

BLUE STAR PARK SIMPLE SUBDIVISION

PLAT NOTES

An electric utility easement is granted to Rural Power Lines, Inc. as recorded in Bk. 3392 at Page 819, covering overhead electric lines and being 5 feet on each side of existing lines, however no overhead power lines exist at this site.

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.

CUL-DE-SAC DIMENSIONS

L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
L1		59.68'			S77°26'28"E
C1	120°53'10"	111.82'	53.00'	92.22'	S29°33'18"W
C2	59°04'27"	20.62'	20.00'	19.72'	S60°26'28"E

LEGEND

- MESA COUNTY SURVEY MARKER
- ⊗ FD. 3.25" ALUM. MONUMENT STAMPED QED LS 16413
- ⊗ FD. 3" ALUM. CAP STAMPED MONUMENT SURVEY LS 24943
- FD. #5 REBAR W/1.5" ALUM. CAP STAMPED LS 30410
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
- X— FENCE LINE
- WC = WITNESS CORNER
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- M.C.S.M. = MESA COUNTY SURVEY MARKER

AREA SUMMARY

DED. ROADS = 0.39 AC. / 03%
 LOTS 1 & 2 = 12.58 AC. / 97%
 TOTAL = 12.97 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 Bluestar Real Estate, LLC; 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 right-of-ways of record are shown hereon.

Date: DECEMBER 10, 2003

By: [Signature]
 LAWRENCE B. VENT/TITLE EXAMINER
 MERIDIAN LAND TITLE, LLC

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 3147 at Page 546 and Book 3147 at Page 554 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 Senior Vice President of NW Regional Manager, this 9th day of December, A.D., 2003, of WESTSTAR BANK.

By: [Signature] FOR: WestStar Bank

The foregoing ratification was acknowledged before me this 9th day of December, 2003, by Richard K. Brown as Senior Vice President of WESTSTAR BANK.

Witness my hand and seal:

[Signature]

SUSAN J. OTTMAN
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires 11/02/2005
 County of Mesa

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 8:29 o'clock A.M., this 30 day of Jan, A.D. 2004 and is duly recorded in Plat Book No. 3578 at page 545.
 Reception No. 214410 Fee \$ 10.00 Drawer No. 00-122.

Deputy

Clerk and Recorder

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Bluestar Real Estate, LLC is the owner of that real property located in Section 32, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

The W 1/2 SE 1/4 SW 1/4 of Section 32, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, EXCEPT:

Beginning at the found Mesa County survey marker for the W 1/16 corner of said Section 32, the basis of bearing being N00°01'19"E to the SW 1/16 corner, being a found 3.25" aluminum monument stamped LS 16413; thence N89°58'56"E a distance of 500.00 feet along the south line of said Section 32; thence N00°01'19"E a distance of 610.00 feet; thence S89°58'56"W a distance of 500.00 feet to the west line of said W 1/2 SE 1/4 SW 1/4; thence S00°01'19"W a distance of 610.00 feet to the beginning. Said parcel contains 12.97 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as BLUE STAR PARK SIMPLE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and rights-of-way shown hereon, to the full width of their platted rights-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 and Sewer Easement shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive 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 sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the conditions and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original conditions as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

[Signature]
 Bluestar Real Estate, LLC
 John Davis, Manager

STATE OF COLORADO)
 County of Mesa)

The foregoing instrument was acknowledged before me this 9th day of December, A.D., 2003 by Bluestar Real Estate, LLC: John Davis, Manager

Witness my hand and official seal:

[Signature]
 Notary Public

Address: 2454 Paduam Road Grand Junction CO 81505

My commission expires: 11/2/05

SUSAN J. OTTMAN
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires 11/02/2005
 County of Mesa

CITY APPROVAL

This plat of BLUE STAR PARK SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 12th day of December, 2003.

[Signature]
 City Manager

[Signature]
 City Mayor

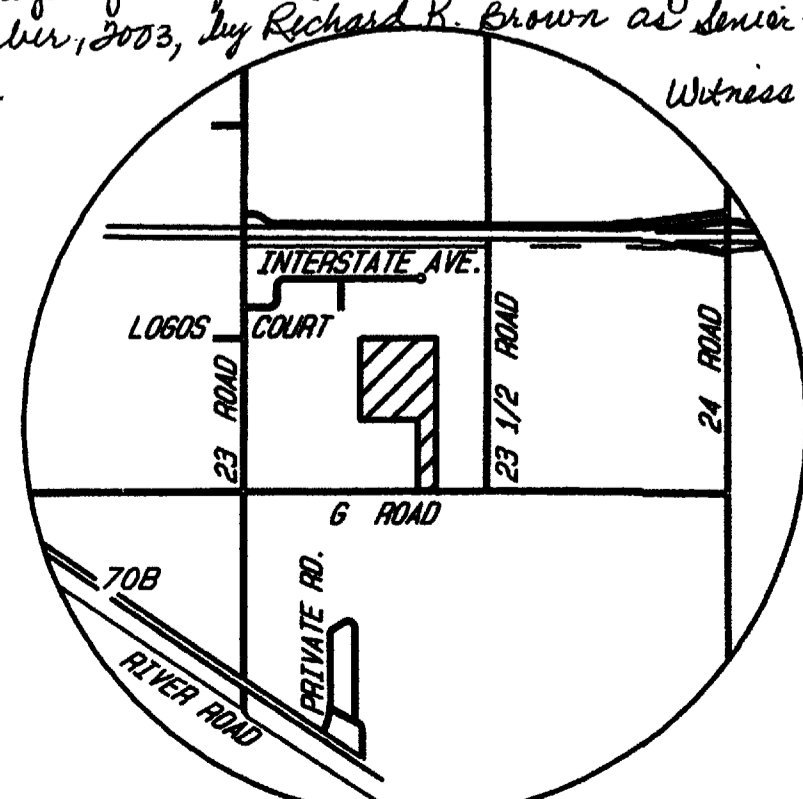
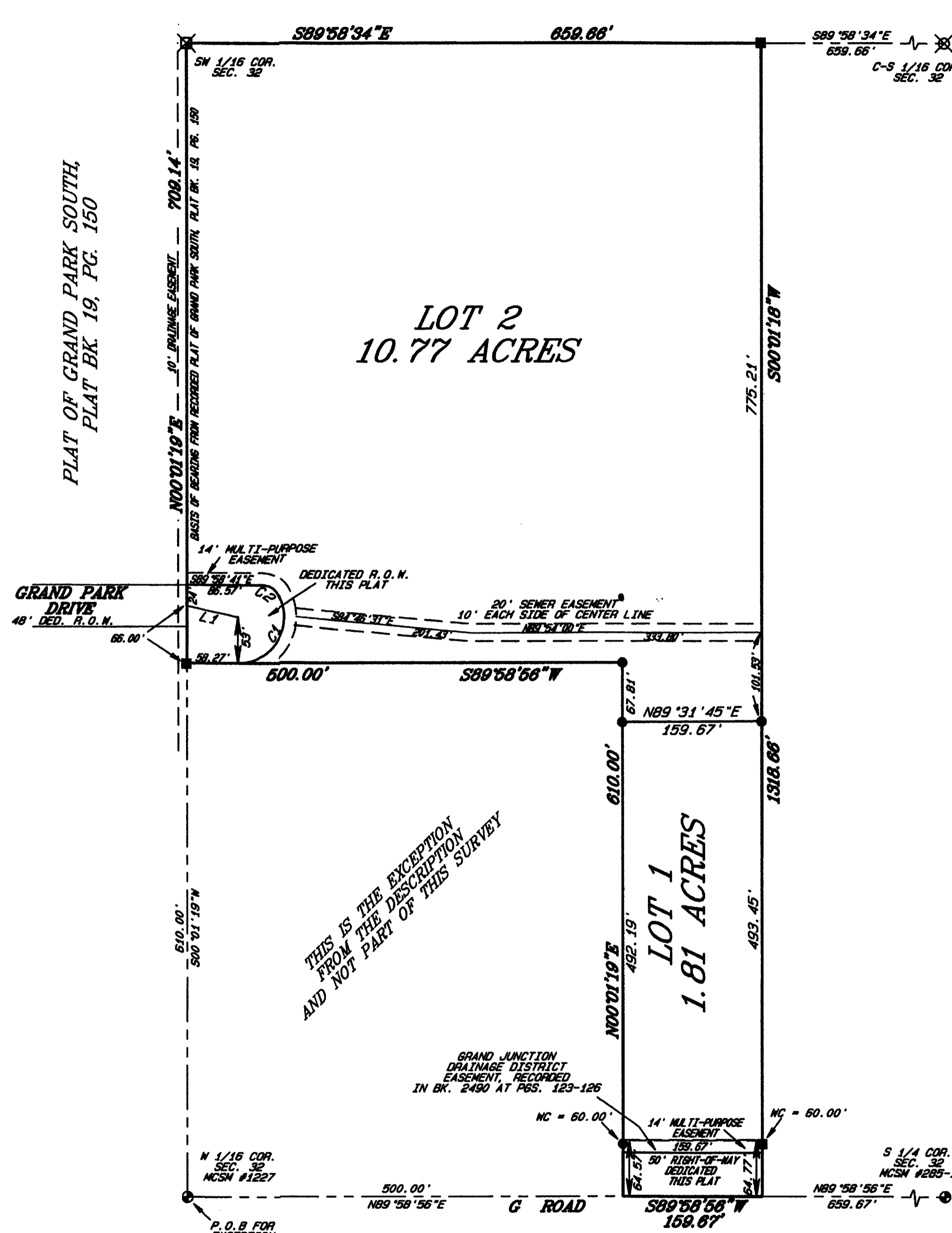
SURVEYOR'S CERTIFICATE

I, Michael W. 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. Title research was prepared by Meridian Land Title, LLC under File No. 65308.

[Signature]
 MICHAEL W. DRISSEL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF COLORADO
 My Commission Expires 12/31/2005
 County of Mesa

BLUESTAR REAL ESTATE, LLC
 LOCATED IN THE
 SE 1/4 SW 1/4, SEC. 32, T1N, R1W, U.M.
D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By: M.W.D. Checked By: A.V.P. Job No. 198-01-39
 Drawn By: TMODEL Date: DEC. 2003 Sheet: 1 OF 1



VINCINITY MAP
 N.T.S.

