

July 12, 2007

Ted Ciavonne
Ciavonne, Roberts & Associates, Inc.
844 Grand Avenue
Grand Junction CO 81501

Re: *Design Exception #11-07, Jones Gait Subdivision
TEDS Exceptions for the reduction of the centerline radius of a proposed
street (Amble Drive) that serves the Jones Gait Subdivision.*

Dear Ted,

Please find attached the committee's decision for the above referenced request. This design exception was approved as requested.


If you have any questions, please feel free to contact the Development Engineer in charge of your project or Tim Moore, Public Works and Planning Director at 970.244.1557.

Sincerely,

COPY

Sue Mueller
Sr. Administrative Assistant

Cc: Rick Dorris, Development Engineer
Phoenix Properties, LLC
File

TO: Sue Mueller
FROM: Rick Dorris 
DATE: June 4, 2007
SUBJECT: Jones Gait TEDS Exception Request

Please find attached 3 copies of the proposed TEDS exception.

Can you fill in the appropriate TEDS exception number, distribute to the committee, and set up the next meeting.

To the Committee:

I recommend approval of this TEDS. They have relocated the entrance to achieve sight distance on G Road. They can achieve 150' radius but it appears there are many shorter radius curves approved in the last several years. The City should look at revising the TEDS criterion and/or evaluating how we handle the situations shown in their examples.

DESIGN EXCEPTION REQUEST 11-07

Project: Jones Gait Subdivision

Site Address: 2591 G Road

City File Number (If Applicable): PP-2007-075

Applicant: Phoenix Properties, LLC

Representative: Ciavonne, Roberts & Associates, Inc.

Date: May 31, 2007

1. BRIEF DESCRIPTION OF THE REQUEST

This request is for the reduction of the centerline radius of a proposed street (Amble Drive) that serves the Jones Gait Subdivision.

2. SITE DESCRIPTION

The property is 13.62 acres, and is currently undeveloped. The site is zoned RSF-2 in the City of Grand Junction, and the proposed use is single family residential. Currently there are single family residential uses surrounding the property on the west, north, east, and south, with adjacent property to the southwest also having agricultural uses.

The subdivision includes 20 lots which equates to less than 1.5 units per acre. The proposed plan includes over 1½ acres of open space, predominantly within a linear recontoured drainageway that angles through the subdivision and a 14' wide landscape strip along the frontage of G Road. A proposed trail / drainage maintenance road will parallel the drainage way

Access to the site will be from G Road to a proposed road called Amble Drive; future interconnectivity will occur to the southwest, across the neighboring property and connecting to Valley Meadows North (an existing RSF-4 subdivision). Conditions of approval for Valley Meadows subdivision included stubbing out Tahoe to allow this future connection with G Road.

A Preliminary Plan was submitted in March with a proposed intersection on G Road that aligned with a cross street. This was the preferred location for both the applicant and Staff, and the subdivision was designed to this intersection. Review Comments to this first submittal identified a site distance concern with the existing hill in G Road, and although the posted 'suggested' speed of 30 MPH allows the 'Submitted Entrance', the 80% speed is over 40 MPH which resulted in Staff requesting the 'Revised Entrance'. (Note: all indications were that a TEDS Exception for the 'Submitted Entrance' would be denied). The drawing

below identifies the property, its surroundings, the 'Submitted Entrance' and the 'Revised Entrance'. This TEDS Exception Request is for a reduction in the centerline curvature that is associated with the 'Revised Entrance'.



3. REQUEST #1

a. Description

The 'Revised Entry' includes a curve that has a centerline radius of 100'. According to the TEDS Horizontal Curve Data (Section 5.1.4.2), a 100' centerline radius is allowed on Hillside lots (as defined as having 10% grades or greater), but on non-hillside lots the Residential centerline radius is 150'.

We believe this request should be granted for a number of reasons:

- Numerous subdivisions, old and new, have been approved with curves having a 100' centerline (examples attached);
- A 100' centerline radius is allowed on Hillside lots. Of interest is that a 100' radius on flatter ground requires an Exception;

- A tee intersection, which requires a 90 degree turn with a radius far less than 100', but does not require a TEDS Exception; on this project there is no reason for a tee intersection to the neighboring property. Of interest is that a 'tight' corner is allowable, but a 100' radius on flatter ground requires an Exception;
- 90 degree intersections have been used in numerous recent subdivisions, with provisions of a wider ROW and street section around the corner. Sometimes this 'widening is to create additional frontage, and is not for traffic reasons. This is not a desirable solution for Jones Gait, but again it is of interest that this is allowable without a TEDS Exception request but a 100' radius requires an Exception;
- Section 5.4.4 in TEDS promotes Traffic Calming in new developments, specifically citing curvilinear streets as a means to achieve this. A tighter curve (100') slows traffic more than a wider curve (150'). The tighter curve is not a safety issue;
- The 'Revised Entry' location would normally straddle the adjacent property line to the east ... a property that is currently undergoing a subdivision review. Due to the location of the existing house on the neighboring property (14' east of the PL), this entrance can not straddle the PL; if it could, a wider curve radii would be achievable;
- The proposed 100' curve better fits the configuration and topography of the property, allows a minimal waste of land in the 'sliver' of property east of the curve (on Lot 20), and allows a better functioning lot west of the curve (Lot 1). A 150' radius curve creates awkward lots (Lots 1, 2, 19, and 20), wastes real estate and makes for an undesirable corner lot (Lot 1);
- We believe the 'Revised Entry' location (although acceptable) compromises the land plan that was initially submitted. The original 'Submitted Entrance' aligned with a cross street, allowed double fronted lots along the entry road within Jones Gait, and promoted a nice entry opportunity with the proposed open space and existing drainage way. Accepting that the 'Revised Entrance' creates a less desirable land plan, a 100' road curve is less damaging to the plan than a 150' road curve at the noted location;
- A 150' curve will actually reduce the length of street frontage between Lots 1 and Lot 7, which would threaten minimum lot widths and potentially eliminating one lot;
- Cost, which is not a criterion for TEDS Exceptions, is none-the-less a very real issue. The 'Revised Entrance' requires approximately 150' additional roadway and sewerline, while eliminating the need for the neighbor to participate financially. We do not begrudge the neighbor; consider them good people to work with; and will continue to assure them access and utilities. The point is that we believe our subdivision value has slightly diminished with the 'Revised Entrance' while costs have increased.

b. Exception Considerations

1. Will the exception compromise safety?

We believe an Exception for a 100' centerline radius is not a safety issue for the following reasons:

- A 100' centerline radius is allowed on Hillside lots;
- Numerous subdivisions, old and new, have been approved with curves having a 100' centerline (examples attached);
- Tee intersections and 90 degree corners, both of which have turning radii less than 100', are allowable.

2. Have other alternatives been considered that would meet the standard?

Numerous alternatives have been considered ... but we want to make the point that the 'Revised Entrance' is in itself an ALTERNATIVE to the original 'Submitted Entrance'. You are now considering alternatives within an alternative.

We have attached examples of a Tee configuration, a 90 degree configuration, and a 150' radius curve configuration. All three can be achieved on this plan, although all three create less desirable land plans than the 100' radius curve ... which as noted repeatedly is a compromise in itself.

As with current subdivisions that have been approved with 100' centerline radius curves ... it is NOT that a 150' curve is unachievable, it is that a 100' curve is most compatible with the restrictions created by the property and typical standards.

3. Has the proposed design been used in other areas?

Smaller radius curves are allowed in numerous communities, particularly resort communities, but we want to focus on our community. We have provided graphic examples of Grand Junction subdivisions that have centerline curves that are 100' radius or LESS, all on flat ground (no hillsides), three of which are very recent, and many of which are 'neighbors' to the Jones Gait property. In most cases these examples are within subdivisions with much higher residential densities (and therefore traffic) than what is proposed for Jones Gait (6,000 to 9,000 SF lots vs. 17,000 SF lots). These are described below:

- Mesa Estates (2007) – 50' radius and 58' radius curves with widened corners. We would assume that the purpose for the widened corners was to allow for additional lots, and is not a safety issue. We would prefer to NOT do extreme widened corners at Jones Gait;

- Blue Heron Meadow (2007) – 100' radius curve with a slightly widened corner. We would again assume that the purpose for the widened corner was to allow for an additional lot, and is not a safety issue;
- Valley Meadows North (2005) – 75' radius curves. The road through Jones Gait, Amble Drive, will someday connect to Tahoe Drive within this subdivision.
- Garrett Estates, Moonrise East, Valley Meadows East, Kay Subdivision – all having one or more centerline curves that are less than 100' radius.

We do not see disadvantages for using a 100' radius centerline curve within Jones Gait.

4. Will the exception require CDOT or FHWA coordination?

No.

5. Is this a one-time exception or a manual revision?

We spent very little time looking for and finding previous examples of projects with centerline curve radii at 100'. Combined with recent projects approved with 100' CL curves, we would certainly maintain that a manual revision is worth considering. Not being traffic engineers, we none-the-less suspect that smaller radii centerline curves should be associated with posted road speeds rather than hillside grades.

Recommended by: _____


Approved as Requested: _____

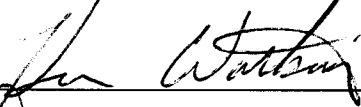
Approved as Modified: _____


More Information Needed: _____

Denied: _____

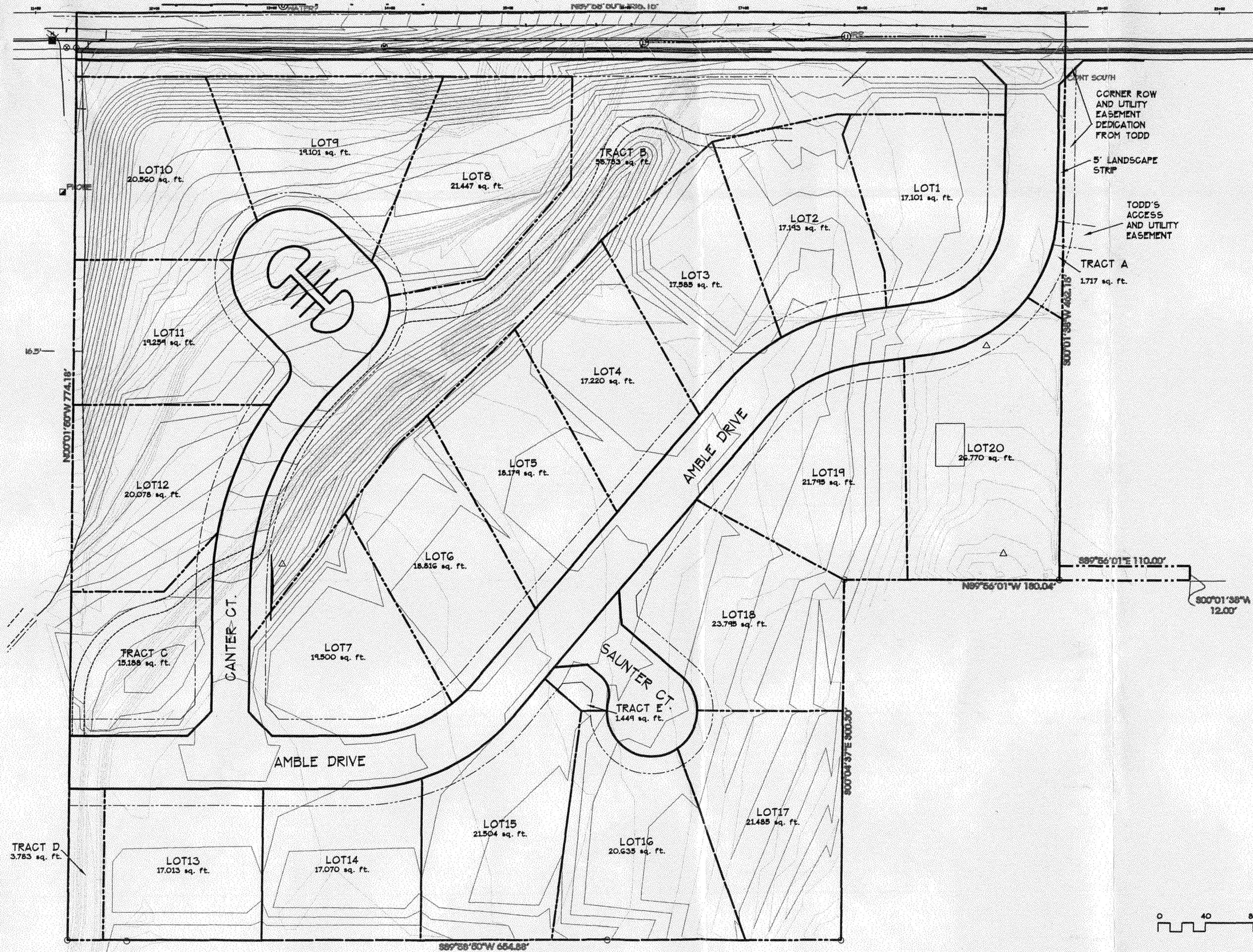
Dated: _____







PROPOSED PLAN



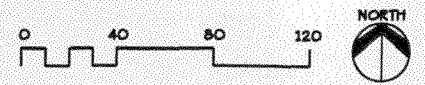
TRACT SOUTH
 CORNER ROW AND UTILITY EASEMENT DEDICATION FROM TODD
 5' LANDSCAPE STRIP
 TODD'S ACCESS AND UTILITY EASEMENT

JONES GAIT
 Pastoral Lifestyle in the Weeds

DRAWN BY	CR
CHECKED	TC
JOB NO.	0699
DATE	5-29-07
REVISIONS	
DRAWING NO.	0699-05-29-07-01

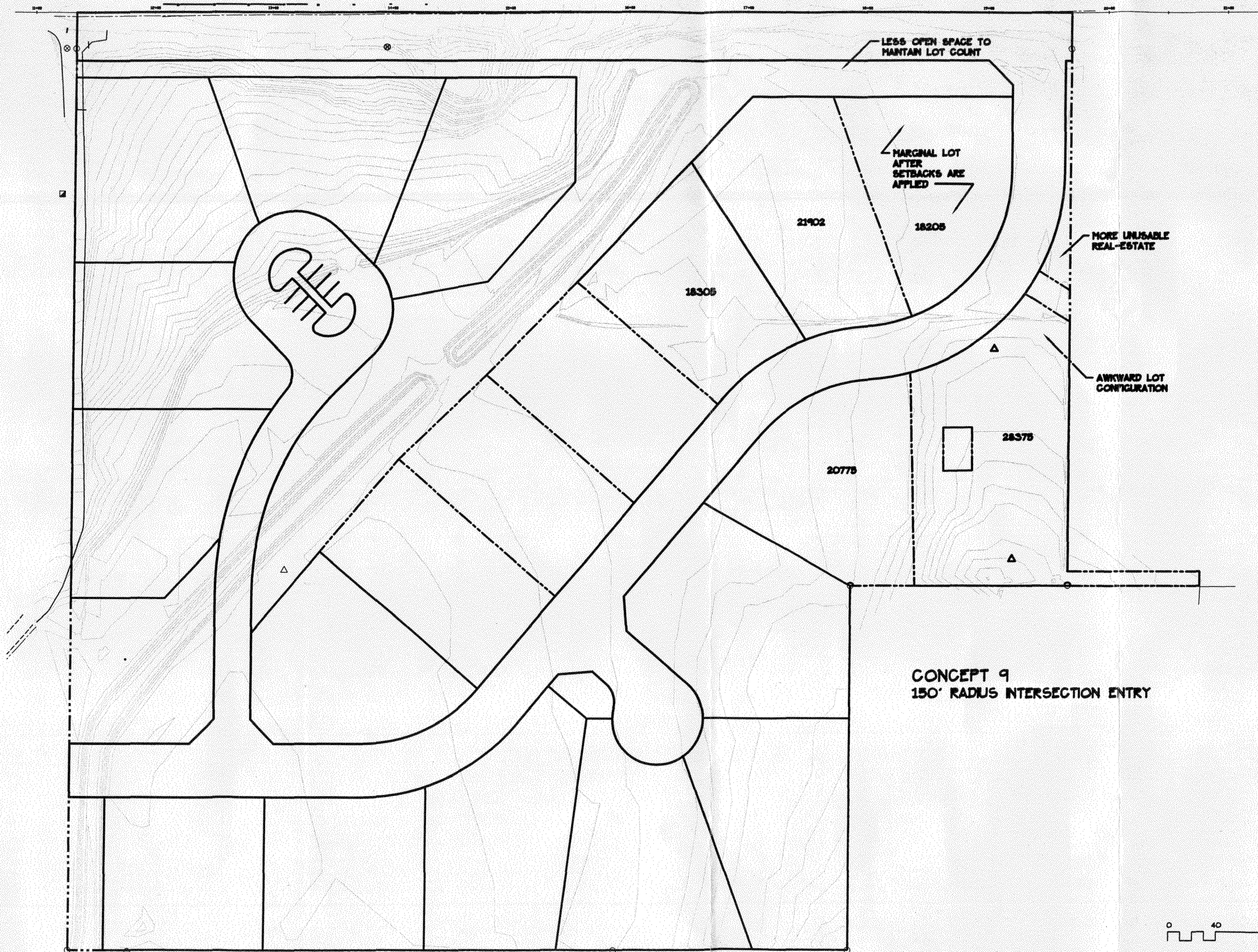
SHEET NO.	1 OF 1
STATUS	
○	DRAFT
●	PRELIMINARY
○	BID
○	CONSTRUCTION
○	AS BUILT

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



SITE PLAN

ALTERNATIVES

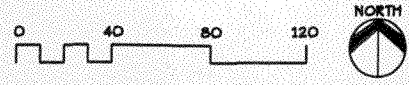


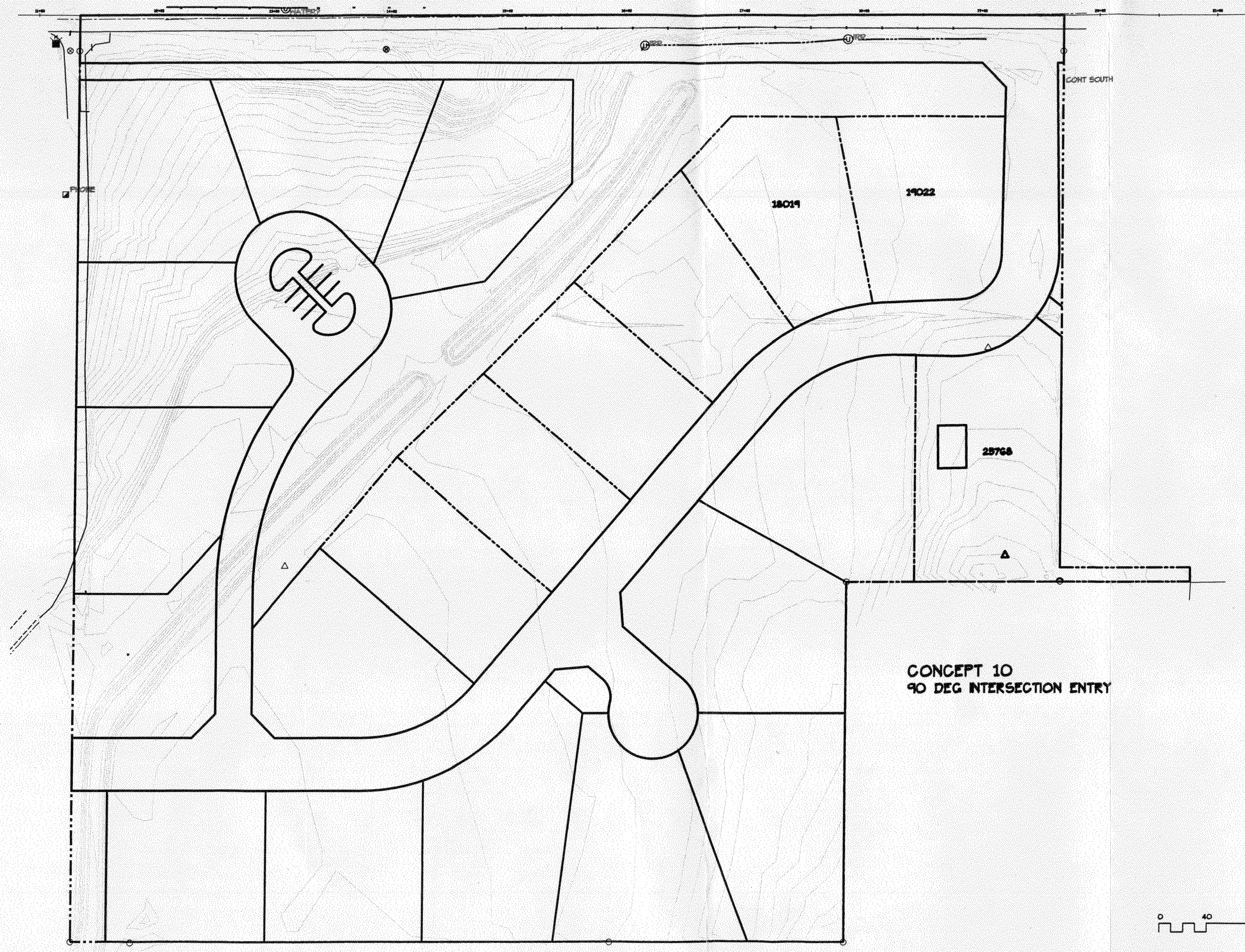
CONCEPT 9
150' RADIUS INTERSECTION ENTRY

DRAWN BY	CR
CHECKED	TC
JOB NO.	0699
DATE	5-29-07
REVISIONS	
DRAWING NO. 0699-05-29-07-01	

SHEET NO.	1 OF 1
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<input type="radio"/>	CONSTRUCTION
<input type="radio"/>	AS BUILT

CIAVONNE, ROBERTS & ASSOC., INC.
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**CONCEPT 10
90 DEG INTERSECTION ENTRY**

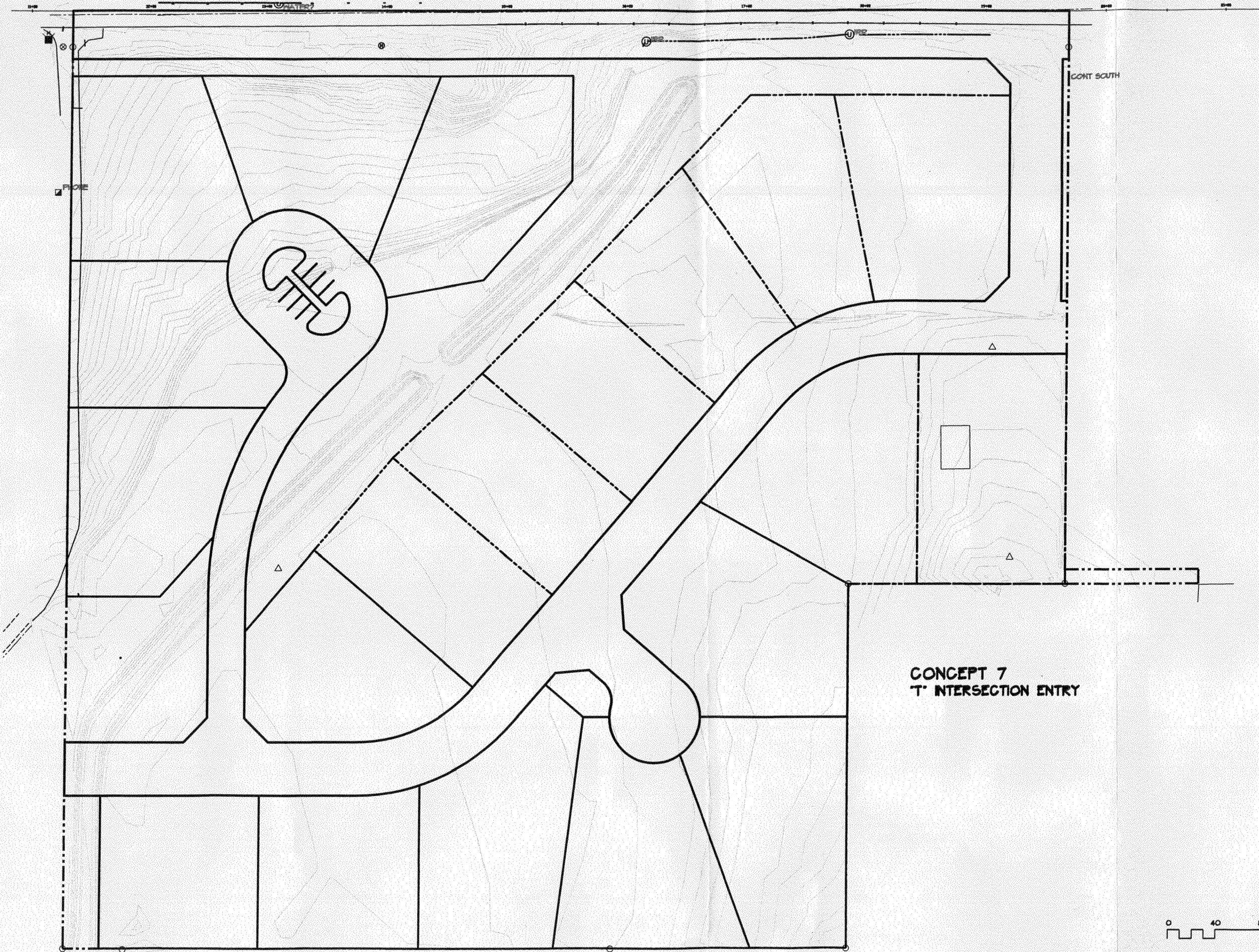
JONES GAIT
Pastoral Lifestyle in the Weeds

DRAWN BY	CR
CHECKED	TC
JOB NO.	0699
DATE	5-29-07
REVISIONS	
DRAWING NO. 0699-05-29-07-01	

SHEET NO.	1 OF 1
STATUS	
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<input checked="" type="radio"/>	PRELIMINARY
<input type="radio"/>	BID
<input type="radio"/>	CONSTRUCTION
<input type="radio"/>	AS BUILT

**CIAVONNE,
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SITE PLAN

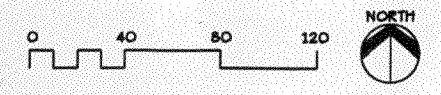


JONES GAIT
 Pastoral Lifestyle in the Weeds

DRAWN BY CR
 CHECKED TC
 JOB NO. 0699
 DATE 5-29-07
 REVISIONS
 DRAWING NO. 0699-05-29-07-01

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

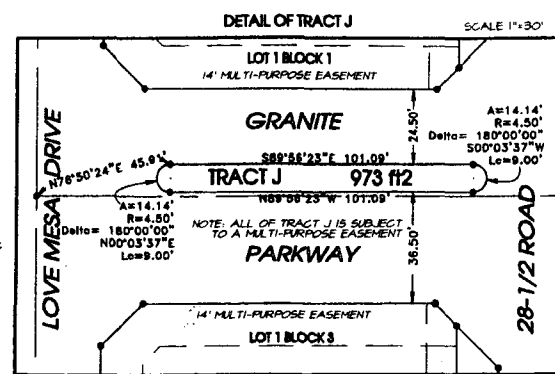
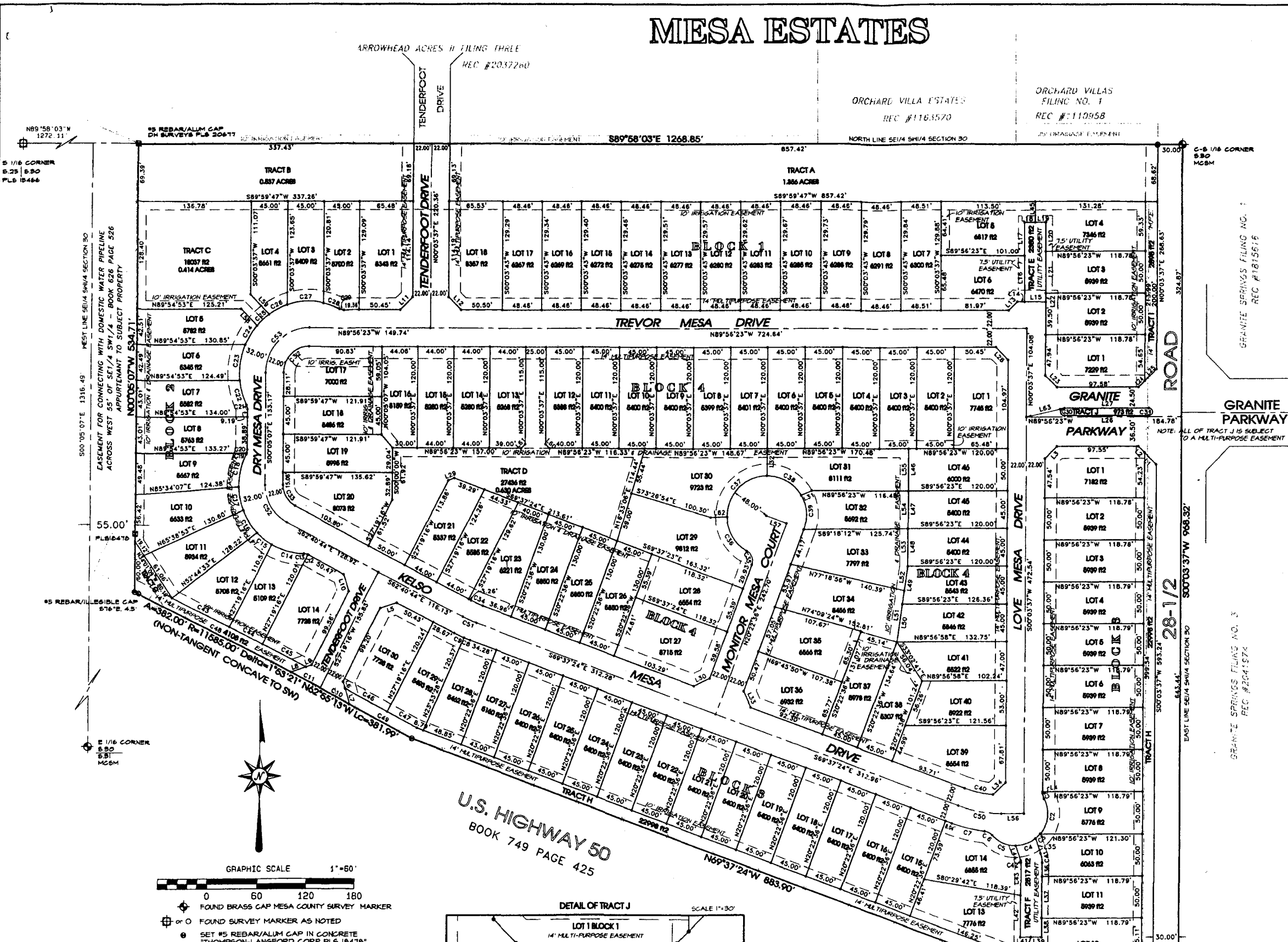
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SITE PLAN

OTHER EXAMPLES

MESA ESTATES



SECTION	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
L1	14.74	N44°56'40"W			
L2	10.24	N44°56'55"W			
L3	14.74	S45°03'17"W			
L4	1.68	S00°04'49"W			
C1	12.00	S89°56'23"E	14.50	21°34'40"	6.43
C2	48.28	S05°46'39"E	30.00	66°43'58"	41.82
C3	1.94	S45°11'17"W	50.00	12°02'34"	1.41
C4	25.47	S70°24'54"W	30.00	36°24'39"	25.00
C5	52.09	N66°13'07"W	30.00	48°14'15"	31.11
C6	10.41	N62°21'44"W	14.50	41°06'22"	10.41
C7	40.79	N16°24'40"W	112.00	35°14'31"	40.66
C8	12.84	N68°15'44"W	112.00	21°27'41"	12.84
L5	31.26	S12°14'36"W			
L6	6.00	S17°40'44"E			
L7	14.80	S17°40'44"E			
C9	41.12	N62°20'36"W	155.00	0°12'29"	41.12
C10	40.44	N62°42'54"W	155.00	0°12'04"	40.44
L8	18.57	N11°50'32"E			
L9	17.84	N11°50'32"E			
L10	21.26	N17°40'44"W			
C12	1.12	N65°08'24"W	15.50	4°45'14"	1.12
C13	5.11	N16°17'02"W	15.50	21°41'57"	5.08
C14	41.44	N14°24'40"W	62.00	26°51'12"	41.00
C15	25.15	N52°05'35"W	62.00	16°10'27"	25.07
C16	52.10	N52°14'24"W	62.00	23°15'21"	42.86
C17	17.18	N11°14'24"W	62.00	20°06'27"	26.68
C18	40.19	N12°55'24"E	62.00	25°08'12"	34.78
C19	1.50	N25°11'55"E	12.00	6°34'50"	1.50
C20	4.22	N04°36'07"E	12.00	20°08'07"	4.20
C21	5.50	N9°12'24"W	1.46	26°20'44"	5.45
C22	24.84	N16°46'20"W	65.00	20°07'01"	24.64
C23	45.43	N05°25'23"E	65.00	23°15'21"	42.86
C24	34.21	N15°58'24"E	65.00	17°19'58"	28.10
C25	20.08	N41°24'08"E	65.00	15°30'58"	20.02
C26	24.88	N62°15'19"E	65.00	16°46'10"	24.71
C27	45.64	N66°23'36"E	65.00	30°45'44"	45.04
C28	21.56	S10°15'14"E	65.00	14°31'51"	21.50
C29	5.50	S16°44'01"E	12.00	26°14'44"	5.45
L11	21.26	N45°03'36"E			
L12	21.26	S44°56'23"E			
L13	14.80	N45°03'36"E			
L14	6.71	S04°56'23"E			
L15	25.00	S04°56'23"E			
L16	55.16	N00°03'37"E			
L17	40.06	N00°03'37"E			
L18	12.50	S04°56'23"E			
L19	12.50	S04°56'23"E			
L20	34.71	S00°03'37"W			
L21	50.00	S00°03'37"W			
L22	10.50	S00°03'37"W			
L23	14.74	S44°56'23"E			
L24	10.29	N45°03'36"E			
L25	14.80	N45°03'36"E			
L26	101.04	N64°56'23"W			
C30	14.14	N00°03'37"E	4.50	180°00'00"	4.00
C31	14.14	S00°03'37"E	4.50	180°00'00"	4.00
L27	21.26	N44°56'23"W			
C32	46.71	S44°56'15"W	51.00	40°06'44"	49.40
C33	30.94	S31°22'55"E	28.00	62°35'31"	24.04
L28	1.54	N68°50'56"E			
C34	15.51	S66°04'04"E	126.00	6°56'40"	15.50
L29	21.26	N65°23'36"E			
C35	41.78	N20°10'47"E	15.50	61°06'50"	17.56
C36	44.78	N10°03'36"E	48.00	54°25'14"	41.58
C37	16.50	N44°20'32"E	48.00	41°18'55"	66.66
C38	44.44	S60°11'41"E	48.00	54°36'38"	41.72
C39	42.59	S05°00'23"E	48.00	50°45'56"	41.15
L30	14.07	S66°18'19"W			
L31	32.00	S00°36'26"W			
L32	21.26	S44°56'23"E			
C40	24.48	S17°12'43"E	126.00	15°36'31"	34.64
L33	21.12	N41°10'39"E			
L34	16.69	S14°18'06"E			
C41	11.14	S04°45'44"E	32.50	11°36'43"	11.04
L35	15.00	S00°03'37"W			
L36	30.00	S00°03'37"W			
L37	30.00	S00°03'37"W			
L38	23.72	S00°03'37"W			
L39	12.50	N84°56'41"W			
L40	26.47	S18°18'05"W			
L41	12.50	N84°56'56"W			
L42	44.71	N00°03'37"E			
L43	56.64	N00°03'37"E			
C42	2.57	N04°49'44"W	1.50	11°36'43"	2.56
L44	18.69	N11°55'06"W			
C43	17.81	S48°17'31"E	154.00	0°23'02"	17.79
C44	49.00	S61°02'26"E	154.00	0°18'20"	45.00
C45	60.59	S62°53'44"E	154.00	0°11'33"	60.85
C46	54.80	S62°14'46"E	154.00	0°11'43"	54.80
C47	40.80	S62°04'52"E	154.00	0°12'05"	40.80
C48	212.04	S63°20'26"E	155.00	1°02'55"	212.04
C49	67.50	S62°11'24"E	155.00	0°25'54"	67.30
L45	24.48	N00°03'37"E			
L46	45.00	S00°03'37"E			
L47	45.00	S00°03'37"E			
L48	45.00	S00°03'37"W			
L49	45.45	S08°06'06"W			
L50	45.71	S08°06'06"W			
L51	62.11	N08°06'06"E			
L52	24.05	N08°06'06"E			
L53	45.00	N00°03'37"E			
L54	45.00	N00°03'37"E			
L55	50.00	N00°03'37"E			
L56	21.09	N64°56'23"W			
C50	33.14	N14°46'59"W	150.00	20°16'56"	52.41
C51	18.18	N66°04'04"W	150.00	6°56'40"	18.17
C52	54.62	N81°22'55"E	50.00	62°35'31"	51.45
C53	65.94	N44°54'15"E	38.00	40°06'44"	75.05
L57	26.00	N49°12'24"W			
L58	25.18	S49°46'31"E			
L59	35.20	S43°46'31"E			
L60	7.07	S44°56'23"E			
L61	7.07	N45°03'37"E			
L62	20.00	N68°41'05"E			
L63	45.41	N16°50'24"E			

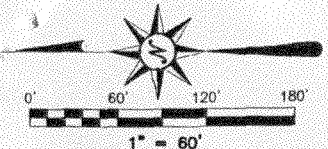
MESA ESTATES
DAVIDSON HOMES AT MESA ESTATES INC.

SECTION: 6E1/4 SW1/4 S.30 T4NSHP: 1 South RANGE: 1 East MERIDIAN: UTE

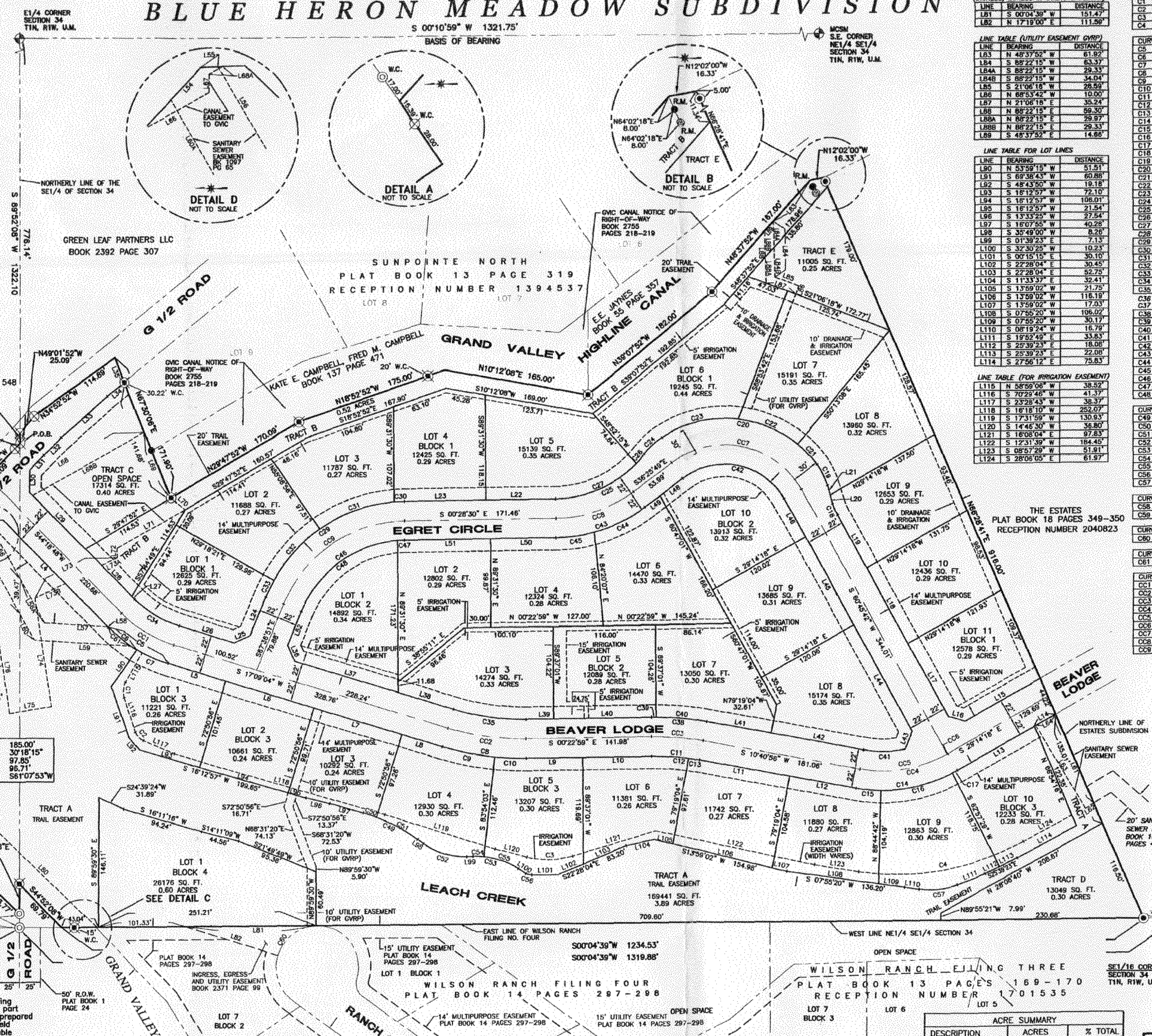
RIVER CITY CONSULTANTS, INC
744 Horizon Court, Ste 110 (970) 241-6722
Grand Junction CO 81508 rec@rcwest.com

Date of Survey: Apr 2003 Field Surveyor: SLG Revision Date: Dec 18, 2006
Drawn: DR6 Checked: KSI Approved: DR6 Job No: 0706-001
S:\survey\0706\0706.plat.pro Sheet 2 of 2

BLUE HERON MEADOW SUBDIVISION



- LEGEND**
- BLM MONUMENT
 - MESA COUNTY SURVEY MARKER
 - FOUND REBAR (NO CAP) PLACED TAG PLS-18468
 - FOUND 5/8" REBAR & CAP LS-20677
 - FOUND 5/8" REBAR & CAP LS-17485
 - FOUND REBAR & CAP LS-18469
 - FOUND REBAR & CAP LS-23877
 - FOUND REBAR & CAP LS-18469
 - SET REFERENCE MARKER
 - REBAR & CAP STAMPED RM LS-18469
 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - P.O.B. POINT OF BEGINNING
 - W.C. WITNESS CORNER
 - R.M. REFERENCE MARKER
 - LTH LENGTH
 - BRG BEARING
 - PLS PROFESSIONAL LAND SURVEYOR
 - GVRP GRAND VALLEY RURAL POWER
 - GVC GRAND VALLEY IRRIGATION COMPANY
 - HOA HOMEOWNERS ASSOCIATION



LINE TABLE (GRESS, EXPRESS & UTILITY EASEMENT)

LINE	BEARING	DISTANCE
L81	S 00°04'39\"/>	

LINE TABLE (UTILITY EASEMENT GVRP)

LINE	BEARING	DISTANCE
L83	N 48°37'52\"/>	

LINE TABLE FOR LOT LINES

LINE	BEARING	DISTANCE
L80	N 53°59'15\"/>	

LINE TABLE (FOR IRRIGATION EASEMENT)

LINE	BEARING	DISTANCE
L115	N 58°59'06\"/>	

CURVE TABLE FOR ROAD ROW

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00	17.63	17.07	N 84°14'40\"/>	

CURVE TABLE FOR ROAD ROW

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	172.00	81.54	80.78	S 30°43'56\"/>	

CURVE TABLE FOR ROAD ROW

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C18	68.50	14.08	14.06	N 66°30'15\"/>	

CURVE TABLE FOR CANAL EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C38	330.00	63.73	63.63	S 05°08'58\"/>	

CURVE TABLE FOR SANITARY SEWER EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C49	200.00	68.71	68.37	S 25°58'27\"/>	

CURVE TABLE FOR CENTERLINE ROAD

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CC1	150.00	71.11	70.45	S 30°43'56\"/>	

LINE TABLE FOR ROAD ROW

LINE	BEARING	DISTANCE
L1	S 55°35'01\"/>	

LINE TABLE (SANITARY SEWER EASEMENT)

LINE	BEARING	DISTANCE
L5	S 47°40'56\"/>	

LINE TABLE (CANAL EASEMENT)

LINE	BEARING	DISTANCE
L5	S 47°40'56\"/>	

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Blue Heron Meadow Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
Date: January 12, 2007

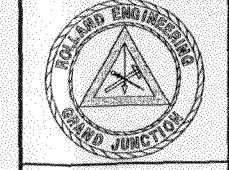
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

Basis of Bearing Statement

Basis of bearing is S00°10'59\"/>

ACRE SUMMARY

DESCRIPTION	ACRES	% TOTAL
BLOCK 1	3.45	19.2%
BLOCK 2	3.13	17.4%
BLOCK 3	2.72	15.1%
BLOCK 4	0.60	3.3%
TRACT A	3.89	21.7%
TRACT B	0.52	2.9%
TRACT C	0.40	2.2%
TRACT D	0.30	1.7%
TRACT E	0.25	1.4%
DEDICATED R.O.W.	2.70	15.1%
TOTAL	17.96	100.00%



File Name: C:\PROJECTS\3077\3077\PLATRAM.DWG

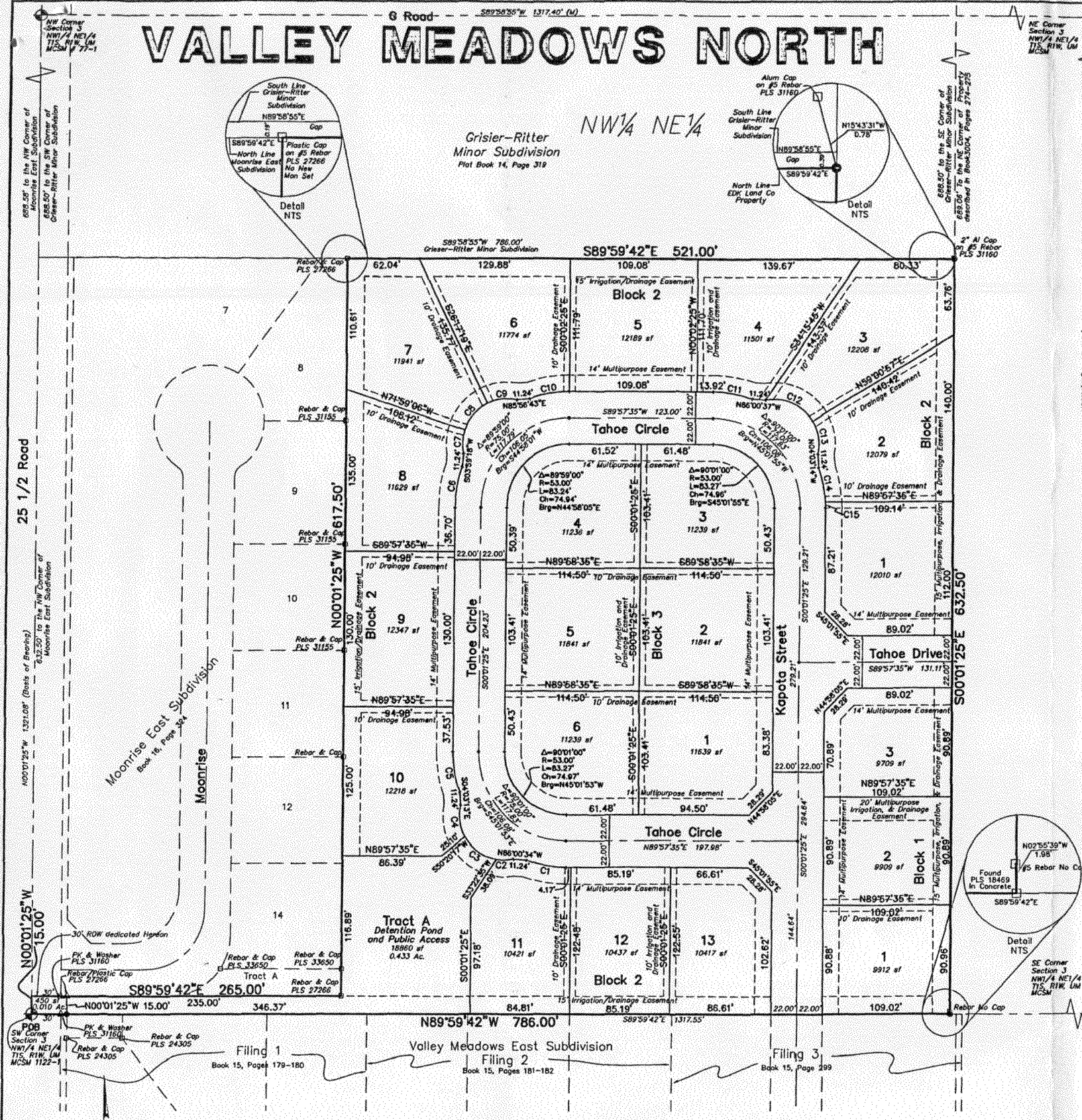
BLUE HERON MEADOW SUBDIVISION

IN THE SE1/4 SECTION 34
IN T1N, R1W OF THE UTE MERIDIAN
IN THE CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

Designed	Checked	Proj	Sheet
		3077	2
Drawn	Date	Rev	Of
	1/09/07		2

ROLLAND ENGINEERING
405 Ridges Blvd.
Grand Jct, CO 81503
(970) 243-8300

VALLEY MEADOWS NORTH

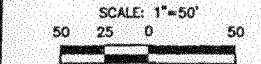


Lot Line Curve Data

Curve	Delta	Radius	Arc	Ch Length	Ch Bearing
C1	202°11'	97.00'	34.46'	34.28'	N79°51'48"W
C2	22°20'40"	38.00'	14.82'	14.73'	S89°50'54"W
C3	50°58'16"	38.00'	33.81'	32.70'	N54°50'08"W
C4	41°17'08"	38.00'	27.38'	26.79'	N08°22'25"W
C5	202°11'	97.00'	34.46'	34.28'	N101°15'59"W
C6	202°08'	97.00'	34.43'	34.25'	N100°08'55"E
C7	30°20'53"	38.00'	20.13'	19.89'	N02°50'30"E
C8	45°41'44"	38.00'	30.31'	29.51'	N40°51'46"E
C9	38°33'26"	38.00'	25.57'	25.09'	N82°59'21"E
C10	202°08'	97.00'	34.43'	34.25'	N79°47'27"E
C11	202°11'	97.00'	34.46'	34.28'	S79°51'50"E
C12	71°20'54"	38.00'	47.32'	44.32'	S66°39'31"E
C13	43°18'11"	38.00'	28.69'	28.01'	S09°17'28"E
C14	17°51'11"	97.00'	29.65'	29.54'	S11°37'00"E
C15	02°49'59"	97.00'	4.80'	4.80'	S01°26'25"E

AREA SUMMARY

LOTS	=	5.733 Acres	74.88%
TRACTS	=	0.433 Acres	5.66%
ROAD ROW	=	1.490 Acres	19.46%
TOTAL	=	7.656 Acres	100.00%



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 CERTIFICATION SHOWN HEREON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That EDKA Land Company, L.L.C., a Colorado Limited Liability Company are the owners of that real property located in that part of the South 632.50 feet of the West 786.00 feet of the Northwest Quarter (NW1/4) of the Northwest Quarter (NE1/4) of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, United States of America, as described in Book 3004, Pages 274 and 275 and being more particularly described as follows:

BEGINNING at the Southwest corner of said Northwest Quarter (NW1/4) of the Northwest Quarter (NE1/4) of Section 3, thence the Northwest corner of said NW1/4 NE1/4 Section 3 bears North 00 degrees 01 minutes 25 seconds West, a distance of 1321.08 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence North 00 degrees 01 minutes 25 seconds West, a distance of 15.00 feet, to a point on the South line of Moonrise East Subdivision, as recorded in Plat Book 16, Page 324, Mesa County records; thence South 89 degrees 59 minutes 42 seconds East, a distance of 265.00 feet, along the South line of said Moonrise East Subdivision, to a point at the Southwest corner of said Moonrise East Subdivision; thence North 00 degrees 01 minutes 25 seconds West, a distance of 617.50 feet, along the East line of said Moonrise East Subdivision, to a point on a line lying 632.50 feet North of and parallel with the South line of said NW1/4 NE1/4 Section 3; thence South 89 degrees 59 minutes 42 seconds East, a distance of 521.00 feet, along said parallel line, to a point on a line lying 786.00 feet East of and parallel with the West line of said NW1/4 NE1/4 Section 3; thence South 00 degrees 01 minutes 25 seconds East, a distance of 632.50 feet, along said parallel line to a point on the South line of the said NW1/4 NE1/4 Section 3; thence North 89 degrees 59 minutes 42 seconds West, a distance of 786.00 feet, along said South line of the said NW1/4 NE1/4 Section 3 to the Point of Beginning.

Said parcel containing an area of 7.656 Acres, as described.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as VALLEY MEADOWS NORTH, a subdivision in the City of Grand Junction, Colorado, and hereby offers 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.

All Multipurpose Easements 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, installation, operation, maintenance and repair of irrigation systems and all other irrigation water, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Irrigation and Drainage Easements to the VALLEY MEADOWS NORTH Homeowners Association, hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

Tract A is granted to the VALLEY MEADOWS NORTH Homeowner's Association of the lots and tracts hereby platted as a perpetual easement 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; and (c) the use of the City and any water provider, for the installation, operation, maintenance, and repair of irrigation and storm water facilities.

Tract A as a Pedestrian Easement is dedicated to the City of Grand Junction as perpetual easements for ingress and egress and use by the public for the purposes of walking, running, bicycling, and other non-motorized forms of transportation for commuting and recreational purposes.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or as agents, together with the right to trim or remove interfering trees and brush, and in Drainage & 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.

IN WITNESS WHEREOF, said owners, EDKA Land Company, L.L.C., a Colorado Limited Liability Company, have caused their names to be hereunto subscribed this 14th day of FEBRUARY, A.D. 2005.

by Edith A. Hotter as Manager (Title) for EDKA Land Company, L.L.C., a Colorado Limited Liability Company

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Edith A. Hotter as Manager (Title) for EDKA Land Company, L.L.C., a Colorado Limited Liability Company this 14th day of Feb.

Witness my hand and official seal: Edith A. Hotter Notary Public

My Commission Expires 1-12-06

LEGEND

- ALUQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17845
- PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED
- PK NAIL, SET IN PAVING
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- ALL BOUNDARY CORNERS SET IN CONCRETE TO COMPLY WITH MESA COUNTY CODE
- Δ DELTA ANGLE OF ARC
- R RADIUS OF ARC
- L LENGTH OF ARC
- Ch CHORD DISTANCE OF ARC
- Bg CHORD BEARING OF ARC
- EQ EQUAL SYMBOL
- % PERCENT SYMBOL
- & AND SYMBOL
- INTERSTATE HIGHWAY SYMBOL
- STATE HIGHWAY SYMBOL
- US UNITED STATES
- NTS NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- SOLICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- L.L.C. LIMITED LIABILITY COMPANY
- A.D. ANNO DOMINI
- ± MORE OR LESS
- DEGREES
- ' MINUTES OR FEET
- " INCHES OR SECONDS
- MSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT
- ROW RIGHT-OF-WAY

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of VALLEY MEADOWS NORTH, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of some. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified Feb 9 2005

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described 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, as shown in document recorded at Book 3004, Pages 274 through 275, public records of Mesa County, Colorado, shall be subordinated to the dedication 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 14th day of FEBRUARY 2005

by Edith A. Hotter Name of Lienholder
Name of Lienholder

for: GRAND VALLEY NATIONAL BANK Name of Lienholder

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Edith A. Hotter (Title) Senior Vice President for Grand Valley National Bank this 14th day of February, A.D. 2005.

Witness my hand and official seal: Edith A. Hotter Notary Public

My Commission Expires 1-12-06

TITLE CERTIFICATION

STATE OF COLORADO)
COUNTY OF MESA)

We, American Land Title, 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 EDKA Land Company, L.L.C. that the current taxes have been paid; that all mortgages not satisfied or released of record not 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: 2/14/05 by Edith A. Hotter Name And Title

for: American Land Title Name of Title Company

FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Use
<u>3841</u>	<u>833</u>	<u>Quit Claim Deed to HOA</u>
<u>3841</u>	<u>834</u>	<u>Recording Memorandum (DIA)</u>

GENERAL NOTES

The Declaration of Covenants and Restrictions are recorded at Book 3841, Page 835-861, Mesa County Records.

Easement and Title Information provided by American Land Title Company, Policy No. A75-0088215, dated Jan. 7, 2004.

Basis of bearings is the West line of the NW1/4 NE1/4 Section 3 which bears North 00 degrees 01 minutes 25 seconds West, a distance of 1321.08 feet, as established by observation of the MOOPS control network. Both monuments on this line are Mesa County Survey Markers, as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

CITY OF GRAND JUNCTION APPROVAL

This plat of VALLEY MEADOWS NORTH, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 14th day of February, A.D. 2005.

City Manager: David Valley

President of City Council: Bob Hill

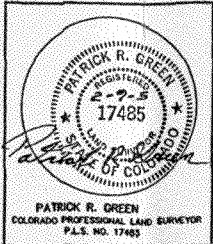
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:19 o'clock P.M., February 24, A.D. 2005, and was duly recorded in Book 3841, Page No. 833.

Reception No. 2240281 Drawer No. QQ-61 Fees: 10.00 + 1.00

Clerk and Recorder
By: Deputy



VALLEY MEADOWS NORTH
NW1/4 NE1/4 SECTION 3
T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
344 NORTH 7TH STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2002-16	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Jan., 2005	RAG/LED	RSK	PRG	1	1

GARRETT ESTATES SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Sonshine Construction Development, LLC, is the owner of that real property situated in the SW 1/4 NW 1/4 of Section 3, Township 1 South, Range 1 West of the Mesa Meridian as described in Book 2709 at Page 172 of the records of the Mesa County Clerk and Recorder, being more particularly described as follows:

Commencing at the found Mesa County survey marker for the NW 1/4 corner of said Section 3, the basis of bearing being S 14° 14' 00" E a distance of 114.44 feet to the recorded subdivision plat of Diamond Ridge Subdivision being the east line of Garrett Estates Subdivision; thence S 89° 59' 47" E a distance of 25.44 feet; thence N 00° 03' 01" E a distance of 30.00 feet to the point of beginning; thence N 74° 30' 51" E a distance of 37.34 feet being parallel with the west line of said SW 1/4 NW 1/4; thence N 89° 59' 47" E a distance of 115.80 feet; thence N 74° 30' 51" E a distance of 400.35 feet to the west line of said Diamond Ridge Subdivision; thence S 89° 59' 47" E a distance of 25.44 feet along said basis of bearing; thence N 00° 03' 01" E a distance of 30.00 feet being parallel with the south line of said SW 1/4 NW 1/4 to the point of beginning. Said parcel contains 12.39 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as GARRETT ESTATES SUBDIVISION a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. The said owner hereby dedicates and sets apart real property 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. Before acceptance of a dedication of any Street or Right of Way, the City may require proof of acceptable environmental condition by a professional environmental auditor. All Multi-Purpose Easements 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, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Irrigation/Landscaping Easements to an association if formed now or later for the benefit of the owners, or if not to the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Covenants, conditions, or restrictions on other conveyance thereof recorded at Book _____ at Pages _____. Except for the Parsons Lateral Ditch.

Tract A and B is dedicated to the Owners Association, if formed now or in the future, or if not, to the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted for the purpose including but not limited to, ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes. Said Tracts to be maintained by the Owners Association. Deed of conveyance recorded in Book _____ at Pages _____ subject to further conditions and restrictions as may be set forth in that instrument.

Tract C is dedicated to the Owners Association, if formed now or in the future, or if not, to the owner as undivided co-tenant, not subject to partition, of the lots and tracts hereby platted as perpetual easements for: (a) conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above of below ground; (b) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; (c) the maintenance and repair of private irrigation systems and conveyance of stormwaters; (d) recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded in Book _____ at Pages _____ subject to further conditions and restrictions as may be set forth in that instrument.

All Tracts/Easements include the right of ingress and egress on, along, over, under, and 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 prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 15th day of December, 2000.

By: Sonshine Construction Development, LLC

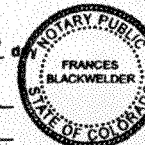
Lloyd J. Davis Jr.
Lloyd J. Davis Jr. - Manager

Lienholder: Parkerson Brothers, LLC

Alan Parkerson
Alan Parkerson

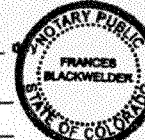
STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 14th day of December, 2000, by Lloyd J. Davis Jr.
My commission expires 2-09-2004
Witness my hand and official seal Frances Blackwelder
Notary Public
Address 646 Pinewood Court, GT 01504



STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 14th day of December, 2000, by Alan Parkerson
My commission expires 2-08-2004
Witness my hand and official seal Frances Blackwelder
Notary Public
Address 646 Pinewood Court, GT 01504



GARRETT ESTATES SUBDIVISION

LOCATED IN THE
SW 1/4 NW 1/4, SEC. 3, T1S, R1W, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By: M.W.D. Checked By: S.L.H. Job No. 198-99-35
Drawn By: THOEL Date: DEC. 2000 Sheet: 1 OF 1

L/C	AREA	PERIMETER	APC	CHORD BEARING	CHORD
L1	19.18	844.99	47.47	E	
L2	17.46	889.99	47.47	E	
L3	17.18	848.99	47.47	E	
L4	17.18	848.99	47.47	E	
L5	19.18	844.99	47.47	E	
L6	19.18	844.99	47.47	E	
C1	21.00	87.00	33.30	N79°00'41"W	33.18
C2	30.25	87.00	46.19	N52°48'59"W	46.03
C3	37.36	87.00	57.18	N18°48'59"W	56.14
C4	80.02	87.00	87.43	N44°59'41"E	87.71
C5	80.02	37.00	36.14	N44°59'41"E	36.34
L7	15.02	861.99	46.46	E	
L8	15.02	861.99	46.46	E	
C6	28.47	87.00	43.73	N14°26'18"E	43.27
C7	7.85	87.00	12.04	N52°48'03"E	12.03
C8	81.25	87.00	36.52	N47°28'86"E	36.34
C9	15.91	87.00	23.67	N85°30'48"E	23.50
C10	73.40	87.00	79.72	S30°32'28"W	74.34
C11	72.40	37.00	47.87	N38°32'28"E	44.36
C12	8.03	87.00	10.00	N01°01'49"W	10.00
C13	14.13	87.00	18.05	N09°10'33"W	18.07
C14	1.90	322.00	10.30	N15°22'02"E	10.36
C15	13.40	322.00	76.86	N07°38'19"W	76.68
C16	0.48	322.00	4.33	N00°22'05"E	4.33
C17	18.18	300.00	35.37	N03°08'54"E	35.08
C18	8.45	278.00	42.48	N04°22'18"E	42.48
L9	18.18	300.00	35.37	N03°08'27"E	34.93
L10	1.42	278.00	25.17	N02°36'00"E	25.18
C19	1.42	278.00	8.27	N06°02'05"N	8.27
C20	8.63	300.00	36.08	N03°28'19"E	36.00
C21	8.63	322.00	36.73	N03°28'19"E	36.73
C22	49.20	37.00	19.88	N03°33'15"W	19.41
C23	80.70	37.00	29.59	N01°47'50"W	27.47
C24	63.21	37.00	40.92	N40°18'24"E	36.86
C25	81.49	37.00	39.92	S77°08'02"E	36.02
C26	84.30	37.00	84.86	S03°52'13"E	49.82
C27	49.20	37.00	10.68	S15°46'48"W	10.41
L11	19.18	844.99	47.47	E	
L12	19.18	844.99	47.47	E	
C28	49.13	87.00	70.19	N23°07'06"E	68.31
C29	22.12	87.00	33.72	N57°20'14"E	33.51
C30	21.13	87.00	32.74	N79°13'23"E	32.65
C31	89.09	87.00	97.59	N45°00'15"E	87.68
C32	89.09	37.00	86.12	N45°00'15"E	82.33
L13	35.36	845.99	47.47	E	
L14	35.36	845.99	47.47	E	
C33	10.64	322.00	56.81	N05°02'13"W	56.54

CITY APPROVAL

This plat of GARRETT ESTATES SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 15 day of December, 2000.

Dorel Vandy City Manager
Anna Kinsey City Mayor

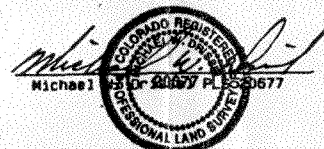
CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 12:10 o'clock P.M. this 22 day of Dec, A.D. 2000, and is duly recorded in Plat Book No. 18 at page 73.
Reception No. 1977755 Fees 10.00 Drawer No. 88-51

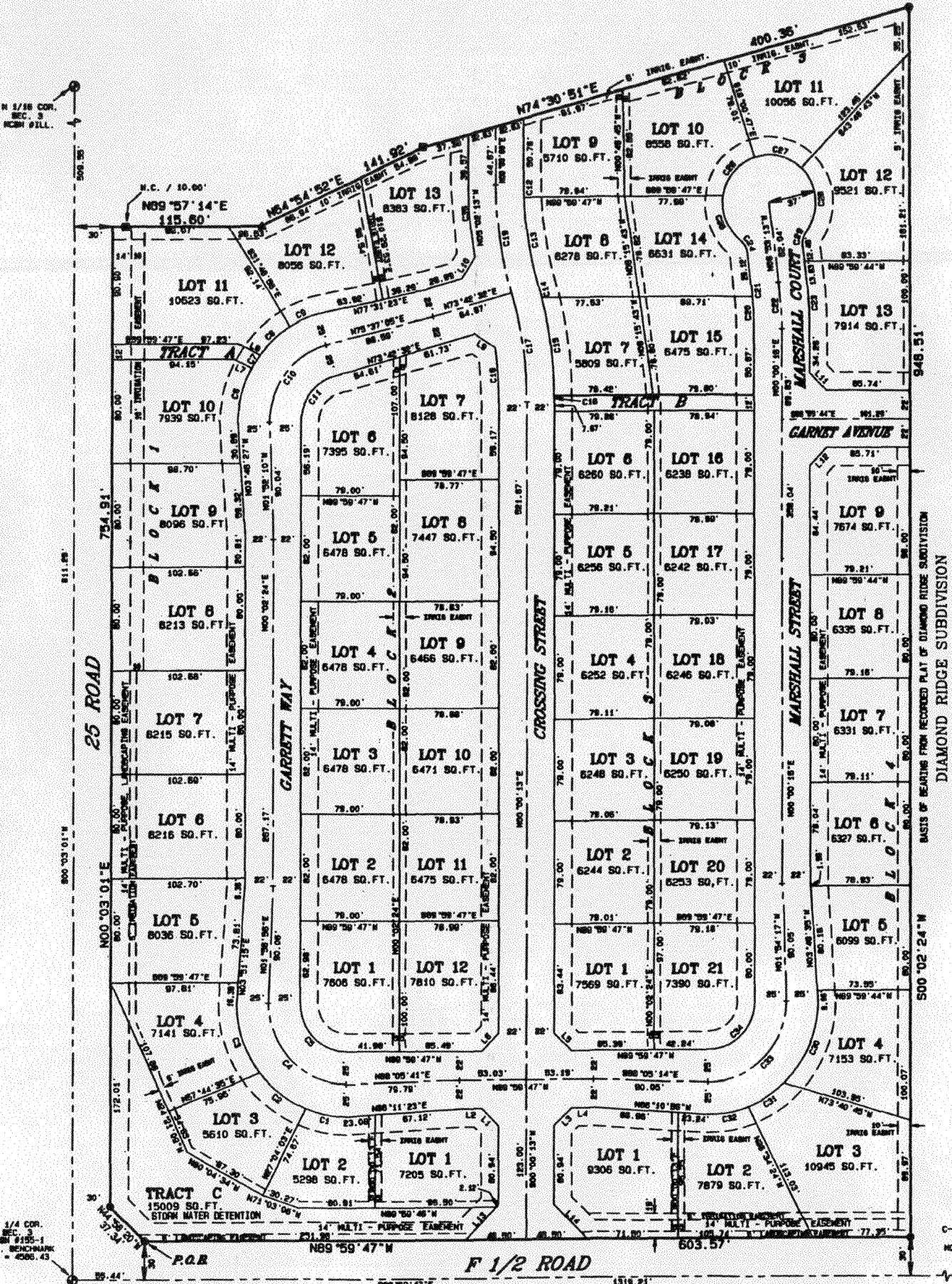
Deputy Clerk and Recorder

SURVEYOR'S CERTIFICATE

I, Michael M. Drissel, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



12-13-00
Date



AREA SUMMARY

DED. ROADS	= 2.85AC. / 23.0%
TRACTS A, B and C	= 0.42AC. / 03.4%
LOTS	= 9.12AC. / 73.6%
TOTAL	= 12.39AC. / 100%

GRAPHIC SCALE 1"=50'

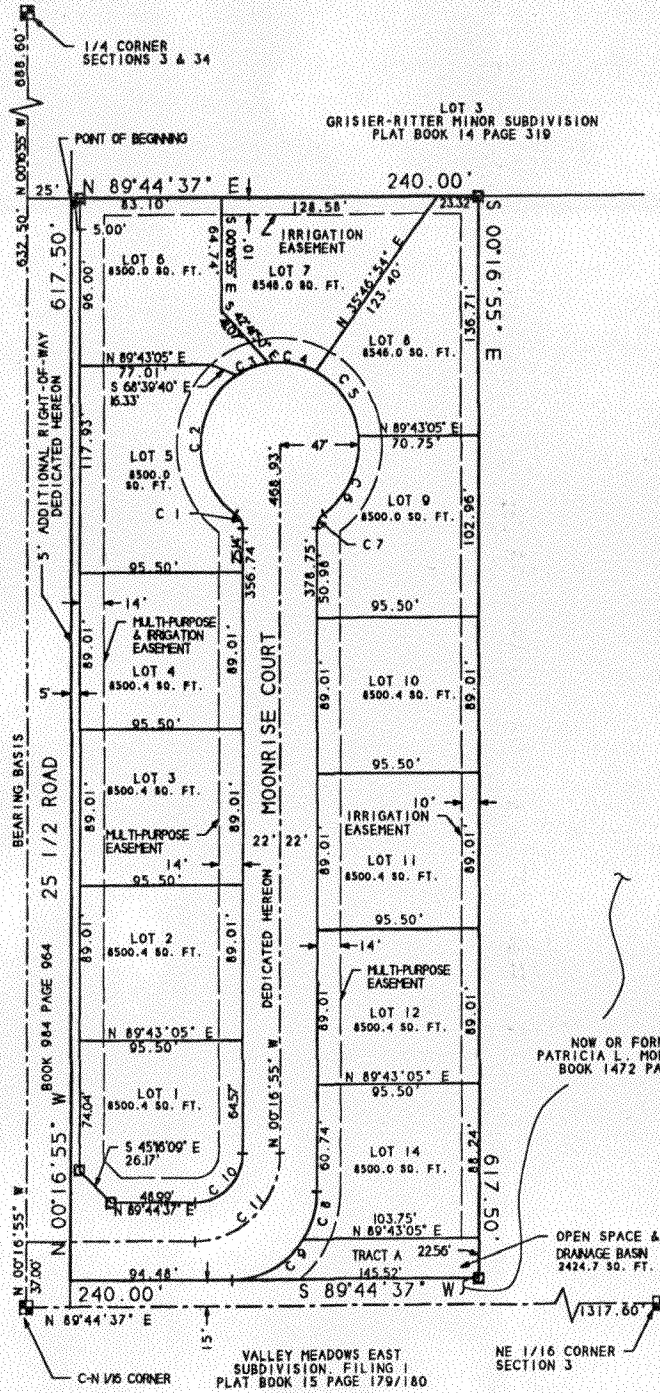


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

NOTE: A Licensed Geotechnical Engineer will be required to review and approve the depth of overexcavation required for each lot, prior to placing building footings.

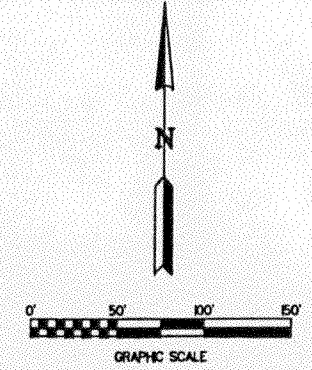
MOONRISE EAST SUBDIVISION

IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
MESA COUNTY, COLORADO



NOTES:

- BEARINGS ARE BASED UPON THE WEST LINE OF THE NW 1/4 NE 1/4 SECTION 3. FOUND A MESA COUNTY SURVEY MARKER AT BOTH THE C-N 1/16 CORNER OF SECTION 3 AND THE 1/4 CORNER FOR SECTIONS 3 & 34. THE VALUE USED, N 00°16'55" W, IS GIVEN FOR THIS LINE ON THE PLAT FOR MOONRISE FALLS, FILING NO. ONE, AS RECORDED IN PLAT BOOK 14 AT PAGE 168 OF THE MESA COUNTY RECORDS.
- NO DIRECT VEHICULAR ACCESS IS ALLOWED FROM ANY OF THE LOTS IN THIS SUBDIVISION TO 25 1/2 ROAD OR FROM THE SOUTH PROPERTY OF LOT 1 TO MOONRISE COURT.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C 1	10.00'	9.75'	55°50'50"	9.37'	S 28°12'20" E
C 2	47.00'	92.02'	113°16'16"	78.51'	S 00°30'23" W
C 3	47.00'	20.00'	24°22'52"	19.85'	S 69°19'57" W
C 4	47.00'	29.10'	35°28'11"	28.63'	N 80°44'32" W
C 5	47.00'	46.84'	50°51'19"	44.75'	N 34°34'47" W
C 6	47.00'	50.83'	61°43'02"	48.23'	N 21°42'23" E
C 7	10.00'	9.75'	55°50'50"	9.37'	N 27°38'30" E
C 8	50.00'	20.12'	33°22'30"	28.72'	N 16°24'20" E
C 9	50.00'	49.44'	56°39'02"	47.45'	N 61°25'06" E
C 10	28.00'	44.00'	90°01'32"	39.61'	N 44°43'51" E
C 11	50.00'	78.56'	90°01'32"	70.73'	N 44°43'51" E

AREA SUMMARY

LOTS (13)	2.58 ACRES	77%
RIGHT-OF-WAY	0.76 ACRE	22%
TRACT A	0.06 ACRE	01%
TOTAL	3.40 ACRE	100%

LEGEND

- FOUND #5 REBAR AND CAP, L.S. 9860 PLACED IN CONCRETE
- SET #5 REBAR AND CAP IN CONCRETE - L.S. 27266
- FOUND MESA COUNTY SURVEY MARKER

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 2:40 o'clock P.M. this 31 day of July, 1998, and is duly recorded in Plat Book No. 110 Page 324 Reception No. 471814 Drawer No. 6625

Clerk and Recorder _____ Fee _____ Deputy _____

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
This plat of MOONRISE EAST SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 19th day of October, 1998.

Mayor Janet L. Terry City Manager Mark Dehn

SURVEYOR'S CERTIFICATE

I, Barry L. Haag, do hereby certify that the accompanying plat of MOONRISE EAST SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same, and that this plat conforms with applicable regulations of the City of Grand Junction Zoning and Development Code.

Barry L. Haag
P.L.S. 27266
3004 Bookcliff Avenue
Grand Junction, Colorado 81504



DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Atlantic Fidelity, Inc., a Nevada Corporation is the owner of that real property situated in the County of Mesa, State of Colorado, and that being a part of the NW 1/4 of the NE 1/4 of Section 3, Township 1 South, Range 1 West, of the Ute Meridian as recorded in Book 2710 Page 609 of the Mesa County Records as shown on the accompanying plat, being more particularly described as follows:

Beginning at a point from which the C-N 1/16 corner of said Section 3 bears S 80°44'37" W, 25.00 feet and S 00°16'55" E, 632.50 feet; thence N 80°44'37" E, 240.00 feet; thence S 00°16'55" E, 617.50 feet; thence S 80°44'37" W, 240.00 feet; thence N 00°16'55" W, 617.50 feet to the point of beginning.

That said owner has caused said real property to be laid out and surveyed as MOONRISE EAST SUBDIVISION, a subdivision of a part of the City of Grand Junction, Mesa County, State of Colorado. That said owner does hereby dedicate and set apart all that portion of said real property which is labeled as "DEDICATED HEREON" on the accompanying plat as Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever.

Further, that said owner does hereby dedicate and set apart all those portions of said real property which are labeled as "MULTI-PURPOSE EASEMENT" on the accompanying plat to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable television lines, water and sewer pipelines, sanitary sewer lines, water lines, and telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

Further, that said owner does hereby dedicate and set apart that portion of said real property which is labeled as "IRRIGATION EASEMENT" on the accompanying plat to the owners of the lots hereon created for their use as a perpetual non-exclusive easement for the operation, maintenance and repair of an irrigation line and appurtenances thereto with the restriction that said owners shall be responsible for the operation, maintenance and repair of said irrigation line and appurtenances thereto.

Further, that said owner does hereby dedicate and set apart that portion of said real property which is labeled as "TRACT A" on the accompanying plat to the owners of the lots hereon created for their use as a perpetual easement for the detention of excess runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground, with the restriction that the owners of the lots hereon created will be responsible for the operation, maintenance and repair of said detention facility and appurtenances thereto.

All easements include the right of ingress and egress on, along, over, under and through and across by the Beneficiaries, their assigns or successors, together with the right to trim or remove interfering trees and brush; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the above described easements.

Further, that said owners do hereby acknowledge and affirm that there are no liensholders or other adverse claimants that could affect the validity of this dedication.

IN WITNESS WHEREOF said owner, Atlantic Fidelity, Inc. is the owner of that real property situated in the County of Mesa, City of Grand Junction, State of Colorado, by Bret D. Seligson, Vice President, has caused their name to be hereunto subscribed this 31 day of July, 1998.

Bret D. Seligson
Atlantic Fidelity, Inc.
Bret D. Seligson, Vice President

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 31 day of July, 1998.
by Atlantic Fidelity, Inc., Bret D. Seligson, Vice President.

My Commission expires 4/23/2002
Witness my hand and official Seal
Kathleen F. Bennet
Notary Public

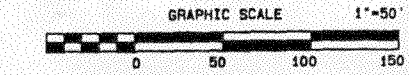
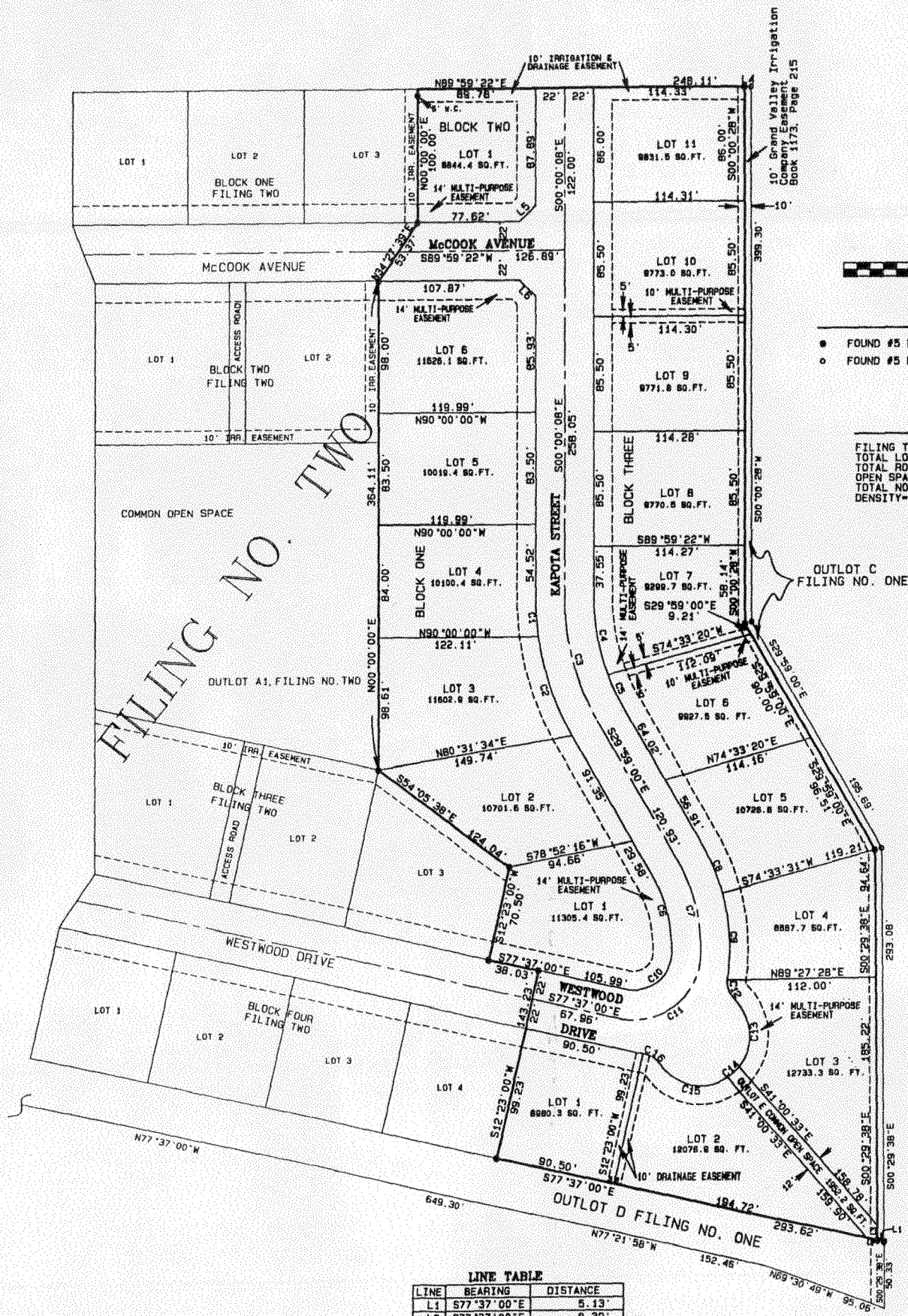


MOONRISE EAST SUBDIVISION

SITUATE
NW 1/4 - NE 1/4 - SECTION 3
T. 1 S. - R. 1 W. - U.M.
MESA COUNTY CITY OF GRAND JUNCTION COLORADO
PREPARED FOR
ATLANTIC FIDELITY, INC.
SCALE: 1"=50' JULY 31, 1998

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

VALLEY MEADOWS EAST - FILING No. THREE



- LEGEND**
- FOUND #5 REBAR & CAP IN CONCRETE "L.S. 18469"
 - FOUND #5 REBAR & CAP "NHPQ, L.S. "2682"

LAND USE SUMMARY

FILING THREE TOTAL AREA: 5.33 ACRES
 TOTAL LOT AREA: 4.27 ACRES
 TOTAL ROAD R.O.W. AREA: 1.02 ACRES
 OPEN SPACE AREA: 0.04 ACRES
 TOTAL NO. OF LOTS IN FILING THREE: 18
 DENSITY=3.38 LOTS PER ACRE

BUILDING SETBACKS

FRONT : 20'
 REAR : 20'
 SIDE : 10'
 32' MAXIMUM HEIGHT
 ACCESSORY BUILDINGS
 REAR AND SIDE : 3'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S77°37'00"E	5.13'
L2	S77°37'00"E	8.39'
L3	N00°29'38"W	10.77'
L4	N89°59'22"E	5.00'
L5	N45°07'05"E	17.17'
L6	S45°04'10"E	17.12'

NOTICE: According to Colorado law you must convey 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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
 John Davis is the owner of a parcel of land being that tract of land described in Plat Book 2263 at Page 277 of the records of the Mesa County Clerk and Recorder's Office, and the perimeter being more particularly described as follows:
 Lot 1, Block 5 of Valley Meadows East subdivision, Filing No. Two, recorded in Plat Book 15, at Page 281-282

That said owner has caused the said real property to be laid out and surveyed as VALLEY MEADOWS EAST SUBDIVISION, FILING NO. THREE, a subdivision of a part 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 and Rights-of-Way to the city of Grand Junction for the use of the public forever;

All Multi-Purpose Easements to the Homeowners Association for the use of the public utilities 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, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

All Irrigation Easements and tracts hereby platted, to the Homeowners Association, as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements to the Homeowners Association as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

Outlot E to the Homeowner's Association for the use and maintenance as Common Open Space and for public right-of-way for access purposes.

All easements include the right of ingress and egress on, along, over, under and 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, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this 18 day of April A.D., 1997.

John Davis

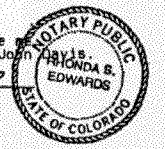
State of Colorado)
) ss
 County of Mesa)

The foregoing instrument was acknowledged before me this 18 day of April A.D., 1997, by John Davis.

My commission expires: September 20, 1997

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public



Covenants, Conditions and Restriction recorded in Book 2271
 Pages 467

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:44 p.m., this 22 day of April A.D., 1997, and is duly recorded as Reception Number 274479 in Plat Book 15 Page 281 through 282 inclusive.

Clerk and Recorder Deputy
 Fees

DRAWER DD42

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Accepted this 15th day of April A.D., 1997.
 Mayor: *Shirley Korman* City Manager: *Shank Eichen*

SURVEYOR'S CERTIFICATE

I Steven L. Hagedorn, do hereby certify that the accompanying plat of VALLEY MEADOWS EAST SUBDIVISION, FILING NO. THREE, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

2-12-1997
 Steven L. Hagedorn P.L.S. 24306 Date



VALLEY MEADOWS EAST
 SUBDIVISION
 FILING NO. THREE

SW1/4 NE1/4 OF SECTION 3, T15S, R1W, U1M, MESA COUNTY COLORADO

D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (870) 245-8749

Designed By: S.L.H. Checked By: M.W.D. Job No. 198-95-19
 Drawn By: TMOEL Date: FEBRUARY, 1997 Sheet 1 OF 1

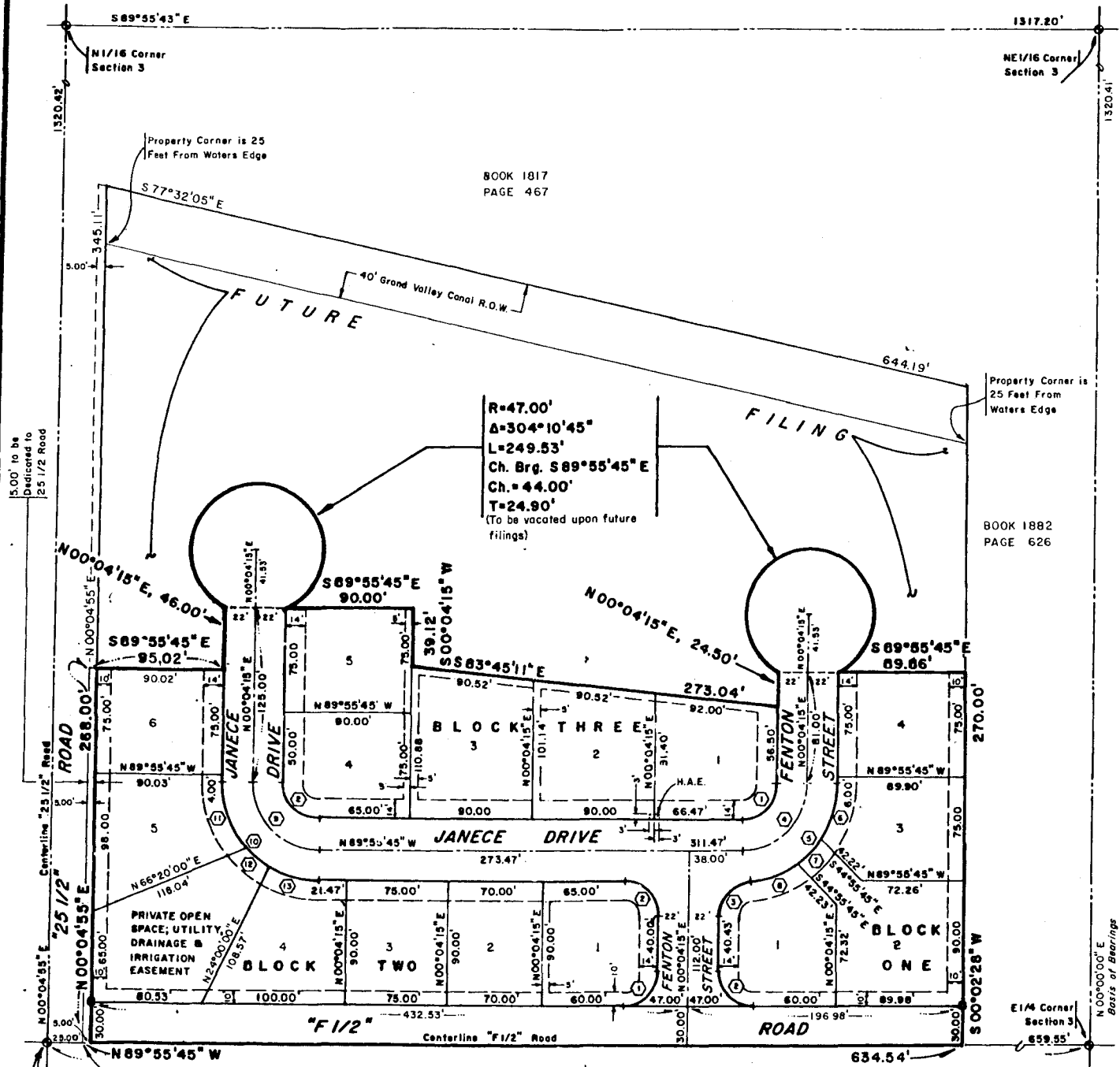
CURVE TABLE

CURVE	ARC	DELTA	RADIUS	CHORD BEARING	CHORD
C1	29.58'	08°11'13"	207.00'	S04°05'44"E	29.55'
C2	78.74'	21°47'40"	207.00'	N19°05'10"W	78.27'
C3	96.80'	29°58'52"	185.00'	S14°59'34"E	95.70'
C4	59.72'	20°59'36"	163.00'	N10°29'56"W	59.39'
C5	26.57'	08°58'16"	163.00'	S25°29'22"E	25.54'
C6	56.05'	29°33'08"	108.66'	N15°12'26"W	55.43'
C7	78.85'	34°34'40"	130.66'	S12°41'40"E	77.86'
C8	38.74'	14°32'20"	152.66'	S22°42'50"E	38.63'
C9	64.54'	24°13'27"	152.66'	N03°19'56"W	64.05'
C10	53.45'	109°22'06"	28.00'	N47°41'57"E	45.59'
C11	81.43'	93°19'03"	50.00'	S55°43'28"W	72.73'
C12	15.12'	46°11'10"	20.00'	S21°15'04"E	15.58'
C13	54.71'	84°43'08"	37.00'	S04°15'27"E	49.86'
C14	12.06'	18°40'19"	37.00'	N47°25'17"E	12.00'
C15	56.93'	88°09'49"	37.00'	S79°09'39"E	51.48'
C16	16.25'	46°33'40"	20.00'	N58°09'39"W	15.81'

THE FOLLOWING NOTE REQUIRED BY THE CITY OF GRAND JUNCTION:
 1. FENCING ALONG ADJOINING LOT BOUNDARIES OF OUTLOT "A1" FILING NO. 2, SHALL BE NO MORE THAN 48 INCHES IN HEIGHT, OF A SPLIT RAIL TYPE DESIGN, AND AS PRIOR APPROVED BY THE HOMEOWNER'S ASSOCIATION.

KAY SUBDIVISION

A PART OF THE SW 1/4 NE 1/4,
SECTION 3, T.1S., R.1W., UTE MERIDIAN



BOOK 1817
PAGE 467

BOOK 1882
PAGE 626

NOTE:
Unless otherwise specified
easements are for utility,
drainage, and irrigation
purposes.

LEGEND
 ◆ MESA COUNTY, COLORADO
 SURVEY MARKER (BRASS
 CAP)
 ■ 5/8" REBAR SET IN CONCRETE
 WITH CAP MARKED "PE PLS
 14113"
 --- LOT LINE WITH EASEMENT LINES
 H.A.E. DENOTES "HANDICAP ACCESS EASEMENT"

LAND USE SUMMARY

AREA IN LOTS	2.55 Ac.	60.1%
OPEN SPACE	0.21 Ac.	5.1%
STREETS	1.51 Ac.	34.9%
TOTAL	4.27Ac.	100.0%

DENSITY: 15 LOTS @ 4.24 Ac. = 3.5 UNITS/AC.

CURVE DATA						
CURVE	RADIUS	DELTA	CHORD	CHORD LENGTH	LENGTH	TANGENT
1	25.00'	90°00'00"	S45°04'15"W	35.36'	39.27'	25.00'
2	25.00'	90°00'00"	S44°55'45"W	35.36'	39.27'	25.00'
3	25.00'	84°30'11"	N42°19'11"E	33.62'	36.87'	22.71'
4	47.00'	90°00'00"	N45°04'15"E	66.47'	73.83'	47.00'
5	69.00'	84°30'11"	N42°19'21"E	92.79'	101.77'	62.68'
6	65.00'	34°33'46"	N17°21'08"E	40.99'	41.62'	21.47'
7	69.00'	20°52'58"	N45°04'15"E	25.00'	25.15'	12.72'
8	69.00'	29°03'57"	N70°02'28"E	34.63'	35.00'	17.89'
9	47.00'	90°00'00"	S44°55'45"E	66.47'	73.83'	47.00'
10	69.00'	90°00'00"	S44°55'45"E	97.58'	108.38'	69.00'
11	69.00'	42°20'58"	N21°06'14"W	49.85'	51.00'	26.73'
12	69.00'	17°39'28"	N51°06'27"W	21.18'	21.26'	10.72'
13	69.00'	29°59'34"	N74°55'58"W	35.71'	36.12'	18.48'



KNOW ALL MEN BY THESE PRESENTS:
 That the undersigned are the owners of that real property situated in the Southwest Quarter of the Northeast Quarter of Section 3, Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colorado, also being described in Book 2017, Page 387 of the deed records of Mesa County, Colorado, and being more specifically described as follows:
 Beginning at a point which bears S89°55'45"E 25.00 feet from the Center Quarter Corner of Section 3, T.1S., R.1W., U.M., Mesa County, Colorado; thence N00°04'55"E 268.00 feet along the East line of 25 1/2 Road; thence leaving said line S89°55'45"E 95.02 feet; thence N00°04'15"E 46.00 feet to a point of intersection with a curve; thence along the arc of a curve to the right having a radius of 47.00 feet, through a central angle of 304°10'48", whose chord bears S89°55'45"E 44.00 feet, 249.53 feet along the arc of said curve to a point of intersection with a straight line; thence S89°55'45"E 90.00 feet; thence S00°04'15"W 39.12 feet; thence S83°45'11"E 273.04 feet; thence N00°04'15"E 24.50 feet to a point of intersection with a curve; thence along the arc of a curve to the right having a radius of 47.00 feet, through a central angle of 304°10'48", whose chord bears S89°55'45"E 44.00 feet, 249.53 feet along the arc of said curve to a point of intersection with a straight line; thence S89°55'45"E 89.86 feet to a point on the East line of the N 1/2 SW 1/4 of said Section 3; thence following said line S00°02'28"W 270.00 feet to a point on the South line of the N 1/2 SW 1/4 NE 1/4 of said Section 3; thence N89°55'45"W 634.54 feet to the point of beginning, containing 4.272 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as KAY SUBDIVISION, a subdivision of a part of the County of Mesa.
 That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street improvements, shall be financed by the seller or purchaser, not the County of Mesa.
 IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 1st day of December, 1993.

John Davis
 Debra J. Davis
 STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me this 1st day of December, 1993, A.D., 1993, by John Davis and Debra J. Davis.
 My commission expires _____
 Witness my hand and official seal. _____
 Notary Public

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO } ss
 COUNTY OF MESA }
 I hereby certify that this instrument was filed in my office at 1:36 o'clock P.M. this 1st day of December, A.D., 1993, and is duly recorded in Plat Book No. 14, Page 174.
 Reception No. 14-2745 Deaver # AA48
 Monika Todd Clerk and Recorder
 Kathy Wilson Deputy Fees: \$ _____

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 21 day of October, A.D., 1993. County Planning Commission of the County of Mesa.

 Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE
 Approved this 20 day of November, A.D., 1993. Board of County Commissioners of the County of Mesa.

 Chairman

SURVEYOR'S CERTIFICATE
 I, Wayne H. Lizer, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of KAY SUBDIVISION was prepared from notes taken in the field by me during June, 1993, and this subdivision plat represents said survey.
 Wayne H. Lizer 10/13/93
 Professional Land Surveyor
 P.E., P.L.S. No. 14113

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than 10 years from the date of the certification shown hereon.

UTILITIES COORDINATING COMMITTEE
 Approved this 13th day of October, A.D., 1993. Utilities Coordinating Committee of the County of Mesa.
 Gary R. Matthews
 Chairman

This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3.5-101.

KAY SUBDIVISION
 A PART OF THE SW 1/4 NE 1/4,
 SECTION 3, T.1S., R.1W., UTE MERIDIAN

W.H. LIZER & ASSOCIATES
 ENGINEERING & SURVEYING
 576 25 ROAD UNIT 8 241-1129
 GRAND JUNCTION, COLORADO 81505