

BROOKWILLOW VILLAGE, FILING III

PLANNED DEVELOPMENT

A REPLAT OF BLOCK 2, BROOKWILLOW VILLAGE RECORDED IN BOOK 4135, PAGES 855 - 861

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Darter, LLC and the Brookwillow Village Homeowners Association, Inc. are the owners of that real property situate in the SW 1/4 NE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being described as follows:

A REPLAT OF BLOCK 2, BROOKWILLOW VILLAGE RECORDED IN BOOK 4135, PAGES 855 - 861

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Lots and Tracts as shown hereon, and designated the same as BROOKWILLOW VILLAGE, FILING III, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

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

Tracts I and J are private street tracts dedicated to the City of Grand Junction as perpetual easements for access for services and for enforcement of duly enacted parking regulations and restrictions.

All Multipurpose 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 including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Drainage Easements are dedicated to the City of Grand Junction as perpetual drainage easement for the inspection, installation, operation, maintenance, and repair of detention and drainage facilities and appurtenants thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement area. The Brookwillow Village Homeowners Association, Inc. is not relieved of its responsibility to inspect, install, operate, maintain and repair the detention and drainage facilities.

Tracts E, F, G and that portion of H as shown are dedicated to the City of Grand Junction as perpetual drainage easement for the inspection, installation, operation, maintenance, and repair of detention and drainage facilities and appurtenants thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement area. The Brookwillow Village Homeowners Association, Inc. is not relieved of its responsibility to inspect, install, operate, maintain and repair the detention and drainage facilities.

Tracts J and K are dedicated to the City of Grand Junction as a utility easement for the use of City-approved public utilities as perpetual 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, equivalent other public utility providers and appurtenant facilities.

Tracts A - K are granted to the Brookwillow Village Homeowners Association, Inc. for the benefit of the owners, hereby platted as undivided interest, not subject to partition, for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the common areas for landscaping, subject to the various easements dedicated and granted on this Plat.

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 and 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 the reasonable ingress and egress to and from the easement.

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

Darter, LLC
Terry Lawrence
Terry Lawrence, Manager

Brookwillow Village Homeowners Association, Inc.
Terry Lawrence
Terry Lawrence, President



STATE OF COLORADO)
County of Mesa) ss
My Commission Expires 10/10/2011
The foregoing instrument was acknowledged before me this 24th day of June A.D., 2008 by Terry Lawrence, Manager of Darter, LLC and President, Brookwillow Village Homeowners Association, Inc.
Witness my hand and official seal: Elizabeth R. Barco
Notary Public
Address Grand Junction, CO 81505
My commission expires: 10/10/2011

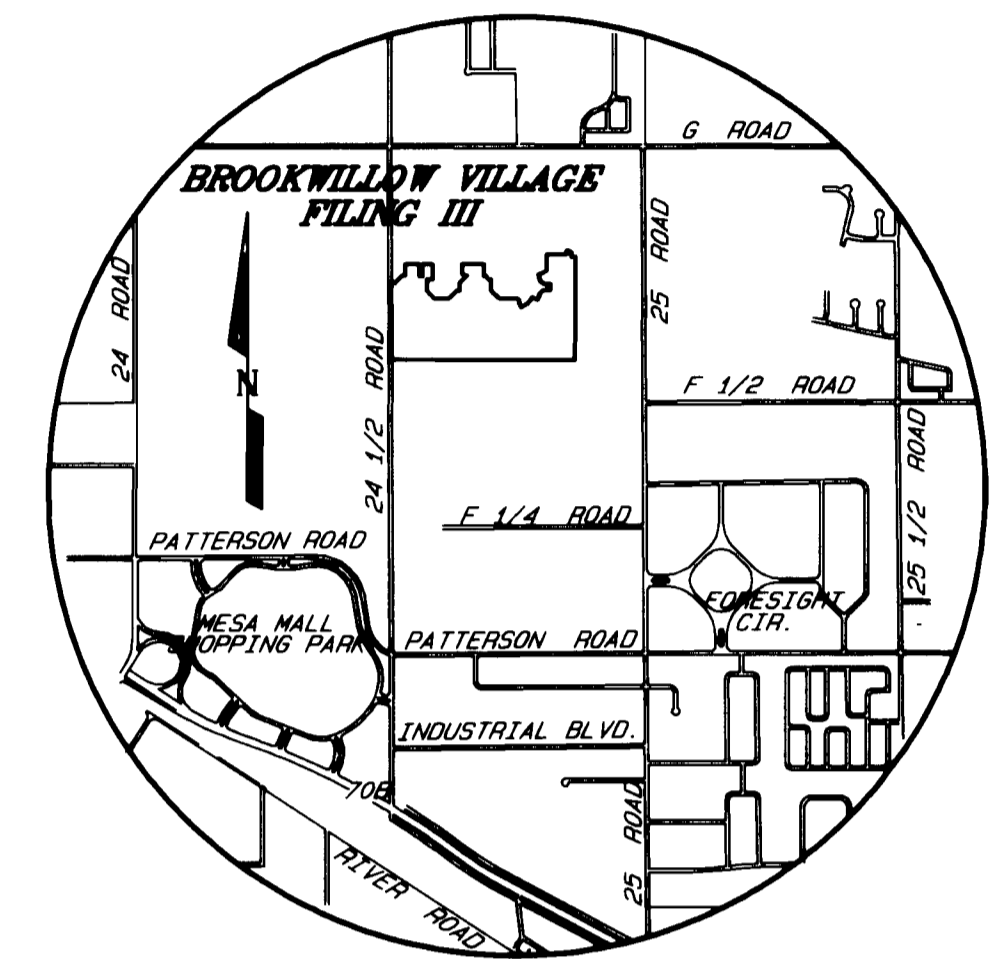
LIENHOLDERS RATIFICATION OF PLAT

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 4644 at Page 444 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: [Signature] FOR: First National Bank of the Rockies

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing Lienholder Ratification was acknowledged before me this 24th day of June A.D., 2008 by
Witness my hand and official seal: Betty A. Dinscoll
Notary Public
Address 2462 Hwy 6450, Grand Junction, CO 81505
My commission expires: 01/18/2010



VICINITY MAP N.T.S.

TITLE CERTIFICATION

State of Colorado
County of Mesa
We, Land Title Guarantee Company - Grand Junction, a title insurance 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 Darter, LLC and the Brookwillow Village Homeowners Association, Inc.; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.
Date: JUNE 19, 2008
By: [Signature]
LAWRENCE D. VENT/EXAMINER

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.
Declaration of Covenants, Restrictions and Conditions of the Brookwillow Village Homeowners Association, Inc. recorded in Book 4135 at Pages 862 - 910.
Tracts A, B, C, D, E, F, G, H, I, J and K are conveyed to the Brookwillow Village Homeowners Association, Inc. recorded in Book 4699 at Page 690.
Drainage Easements are conveyed to the Brookwillow Village Homeowners Association, Inc. recorded in Book 4699 at Page 690.

CITY APPROVAL

This plat of Brookwillow Village, Filing III, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 14th day of JULY, 2008.
[Signature] City Manager
[Signature] City Mayor

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 8:55 o'clock P.M., on this 17th day of JULY A.D. 2008, and was recorded at Reception No. 2449063, Book 4699 and Page 675 Drawer No. VV-133 and Fees 20.10 676
Janice Rich Clerk and Recorder
Louise McCarty Deputy

SURVEYOR'S STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Land Title Guarantee Company under Order Number: GJB65003814.



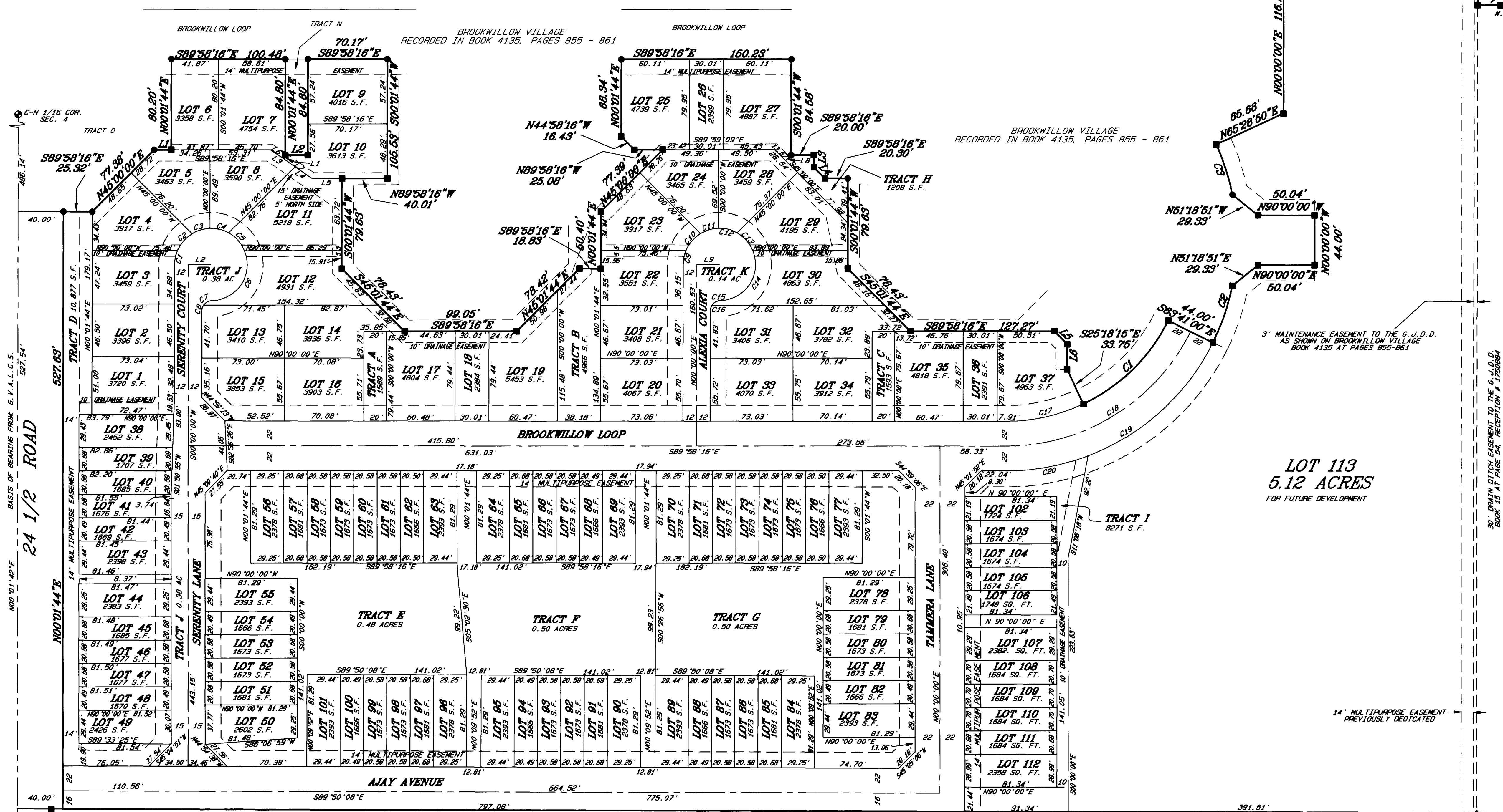
BROOKWILLOW VILLAGE FILING III
LOCATED IN THE
SW 1/4 NE 1/4 SEC. 4, T1S, R1W, U.M.
D H SURVEYS INC.
118 OURAY AVE - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M. N. D.	Checked By	S. L. H.	Job No.	708-07-06
Drawn By	TMODEL	Date	JUNE 2008	Sheet	1 OF 2

BROOKWILLOW VILLAGE, FILING III

PLANNED DEVELOPMENT

A REPLAT OF BLOCK 2, BROOKWILLOW VILLAGE RECORDED IN BOOK 4135, PAGES 855 - 861



LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
- ⊗ FOUND B.L.M. / G.L.O. BRASS CAP
- ▲ FOUND #5 REBAR W/1.5" ALUMINUM CAP STAMPED DISMANT LS 10097
- FOUND #5 REBAR W/ PLASTIC CAP MARKED HCE 37935 (IN CONCRETE)
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED D.H. SURVEYS LS 20677 (IN CONCRETE)

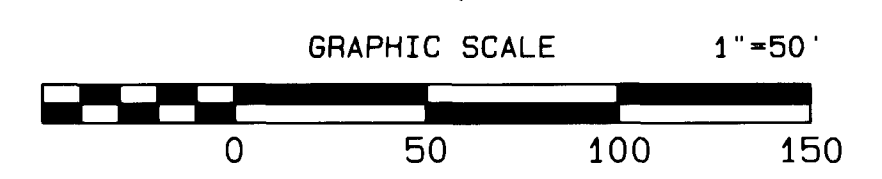
G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
W.C. = WITNESS CORNER
S.F. = SQUARE FEET
N.T.S. = NOT TO SCALE

AREA SUMMARY

DED. ROADS	= 1.91 AC. / 12%
LOTS 112ea.	= 6.55 AC. / 40%
TRACTS 11ea.	= 2.67 AC. / 16%
BLOCK 1	= 5.12 AC. / 32%
TOTAL	= 16.25 AC. / 100%

SURVEY NOTES

LOTS 38 - 49'S WEST LINE IS COMMON WITH THE 14' MULTIPURPOSE EASEMENT



EXTERIOR BOUNDARY DIMENSIONS

L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
L1	15.12'			105.18'	N89°58'16"W
L2	20.00'			1279.93'	N89°58'16"W
L3	10.85'			52.95'	N18°51'35"E
L4	13.94'			46.70'	N17°57'40"W
L5	16.10'			5.66'	N45°00'00"E
L6	22.40'			5.46'	N90°00'00"E
C1	38°22'45"	107.17'	160.00'	105.18'	N45°30'22"E
C2	14°54'50"	53.10'	204.00'	52.95'	N18°51'35"E
C3	13°07'00"	46.70'	204.00'	46.60'	N17°57'40"W
C4	90°00'00"	6.28'	4.00'	5.66'	N45°00'00"E
L7		5.46'			N90°00'00"E
C5	54°09'39"	27.41'	29.00'	26.40'	S62°55'10"E

L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
L1		3.55"			S34°38'40"W
C1	22°43'02"	12.69'	32.00'	12.60'	N11°21'31"E
C2	35°50'52"	20.02'	32.00'	19.70'	N40°38'28"E
C3	29°50'57"	16.67'	32.00'	16.48'	N73°29'23"E
C4	30°42'08"	17.15'	32.00'	16.94'	S76°14'05"E
C5	38°09'59"	21.32'	32.00'	20.92'	S41°48'01"E
C6	111°19'11"	62.17'	32.00'	52.84'	S32°56'33"W
C7	54°28'38"	8.56'	9.00'	8.24'	N61°21'50"E
C8	34°07'31"	5.36'	9.00'	5.28'	N17°03'46"E
L2		20.00'			N90°00'00"W
L3		26.35'			S55°21'20"E
L4		18.27'			S55°21'20"E
L5		26.37'			S89°58'16"E
L6		13.24'			N55°21'20"W
L7		31.36'			N55°21'20"W

L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
C9	22°43'02"	12.69'	32.00'	12.60'	N11°21'31"E
C10	35°50'52"	20.02'	32.00'	19.70'	N40°38'28"E
C11	29°50'57"	16.67'	32.00'	16.48'	N73°29'23"E
C12	30°42'08"	17.15'	32.00'	16.94'	S76°14'05"E
C13	38°09'59"	21.32'	32.00'	20.92'	S41°48'01"E
C14	111°19'11"	62.17'	32.00'	52.84'	S32°56'33"W
C15	56°06'02"	8.81'	9.00'	8.46'	N60°33'08"E
C16	32°30'07"	5.11'	9.00'	5.04'	N16°15'03"E
L8		7.08'			S45°00'00"W
C17	25°18'10"	70.66'	160.00'	70.09'	N77°20'50"E
C18	63°40'59"	202.29'	182.00'	192.04'	N58°09'31"E
C19	63°41'07"	226.75'	204.00'	215.26'	N58°09'33"E
L9		20.00'			N90°00'00"E
C19	20°54'08"	74.42'	204.00'	74.01'	N79°33'03"E

BROOKWILLOW VILLAGE FILING III
SW 1/4 NE 1/4, SEC. 4, T1S, R1W, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By M.M.D. Checked By S.L.H. Job No. 708-07-06
Drawn By TMOEEL Date JUNE 2008 Sheet 2 OF 2