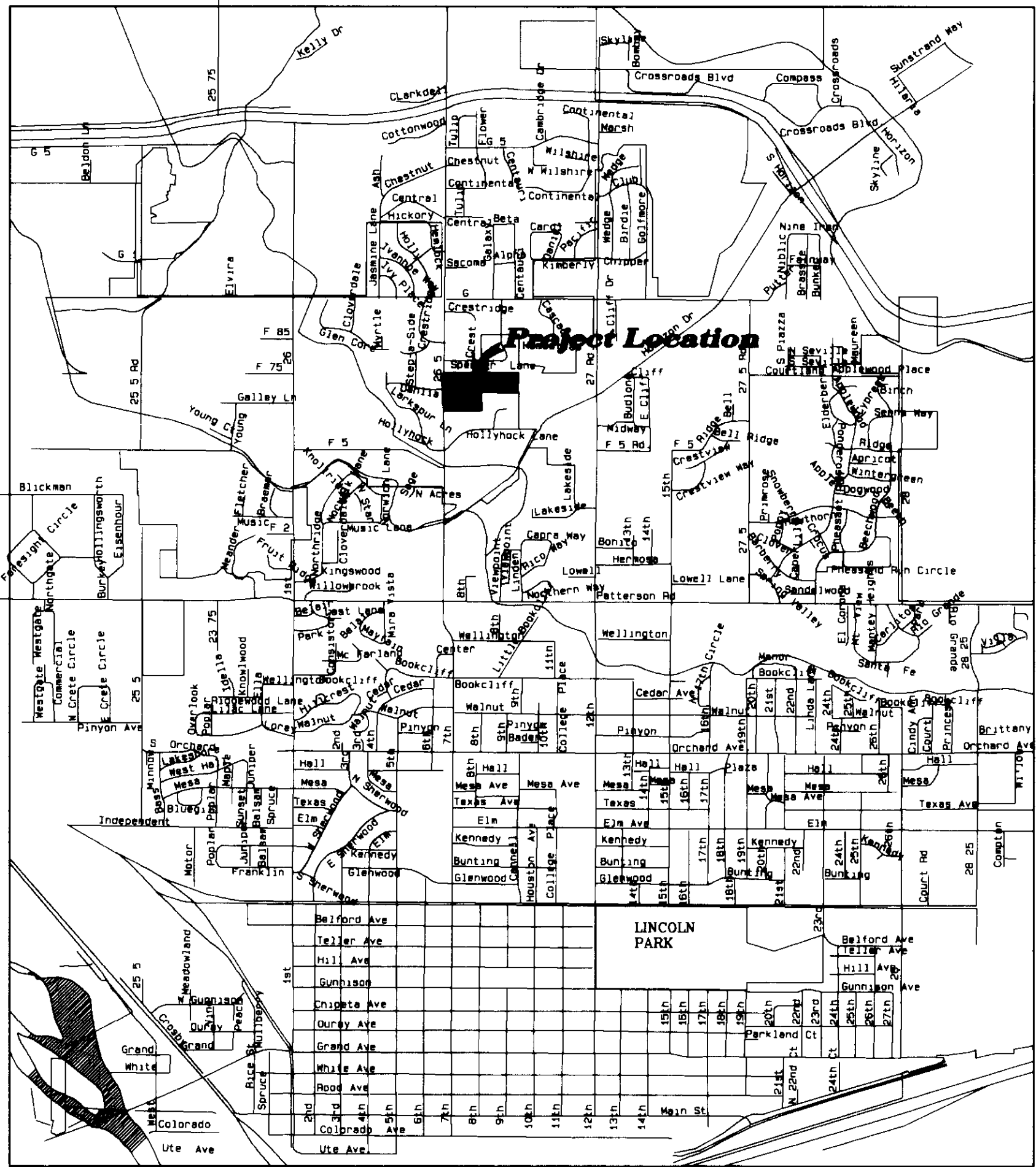


CHERRYHILL SUBDIVISION
SITUATED IN THE SW1/4 NE1/4 OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP

NOT TO SCALE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Richard Witt and Denver Cherry are the owners of that real property in the County of Mesa State of Colorado being situated in the Southwest one-quarter of the Northeast one-quarter of Section 2 Township 1 South Range 1 West of the Ute Meridian described in Book 2388 at Page 706 of the records of the Mesa County Clerk and Recorder and as shown on the accompanying plat said property being more particularly described as follows

The NW1/4 SW1/4 NE1/4 and the N1/2 NE1/4 SW1/4 NE1/4 of Section 2 Township 1 South Range 1 West of the Ute Meridian Except that part conveyed to the Count of Mesa by instrument recorded in Book 939 at Page 78

That said owner has caused the said real property to be laid out and surveyed as CHERRYHILL SUBDIVISION a subdivision of the City of Grand Junction Colorado

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

* All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever

* All Multi-Purpose Easements 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 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 street trees and grade structures

* All Grand Valley Project Easements to the owners (Homeowners Association) of the lots and tracts hereby platted for irrigation storage and to Grand Valley Water Users Association their successors and assigns for the installation operation and maintenance of the Grand Valley Project irrigation facilities

* All Irrigation Easements to the owners (Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation operation maintenance and repair of private irrigation systems

* All Drainage Easements to the owners (Homeowners Association) of lots and tracts hereby platted 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

* Sanitary Sewer Easement to the City of Grand Junction as a perpetual easement for the operation maintenance and repair of sanitary sewer lines

* Tract A to the owners (Homeowners Association) of lots and tracts hereby platted for the purpose of retaining runoff water which originates from the area hereby platted

* Tract B to the owners (Homeowners Association) of lots and tracts hereby platted for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted and also for the conveyance of runoff from upstream areas and as common open space

* Tracts C and D to the owners (Homeowners Association) of lots and tracts hereby platted as common open space for landscaping and appurtenant irrigation facilities and to the City of Grand Junction as multi-purpose easements

* Pedestrian Easement to the owners (Homeowners Association) of lots and tracts hereby platted for the use of pedestrian access to Tract B

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 on 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 owners have caused their name to be hereunto subscribed this 16th day of March 1999

Richard Witt

Denver Cherry

State of Colorado }
County of Mesa } ss

This plat was acknowledged before me by Richard Witt and Denver Cherry on this 16th day of March 1999 for the aforementioned purposes

Notary Public

My Commission expires

My address is

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.

CITY APPROVAL

This plat of CHERRYHILL SUBDIVISION a subdivision of the City of Grand Junction County of Mesa State of Colorado was approved this 17th day of March 1999

City Manager

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County Colorado at 3:00 o'clock P M this 19th

day of March 1999 and is duly recorded in Plat Book No 17

Page 27+28 as Reception No 1893938 Drawer No GG 110

Fees 20.00 1.00

Clerk and Recorder of Mesa County

DECLARATION OF COVENANTS

This property is subject to covenants conditions and restrictions as contained in instrument recorded in Book 2545 at Page 27-35 6x 2545 Pgs 36-49

SURVEYOR'S STATEMENT

I Dennis R. Shellhorn being a registered Professional Land Surveyor in the State of Colorado do hereby state that this subdivision plat and survey of CHERRYHILL SUBDIVISION were made by me and/or under my direct supervision and that to the best of my knowledge belief and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction

Dennis R. Shellhorn

Dennis R. Shellhorn PLS

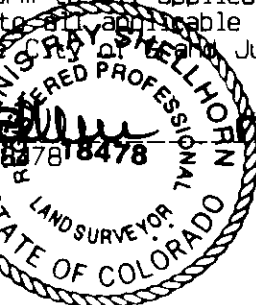
18878478

LAND SURVEYOR

STATE OF COLORADO

March 3, 1999

Date



LAND USE SUMMARY

LOTS	11 284 ACRES	78 0%
TRACTS	1 311 ACRES	9 0%
STREETS	1 877 ACRES	13 0%

TOTAL	14 472 ACRES	100 0%
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CHERRYHILL SUBDIVISION

DENVER CHERRY/RICHARD WITT

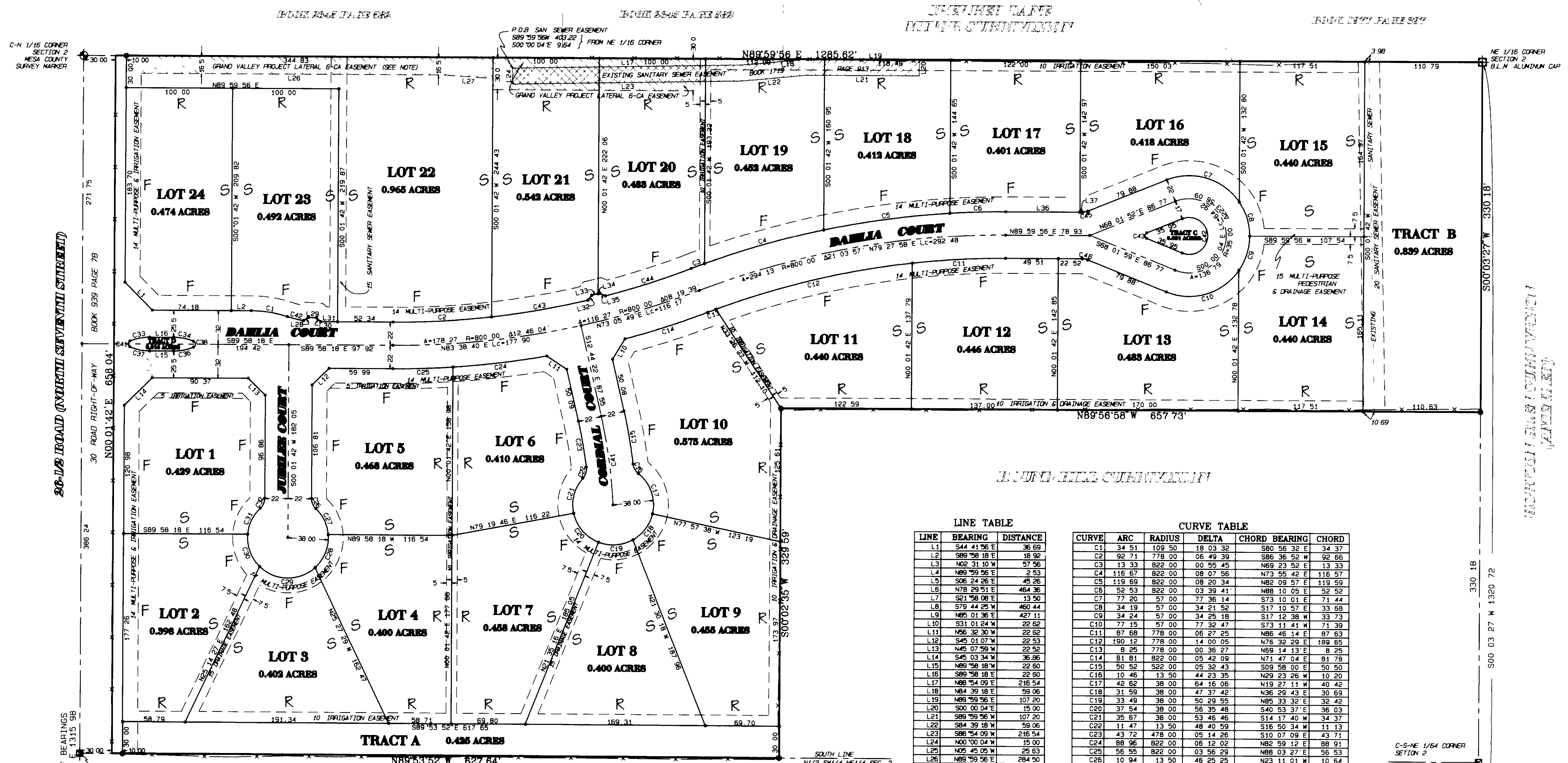
SECTION SW1/4 NE1/4 S 2 TOWNSHIP 1 South RANGE 1 West MERIDIAN UTE

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Designed by DRS	Checked by DJM	Job No 0385-001
D:\0385\PLAT pro	Date Mar 3 1999	Sheet 1 of 2

CHERRYHILL SUBDIVISION



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°41'56"E	36.69
L2	S89°58'18"E	18.92
L3	N02°31'10"W	57.56
L4	N89°59'56"E	2.53
L5	S05°24'26"E	45.26
L6	N78°29'51"E	454.36
L7	S21°58'08"E	13.30
L8	S79°44'25"W	460.44
L9	N85°01'36"E	427.11
L10	S31°01'24"W	22.62
L11	N56°32'30"W	22.62
L12	S45°01'07"W	22.53
L13	N45°07'59"W	22.52
L14	S45°03'34"W	36.86
L15	N89°58'18"E	22.60
L16	S89°58'18"E	22.60
L17	N86°54'09"E	216.54
L18	N64°39'18"E	59.05
L19	N69°59'56"E	107.20
L20	S00°00'04"E	15.00
L21	S89°59'56"W	107.20
L22	S84°39'18"W	59.06
L23	S86°54'09"W	216.54
L24	N00°00'04"W	15.00
L25	N05°45'05"W	26.63
L26	N69°59'56"E	264.50
L27	S86°18'30"E	46.42
L28	N54°54'05"E	5.27
L29	S86°29'29"E	7.85
L30	N47°53'02"W	5.32
L31	S89°58'18"E	15.74
L32	N37°09'51"E	5.75
L33	N75°46'18"E	6.04
L34	N75°46'18"E	1.81
L35	S65°37'16"E	5.76
L36	N69°59'56"E	69.51
L37	N69°59'56"E	2.53

CURVE TABLE				
CURVE	ARC	RADIUS	DELTA	CHORD BEARING
C1	34°51'	109.50	18°03'32"	S80°56'32"E 34°37'
C2	92°71'	778.00	06°49'39"	S86°36'32"W 92°68'
C3	13°33'	822.00	00°55'45"	N69°23'52"E 13°33'
C4	116°67'	822.00	08°07'56"	N73°55'42"E 116°57'
C5	119°69'	822.00	08°20'34"	N82°09'57"E 119°59'
C6	52°53'	822.00	03°39'41"	N88°10°05'E 52°52'
C7	77°20'	57.00	77°36'14"	S73°10°01'E 71°44'
C8	34°19'	57.00	34°21'52"	S17°10°57'E 33°68'
C9	34°24'	57.00	34°25'18"	S17°12°38"W 33°73'
C10	77°15'	57.00	77°32'47"	S73°11°41"W 71°39'
C11	87°68'	778.00	06°27'25"	N86°46'14"E 87°63'
C12	190°12'	778.00	14°00'05"	N76°32'29"E 189°65'
C13	8°25'	778.00	00°36'27"	N69°14°13'E 8°25'
C14	81°81'	822.00	05°42'09"	N71°47°04'E 81°78'
C15	50°52'	522.00	05°32'43"	S09°58°00'E 50°50'
C16	10°46'	13.50	44°23'35"	N29°23'26"W 10°20'
C17	42°62'	38.00	64°16°06"	N19°27°11"W 40°42'
C18	31°59'	38.00	47°37'42"	N36°29°43'E 30°69'
C19	33°49'	38.00	50°29°55"	N85°33°32'E 32°42'
C20	37°54'	38.00	56°35°48"	S40°53°37'E 36°03'
C21	35°67'	38.00	53°46°46"	S14°17°40"W 34°37'
C22	11°47'	13.50	48°40°59"	S16°50°34"W 11°13'
C23	43°72'	478.00	05°14°26"	S10°07°09'E 43°71'
C24	88°96'	822.00	06°12°02"	N82°59°12'E 88°91'
C25	55°55'	822.00	03°56°29"	N86°03°27'E 56°53'
C26	10°94'	13.50	48°25°25"	N23°11°01"W 10°64'
C27	27°77'	38.00	41°52°05"	N25°27°41"W 27°15'
C28	34°36'	38.00	51°48°06"	N21°22°24'E 33°20'
C29	57°57'	38.00	86°48°03"	S89°19°31'E 52°22'
C30	33°50'	38.00	50°30°32"	S20°40°13'E 32°42'
C31	27°77'	38.00	41°52°05"	S25°31°05"W 27°15'
C32	10°94'	13.50	48°25°25"	S23°14°25"W 10°64'
C33	19°06'	48.00	22°44°49"	S78°39°18"W 18°33'
C34	19°06'	48.00	22°44°49"	N78°35°54"W 18°33'
C35	7°04'	3.00	134°30°23"	N00°01°42'E 5°53'
C36	19°06'	48.00	22°44°49"	N78°39°18'E 18°33'
C37	19°06'	48.00	22°44°49"	S78°35°54'E 18°33'
C38	7°04'	3.00	134°30°23"	S00°01°42"W 5°53'
C39	68°40'	17.50	223°56°44"	S00°00°04'E 32°46'
C40	7°12'	3.00	136°03°51"	N00°00°04"W 5°56'
C41	84°45'	500.00	09°40°39"	S07°54°02'E 84°35'
C42	15°73'	93.50	09°38°29"	N76°44°01"W 15°71'
C43	92°19'	778.00	06°47°22"	S79°48°22"W 92°14'
C44	84°69'	778.00	06°14°14"	S72°03°07"W 84°65'
C45	5°18'	13.50	21°58°04"	N79°01°02"E 5°14'
C46	5°18'	13.50	21°58°04"	N79°01°02"E 5°14'

NOTE Grand Valley Water Users Association claims easement for Lateral 6-CA under authority of instrument recorded in Book 130 at Page 120. The easement shown hereon extends fifteen feet on each side of the existing concrete lined ditch. Additional area for O&M of delivery structures Nos. 36 and 37 are provided for within the irrigation storage facility easement.

NOTE Access to Lots 1, 2, and 5 shall be limited to Jubilee Court. Access to Lots 23 and 24 shall be limited to Danilia Court. Access to Lots 6 and 10 shall be limited to Cordial Court.

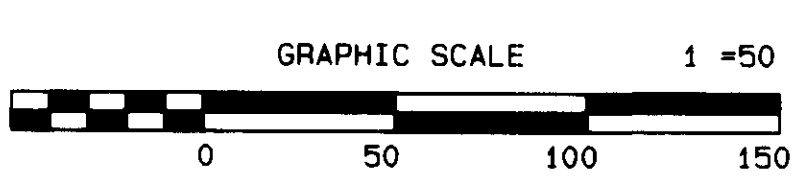
NOTE There is an existing water line easement (Book 764 Page 480) described along the North line NW1/4 SW1/4 NE1/4 that is not shown graphically. Width and location is unspecified.

NOTE No fences are allowed within the 15 multi-purpose pedestrian & drainage easement between Lots 14 and 15.

Title information from a title commitment prepared by Western Colorado Title Company Order No. 97-11-123K dated November 21, 1997.

Set #5 rebar w/aluminum cap THOMPSON-LANGFORD CORP. PLS. 18478 in concrete.

—X—X— Fence line



BEARINGS ARE GRID BEARINGS OF THE MESA COUNTY SIMLCS DETERMINED BY GPS OBSERVATIONS ON MESA COUNTY SURVEY MARKERS AT THE CENTER 1/4 CORNER AND THE C-N 1/16 CORNER OF SECTION 2 WITH A MEASURED BEARING OF N00°01'42"E

NOTE: F, R or S Indicates Front, Rear or Side setback required as per zoning.

CHERRYHILL SUBDIVISION

DENVER CHERRY/RICHARD WITT

SECTION SW1/4 NE1/4 S2 T12N R1E W1E MERIDIAN UTE

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210

Grand Junction CO 81505 (970) 243-6067

Designed by DRS

Checked by DJM

Job No. 0385-001

D:\0385\PLAT pro

Date Mar 3 1999

Sheet 2 of 2

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