
L18	N00°00'00"E	33.25'
L19	N04°30'28"E	26.00'
L20	N64°41'45"W	27.66'
L21	N84°55'20"E	15.34'
L22	S45°36'34"E	21.02'

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
PEC1	26.41'	50.00'	30°21'03"	N22°14'15"E	26.16'
PEC2	24.32'	50.00'	39°35'52"	N23°15'04"E	28.30'
PEC3	35.56'	50.00'	40°44'45"	N20°11'43"E	34.81'

LINE	BEARING	DISTANCE
PEL1	N31°24'17"E	34.46'
PEL2	N07°04'18"E	2.80'
PEL3	N40°40'05"E	1.72'
PEL4	N00°04'40"W	41.43'



All side and rear yard setback areas are drainage easement areas for conveyance of stormwater from adjoining Lots. It is the responsibility of each individual Lot owner to maintain drainage swales within the easements to provide the means to discharge surface drainage water from their respective lots in a manner that will not damage adjoining lots. The HOA has the authority to enforce and correct issues arising from improper drainage from any Lot. See Special Building Lot Considerations recorded separately for additional information. See Sheets 3 - 5 for location of these drainage easements.



GRAPHIC SCALE 1"=60'

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 South one-sixteenth corner on the east line of Section 26, and the Mesa County Survey brass cap at the southeast corner of Section 26. The measured bearing of this line is S00°04'40"E. Lineal units are U.S. Survey Feet.

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A=157.08'
R=60.00'
Delta=180°00'00"
CBrg=S00°07'02"E
Lc=100.00'
NON-TANGENT CURVE



CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	24.55'	150.00'	9°22'45"	S04°44'06"W	24.53'
C2	87.24'	150.00'	33°20'31"	S63°44'16"E	86.06'
C3	53.16'	150.00'	20°18'15"	S10°04'07"W	52.88'
C4	56.63'	150.00'	21°31'50"	S58°52'50"E	56.24'
C5	125.63'	150.00'	47°54'16"	N24°04'18"W	121.94'
C6	101.00'	150.00'	38°34'34"	N48°11'14"E	94.10'
C7	76.10'	150.00'	24°04'11"	N24°02'34"E	75.24'
C8	44.44'	202.50'	26°44'03"	S14°50'40"W	43.33'
C9	63.02'	247.50'	14°35'21"	S80°55'07"W	62.85'
C10	104.58'	300.00'	14°58'27"	N30°21'21"W	104.06'
C11	124.81'	300.00'	23°50'15"	N08°33'00"W	123.92'
C12	47.58'	150.00'	18°10'32"	N05°43'08"W	47.38'
C13	28.16'	172.00'	9°22'45"	S04°44'06"W	28.12'
C14	24.85'	172.00'	8°16'38"	S76°21'13"E	24.83'
C15	27.11'	172.00'	9°01'54"	S67°41'57"E	27.08'
C16	34.16'	20.00'	47°51'38"	N67°53'15"E	30.16'
C17	46.25'	38.00'	10°38'15"	N34°15'30"E	43.92'
C18	34.31'	38.00'	51°16'17"	S60°48'14"E	37.58'
C19	34.31'	38.00'	54°16'17"	S01°31'56"E	37.58'
C20	25.63'	38.00'	38°38'25"	S47°25'25"W	25.14'
C21	34.16'	20.00'	47°51'38"	S17°48'48"W	30.16'
C22	40.02'	172.00'	13°18'52"	S24°21'05"E	34.48'
C23	53.34'	172.00'	17°41'04"	S08°53'34"E	53.18'
C24	111.4'	172.00'	3°42'41"	S01°51'21"W	111.4'
C25	44.81'	172.00'	16°35'33"	S12°00'28"W	44.64'
C26	56.25'	172.00'	18°43'53"	S13°28'36"E	56.08'
C27	86.11'	172.00'	18°41'26"	S38°43'13"E	85.86'
C28	107.21'	172.00'	47°54'16"	N24°04'18"W	104.10'
C29	37.78'	128.00'	16°54'48"	N56°31'14"W	37.65'
C30	10.54'	128.00'	4°43'02"	N67°20'14"W	10.54'
C31	64.14'	262.00'	14°02'14"	N62°40'36"W	64.03'
C32	72.60'	262.00'	15°52'35"	N47°48'04"W	72.37'
C33	82.91'	262.00'	18°01'53"	N16°15'44"W	82.56'
C34	36.12'	262.00'	7°53'57"	N03°56'54"W	36.04'
C35	17.28'	172.00'	5°45'11"	N02°52'38"E	17.27'
C36	48.33'	172.00'	32°44'22"	N22°04'38"E	47.11'
C37	47.33'	128.00'	21°11'55"	N20°06'06"E	47.06'
C38	20.50'	48.00'	24°28'10"	N38°55'23"W	20.34'
C39	42.40'	48.00'	50°36'46"	N01°22'55"W	41.04'
C40	34.24'	48.00'	40°56'04"	N44°23'24"E	33.57'
C41	33.71'	48.00'	40°14'11"	N84°58'40"E	33.02'
C42	30.34'	48.00'	36°16'52"	S56°45'46"E	24.84'
C43	28.42'	48.00'	34°31'16"	S21°21'42"E	28.48'
C44	26.67'	48.00'	16°23'28"	S62°11'48"E	24.78'
C45	20.45'	128.00'	9°22'45"	N04°44'06"E	20.38'
C46	44.65'	128.00'	42°22'01"	N54°18'31"W	42.51'
C47	17.61'	128.00'	7°52'56"	N84°38'11"E	17.60'
C48	7.02'	172.00'	2°20'11"	S10°40'31"W	7.02'
C49	60.54'	172.00'	20°10'54"	S21°56'15"W	60.28'
C50	18.66'	172.00'	6°32'54"	S35°18'12"W	18.65'
C51	42.62'	128.00'	19°04'46"	S24°02'16"W	42.43'
C52	43.56'	128.00'	19°24'53"	S04°44'51"W	43.35'
C53	76.78'	218.00'	20°19'00"	S10°05'00"E	76.34'
C54	48.41'	218.00'	25°51'50"	S33°05'55"E	47.57'
C55	40.04'	218.00'	23°34'55"	S57°51'48"E	44.04'
C56	26.51'	128.00'	11°52'05"	N14°22'12"E	26.47'
C57	18.85'	128.00'	8°26'04"	N04°13'05"E	18.83'
C58	35.76'	20.00'	102°21'30"	N51°13'45"W	31.14'
C59	25.34'	38.00'	38°16'40"	N33°14'01"W	24.42'
C60	42.62'	38.00'	64°15'32"	N32°03'05"W	40.42'
C61	56.04'	38.00'	84°24'23"	N42°19'23"E	51.04'
C62	11.87'	38.00'	17°35'28"	S96°23'28"E	11.82'
C63	35.76'	20.00'	102°21'30"	N51°13'45"E	31.14'
C64	85.17'	128.00'	38°01'31"	N14°03'46"W	83.61'
C65	57.58'	322.00'	10°14'43"	S04°43'14"E	57.50'
C66	44.77'	322.00'	7°51'54"	S00°36'52"E	44.74'
C67	20.61'	128.00'	4°13'28"	S01°14'37"E	20.54'
C68	103.14'	128.00'	46°11'26"	S28°51'03"E	100.42'
C69	22.68'	20.00'	64°58'44"	S84°32'11"E	21.44'
C70	16.61'	48.00'	19°44'16"	N12°53'05"E	16.52'
C71	43.15'	48.00'	51°30'40"	S11°26'34"E	41.72'
C72	37.04'	48.00'	44°12'53"	S23°35'12"E	36.13'
C73	34.18'	48.00'	40°47'44"	S18°55'04"W	33.46'
C74	52.74'	48.00'	68°00'32"	S10°44'14"W	50.17'
C75	52.66'	48.00'	62°51'14"	N46°14'48"W	50.06'
C76	15.13'	20.00'	43°21'00"	N86°24'41"W	14.77'
C77	14.91'	172.00'	4°51'58"	N55°41'12"W	14.90'
C78	63.74'	172.00'	21°15'04"	N42°34'42"W	63.48'
C79	21.03'	20.00'	60°15'13"	N62°04'46"W	20.08'
C80	20.87'	38.00'	31°10'07"	N16°15'14"W	20.42'
C81	57.52'	38.00'	86°43'50"	N17°40'21"W	52.11'
C82	24.43'	38.00'	36°50'14"	N44°06'41"E	24.01'
C83	20.38'	20.00'	58°23'11"	N33°20'10"E	19.51'
C84	64.33'	278.00'	13°15'31"	N02°24'14"W	64.14'
C85	112.00'	278.00'	23°04'56"	N20°34'28"W	111.24'
C86	4.12'	20.00'	11°41'33"	N38°05'42"W	4.11'
C87	12.60'	20.00'	36°04'55"	N62°01'57"W	12.34'
C88	60.36'	38.00'	41°00'48"	N54°34'00"W	54.21'
C89	38.83'	38.00'	58°32'36"	N47°12'42"E	37.16'
C90	30.84'	38.00'	46°23'57"	S87°16'01"E	30.00'
C91	25.88'	38.00'	34°01'04"	S44°30'30"E	25.38'
C92	21.13'	38.00'	31°51'45"	S04°04'06"E	20.86'
C93	14.01'	20.00'	40°08'44"	S13°12'35"E	13.73'
C94	40.26'	322.00'	7°04'44"	S24°42'03"E	40.23'
C95	66.97'	263.00'	14°35'21"	N80°55'01"E	66.74'
C96	60.07'	187.00'	18°24'16"	N14°00'34"E	54.81'
C97	27.14'	187.00'	8°14'47"	N55°38'32"E	27.16'
C98	21.68'	218.00'	5°40'34"	S64°18'36"W	21.54'
C99	80.12'	218.00'	21°03'24"	S17°40'57"W	74.67'
C100	54.07'	232.00'	14°39'21"	S80°55'01"W	54.81'
C101	34.05'	171.46'	11°22'38"	N05°45'54"W	33.94'
C102	14.12'	50.00'	21°54'21"	N18°55'48"E	14.00'

SPYGLASS RIDGE FILING No. THREE

SECTION: SE1/4 S26 NE1/4 S35 T27N R1E W1E MERIDIAN: UTE

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

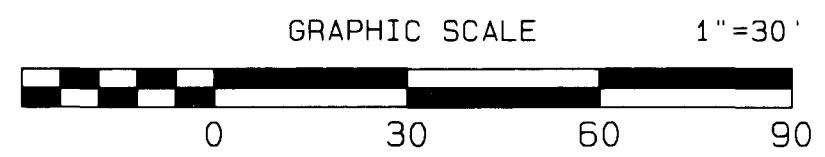
Date of Survey: Nov-Dec 2003 Field Surveyor: SLG Revision Date: Dec 20, 2007
 Drawn: DRS Checked: KST Approved: DRS Job No: 0685-007
 PROJECT: 0685 Behrhorst\0685-011 SPY F3\survey\SPYGLASS F3.prc Sheet 2 of 5

SPYGLASS RIDGE FILING No. THREE



All side and rear yard setback areas are drainage easement areas for conveyance of stormwater from adjoining Lots. It is the responsibility of each individual Lot owner to maintain drainage swales and/or underground drain pipes within the easements to provide the means to discharge surface drainage water from their respective lots in a manner that will not damage adjoining lots. The HOA has the authority to enforce and correct issues arising from improper drainage from any Lot. See Special Building Lot Considerations recorded separately for additional information. See Sheets 3 - 5 for location of these drainage easements.

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.



SPYGLASS RIDGE FILING No. THREE

SECTION: SE1/4 S.26 NE1/4S.35 | T12N R1E | MERIDIAN: UTE

River City CONSULTANTS, INC.
Integrated Design Solutions

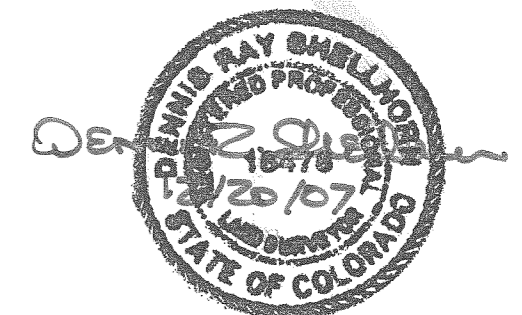
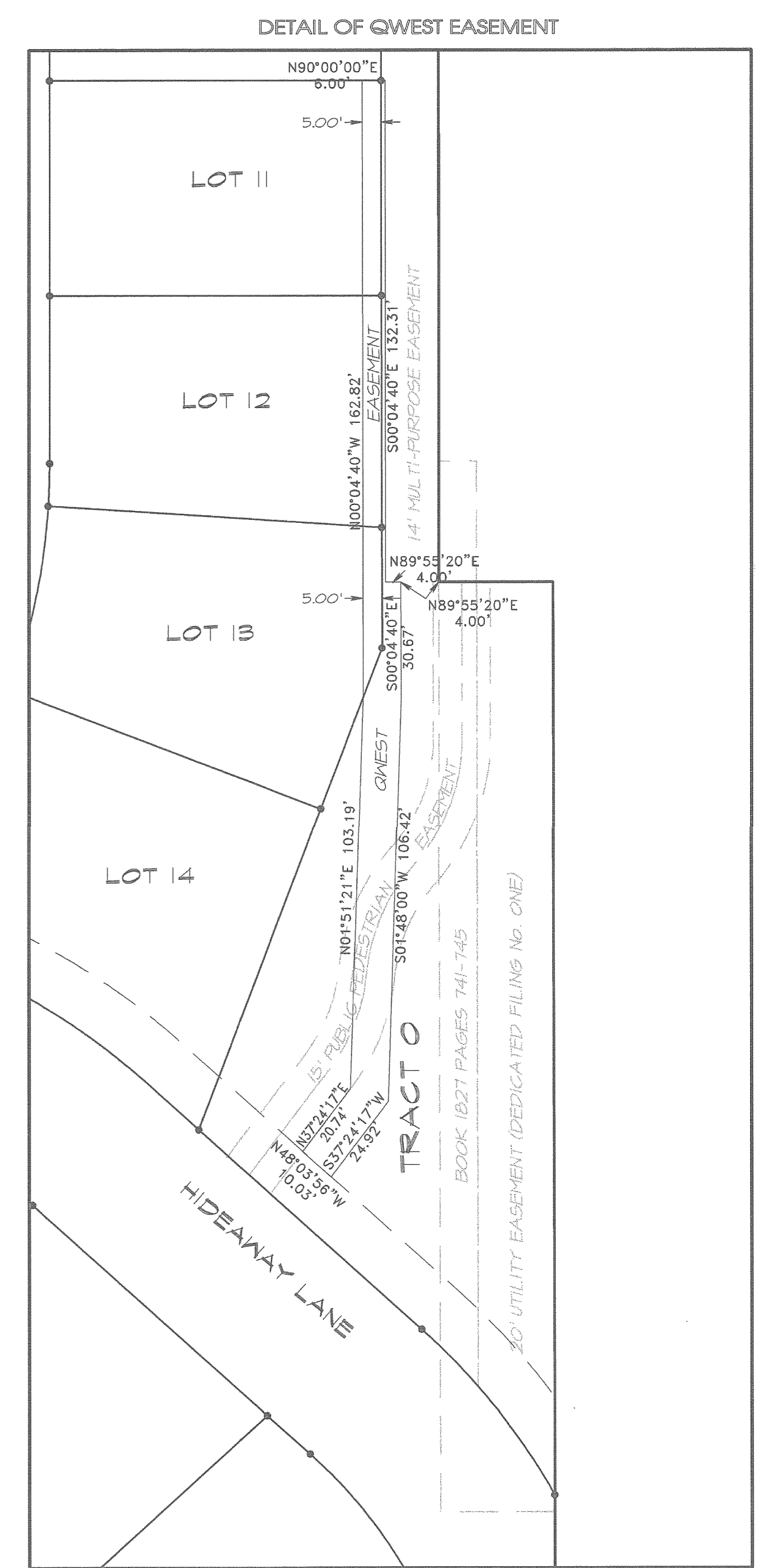
744 Horizon Court, Suite 110
Grand Junction, CO 81508
Phone: 970-241-4722 Email: info@rccinc.com

Date of Survey: Nov-Dec 2003 | Field Surveyor: SLG | Revision Date: Dec 20, 2007

Drawn: DRS | Checked: KST | Approved: DRS | Job No. 0685-007

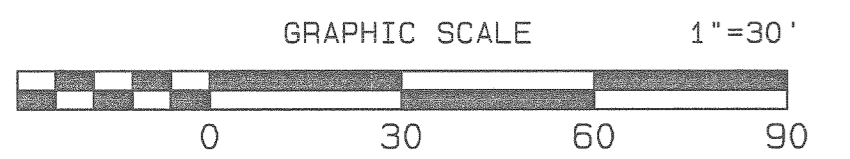
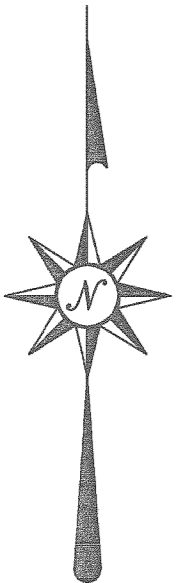
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SPYGLASS RIDGE FILING No. THREE



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SPYGLASS RIDGE FILING No. THREE

SECTION: SE1/4 S.26 NE1/4S.35 | TOWNSHIP: 1 South | RANGE: 1 West | MERIDIAN: UTE

River City CONSULTANTS, INC.
Integrated Design Solutions

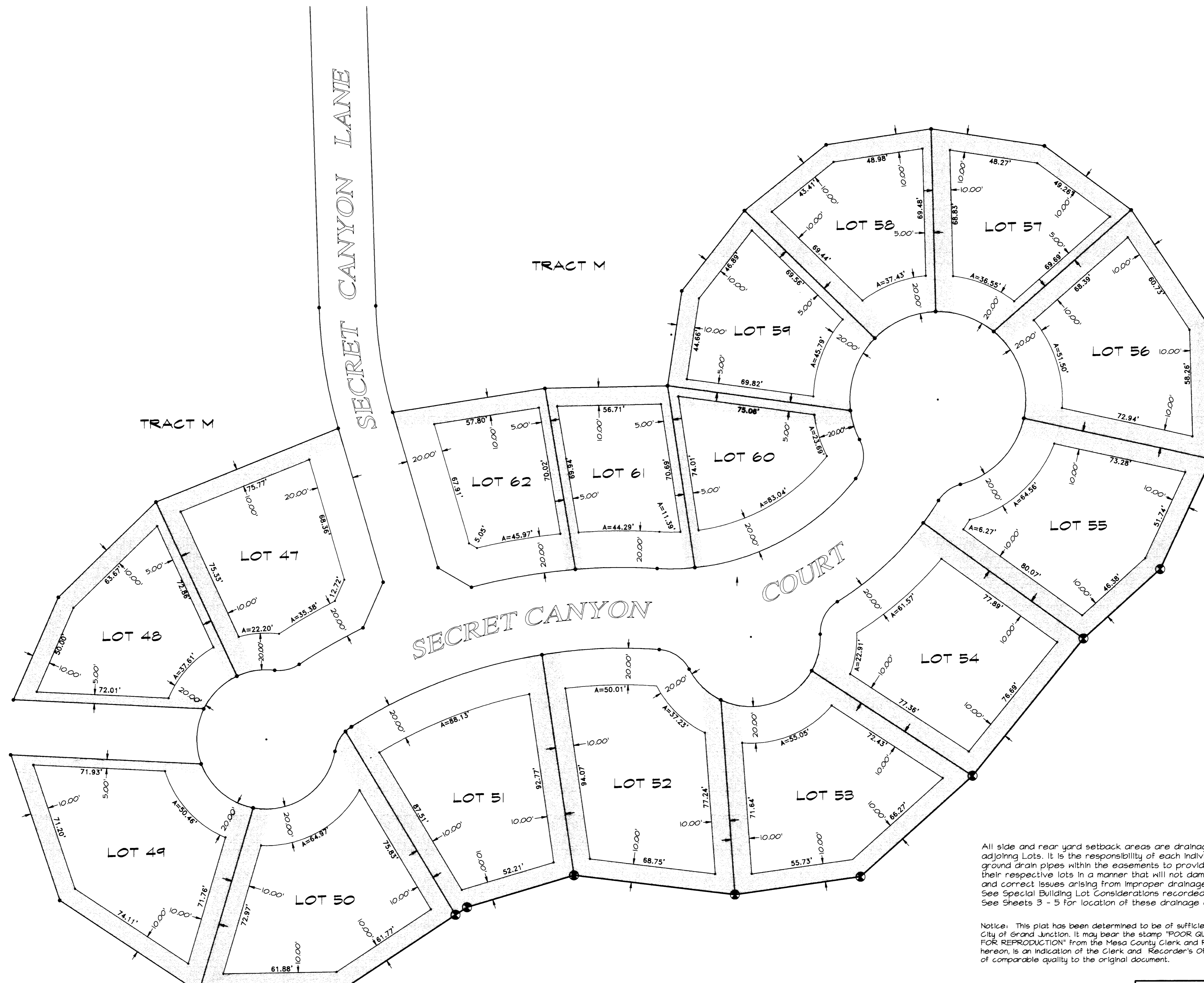
744 Horizon Court, Suite 110
Grand Junction, CO 81508
Phone: 970-241-4722 Email: info@rcwest.com

Date of Survey: Nov-Dec 2003 | Field Surveyor: SLG | Revision Date: Dec 20, 2007

Drawn: DRS | Checked: KST | Approved: DRS | Job No. 0685-007

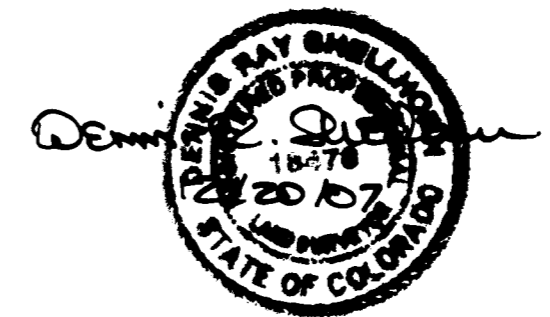
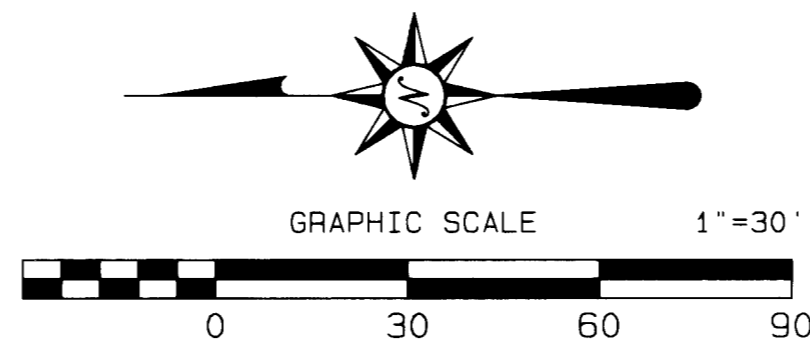
S:\PROJECTS\0685 Behrhorst\0685-011 SPY F3\survey\SPYGLASS F3.pro | Sheet 4 of 5

SPYGLASS RIDGE FILING No. THREE



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SPYGLASS RIDGE FILING No. THREE			
SECTION: SE1/4 S.26 NE1/4 S.35	TWNSHIP: 1 South	RANGE: 1 West	MERIDIAN: UTE
River City CONSULTANTS, INC.			
Integrated Design Solutions		744 Horizon Court, Suite 110 Grand Junction, CO 81508	
Phone: 970-241-4722 Email: info@rcowest.com			
Date of Survey: Nov-Dec 2003	Field Surveyor: SLG	Revision Date: Dec 20, 2007	
Drawn: DRS	Checked: KST	Approved: DRS	Job No. 0685-007
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SPECIAL BUILDING LOT CONSIDERATIONS for SPYGLASS RIDGE FILING No. THREE

BUILDING ENVELOPE/FOUNDATION ELEVATION SUMMARY

LOT	HOME TYPE	LOT AREA (SQ FT)	BLDG ENV (SQ FT)	REQUIRED TOP OF CONCRETE FOUNDATION MINIMUM AND MAXIMUM ELEVATIONS	
				MINIMUM ELEVATION	MAXIMUM ELEVATION
1	B	5366	2971	4703.68	4705.68
2	B	5762	3288	4705.66	4707.66
3	B	5804	3062	4710.14	4712.14
4	B	9145	5219	4707.65	4709.65
5	B	6958	4281	4705.94	4707.94
6	B	6504	3804	4706.17	4708.17
7	B	6414	3732	4707.73	4709.73
8	B	5671	3017	4711.34	4713.34
9	B	4941	2668	4714.01	4716.01
10	B	4945	2671	4716.68	4718.68
11	B	4949	2675	4719.35	4721.35
12	B	5891	2785	4721.88	4723.88
13	B	5659	3265	4723.63	4725.63
14	B	6703	3001	4725.70	4727.70
15	B	6798	3039	4726.48	4728.48
16	B	6308	3425	4726.15	4728.15
17	B	6818	3784	4725.59	4727.59
18	B	5634	3020	4724.99	4726.99
19	B	5675	3070	4724.31	4726.31
20	B	5465	3019	4720.77	4722.77
21	B	5121	2742	4716.91	4718.91
22	B	5750	3278	4714.05	4716.05
23	B	7208	3968	4710.10	4712.10
24	B	8171	4835	4714.59	4716.59
25	B	7506	4583	4725.78	4727.78
26	B	7896	4877	4716.69	4718.69
27	B	7479	3655	4718.45	4720.45
28	B	10714	6081	4756.08	4758.08
29	B	11689	6803	4748.74	4750.74
30	B	10723	6031	4730.24	4732.24
31	B	10254	5707	4727.59	4729.59
32	B	10547	6046	4726.28	4728.28
33	B	11639	6191	4725.81	4727.81
34	B	12786	6324	4725.13	4727.13
35	B	10771	5770	4724.71	4726.71
36	B	10631	5835	4722.71	4724.71
37	B	8912	4279	4716.71	4718.71
38	B	10625	6064	4720.50	4722.50
39	B	10123	5727	4725.77	4727.77
40	B	6443	3943	4723.95	4725.95
41	B	6849	4307	4723.95	4725.95
42	B	6731	4221	4723.65	4725.65
43	B	6733	4271	4722.67	4724.67
44	B or C	7844	4084	4721.79	4723.79
45	B or C	8116	3663	4708.96	4710.96
46	B	7704	4683	4704.30	4706.30
47	B	10549	5443	4757.54	4759.54
48	B	7882	5116	4754.72	4756.72
49	B	10507	6690	4754.81	4756.81
50	B	11226	6600	4755.48	4757.48
51	B	11137	6397	4751.28	4753.28
52	B	11368	6608	4769.06	4771.06
53	B	10517	6253	4771.21	4773.21
54	B	11003	6397	4774.43	4776.43
55	B	10592	6121	4774.99	4776.99
56	B	10064	5951	4775.24	4777.24
57	B	7673	4601	4775.45	4777.45
58	B	7983	4530	4775.25	4777.25
59	B	7545	4807	4775.01	4777.01
60	B	7377	3532	4774.62	4776.62
61	B	6567	3884	4768.72	4770.72
62	B	7739	3741	4763.06	4765.06

Note: Any variance of the minimum and maximum elevations must be approved in writing by the City of Grand Junction Development Engineer and the Spyglass Ridge Homeowners' Association (HOA) Architectural Control Committee.

HOME TYPE/RESTRICTION KEY
 "A" - ONE STORY
 "B" - ONE OR TWO STORY
 "C" - ONE STORY w/LOWER LEVEL WALKOUT

NOTE: Maximum height for home types "A", "B" and "C" are as defined within the Spyglass Ridge Homeowners' Association (HOA) Architectural Design Guidelines.

NOTE: Lot 50 through 56 shall be required to be two story structures. No single story houses shall be allowed. Rear and side foundation walls designed to retain the hillside shall be designed and stamped by a Colorado licensed engineer. Any rear lot landscape wall(s) or terraced wall(s) shall be limited to four feet in height measured from the top of base or footing. See additional geotechnical requirements within this Special Building Lot Considerations.

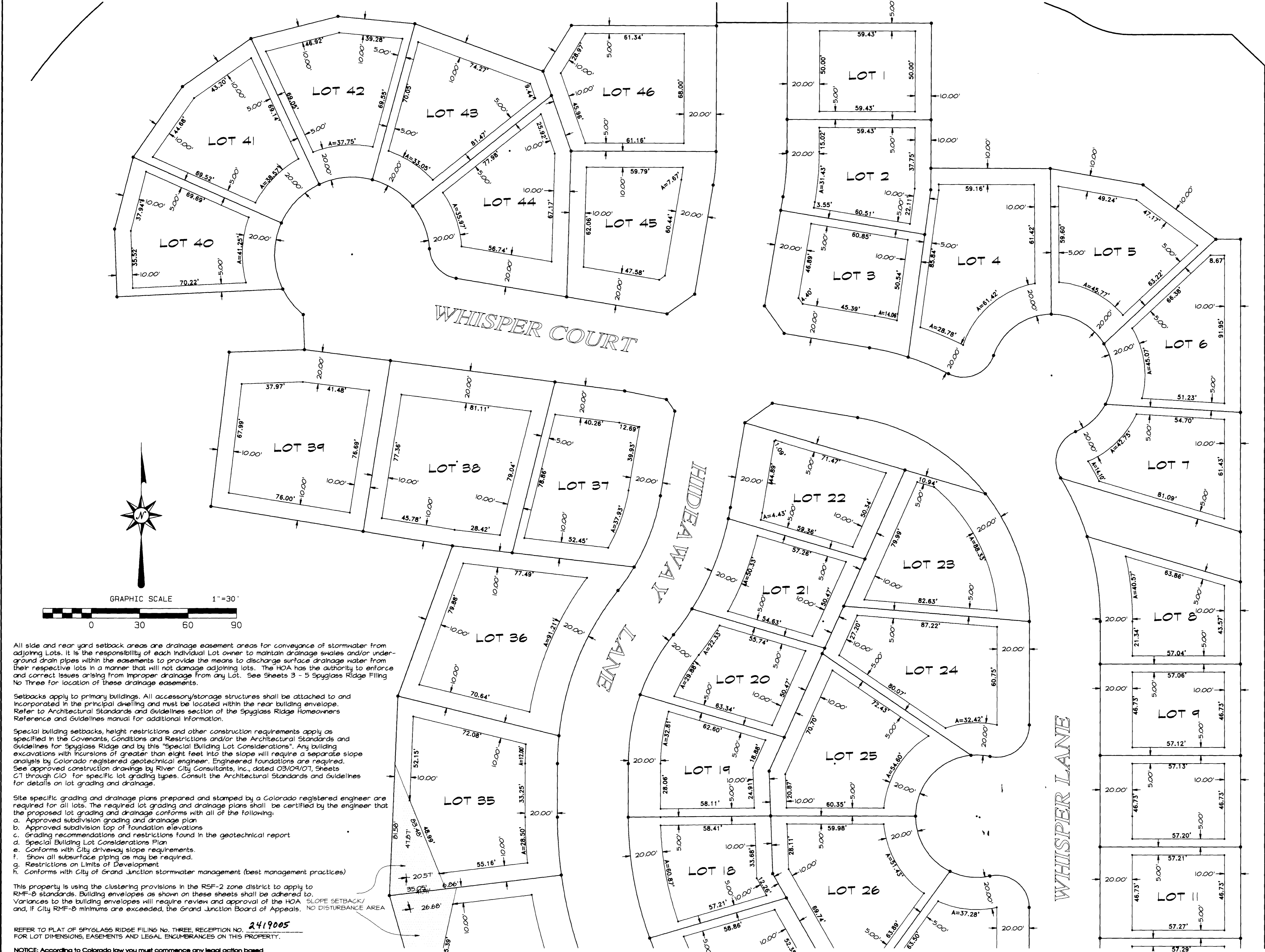
CLERK AND RECORDER'S CERTIFICATE
 State of Colorado)
 County of Mesa) ss
 This document was filed for the record in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:05 o'clock P.M., on this 7th day of January, 2008 A.D., at Reception No. 2419006
 Book 4582, Page 736-738, Drafter No. VV-52, Fees 30⁰⁰ / hr
 By: Janice Rich Clerk and Recorder, Luiza Nutberg Deputy

SPECIAL BUILDING LOT CONSIDERATIONS
for
SPYGLASS RIDGE FILING No. THREE

SECTION: SE1/4 S26 NE1/4 S35 TOWNSHIP: 1 South RANGE: 1 West MERIDIAN:

River City CONSULTANTS, INC.
Integrated Design Solutions 744 Horizon Court, Suite 110
Grand Junction, CO 81608
Phone: 970-241-4722 Email: info@rcoowest.com

Date of Survey: Nov-Dec 2003	Field Surveyor: SLG	Revision Date: Dec 20, 2007
Drawn: DRS	Checked: KST	Approved: DRS
S:\PROJECTS\0665 Behrman\0665-011 SPY R3\Survey\SPYGLASS R3.p0		Sheet 1 of 3



All side and rear yard setback areas are drainage easement areas for conveyance of stormwater from adjoining Lots. It is the responsibility of each individual Lot owner to maintain drainage swales and/or underground drain pipes within the easements to provide the means to discharge surface drainage water from their respective lots in a manner that will not damage adjoining lots. The HOA has the authority to enforce and correct issues arising from improper drainage from any Lot. See Sheets 3 - 5 Spyglass Ridge Filing No Three for location of these drainage easements.

Setbacks apply to primary buildings. All accessory/storage structures shall be attached to and incorporated in the principal dwelling and must be located within the rear building envelope. Refer to Architectural Standards and Guidelines section of the Spyglass Ridge Homeowners Reference and Guidelines manual for additional information.

Special building setbacks, height restrictions and other construction requirements apply as specified in the Covenants, Conditions and Restrictions and/or the Architectural Standards and Guidelines for Spyglass Ridge and by this "Special Building Lot Considerations". Any building excavations with incursions of greater than eight feet into the slope will require a separate slope analysis by Colorado registered geotechnical engineer. Engineered foundations are required. See approved construction drawings by River City Consultants, Inc., dated 03/04/07, Sheets C1 through C10 for specific lot grading types. Consult the Architectural Standards and Guidelines for details on lot grading and drainage.

- Site specific grading and drainage plans prepared and stamped by a Colorado registered engineer are required for all lots. The required lot grading and drainage plans shall be certified by the engineer that the proposed lot grading and drainage conforms with all of the following:
- Approved subdivision grading and drainage plan
 - Approved subdivision top of foundation elevations
 - Grading recommendations and restrictions found in the geotechnical report
 - Special Building Lot Considerations Plan
 - Conforms with City driveway slope requirements.
 - Show all subsurface piping as may be required.
 - Restrictions on Limits of Development
 - Conforms with City of Grand Junction stormwater management (best management practices)

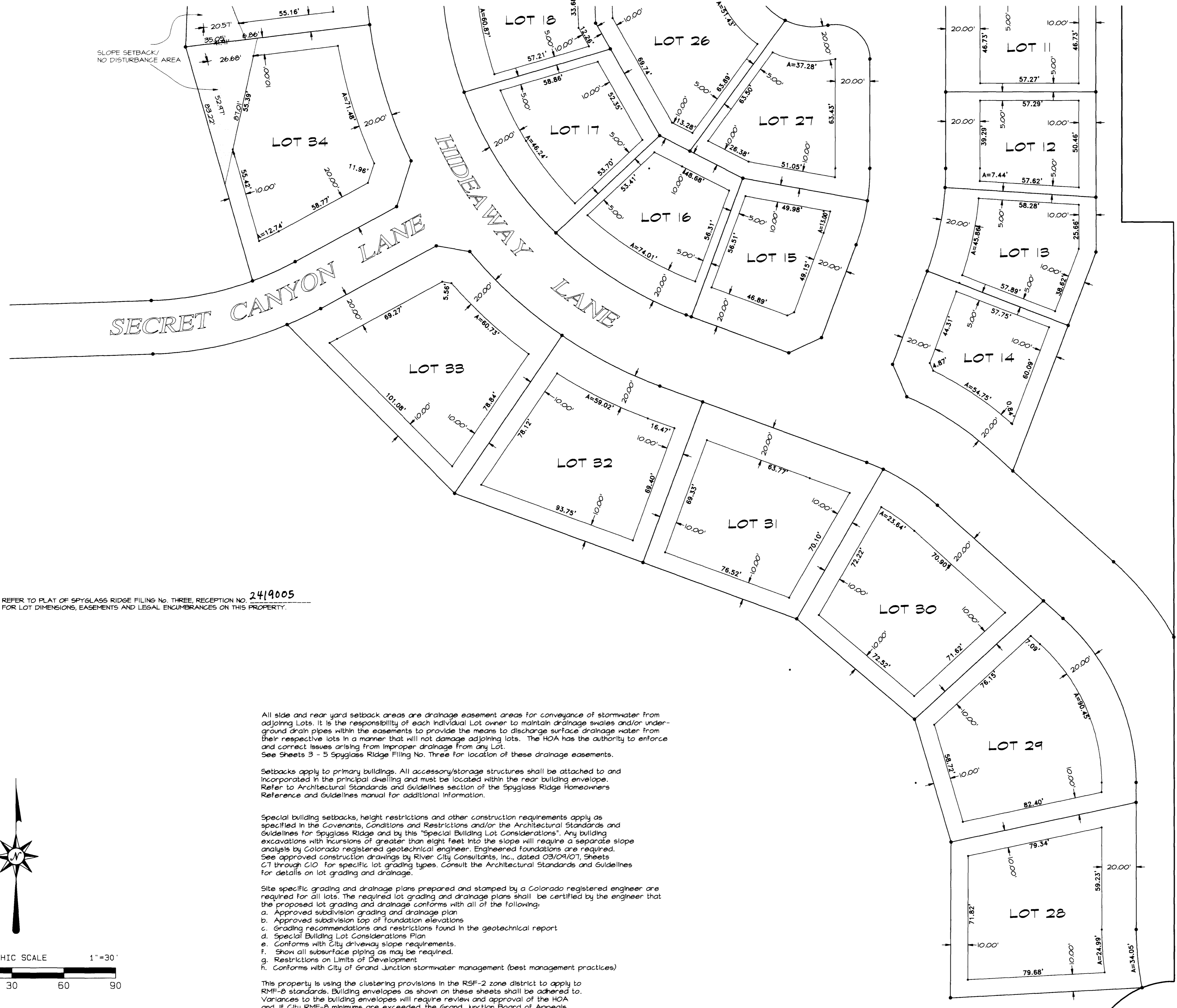
This property is using the clustering provisions in the RSF-2 zone district to apply to RMF-B standards. Building envelopes as shown on these sheets shall be adhered to. Variances to the building envelopes will require review and approval of the HOA and, if City RMF-B minimums are exceeded, the Grand Junction Board of Appeals.

REFER TO PLAT OF SPYGLASS RIDGE FILING No. THREE, RECEPTION NO. 2419005 FOR LOT DIMENSIONS, EASEMENTS AND LEGAL ENCUMBRANCES ON THIS PROPERTY.

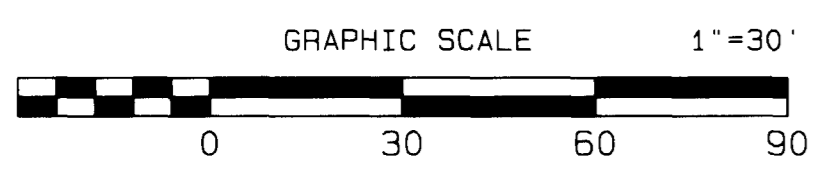
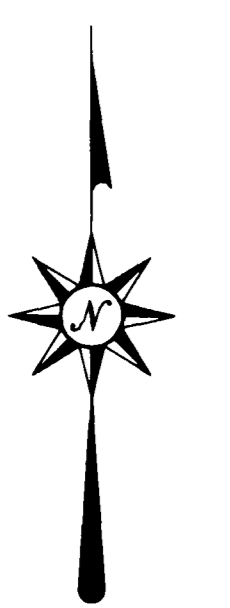
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SPECIAL BUILDING LOT CONSIDERATIONS

for SPYGLASS RIDGE FILING No. THREE



REFER TO PLAT OF SPYGLASS RIDGE FILING No. THREE, RECEPTION NO. 2419005 FOR LOT DIMENSIONS, EASEMENTS AND LEGAL ENCUMBRANCES ON THIS PROPERTY.



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6	B	6504	3804	4706.17	4708.17
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16	B	6308	3425	4726.15	4728.15
17	B	6818	3784	4726.58	4727.58
18	B	5634	3020	4724.98	4726.98
19	B	5675	3070	4724.31	4726.31
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51	B	11157	6387	4761.28	4763.28
52	B	11368	6608	4759.06	4761.06
53	B	10517	6253	4771.21	4773.21
54	B	11003	6397	4774.43	4776.43
55	B	10592	6121	4774.99	4776.99
56	B	10064	5951	4775.24	4777.24
57	B	7673	4601	4775.45	4777.45
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SPECIAL BUILDING LOT CONSIDERATIONS for SPYGLASS RIDGE FILING No. THREE

SECTION: SE1/4 S.26 NE1/4 S.35 T.1N R.1E W.1M MERIDIAN:

River City CONSULTANTS, INC.
Integrated Design Solutions

744 Horizon Court, Suite 110
Grand Junction, CO 81508
Phone: 970-241-4722 Email: info@rcoowest.com

Date of Survey: Nov-Dec 2003	Field Surveyor: SLG	Revision Date: Dec 20, 2007
Drawn: DRS	Checked: KST	Approved: DRS
S:\PROJECTS\0685 Behr\0685-011 SPY F3\survey\SPYGLASS F3.pro		Job No. 0685-007
		Sheet 2 of 3

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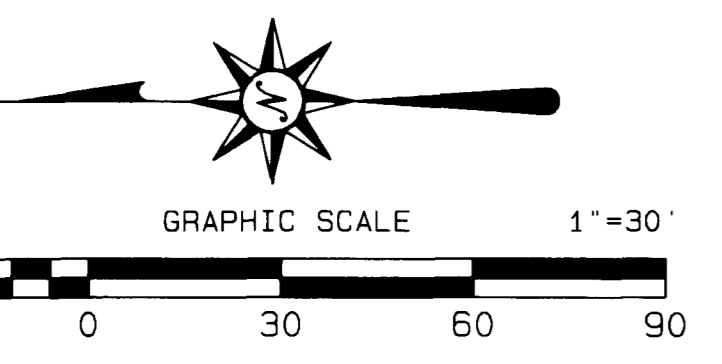
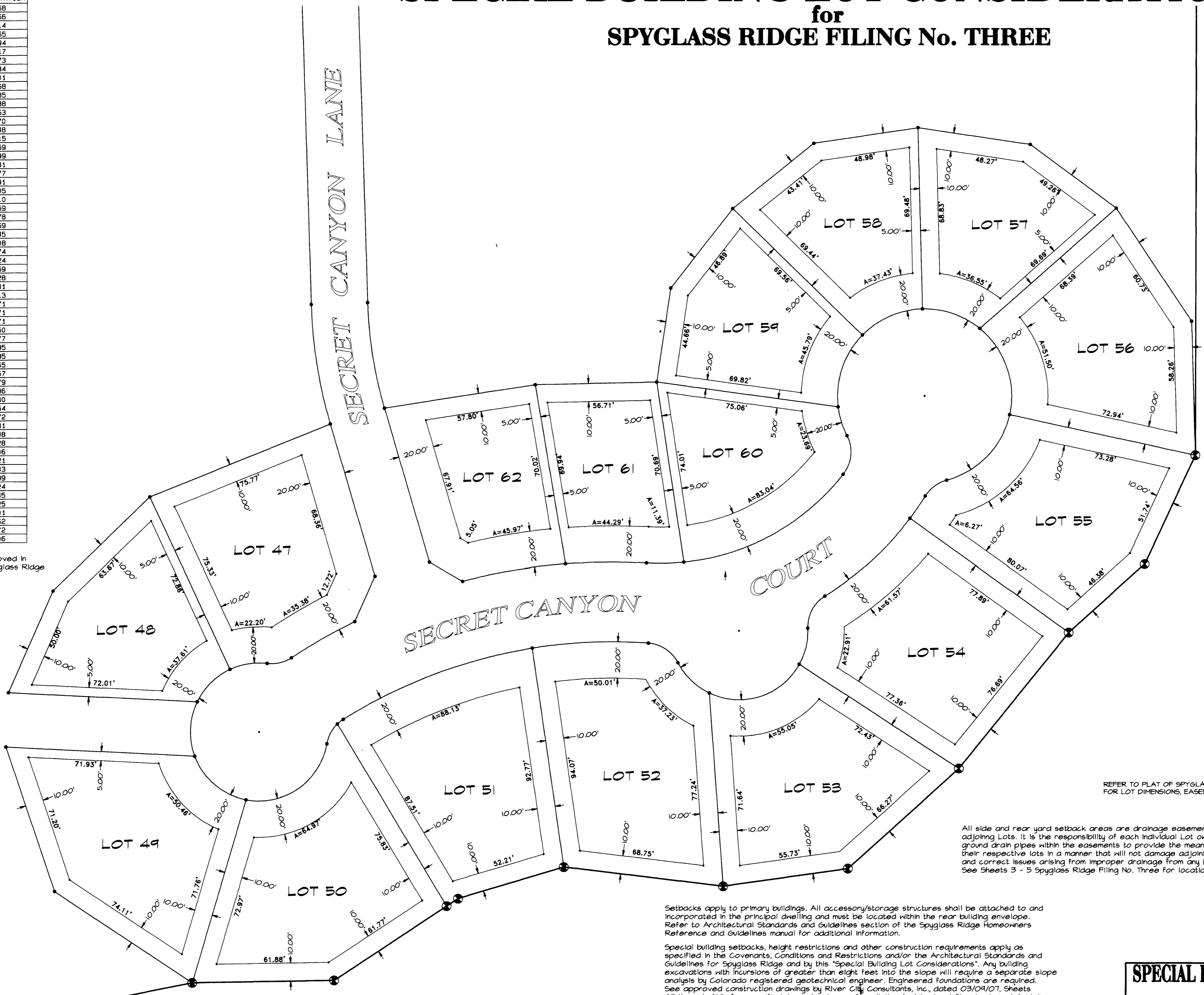
SPECIAL BUILDING LOT CONSIDERATIONS

for SPYGLASS RIDGE FILING No. THREE

BUILDING ENVELOPE/FOUNDATION ELEVATION SUMMARY

LOT	HOME TYPE	LOT AREA (SQ FT)	BLDG ENV (SQ FT)	REQUIRED TOP OF CONCRETE FOUNDATION MINIMUM AND MAXIMUM ELEVATIONS	
				MINIMUM ELEVATION	MAXIMUM ELEVATION
1	B	5365	2971	4703.68	4705.68
2	B	5782	3288	4705.66	4707.66
3	B	6801	3082	4710.14	4712.14
4	B	9146	5219	4707.65	4709.65
5	B	6958	4281	4705.94	4707.94
6	B	6504	3804	4706.17	4708.17
7	B	6414	3732	4707.73	4709.73
8	B	5671	3017	4711.34	4713.34
9	B	4941	2668	4714.01	4716.01
10	B	4945	2671	4716.68	4718.68
11	B	4949	2675	4719.35	4721.35
12	B	5091	2786	4721.88	4723.88
13	B	5659	3265	4723.93	4725.93
14	B	6703	3601	4725.70	4727.70
15	B	6798	3039	4726.48	4728.48
16	B	6308	3425	4726.15	4728.15
17	B	6818	3784	4725.99	4727.99
18	B	5634	3020	4724.99	4726.99
19	B	5675	3070	4724.31	4726.31
20	B	5465	3019	4720.77	4722.77
21	B	5121	2742	4716.91	4718.91
22	B	5750	3278	4714.05	4716.05
23	B	7208	3968	4710.10	4712.10
24	B	8171	4835	4714.99	4716.99
25	B	7506	4583	4725.78	4727.78
26	B	7896	4977	4716.69	4718.69
27	B	7479	3655	4718.45	4720.45
28	B	10714	6081	4756.08	4758.08
29	B	11589	6803	4748.74	4750.74
30	B	10723	6031	4730.24	4732.24
31	B	10264	5707	4727.59	4729.59
32	B	10547	6046	4726.28	4728.28
33	B	11639	6191	4725.81	4727.81
34	B	12786	6324	4725.13	4727.13
35	B	10771	5770	4724.71	4726.71
36	B	10631	5835	4722.71	4724.71
37	B	8512	4279	4716.71	4718.71
38	B	10625	6084	4720.90	4722.90
39	B	19123	9727	4725.77	4727.77
40	B	6443	3943	4723.95	4725.95
41	B	6849	4307	4723.95	4725.95
42	B	6731	4221	4723.65	4725.65
43	B	6733	4271	4722.67	4724.67
44	B or C	7844	4094	4721.79	4723.79
45	B or C	8116	3663	4708.96	4710.96
46	B	7704	4693	4704.30	4706.30
47	B	10549	5443	4757.54	4759.54
48	B	7882	5116	4754.72	4756.72
49	B	10507	6690	4754.81	4756.81
50	B	11226	6600	4755.48	4757.48
51	B	11137	6397	4761.28	4763.28
52	B	11358	6608	4769.06	4771.06
53	B	10517	6253	4771.21	4773.21
54	B	11003	6397	4774.43	4776.43
55	B	10592	6121	4774.99	4776.99
56	B	10054	5951	4775.24	4777.24
57	B	7673	4801	4775.45	4777.45
58	B	7583	4530	4775.25	4777.25
59	B	7545	4807	4775.01	4777.01
60	B	7377	4008	4774.62	4776.62
61	B	6567	3884	4768.72	4770.72
62	B	7739	3741	4763.06	4765.06

Note: Any variance of the minimum and maximum elevations must be approved in writing by the City of Grand Junction Development Engineer and the Spyglass Ridge Homeowners' Association, Inc. Architectural Control Committee.



HOME TYPE/RESTRICTION KEY
 "A" - ONE STORY
 "B" - ONE OR TWO STORY
 "C" - ONE STORY w/LOWER LEVEL WALKOUT

NOTE: Maximum height for home types "A", "B" and "C" are as defined within the Spyglass Ridge Homeowners' Association (HOA) Architectural Design Guidelines.

NOTE: Lot 50 through 56 shall be required to be two story structures. No single story houses shall be allowed. Rear and side foundation walls designed to retain the hillside shall be designed and stamped by a Colorado licensed engineer. Any rear lot landscape wall(s) or terraced wall(s) shall be limited to four feet in height measured from the top of base or footing. See additional geotechnical requirements within this Special Building Lot Considerations.

Setbacks apply to primary buildings. All accessory/storage structures shall be attached to and incorporated in the principal dwelling and must be located within the rear building envelope. Refer to Architectural Standards and Guidelines section of the Spyglass Ridge Homeowners Reference and Guidelines manual for additional information.

Special building setbacks, height restrictions and other construction requirements apply as specified in the Covenants, Conditions and Restrictions and/or the Architectural Standards and Guidelines for Spyglass Ridge and by this "Special Building Lot Considerations". Any building excavations with incursions of greater than eight feet into the slope will require a separate slope analysis by Colorado registered geotechnical engineer. Engineered foundations are required. See approved construction drawings by River City Consultants, Inc., dated 03/04/07, Sheets C1 through C10 for specific lot grading types. Consult the Architectural Standards and Guidelines for details on lot grading and drainage.

Site specific grading and drainage plans prepared and stamped by a Colorado registered engineer are required for all lots. The required lot grading and drainage plans shall be certified by the engineer that the proposed lot grading and drainage conforms with all of the following:

- Approved subdivision grading and drainage plan
- Approved subdivision top of foundation elevations
- Grading recommendations and restrictions found in the geotechnical report
- Special Building Lot Considerations Plan
- Conforms with City driveway slope requirements.
- Show all subsurface piping as may be required.
- Restrictions on Limits of Development
- Conforms with City of Grand Junction stormwater management (best management practices)

This property is using the clustering provisions in the RSF-2 zone district to apply to RMF-B standards. Building envelopes as shown on these sheets shall be adhered to. Variances to the building envelopes will require review and approval of the HOA and, if City RMF-B minimums are exceeded, the Grand Junction Board of Appeals.

REFER TO PLAT OF SPYGLASS RIDGE FILING No. THREE, RECEPTION No. 2419005 FOR LOT DIMENSIONS, EASEMENTS AND LEGAL ENCUMBRANCES ON THIS PROPERTY.

All side and rear yard setback areas are drainage easement areas for conveyance of stormwater from adjoining lots. It is the responsibility of each individual Lot owner to maintain drainage swales and/or under-ground drain pipes within the easements to provide the means to discharge surface drainage water from their respective lots in a manner that will not damage adjoining lots. The HOA has the authority to enforce and correct issues arising from improper drainage from any Lot. See Sheets 3 - 5 Spyglass Ridge Filing No. Three for location of these drainage easements.

SPECIAL BUILDING LOT CONSIDERATIONS
for
SPYGLASS RIDGE FILING No. THREE

SECTION: SE1/4 S.26 NE1/4 S.35 T2N38P; 1 South R2NGE: 1 West MERIDIAN:

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

Date of Survey: Nov-Dec 2003	Field Surveyor: SLG	Revision Date: Dec 20, 2007
Drawn: DRS	Checked: KST	Approved: DRS
S:\PROJECTS\0686 Behr\01\0686-011 SPY F3\Survey\SPYGLASS F3.pro		Job No. 0685-007
		Sheet 3 of 3

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.