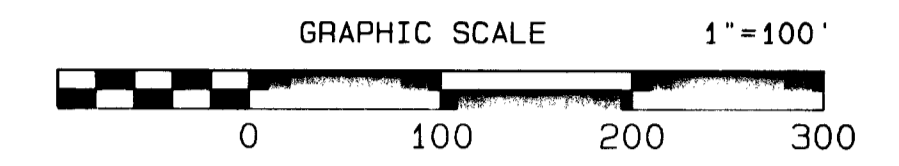


TIERRA BONITA SUBDIVISION

SITE/UTILITY COMPOSITE



LEGEND

- FD MESA COUNTY SURVEY MARKER
- FD 3.25" ALUM CAP ON 2.5" ALUM PIPE STAMPED LS 18467
- FD 3.25" ALUM CAP ON 2.5" ALUM PIPE STAMPED LS 18469
- ▲ FD BRASS DISC STAMPED LS 10097 WIRED TO #5 REBAR
- SET #5 REBAR W/ 2" ALUM CAP STAMPED D H SURVEYS LS 20677
- X- FENCE LINE
- ⊠ TELE. PEDESTAL
- POWER POLE
- E- ELECTRIC LINE
- T- TELEPHONE LINE
- - - FLOWLINE DRAINAGE
- DIRECTION OF FLOW
- ← DRAINAGE FLOW
- ▨ ASPHALT
- EXTERIOR CORNERS SET IN CONCRETE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 6th day of February, A.D. 2003, by the Board of County Commissioners of the County of Mesa, State of Colorado.

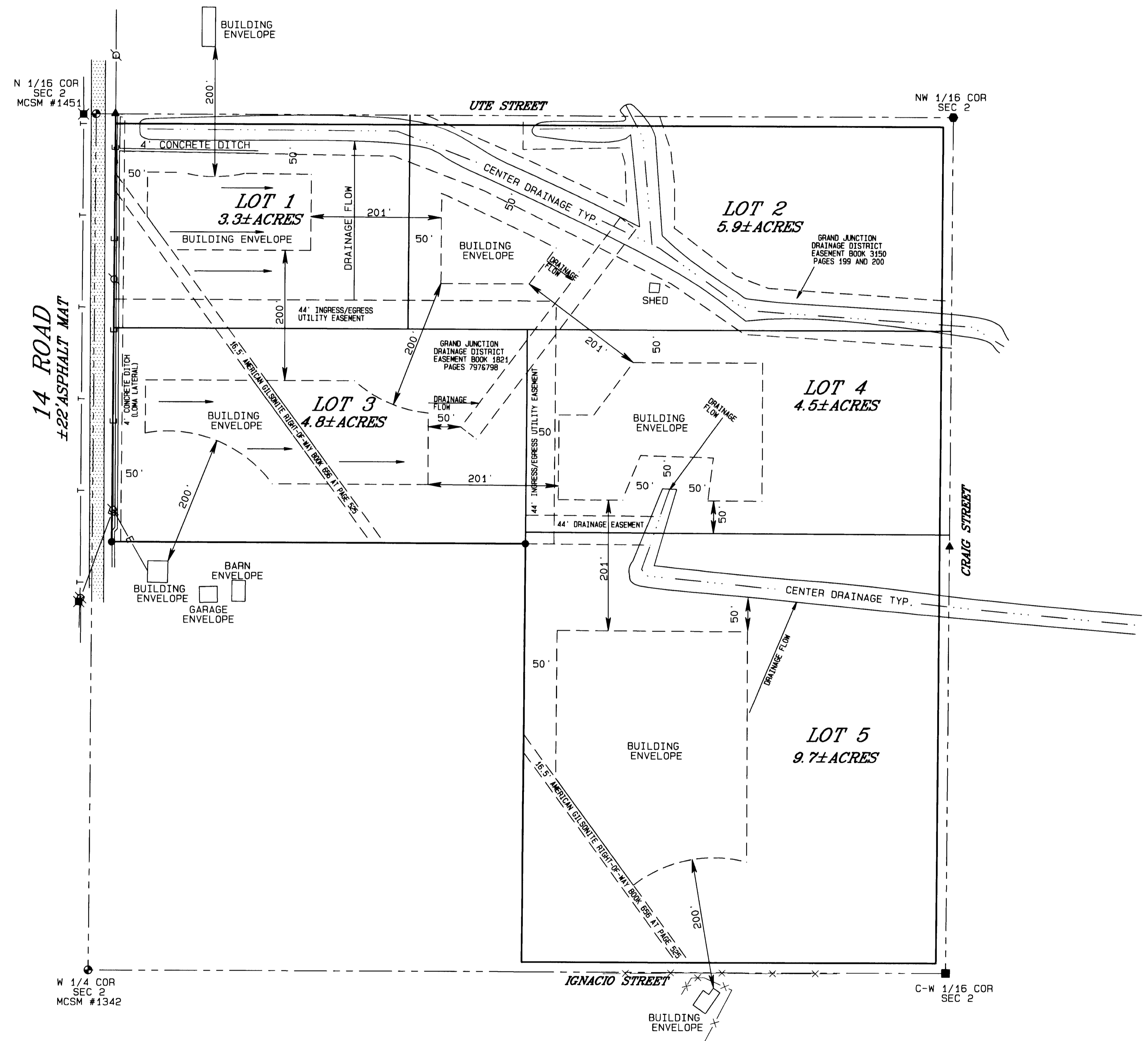
James R. Baughman
Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:48 o'clock P.M., this 6th day of Feb, A.D. 2003, and is duly recorded in Plat Book No. 19 at page 240.
Reception No. 2102450. Fees 10.00 + 1.00 Drawer No. NN-52

Shirley Howard
Deputy

Janice Ward
Clerk and Recorder



COVENANTS
TIERRA BONITA SUBDIVISION

NOXIOUS WEEDS WILL BE CONTROLLED BY EACH PROPERTY OWNER, PER DESIGNATIONS OF THE MESA COUNTY REGULATIONS ON WEED CONTROL.

A CONSTRUCTION SETBACK FOR STRUCTURES AND LEACHFIELDS MUST BE A MINIMUM OF 45 FEET FROM THE BANKS OF THE EXISTING DRAINAGES.

SITE-SPECIFIC PERCOLATION AND SOILS EVALUATION FOR ISDS ARE REQUIRED PRIOR TO CONSTRUCTION.

LOT-SPECIFIC GEOTECHNICAL INVESTIGATIONS MUST BE PERFORMED TO DETERMINE THE ENGINEERING PROPERTIES OF THE SOILS. BUILDING PADS SHOULD BE ELEVATED AND PERIMETER DRAINS PROVIDED TO PREVENT EXCESSIVE WETTING AND RESULTING FAILURE OF FOUNDATION SUBSOILS.

GROUNDWATER ELEVATIONS SHOULD BE MEASURED WITH EACH BUILDING ENVELOPE PRIOR TO FINALIZING FOUNDATION DESIGNS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING CONSTRUCTION TO RECOMMEND NECESSARY MITIGATION IF SHALLOW GROUNDWATER LEVELS ARE FOUND.

POSITIVE DRAINAGE AWAY FROM STRUCTURES BY ELEVATING THE BUILDING PADS AND FOUNDATION PERIMETER DRAINS WITH SUBGRADE CONSTRUCTION TO PREVENT EXCESSIVE WETTING AND RESULTING FAILURE OF FOUNDATION SUBSOILS IS REQUIRED.

THE JOINT DRIVEWAY SHALL BE MAINTAINED EQUALLY BY ALL PROPERTY OWNERS TO SUPPORT TRUCKS OF 30 TONS IN WEIGHT IN ALL WEATHER CONDITIONS AND BE A MINIMUM OF 20.00 FEET IN WIDTH AND HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13.5 FEET.

BUILDING ENVELOPES HAVE BEEN PLACED ON THE SITE PLAN TO ADDRESS CONDITIONS OF APPROVAL FOR THIS SUBDIVISION. SPECIFICALLY CONCERNS FOR DRAINAGE, FIRE PROTECTION AND REED WASH.

LOTS 1 AND 3 ARE THE ONLY LOTS WITH IRRIGATION WATER AVAILABLE. DELIVERY IS BY EXISTING CONCRETE DITCHES. DRAINAGE INTO EXISTING DRAIN DITCHES. LOMA LATERAL OWNS THE DELIVERY DITCH WHICH RUNS ALONG THE WESTERN BOUNDARY OF LOTS 1 AND 3. LOTS 1 AND 3 EACH OWN SHARES IN THE LOMA LATERAL AND GRAND VALLEY IRRIGATION AND THE OTHER LOTS WILL BE MAINTAINED IN A MANNER CONSISTENT WITH DESERT LANDSCAPING OR NATURAL LANDSCAPING. LOTS 1 AND 3 WILL BE GOVERNED BY THE LOMA LATERAL RULES AND WILL GUARANTEE THE LOTS TO THE EAST AND SOUTH WILL NOT BE FLOODED BY THEIR WASTE WATER AND WILL ALLOW THOSE LOTS TO USE SAID WASTE WATER IF THE OWNERS OF THOSE LOTS AGREE TO ASSUME LIABILITY FOR THE WASTE WATER DIRECTION OF DRAINAGE. ANY USER WILL MAKE SURE THAT DRAINAGE WILL NOT FLOOD OTHER LOTS. WASTE WATER WILL NOT BE USED FOR IRRIGATION PURPOSES ON ANY LOT. OWNERS OF LOTS 1 AND 3 WILL COOPERATE IN A BUSINESSLIKE MANNER IN THE OPERATIONS AND MAINTENANCE FOR INCOMING AND OUTGOING IRRIGATION WATER.

COVENANTS MAY BE AMENDED, AS THE OWNERS SEE FIT, BY A UNANIMOUS CONSENSUS OF CURRENT OWNERS OF ALL LOTS.

ADDITIONAL, THESE COVENANTS HAVE NOT BEEN REVIEWED OR APPROVED BY MESA COUNTY OR ANY GOVERNMENTAL OR QUASI GOVERNMENTAL ENTITY. THEREFORE, ALL ALTERATIONS OF THE PROPERTY MUST COMPLY WITH APPLICABLE ZONING, CODE AND CONDITIONS OF APPROVAL BY THE GOVERNING MUNICIPALITY.

Rodney A. Smith
Michele M. Smith
Zebulon S. Smith

PLAT NOTES

"RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3.5-101 et seq."

"Pursuant to C.R.S. 24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for TIERRA BONITA SUBDIVISION and shall result in a vested right for a period of three years from Feb 14, 2002

TIERRA BONITA SUBDIVISION
SITE/UTILITY COMPOSITE
SW 1/4 NW 1/4, T.1N., R.3W., U.M.
MESA COUNTY, COLORADO

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	A.V.P.	Checked By	M.W.D.	Job No.	625-01-01
Drawn By	TMODEL	Date	JANUARY, 2003	Sheet	1 OF 1