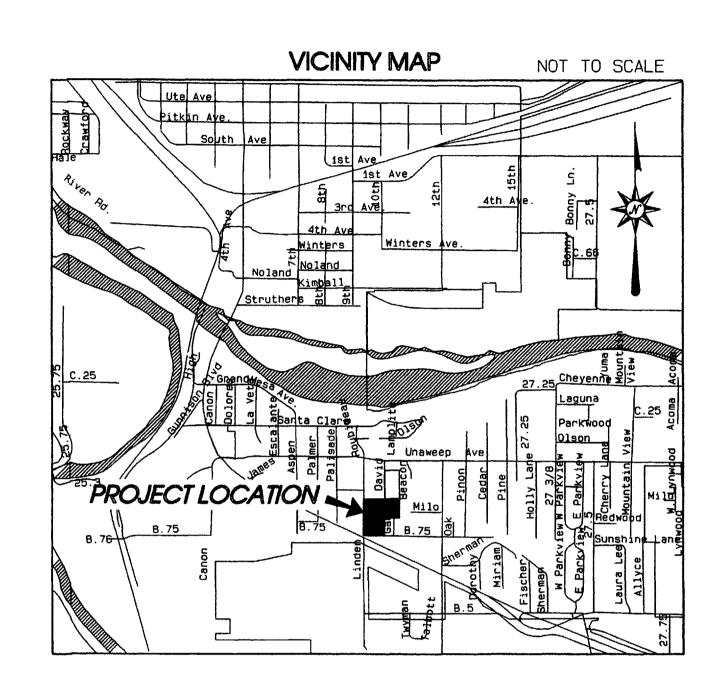
LINDEN POINTE

A PARCEL SITUATED IN THE NE1/4 NE1/4 S.26, T.1 S., R.1 W., UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

N: NORTH E: EAST S: SOUTH W: WEST

A: ARC LENGTH OF CURVE
R: RADIUS OF CURVE
DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
ChBrg: BEARING OF LONG CHORD OF CURVE
LC: LENGTH OF LONG CHORD OF CURVE
T.: TOWNSHIP
R.: RANGE
R.O.M.: RIGHT-OF-WAY
PLS: PROFESSIONAL LAND SURVEYOR
REC. NO.: DOCUMENT RECEPTION NUMBER

LAND USE SUMMARY					
LOTS	6.411 ACRES	83.9%			
STREETS	1.228 ACRES	16.1%			
TOTAL	7.639 ACRES	100%			

NOTE: Areas labeled "O5" on Sheets 2 and 3 are specifically set aside as primary recreation area, and are not intended to create any severed ownership. Total area designated as primary recreation areas is 41657 square feet and is included in the area platted as Lots in the Land Use Summary. Erection of permanent structures on these areas is prohibited.

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS.

The undersigned, Housing Authority of the City of Grand Junction, is the owner of that real property situated in the NEI/4 NEI/4 of Section 26, Township I South, Range I West of the Ute Meridian, Mesa County, Colorado, the ownership of which is demonstrated in an instrument recorded in Book 2459 at Page 774 of the Mesa County records; said property being more particularly described as follows:

The SWI/4 NEI/4 NEI/4 of Section 26, Township I South, Range | West of the Ute Meridian.

TOGETHER WITH that portion of Gary Drive vacated by Ordinance

EXCEPT Beginning at the SE corner of the SMI/4 NEI/4 NEI/4 of Section 26, Township I South, Range I West of the Ute Meridian; Thence due North 315 feet;

Thence North 89°52' West 300 feet; Thence due South 315 feet;

Thence South 89°52' East 300 feet to the place of beginning, together with that area known as Gary Drive.

That said owners have by these presents laid out, plattted, and subdivided that above described real property as shown hereon, and designates the same as LINDEN POINTE, 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 multi-purpose easements 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

* All utility easements 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, telephone lines and cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, storm sewers, equivalent other public providers.

* Sanitary sewer easement is dedicated to the City of Grand Junction as a perpetual easement for the installation, operation, repair and maintenance of sanitary sewer lines and appurtenances thereto.

* Public access easement is dedicated to the City of Grand Junction as a perpetual easement for the use of public providers, including but not limited to, postal service, trash collection, fire, police, and emergency vehicles and services. The Owner shall maintain the public access easement.

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 of 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.

By: Marcock, Development Director
Housing Authority of the City of Grand Junction

State of Colorado)
)ss
County of Mesa)

The foregoing Statement of Ownership and Dedication was acknowledged before

me by Gregory Hancock of the Housing Authority of the City of Grand Junction as

for the aforementioned purposes.

Notary Public 1-28-2006

My commission expires: 1-28-2006



This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at $\frac{2.26}{2.26}$ o'clock $\frac{1}{1.00}$ M., on this $\frac{8+h}{1.00}$ day of $\frac{APR/L}{1.00}$, and was recorded at Reception No. $\frac{2/86089}{1.00}$, in Plat Book $\frac{3626}{1.00}$ at Page $\frac{553-555}{1.00}$ Drawer No. $\frac{PP-10}{1.00}$, Fees $\frac{30.00}{1.00}$

TITLE CERTIFICATION

Clerk and Recorder

State of Colorado County of Mesa

We, Abstract & Title Company of Mesa County, 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 Housing Authority of the City of Grand Junction; 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: 2-11-0

By: Stanchard: For: Abstract & Title Company of Mesa Cour

SURVEYOR'S STATEMENT

I, Dennis R. Sheilhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of LINDEN POINTE, 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 survey of my knowledge and belief. This statement is only applicable to the survey data has been not represent a warranty or opinion as to ownership the black of quality of title.

LINDEN POINTE

G.J.H.A./SHAW CONST.

SECTION: NE1/4 NE1/4 S.26 TWNSHP: 1 South RNGE: 1 West MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION 529 25 1/2 ROAD - B-210 (970) 243-6067

Grand Junetion CO 81505 tile of iewest.com

Date of Survey: Feb 10, 2003 Field Surveyor: CCR Revision Date: Feb 17, 2004

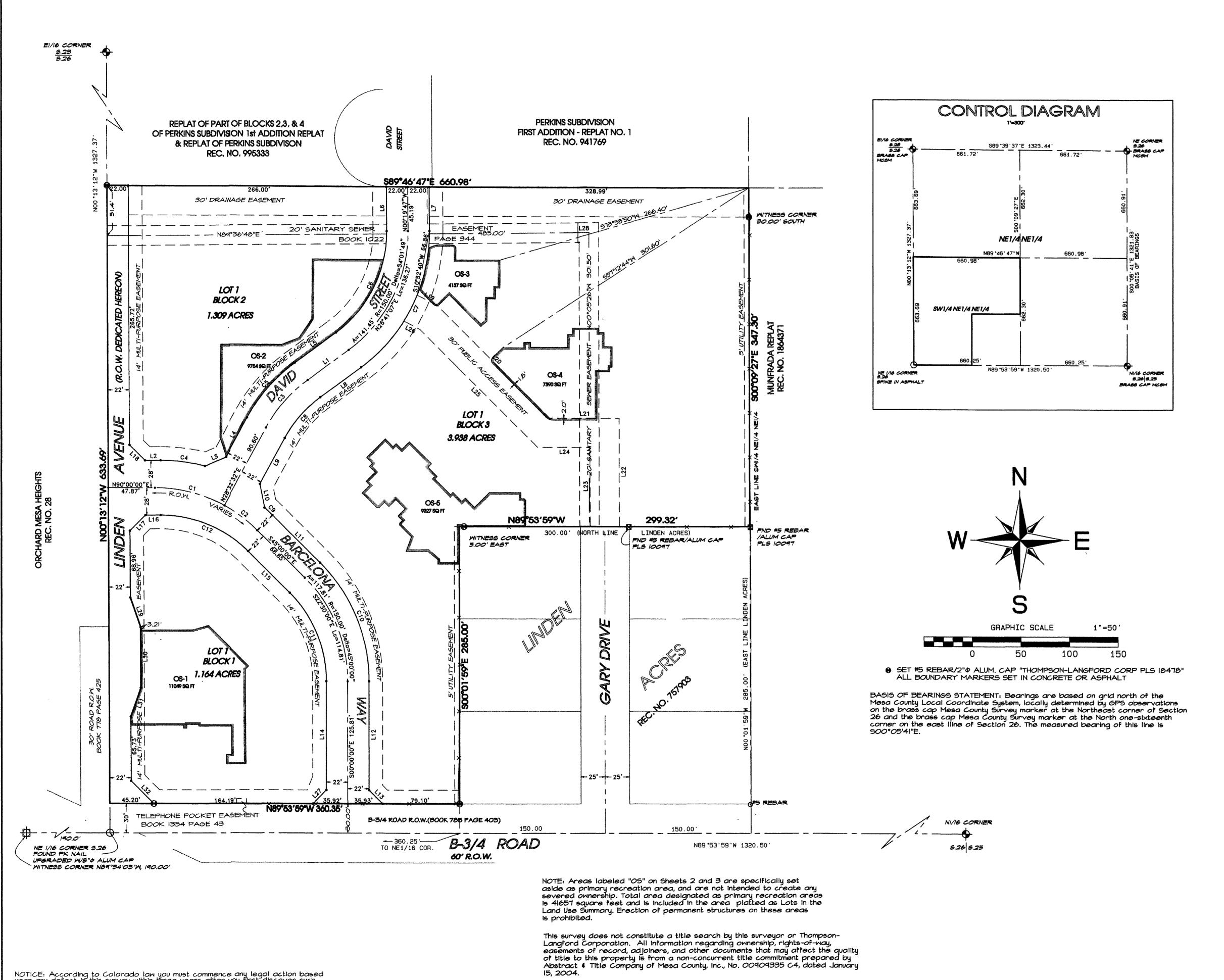
Drawn: DRS Checked: KST Approved: DRS Job No. 0287-002

S:\Survey\0287 Shaw\002\Linden Sub.pro

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.

Sheet 1 of 3

LINDEN POINTE



LINE/CURVE TABLE

2' 575°43'- 3' 553°13'- 6' N41°07 0' N53°42'0 55' 582°47' 63' N67°09 62' N41°07 75' N28°32'5 0' N53°42'0 10' N00°19'- 10' S26°41'0 10' 526°41'0 10' 526°41'0 10' 541°07 10' 541°07 10' 541°07 10' 541°07 10' 541°07 10' 541°07 10' 541°07 10' 541°07 10' 541°07 10' 541°07 10' 541°07 10' 541°07 10' 541°07 10' 545°00'0 10' 545°00'0 10' 545°00'0 10' 545°00'0 10' 545°00'0 10' 545°00'0 10' 545°00'0 10' 545°00'0 10' 545°00'0 10' 545°00'0 10' 545°00'0 10' 545°00'0 10' 545°00'0 10' 500°00'0 10' 500°00'0	44"E 150.0 72"E 150.0 72"E 150.0 72"E 164.0 751"E 172.0 751"E 172.0 751"E 172.0 751"W 172.0 752"W 171"W 128.0 758"E 172.0 759"E 172.0 759"E 172.0 759"E 172.0 759"E 172.0 750"E 172.0 750"E 172.0 750"E 172.0 750"E 172.0	16°2 10' 25°0' 10' 14°2 10' 25°0' 10' 54°0 10' 54°0 10' 3°4	7'28" 9'30" 4'07" 9'30" 01'49" 9'30"	73.45' 42.44' 65.34' 46.13' 74.92' 116.28' 156.25' 55.75' 11.24'
6' N41°07 0' N53°42'0 0' N53°42'0 11' N90°00'0 25' S82°47' 13' N67°09 12' N41°07 13' N28°32'3 0' N53°42'0 11' N26°41'0 0' N50°19'0 15' S20°41'0 0' S53°42'0 0' S41°07 19' S28°32'3 14' S11°06'3 14' S46°52'3 15' S45°00'0 15' S45°00'0 15' S45°00'0 15' N00°00'0	"IT"E 150.0 D2"E D0"E 57"E 184.0 "51"E "17"E 172.0 32"E D7"E 128.0 47"W 47"E D7"W 172.0 D2"W "17"W 128.0 32"W 58"E 20"E 172.0 D0"E 172.0 D0"E 172.0 D0"E 172.0 D0"E 172.0 D0"E 172.0 D0"E 172.0 D0"W 29"E	25°0' 14°2' 00' 25°0' 00' 54°0' 00' 54°0' 00' 3°4	9'30" 4'07" 9'30" 01'49" 9'30"	65.34' 46.13' 74.92' 116.28' 156.25'
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N41°07 N28°32' N28°32' O'	17"E 172.0 32"E 128.0 47"W 172.0 47"E 172.0 22"W 172.0 17"W 128.0 32"W 172.0 50"E 172.0 170"E 172.0 170"E 172.0 170"E 172.0	54°C 54°C 54°C 54°C 54°C 54°C	01'49" 01'49" 9'30" 4'40"	16.28' 156.25' 55.75'
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O' N53°42'6 TI' N26°4I'6 O' N00°19'6 B' 500°19'6 O' 526°41'6 O' 553°42'6 O' 541°07 59' 528°32'5 54' 511°06'5 55' 545°00'6 59' 520°30'6 59' 545°00'6 56' 545°07'5 55' N00°00'6 55' N00°00'6	07"E 128.0 47"W 47"E 07"W 172.0 02"W "17"W 128.0 32"W 58"E 20"E 172.0 00"E 00"E 172.0	00' 54°0' 00' 25°0' 00' 3°4	9'30"	156.25' 55.75'
711 N26°41'0 0' N00°19'0 18' S00°19'0 0' S26°41'0 0' S53°42'0 0' S41°07 19' S28°32'5 14' S11°06'5 14' S46°52'2 15' S45°00'0 10' S45°00'0 10' S45°00'0 10' S45°00'0 10' S45°00'0	47"W 47"E 07"W 172.0 02"W "17"W 128.0 32"W 58"E 20"E 172.0 00"E 172.0 00"W 29"E	00' 54°0' 00' 25°0' 00' 3°4	9'30"	156.25' 55.75'
O' NOO*191/2 18' SOO*191/2 O' \$26°41/2 O' \$53°42/2 O' \$41°07 59' \$28°32/3 44' \$11°06/3 55' \$45°00/2 59' \$22°30/2 0' \$00°00/2 6' \$45°07/3 75' \$00°00/2 75' \$00°00/2 75' \$00°00/2	47"E 07"W 172.0 02"W '17"W 128.0 32"W 58"E 20"E 172.0 00"E 172.0 00"W 29"E	25°0' 3°4	9'30"	55.75'
8' 500°19' 0' 526°41'0 0' 553°42'0 0' 541°07 69' 528°32'5 4' 511°06' 64' 546°52'2 55' 545°00'0 60' 545°07' 65' 545°07'	07"W 172.0 02"W "17"W 128.0 32"W 58"E 20"E 172.0 00"E 172.0 00"E 172.0	25°0' 3°4	9'30"	55.75'
O' 526°41'0 O' 553°42'0 O' 541°07 64' 528°32'3 64' 511°06'3 64' 546°52'2 65' 545°00'0 64' 522°30'0 60' 500°00'0 66' 545°07' 75' N00°00'0	02"W "17"W 128.0 32"W 58"E 20"E 172.0 00"E 172.0 00"W 29"E	25°0' 3°4	9'30"	55.75'
O' 553°42′6 O' 541°07 O' 541°07 O' 528°32′5 O' 511°06′5 O' 546°52′2 O' 522°30′6 O' 500°00′6 O' 545°07′2 O' 545°07′2 O' 500°00′6 O' 500°00′6 O' 500°00′6 O' 500°00′6 O' 500°00′6	02"W "17"W 128.0 32"W 58"E 20"E 172.0 00"E 172.0 00"W 29"E	25°0' 3°4	9'30"	55.75'
0' \$41°07 69' \$28°32'5 64' \$11°06'! 64' \$46°52'2 65' \$45°00'0 60' \$00°00'0 60' \$45°07'! 750°00'0	" T"W 128.0 32"W 58"E 20"E 172.0 00"E 172.0 00"W 29"E	3°4	4'40"	11.24'
94' 528°32'5 94' 511°06'5 94' 546°52'2 95' 545°00'0 94' 522°30'0 90' 500°00'0 96' 545°07'5 95' N00°00'0	32"W 56"E 20"E 172.0 00"E 00"E 172.0 00"W 29"E	3°4	4'40"	11.24'
SII°06" S46°52" S45°00" S22°30" S00°00" S45°01" S45°01" N00°00"	58"E 20"E 172.0 00"E 00"E 172.0 00"W 29"E			
44	00"E 172.0 00"W 29"E			
55' 545°00'0 PA' 522°30'0 PO' 500°00'0 PO' 545°07' PO' NO0°00'0	00"E 172.0 00"W 29"E			
94' 522°30'0 0' 500°00'0 6' 545°07' 55' N00°00'0	00"E 172.0 00"W 29"E	90' 45°00	000"	131.64'
0' 500°00'0 6' 545°07' 5' N00°00'0	00"W 29"E			
6' 545°07': 5' NOO°00'0	29"E			
5' NOO°00'C			1	
	00"E1			
3' N22°30'0	00"W 128.0	0' 45°00	0'00"	97.97'
N45°00'C				
3' N67°30'C		0' 45°00	0'00"	97.97'
2' N90°00'C				
55' 544°46'4				
4' N45°13'				
2' 562°54'	42"E			
4' 545°00'0				
	47"W			
			·	
4' 500°13	12"E			
		l l		
	07' 500°01' .14' N00°01' .06' N89°46' 48' N45°00'0 29' N62°54' 67' N45°03 28' N89°37' 94' S19°24'	07'	07'	SOO°OI'59"E



LINDEN POINTE

G.J.H.A./SHAW CONST.

SECTION: NE1/4 NE1/4 S.26 TWNSHP: 1 South RNGE: 1 West MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - B-210 (970) 243-6067 Grand Junction CO 81505 tile@tiewest.com Date of Survey: Feb 10, 2003 Field Surveyor: CCR Revision Date: Feb 17, 2004

Date of Survey: Feb 10, 2003 Field Surveyor: CCR Revision Date: Feb Drawn: DRS Checked: KST Approved: DRS Job No. 0287-002 S:\Survey\0287 Shaw\002\Linden Sub.pro Sheet 2 of 3

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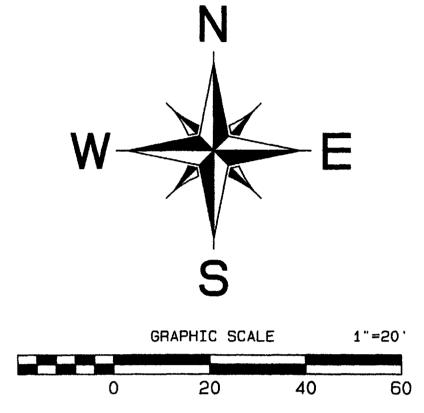
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LINDEN POINTE

DETAIL OF OPEN SPACE PARCELS

L30 L37 OS-3 4137 SQ FT L26 OS-2 9754 SQ FT **OS-4** L66 7390 SQ FT OS-1 11049 SQ FT 9327 SQ FT LII5 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.

LINE/CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
LI L2	53.67' 16.90'	N89°46'48"E			
L3	59.00'	N74°58'03"E 545°00'00"E			
L4 L5	4.55' 10.37'	545°00'00"W 500°00'00"E			
L6 L7	25.00' 62.00'	500°00'00"W 500°27'43"E			
L8 L9	20.96' 9.62'	N90°00'00"H			
LIO LII	6.00' 28.99'	N90°00'00"E N00°00'00"E			
LI2 LI3	34.37' 2.00'	N90°00'00"W			
LI4	12.00'	NOO°00'00"E			
LI5 LI6	4.00' 3.61'	500°00'00"M			
Li7 Li8	3.00' 27.99'	NOO°00'00"E			
L19 L20	26.19' 9.16'	589°46'48"W NOO°13'12"W			
L21 L22	31.78' 59.00'	NI9°04'12"E N00°13'12"W			
L23 L24	21.27' 34.59'	NI8°03'24"M NOI°01'45"E			
L25	61.061	NO0°09'24"E			
L26 L27	63.28'	589°44'12"E N68°43'09"E			
L28 L29	23.59' 60.78'	N33°52'56"E N00°21'29"E			
L30	73.56'	589°41'03"E 533°16'36"W	128.00'	40°50'53"	89.34
L31 L32	15.16' 37.05'	553°42'02"M 553°42'02"W			····
C2 L33	75.52' 28.92'	541°07"7"W 528°32'32"W	172.00'	25°09'30"	74.92
L34 C3	17.11'	528°32'32"W N72°09'10"E	19.50'	36°08'06"	12.10
L35	12.831	589°46'47"E			
C4 L36	6.28'	544°46'47"E 500°13'13"W	4.00'	90°00'00"	5.66
L37 L38	45.20' 20.24'	589°46'47"E 500°20'11"W			
L39	8.39' 4.50'	500°13'13"W W"74'46'980			
L41 L42	11.25' 8.58'	500°13'13"W N89°46'47"W			
L43 L44	22.70' 8.50'	500°13'13"W 549°48'09'W			
L45 L46	45.90' 14.50'	N44°56'27"W S45°00'00"W			
<i>C</i> 5	6.28'	N90°00'00"W	4.00'	90°00'00"	5.66
L47 C6	16.20' 5.60'	N45°00'00"W N36°46'21"W	19.50'	16°27'18"	5.58
C7 L48	43.06' 14.50'	NI2°46'13"E N45°13'13"E	172.00'	14°20'38"	42.95
L49 L50	7.16'	N89°31'15"E 589°46'47"E			
L51 L52	5.50' 7.00'	NOO°13'13"E 589°46'47"E			
L53 L54	5.00' 38.22'	500°13'13"W 589°46'47"E			
L55 L56	13.18'	NOO°13'13"E 589°46'47"E			
L57	6.32'	N00°13'13"E			
L58 L59	26,97'	N89°58'26"E 500°13'13"W			
L60 L61	5.50' (4.31'	589°46'47"E 500°13"13"W			
L62 L63	8.39' 21.24'	589°46'47"E 500°13"W			
L64 L65	2.2l ¹ 4.54 ¹	N89°46'47"W 500°13"13"W			
L66 L67	13.18' 49.88'	N89°46'47"W 500°13"I3"W			
L68 C8	45.63' 7.42'	N89°46'47"W N67°23'24"W	9.50'	44°46'47"	7.24
L69 C9	78.50' 6.28'	N44°45'13"W N00°13'13"E	4.00'	90°00'00"	5.66
L70	21.90'	N89°58'38"W	4,00	40 00 00	<u> </u>
L71 L72	4.50' 13.36'	NOO°00'00"E N50°03'26"W			
L73 L74	22.70° 16.21°	N90°00'00"W N20°20'24 " E			
L75 L76	17.00' 2.12'	N45°00'00"W N00°00'00"W			
L77	4.00° 6.36°	N45°26'58"E N45°00'00"W			
L79 L80	10.17' 13.34'	N45°00'00"E N45°00'00"W			
L81 L82	10.17' 6.33'	545°00'00"W N45°00'00"W			
L83	8.00'	545°00'00"W			
L84 L85	2.12'	N90°00'00"W N45°00'00"W			
L86 L87	4.51'	N48°18'00"W N45°00'00"E			
L88 L89	5.50' 3.35'	N45°00'00"W N45°00'00"E			
L90 L91	8.39' 4.50'	N45°00'00"W N45°00'00"E			
L92 L93	8.50' 27.14'	N45°00'00"W N45°00'00"E			
L94 L95	11.25' 4.50'	544°46'47"E N45°13'13"E			
L96 L97	8.391	544°46'47"E			
3.971	10.95'	N45°13'13"E 545°31'56"E			
L98	13.18'	544°46'47"E			
L98 L99 L100	5.00'	545°13'13"W		-	
L98 L99 L100 L101 L102	5.00' 13.45' 3.58'	544°46'47"E 545°13'13"W			
L98 L99 L100 L101	5.00' 13.45'	544°46'47"E 545°13"3"W 544°46'47"E			
L98 L99 L100 L101 L102 L103 L104 L105	5.00' 3.45' 3.58' 22.70' 3.58' 3.04'	544°46'47"E 545° 3' 3"W 544°46'47"E N45° 3' 3"E 544°46'47"E			
L98 L99 L100 L101 L102 L103 L104 L105 L106 L107	5.00' 3.45' 3.58' 22.70' 3.58' 3.04' 5.00' 3.51'	544°46'47"E 545°13'13"W 544°46'47"E N45°13'13"E 544°46'47"E N46°10'30"E 544°46'47"E			
L98 L99 L100 L101 L102 L103 L104 L105 L106 L107 L108 L109	5.00' 13.45' 3.58' 22.70' 3.58' 13.04' 5.00' 13.51' 21.38' 22.38'	544°46'47"E 545°13"13"W 544°46'47"E N45°13"13"E 544°46'47"E N46°10'30"E 544°46'47"E N45°13"13"E 589°55'23"E			
L98 L99 L100 L101 L102 L103 L104 L105 L106 L107 L108	5.00' 3,45' 3.58' 22,70' 3.58' 3,04' 5.00' 3,5 ' 21,38'	544°46'47"E 545°13"13"W 544°46'47"E N45°13'13"E 544°46'47"E N46°10'30"E 544°46'47"E N45°13'13"E 589°55'23"E 589°46'47"E 500°13'13"W			
L98 L99 L100 L101 L102 L103 L104 L105 L106 L107 L108 L109 L109	5.00' 13.45' 3.58' 22.70' 3.58' 13.04' 5.00' 13.51' 21.38' 22.38' 10.17'	544°46'47"E 545°13"13"W 544°46'47"E N45°13"13"E 544°46'47"E N46°10'30"E 544°46'47"E N45°13"13"E 589°55'23"E 589°46'47"E			



RELATIVE LOCATION APPROXIMATE SEE SHEET 2 FOR ACTUAL LOCATIONS

NOTE: Areas labeled "05" on Sheets 2 and 3 are specifically set aside as primary recreation area, and are not intended to create any severed ownership. Total area designated as primary recreation areas is 41657 square feet and is included in the area platted as Lots in the Land Use Summary. Erection of permanent structures on these areas is prohibited.



LINDEN POINTE

SECTION: NE1/4 NE1/4 S.26 TWNSHP: 1 South RNGE: 1 West MERIDIAN:

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tic@ticwest.com Fleid Surveyor: CCR Revision Date: Feb 17, 2004 Date of Survey: Feb 10, 2003

Job No. 0287-002 Drawn: DRS Checked: KST Approved: DRS S:\Survey\0287 Shaw\002\Linden Sub.pro Sheet 3 of 3