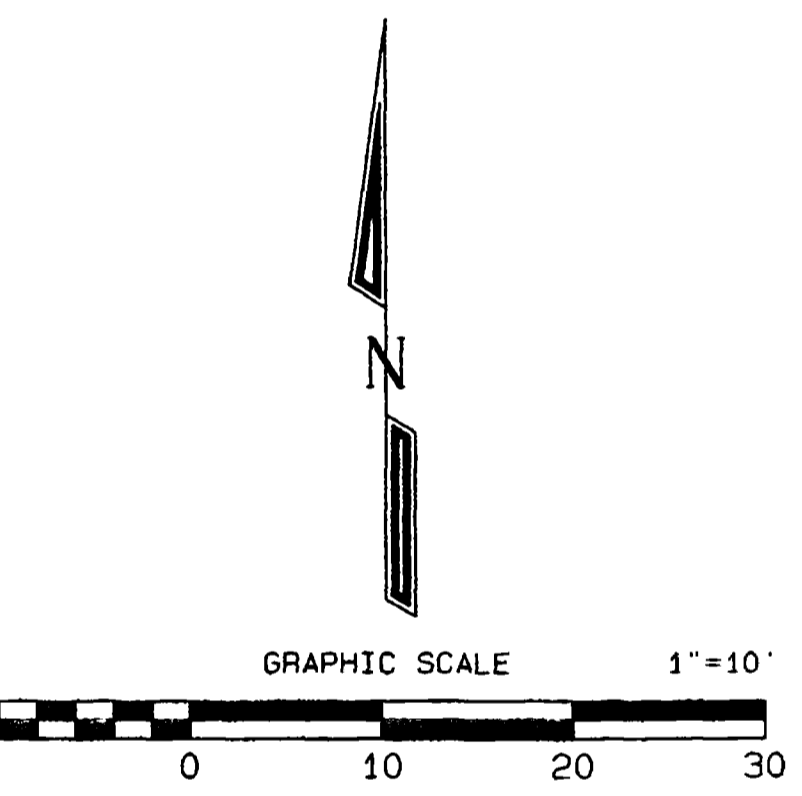
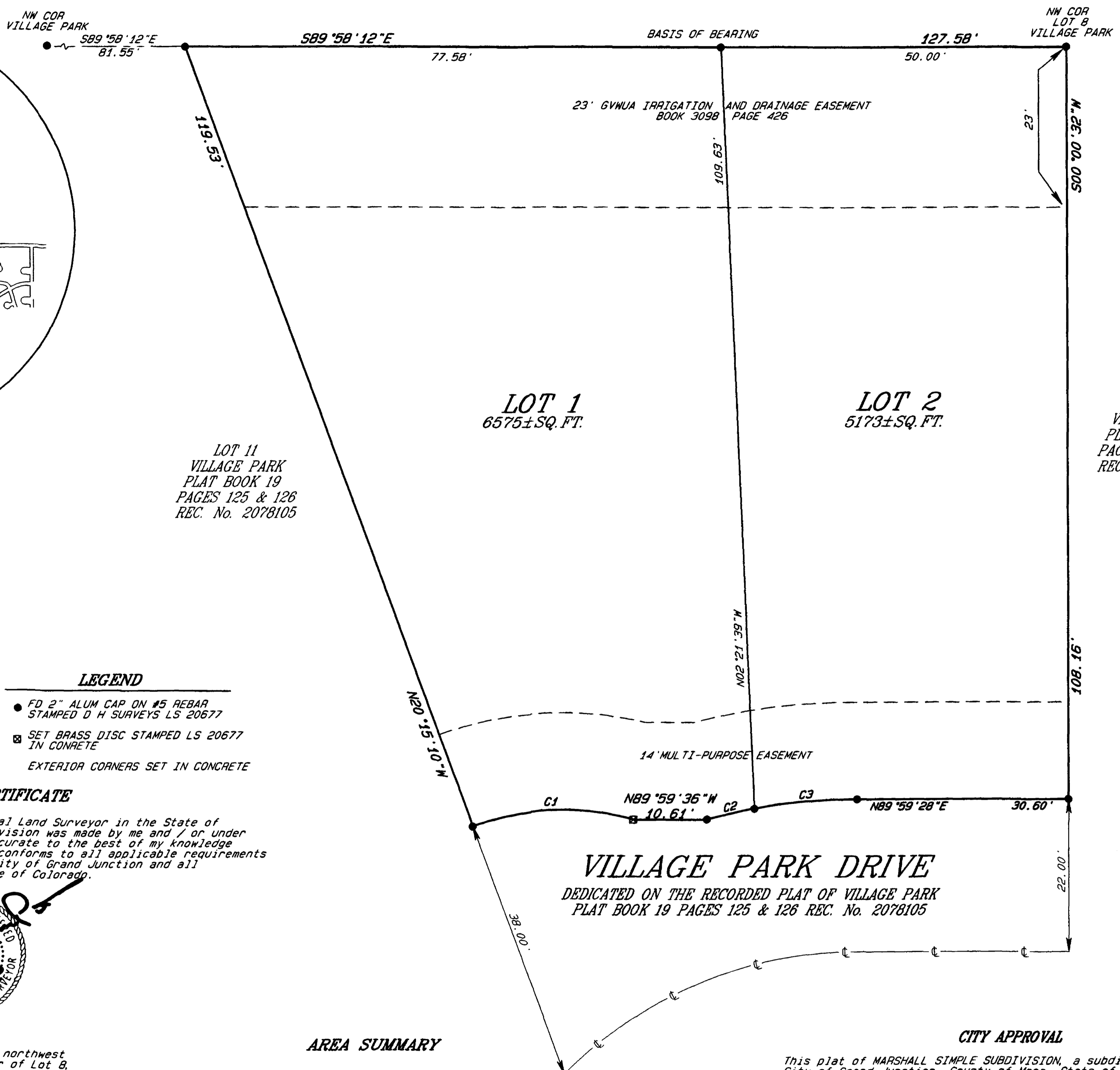
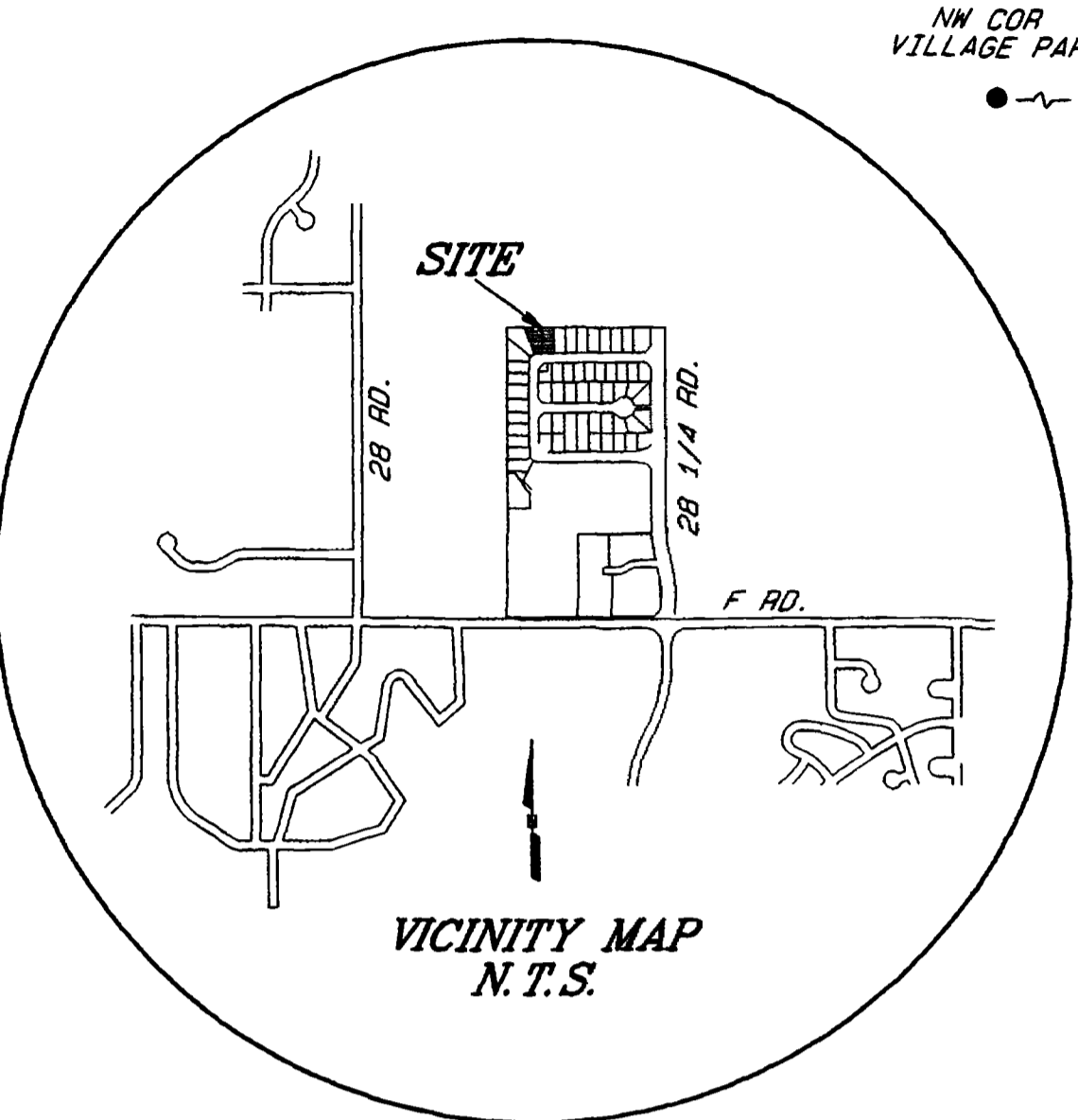


MARSHALL SIMPLE SUBDIVISION

A REPLAT OF LOT 9 & LOT 10, BLOCK 5, VILLAGE PARK



- LEGEND**
- FD 2" ALUM CAP ON #5 REBAR STAMPED D H SURVEYS LS 20677
 - SET BRASS DISC STAMPED LS 20677 IN CONCRETE
- EXTERIOR CORNERS SET IN CONCRETE

SURVEYOR'S CERTIFICATE

I, Alan R. VanPelt, 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.



BASIS OF BEARING

Basis of bearing being S89°58'12"E between the northwest corner of Village Park and the northwest corner of Lot 8, Village Park both being found 2" aluminum cap on #5 rebar stamped D H SURVEYS LS 20677.

CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	35°38'10"	23.64'	38.00'	23.26'	S87°33'56"W
C2	4°56'02"	7.06'	82.00'	7.06'	N77°05'46"E
C3	10°26'47"	14.95'	82.00'	14.93'	N64°47'10"E

PLAT NOTES

Village Park Drive and the 14' multi-purpose easement shown hereon have been previously dedicated on Village Park.

The Declarations and Covenants and Restrictions are recorded in Book 3162 at pages 1 thru 35 of the records of Mesa County.

Subject property is covered by an Avigation Easement as recorded in Book 2274 at Pages 44 and 45 of the records of Mesa County.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

AREA SUMMARY

LOTS 1 & 2 = 0.27 AC. / 100%

TOTAL = 0.27 AC. / 100%

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Meridian Land Title LLC, 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 Lee Homes Inc.; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

date: 11-4-2003 by: *[Signature]*

CITY APPROVAL

This plat of MARSHALL SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 4th day of November, 2003.

[Signature] City Manager
[Signature] City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at _____ o'clock _____ M., this _____ day of _____ A.D. 2003, and is duly recorded in Plat Book No. _____ at page _____ Reception No. _____ Fee \$ _____ Drawer No. _____

Deputy Clerk and Recorder

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Lee Homes Inc. and Sunshine II Construction and Development, LLC are the owners of that real property being Lot 9 and Lot 10, Block 5, Village Park as recorded in Plat Book 19 at Page 125 and 126 with Reception No. 2078105 of the records of the Mesa County Clerk and Recorder's Office, Mesa County, Colorado.

Said Owners have by these presents laid out, platted and subdivided the above described real property into Lots as shown hereon, and designated the same as MARSHALL SIMPLE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado.

[Signature] Steven R. Lee, President Lee Homes Inc.
[Signature] Lloyd J. Davis Jr., President Sunshine II Construction and Development, LLC

STATE OF COLORADO)
County of Mesa)^{ss}

The forgoing instrument was acknowledged before me this 4th day of November 2003 A.D., 2003 by Steven R. Lee, President, Lee Homes Inc. and Lloyd J. Davis Jr., President, Sunshine II Construction and Development, LLC

Witness my hand and official seal: *[Signature]*
Notary Public

Address 2454 Patterson Road, Grand Junction, CO 81503
My commission expires: 11/2/05

SUSAN J. OTTMAN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 11/02/2008
County of Mesa

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 3169 at Pages 978 thru 982, in Book 3169 at Pages 983 thru 987 and in Book 3482 at Pages 918 thru 922 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

[Signature] Alan Parkerson
BY: Alan Parkerson FOR: Patterson Road Development, LLC
Parkerson Brothers, LLC

STATE OF COLORADO)
County of Mesa)^{ss}

The forgoing instrument was acknowledged before me this 4th day of November A.D., 2003 by ALAN PARKERSON

Witness my hand and official seal: *[Signature]*
Notary Public

Address 635 Driole Dr GJ CO 81503
My commission expires: 8-2-07

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 3456 at Pages 33 thru 40 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

[Signature] R. Eric Johnson
BY: R. Eric Johnson FOR: The Bank of Grand Junction

STATE OF COLORADO)
County of Mesa)^{ss}

The forgoing instrument was acknowledged before me this 4th day of November A.D., 2003 by Robert E. Johnson

Witness my hand and official seal: *[Signature]*
Notary Public

Address 2415 F Road, Grand Junction, CO 81505
My commission expires: September 10, 2007

MARSHALL SIMPLE SUBDIVISION

LOCATED IN THE
SW 1/4 SW 1/4 SEC 6 T1S R1E 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. 433-03-13
Drawn By TMODEL	Date NOVEMBER, 2003	Sheet 1 OF 1

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