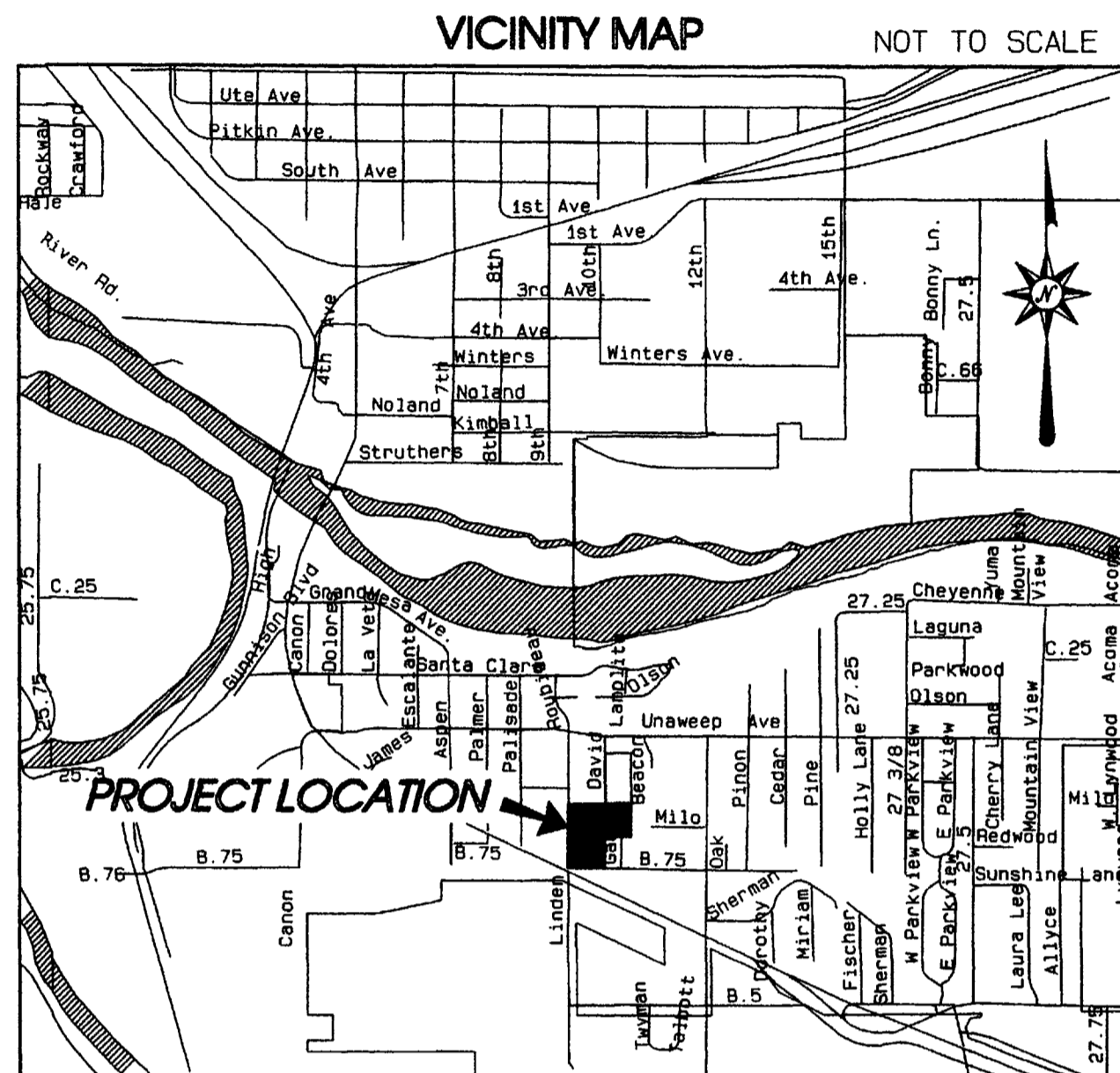


LINDEN POINTE

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
ChBng: BEARING OF LONG CHORD OF CURVE
Lc: LENGTH OF LONG CHORD OF CURVE
T: TOWNSHIP
R: RANGE
R.O.W.: RIGHT-OF-WAY
P.L.S.: 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 "OS" 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 NE1/4 NE1/4 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 2454 at Page 774 of the Mesa County records; said property being more particularly described as follows:

The SW1/4 NE1/4 NE1/4 of Section 26, Township 1 South, Range 1 West of the Ute Meridian, TOGETHER WITH that portion of Gary Drive vacated by Ordinance No. 3574, EXCEPT Beginning at the SE corner of the SW1/4 NE1/4 NE1/4 of Section 26, Township 1 South, Range 1 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, platted, 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 or 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.

* Drainage easement is to be granted by separate instrument to Orchard Mesa Irrigation District as a perpetual easement for the conveyance of storm water which originates on the property hereby platted and from upstream areas. Grant recorded in Book 3673 at Page 130-132.

* 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 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.

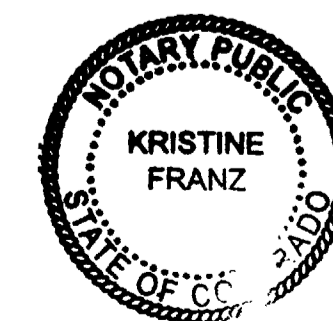
Executed this 23rd day of MARCH, 2004.

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

State of Colorado)
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 its Development Director this 23rd day of March, 2004, for the aforementioned purposes.

Kristine Franz
Notary Public
My commission expires: 1-28-2006



CITY APPROVAL

This plat of LINDEN POINTE, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved this 31st day of April, 2004.

By: [Signature] Mayor
City Manager

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 2:26 o'clock P. M., on this 8th day of

APRIL, 2004, A.D., and was recorded at Reception No. 2186089, in Plat Book 3626 at Page 553-555, Drawer No.

PP-10, Fees 30.00 1.00

By: _____
Clerk and Recorder Deputy

TITLE CERTIFICATION

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: 2-19-04 By: [Signature]
For: Abstract & Title Company of Mesa County

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 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 best of my knowledge and belief. This statement is only applicable to the subdivision hereon, and does not represent a warranty or opinion as to ownership or quality of title.

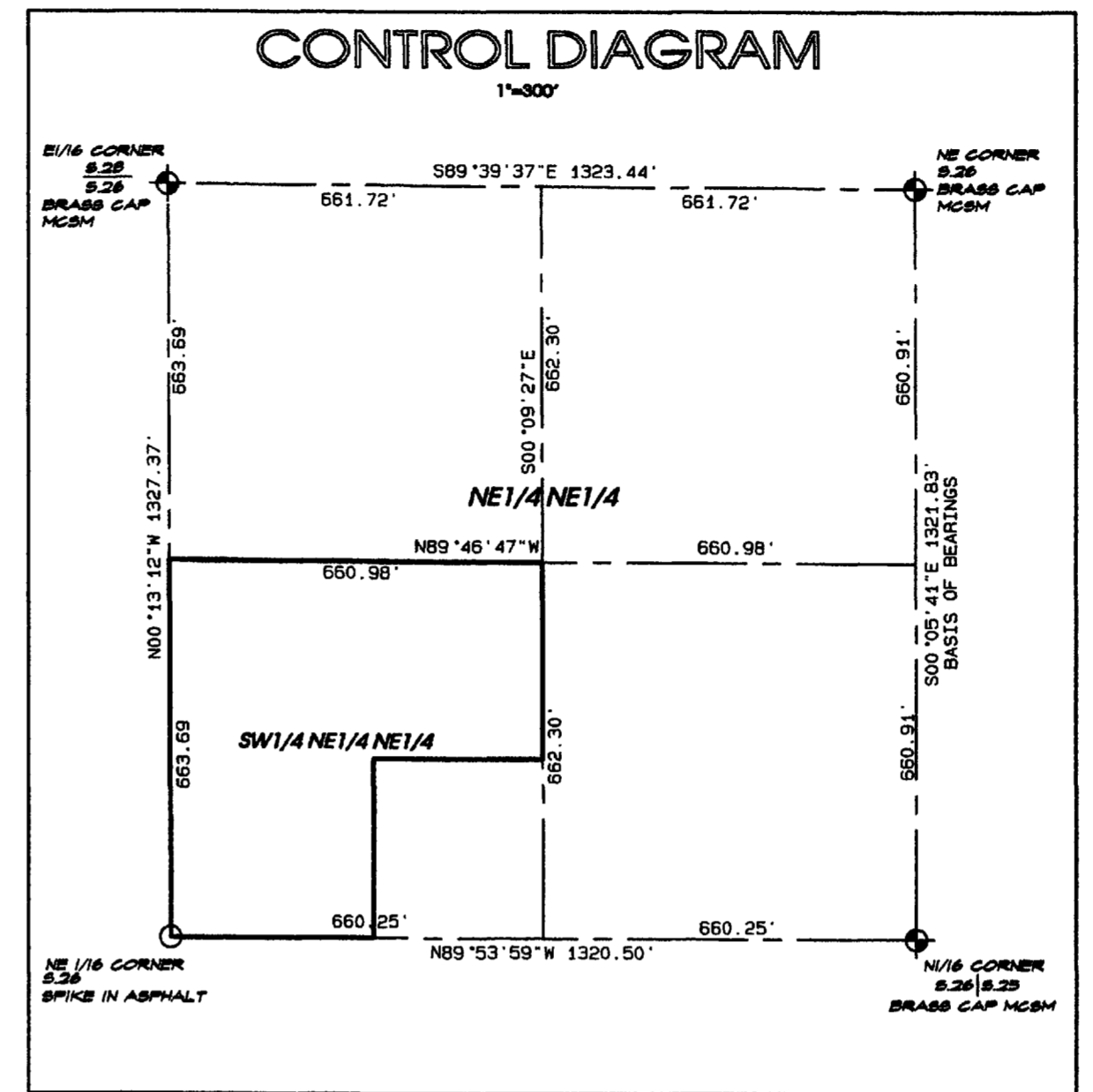
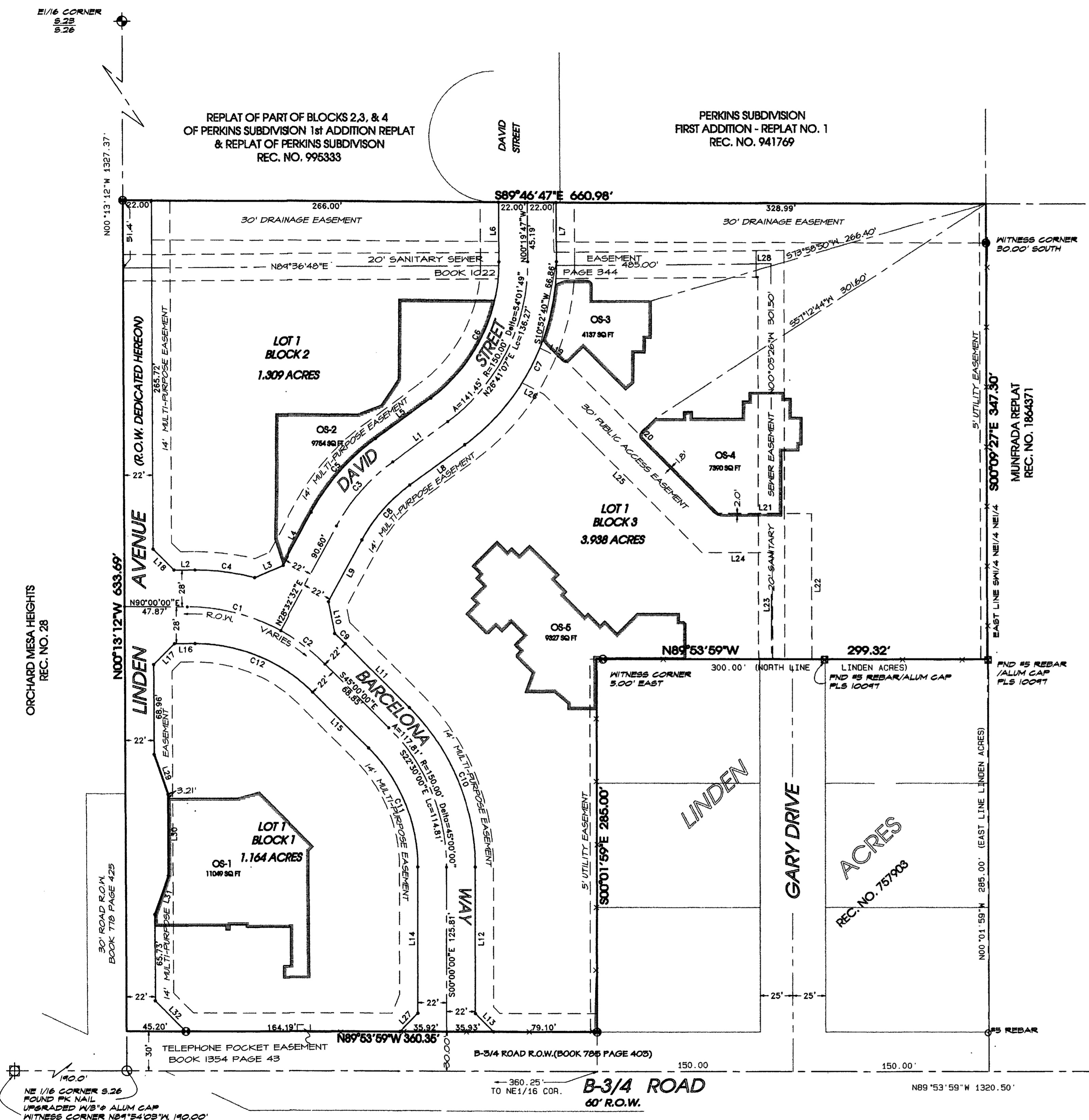


LINDEN POINTE

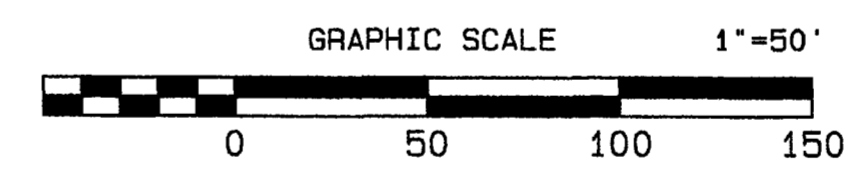
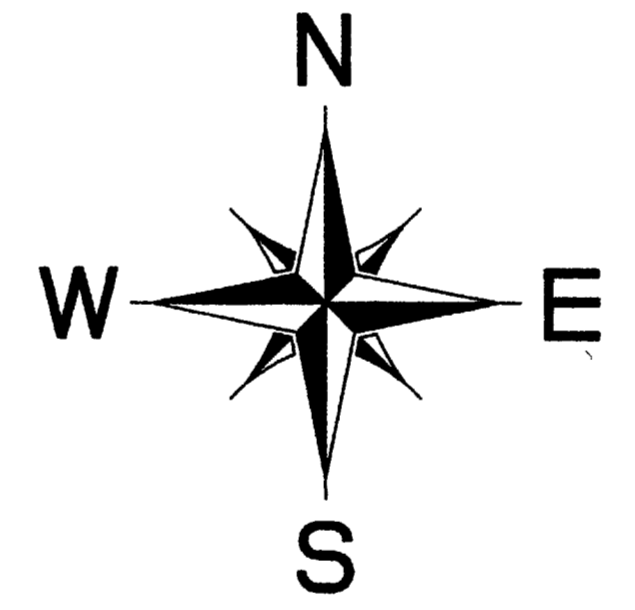
G.J.H.A./SHAW CONST.

SECTION: NE1/4 NE1/4 S.26	TOWNSHIP: 1 South	RANGE: 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: Feb 10, 2003	Field Surveyor: CCR	Revision Date: Feb 17, 2004	
Drawn: DR8	Checked: KST	Approved: DR8	Job No. 0287-002
S:\Survey\0287 Shaw\002\Linden Sub.pro			Sheet 1 of 3

LINDEN POINTE



LINE/CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	74.72'	S75°43'44"E	150.00'	28°32'32"	73.45'
C2	43.04'	S53°13'44"E	150.00'	16°21'28"	42.84'
C3	65.86'	N41°07'11"E	150.00'	25°04'30"	65.34'
L1	52.20'	N53°42'02"E			
L2	16.11'	N90°00'00"E			
C4	46.25'	S82°41'51"E	184.00'	14°24'01"	46.13'
L3	23.73'	N61°04'51"E			
C5	15.52'	N41°07'11"E	172.00'	25°04'30"	74.42'
L4	46.03'	N28°32'32"E			
L5	52.20'	N53°42'02"E			
C6	120.71'	N26°41'01"E	128.00'	54°01'44"	116.28'
L6	45.40'	N00°18'41"W			
L7	44.98'	S00°18'41"W			
C7	162.20'	S26°41'01"W	172.00'	54°01'44"	156.25'
L8	52.20'	S53°42'02"W			
C8	56.20'	S41°07'11"W	128.00'	25°04'30"	55.75'
L9	53.64'	S28°32'32"W			
L10	24.84'	S11°06'58"W			
C9	11.24'	S46°52'20"E	172.00'	3°44'40"	11.24'
L11	68.85'	S45°00'00"E			
C10	135.04'	S22°30'00"E	172.00'	45°00'00"	131.64'
L12	112.00'	S00°00'00"W			
L13	19.66'	S45°07'24"E			
L14	111.85'	N00°00'00"E			
C11	100.53'	N22°30'00"W	128.00'	45°00'00"	97.91'
L15	60.37'	N45°00'00"W			
C12	100.53'	N61°30'00"W	128.00'	45°00'00"	97.91'
L16	15.82'	N90°00'00"W			
L17	22.55'	S44°46'48"W			
L18	22.44'	N45°13'12"W			
L19	23.02'	S62°54'42"E			
L20	163.84'	S45°00'00"E			
L21	71.57'	S84°46'47"E			
L22	111.07'	S00°01'59"E			
L23	81.14'	N00°01'59"W			
L24	54.06'	N89°46'47"W			
L25	171.48'	N45°00'00"W			
L26	18.24'	N62°54'42"W			
L27	19.67'	N45°03'01"E			
L28	11.28'	S94°19'04"E			
L29	31.44'	S19°24'34"E			
L30	62.04'	S00°13'12"E			
L31	31.78'	S19°04'12"W			
L32	32.90'	S45°03'36"E			



• SET #5 REBAR/2"Ø ALUM. CAP "THOMPSON-LANGFORD CORP PLS 18478"
ALL BOUNDARY MARKERS SET IN CONCRETE OR ASPHALT

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 Northeast corner of Section 26 and the brass cap Mesa County Survey marker at the North one-sixteenth corner on the east line of Section 26. The measured bearing of this line is S00°05'41"E.



NOTE: Areas labeled "OS" 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.

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 non-concurrent title commitment prepared by Abstract & Title Company of Mesa County, Inc., No. 00909335 C4, dated January 15, 2004.

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.

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

SECTION: NE1/4 NE1/4 S.26 TOWNSHIP: 1 South RANGE: 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: Feb 10, 2003 Field Surveyor: CCR Revision Date: Feb 17, 2004
Drawn: DR6 Checked: KST Approved: DR6 Job No. 0287-002
S:\Survey\0287 Show\02\Linden Sub.pro Sheet 2 of 3

