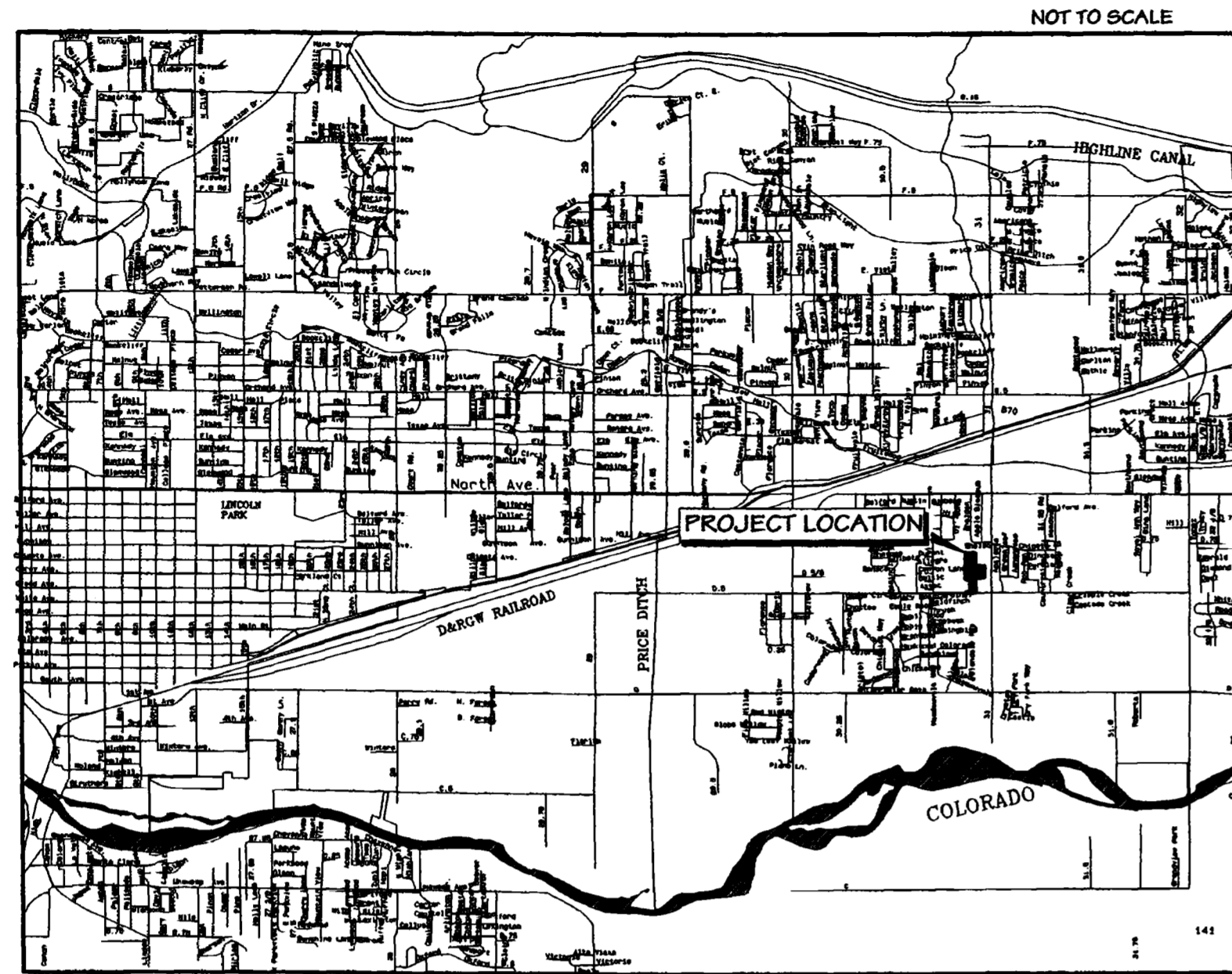


DAKOTA WEST SUBDIVISION PHASE 2

A REPLAT OF LOTS 10 AND 12, BLOCK 1 OF DAKOTA WEST SUBDIVISION

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

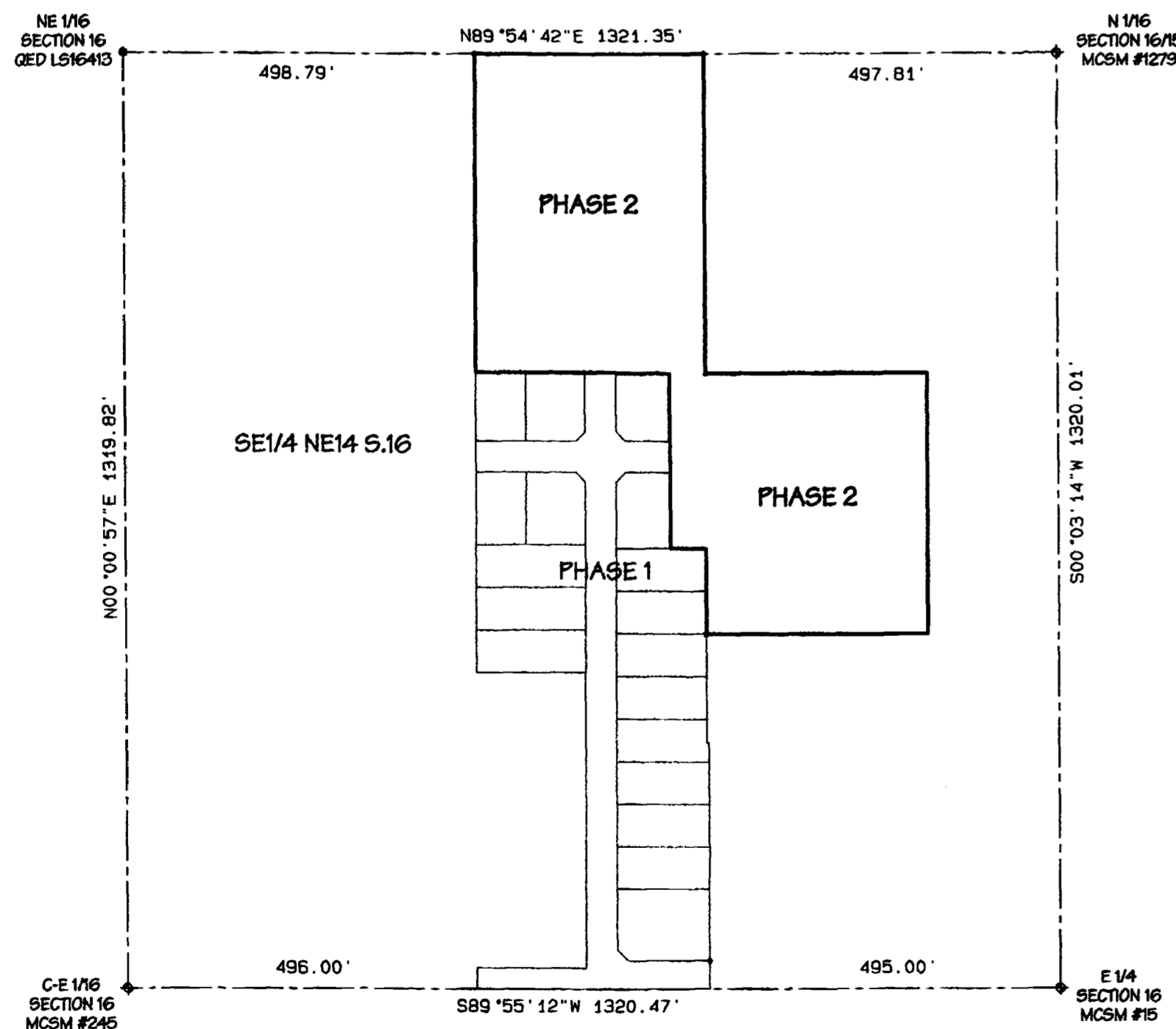
VICINITY MAP



NOTES:

* Irrigation easement located on the north boundary of subdivision to be granted by separate instrument.

CONTROL DIAGRAM



LAND USE SUMMARY

Category	Area (Acres)	Percentage
LOTS	5.001	79.5%
STREETS	1.289	20.5%
TOTAL	6.290	100%

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, G&R West, LLC, a Colorado Limited Liability Company, is the owner of that real property in the County of Mesa, State of Colorado, described as Reception No's 2058195, 2090357, 2084765 and 2122545 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:

Lot 10 Block 1, Dakota West Subdivision
AND
Lot 12 Block 1, Dakota West Subdivision, according to the plat thereof recorded at Reception No. 2129444 in the office of the Mesa County Clerk and Recorder

That said Owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as DAKOTA WEST SUBDIVISION PHASE 2, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

* All streets and roads shown hereon, being Aberdeen Lane, Blamarck Street, and Washburn Street to the full width of their platted right-of-way are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

* All multi-purpose easements dedicated to the City of Grand Junction for the use of City approved 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, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, trees and grade structures.

* All drainage easements are to be granted by separate instrument to the Dakota West Homeowners Association as perpetual easements for conveyance of runoff water which originates from the property hereby platted, subject to the terms, conditions and restrictions set forth in said grant. Grant recorded in Book 3392 at Page 973.

* Irrigation easement reserved by the owners for the benefit of adjoining properties.

* All 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; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owners further certify that all lienholders are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed:

G & R West, L.L.C., a Colorado Limited Liability Company.

State of Colorado
County of Mesa
The foregoing Statement of Ownership and Dedication was acknowledged before me by Robert G. Cantrell as Managing Partner of G & R West, LLC this 23rd day of July, 2003 for the aforementioned purposes.
Robert G. Cantrell
Notary Public
My commission expires: 02/17/06

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 3371 at Page 854 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Vice President with the authority of its Board of Directors, this 23rd day of 2003.

By: Michael Mast For: Bank of Colorado
(Title) Vice President

State of Colorado)
County of Mesa)

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Michael Mast, Vice President of Bank of Colorado, Vice President this 23rd day of July for the aforementioned purposes.
Sharon Tibbets
Notary Public
My commission expires: 01-25-06

DECLARATION OF COVENANTS

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book 3392 at Page 970.

TITLE CERTIFICATION

We, Meridian Land Title, L.L.C., 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 G&R West, LLC, a Colorado Limited Liability Company; That the current taxes have been paid; That all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; That all easements, reservations and rights of way of record are shown hereon.

DATE: July 23, 2003 BY: L. D. V. LAWRENCE D. VENT
NAME AND TITLE TITLE EXAMINER
Meridian Land Title, L.L.C.

CITY APPROVAL

This plat of DAKOTA WEST SUBDIVISION PHASE 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 24th day of July, 2003.

Michael Mast Harry G. Bullis
City Manager Mayor

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa)

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:15 o'clock P. M., on this 24th day of July, 2003, A.D., and was recorded at Reception No. 2136663, in Plat Book 19 at Page 375, Drawer No. 00-19, Fees 26.00 + \$1.00

By: _____
Clerk and Recorder Deputy

SURVEYOR'S STATEMENT

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of DAKOTA WEST SUBDIVISION PHASE 2, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This 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 to the best of my knowledge and belief. This plat is only applicable to the survey data hereon, and does not constitute a warranty or opinion as to ownership, lienholders, or quality of title.

Dennis R. Shellhorn
Colorado
Professional Land Surveyor
No. 7157
2003

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by First American Heritage Title Company, No. 00145173, dated March 25, 2002, Meridian Land Title, LLC, No. 55610, dated March 20, 2002, and Meridian Land Title, LLC, No. 58245, dated May 1, 2002.

NOTE:

A foundation observation report by a licensed Engineer is required for building construction.

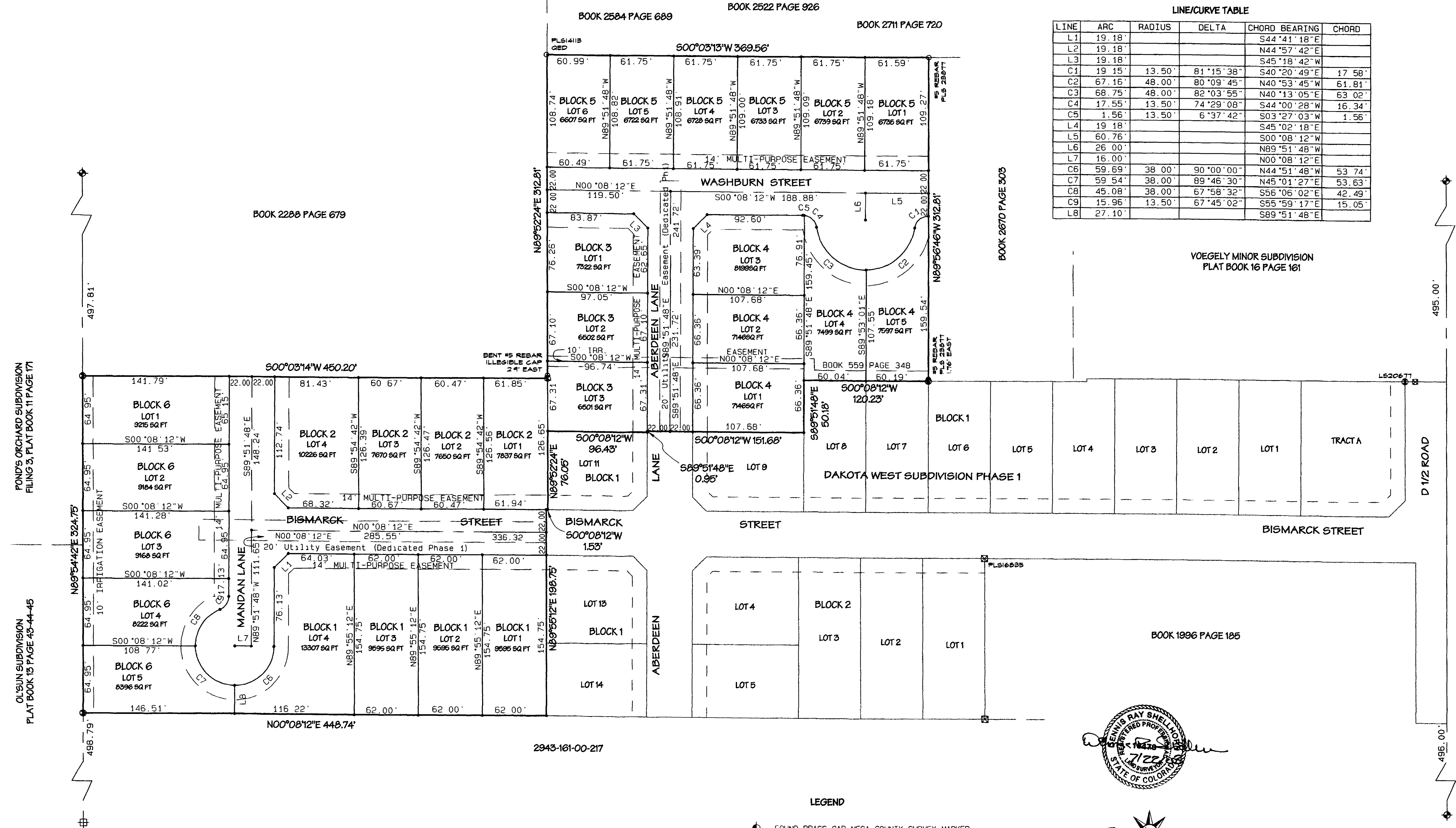
DAKOTA WEST SUBDIVISION
PHASE 2
G & R WEST LLC

SECTION: SE1/4 NE1/4 S.16 T12N R1E S.16 MERIDIAN

THOMPSON-LANGFORD CORPORATION
829 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81808 tlo@tlowest.com

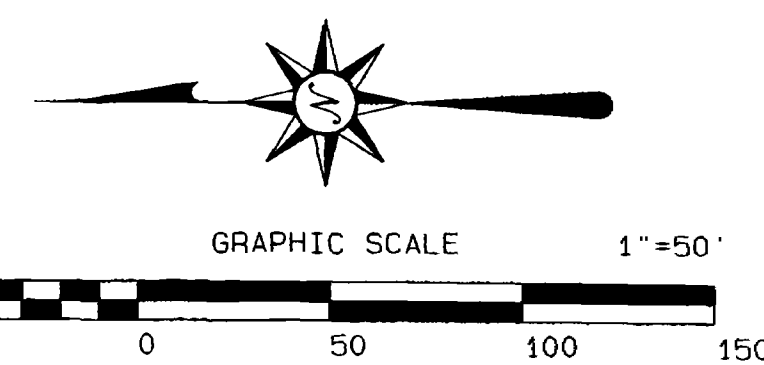
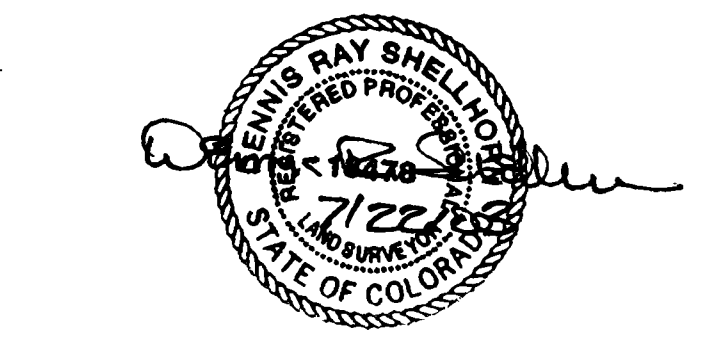
S:\Survey\0543 G&R West\platPH2.pro Job No. 0543-002
Drawn: tkb Checked: drs Date: Jul 22, 2003 Sheet 1 of 2

DAKOTA WEST SUBDIVISION PHASE 2



LINE/CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
L1	19.18'			S44°41'18"E	
L2	19.18'			N44°57'42"E	
L3	19.18'			S45°18'42"W	
C1	19.15'	13.50'	81°15'38"	S40°20'49"E	17.58'
C2	67.16'	48.00'	80°09'45"	N40°53'45"W	61.81'
C3	68.75'	48.00'	82°03'55"	N40°13'05"E	63.02'
C4	17.55'	13.50'	74°29'08"	S44°00'28"W	16.34'
C5	1.56'	13.50'	6°37'42"	S03°27'03"W	1.56'
L4	19.18'			S45°02'18"E	
L5	60.76'			S00°08'12"W	
L6	26.00'			N89°51'48"W	
L7	16.00'			N00°08'12"E	
C6	59.69'	38.00'	90°00'00"	N44°51'48"W	53.74'
C7	59.54'	38.00'	89°46'30"	N45°01'27"E	53.63'
C8	45.08'	38.00'	67°58'32"	S55°06'02"E	42.49'
C9	15.96'	13.50'	67°45'02"	S55°59'17"E	15.05'
L8	27.10'			S89°51'48"E	



- LEGEND
- ◆ FOUND BRASS CAP MESA COUNTY SURVEY MARKER
 - ⊕ FOUND 3-1/4" ALUM. CAP
 - ⊙ SET #5 REBAR/CAP PLS 18478 IN CONCRETE
 - SET #5 REBAR/CAP PLS 18478
 - ⊠ FOUND PIN & ALUMINUM CAP AS NOTED
 - FOUND PIN & PLASTIC CAP AS NOTED

NOTE:
A foundation observation report by a licensed Engineer is required for building construction.

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County survey marker at the Center-East one-eleventh corner, and the brass cap Mesa County Survey at the East one-quarter corner of Section 16. The measured bearing of this line is N89°55'12"E.

DAKOTA WEST SUBDIVISION PHASE 2
G & R WEST LLC

SECTION: 1/4 NE 1/4 S. 16 T. 1 South R. 1 East MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tlc@tlowest.com

Drawn: btk Checked: drs Date: Jul 22, 2003 Job No. 0543-002
Sheet 2 of 2

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.

SEE SHEET 1 FOR SURVEYOR'S CERTIFICATE