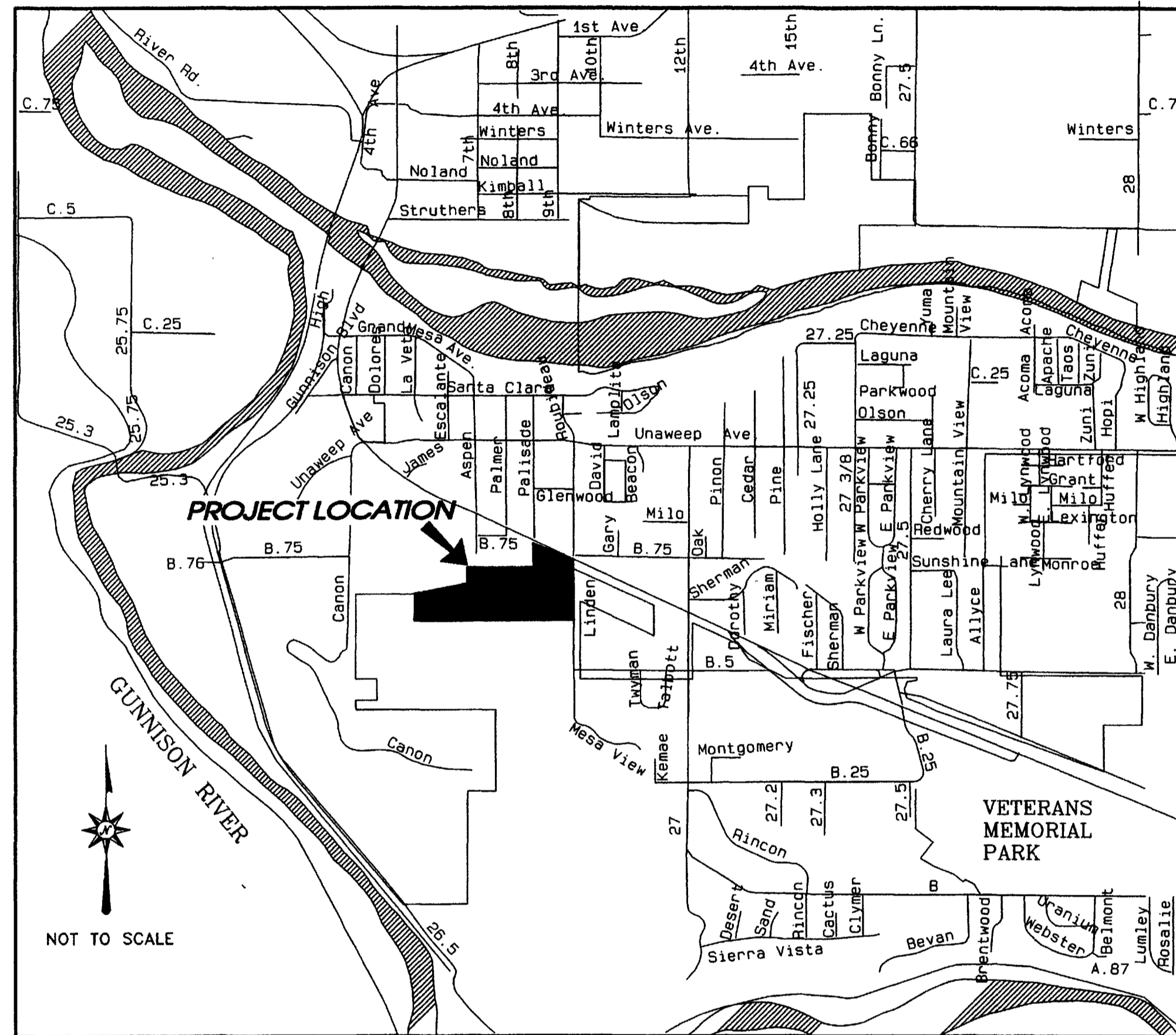


CARVILLE SIMPLE SUBDIVISION

SITUATED IN THE NE1/4 & NW1/4 SECTION 26, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
MESA COUNTY, COLORADO

VICINITY MAP



LAND USE SUMMARY		
LOTS	21.744 ACRES	98.6 %
STREETS	0.302 ACRES	1.4 %
TOTAL	22.046 ACRES	100 %

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Royce J. Carville, is the owner of that real property situated in the NW1/4 NE1/4, SW1/4 NE1/4 and the SE1/4 NW1/4 of Section 26, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, the ownership of which is demonstrated in an instrument recorded in Book 2325 at Page 610 of the Mesa County records; said property being more particularly described as follows:

That part of Lots 1 to 16 inclusive in Block 26 and Lots 9, 10 and 11 in Block 25 of Orchard Mesa Heights Subdivision lying South of US Highway 50 right-of-way, Together with vacated alley in said Block 26 and a portion of vacated Palsade Street adjacent thereto as vacated by Ordinance No. 2703 recorded in Book 2005 at Page 19;
AND a tract of land within that portion of the SW1/4 NE1/4 Section 26, Township 1 South, Range 1 West of the Ute Meridian, and of the E1/2 SE1/4 NW1/4 of said Section 26 lying North of the following described line and South of the US Highway 50:
Commencing at the Southeast corner SW1/4 NE1/4 of said Section 26, thence North 00°11'27" East along the East line SW1/4 NE1/4 of said Section 26 a distance of 793.08 feet to the True Point of Beginning, thence North 89°36'24" West 1978.08 feet to a point on the West line E1/2 SE1/4 NW1/4 of said Section 26, EXCEPT that part of the NE1/4 SE1/4 NW1/4 if said Section 26 lying North of the Orchard Mesa District Drain.

That said owners have by these presents laid out, platted, and subdivided that above described real property as shown hereon, and designates the same as CARVILLE SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

* All streets 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.

* All multipurpose easements dedicated to the City of Grand Junction for the use of City approved public utilities and public providers 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, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

* All utility easements dedicated to the City of Grand Junction for the use of City - approved: utilities and public providers 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, and telephone lines, equivalent other public providers and appurtenant facilities.

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 or brush, and in Drainage and Detention/Retention easements or tracts the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts 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 owner further certifies that all lienholders, if any are represented hereon.

Executed this 18th day of February, 2004.

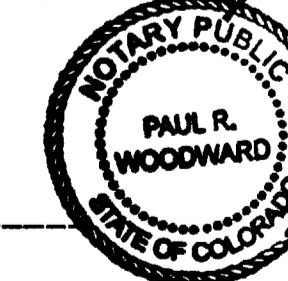
Royce J. Carville
Royce J. Carville

State of Colorado }
County of Mesa }

The foregoing Statement of Ownership and Dedication was acknowledged before me by Royce J. Carville on this 18th day of February, 2004 for the aforementioned purposes.

Paul R. Woodward
Notary Public

My commission expires: 7/7/2007



TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Abstract & Title Co. of Mesa County, Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to Royce J. Carville; 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, as of 9:00 A.M., Feb. 17, 2004

Date: Feb 19, 2004

By: *Donald K. Paris*
Abstract & Title Co. of Mesa County Inc.

CITY APPROVAL

This plat of CARVILLE SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved this 23rd day of Feb. 2004.

[Signature]
City Manager

[Signature]
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 11:25 o'clock A.M., on this 24th day of February, 2004, A.D., and was recorded at Reception No. 2178170, in Plat Book 3592 at Page 665-666, Drawer No. 00-132, Fees \$20.00 + \$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 survey shown hereon was prepared under my supervision; that the descriptions and plat hereon are accurate representations of said survey.

Dennis R. Shellhorn
Dennis R. Shellhorn P.L.S. 18478
Date: _____

Date: _____

CARVILLE SIMPLE SUBDIVISION
ROYCE CARVILLE/CONSTRUCTORS WEST

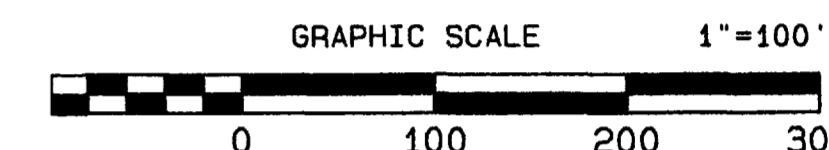
SECTION: N1/2 S.26 T1S R1W MERIDIAN: UTE

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

Date of Survey: Mar 12, 2003 Field Surveyor: DR6/SLG Revision Date: Feb 14, 2004
Drawn: DR6 Checked: KST Approved: DR6 Job No. 0187-035
S:\Survey\0187 cowest\035 Carville\035cityplat.pro Sheet 1 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.

CARVILLE SIMPLE SUBDIVISION



● SET #5 REBAR/ALUM CAP IN CONCRETE "THOMPSON-LANGFORD PLS 18478"

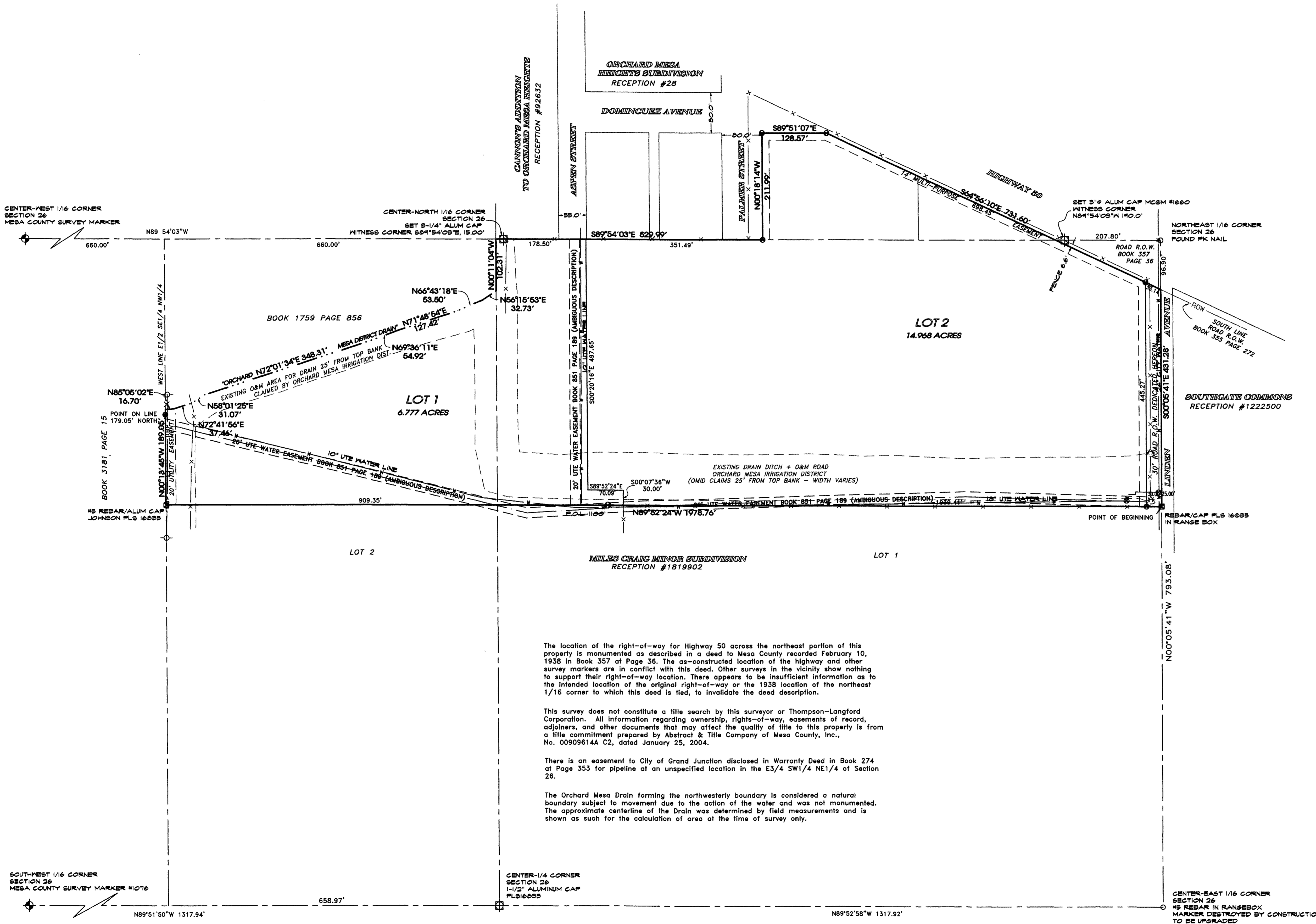
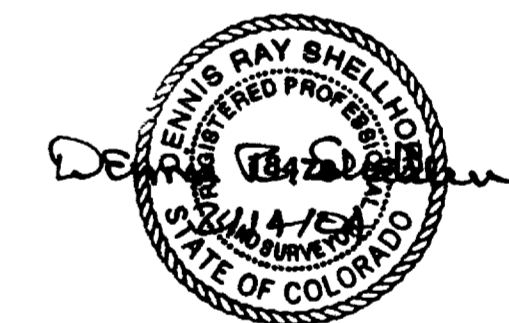
BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the #5 rebar at the center-east one-sixteenth corner of Section 26, and the #5 rebar at the northeast one-sixteenth corner of Section 26. The measured bearing of this line is N00°05'41"W.

LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

- x—x— FENCE
- OHP— OVERHEAD UTILITY LINE
- ⊗ POWER POLE
- ⊗ DOWN GUY ANCHOR

- R.O.W. : RIGHT-OF-WAY
- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST

PLS: PROFESSIONAL LAND SURVEYOR



The location of the right-of-way for Highway 50 across the northeast portion of this property is monumented as described in a deed to Mesa County recorded February 10, 1938 in Book 357 at Page 36. The as-constructed location of the highway and other survey markers are in conflict with this deed. Other surveys in the vicinity show nothing to support their right-of-way location. There appears to be insufficient information as to the intended location of the original right-of-way or the 1938 location of the northeast 1/16 corner to which this deed is tied, to invalidate the deed description.

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 Abstract & Title Company of Mesa County, Inc., No. 00909614A C2, dated January 25, 2004.

There is an easement to City of Grand Junction disclosed in Warranty Deed in Book 274 at Page 353 for pipeline at an unspecified location in the E3/4 SW1/4 NE1/4 of Section 26.

The Orchard Mesa Drain forming the northwesterly boundary is considered a natural boundary subject to movement due to the action of the water and was not monumented. The approximate centerline of the Drain was determined by field measurements and is shown as such for the calculation of area at the time of survey only.

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.

CARVILLE SIMPLE SUBDIVISION
ROYCE CARVILLE/CONSTRUCTORS WEST

SECTION: N1/2	S.26	TWN: 1 South	RNGE: 1 West	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION				
529 25 1/2 ROAD - B-210 (970) 243-6067				
Grand Junction CO 81505 tlc@tlcwest.com				
Date of Survey: Mar 12, 2003	Field Surveyor: DRS/SLG	Revision Date: Feb 14, 2004		
Drawn: DRS	Checked: KST	Approved: DRS	Job No. 0187-035	
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Sheet 2 of 2				