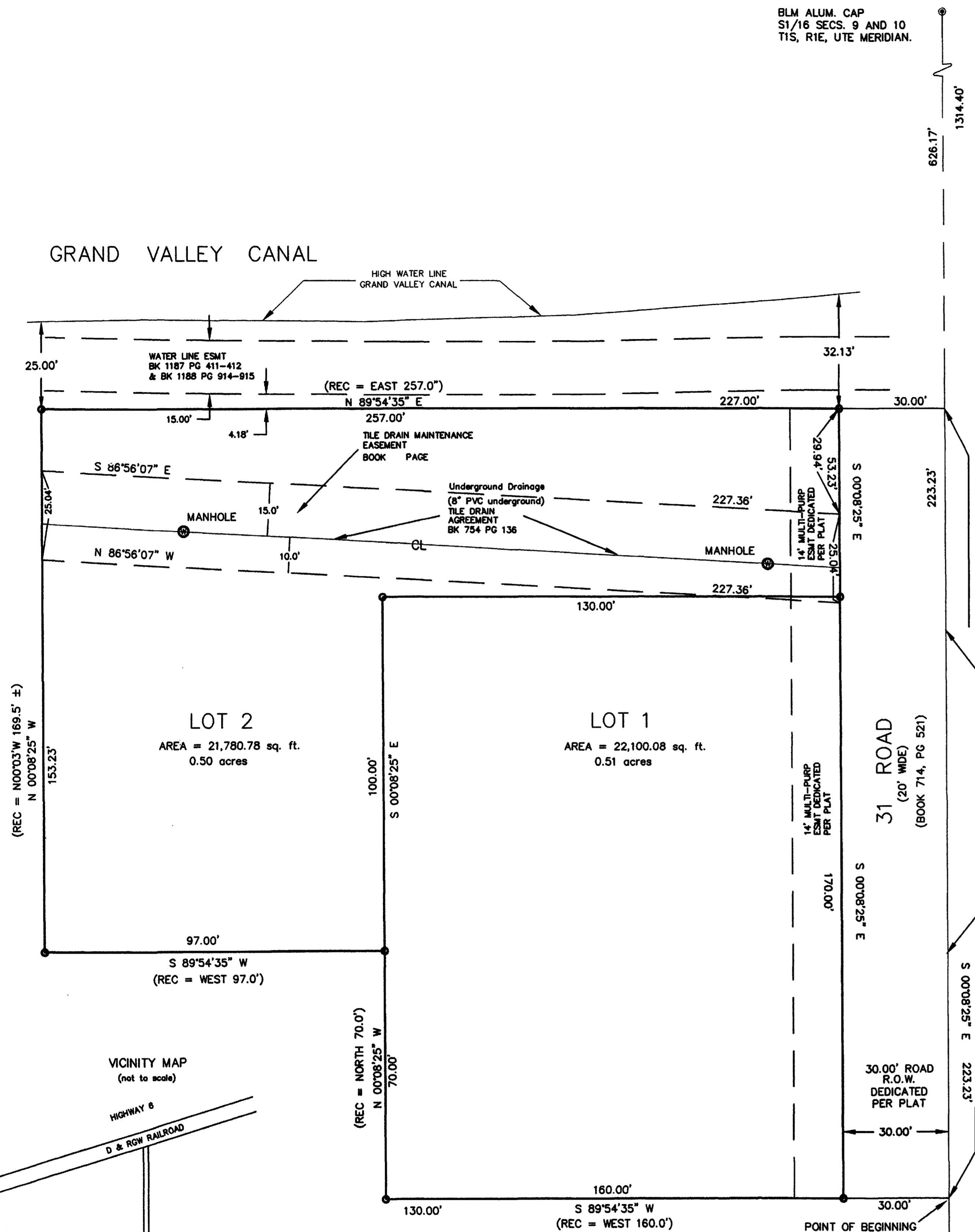


O'CONNOR 31 ROAD SUBDIVISION
 A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE SE1/4
 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

BLM ALUM. CAP
 S1/16 SECS. 9 AND 10
 T1S, R1E, UTE MERIDIAN.

GRAND VALLEY CANAL



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 THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO JUDOVSKY-O'CONNOR INC.; 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: 3-5-04

BY: Donald K. Paris
 NAME AND TITLE
 NAME AND TITLE COMPANY

LIENHOLDERS RATIFICATION OF PLAT

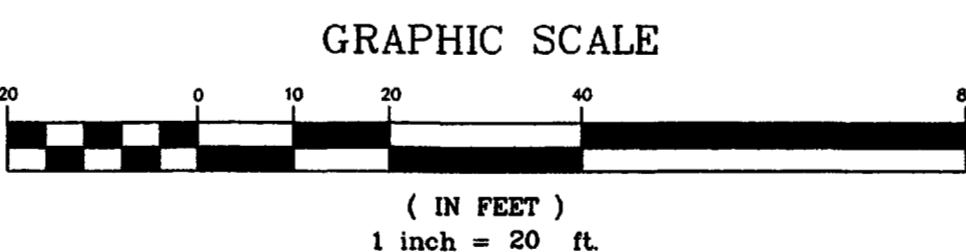
THE UNDERSIGNED, HEREBY CERTIFIES THAT IT A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY HEREOF DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREE THAT ITS SECURITY INTEREST WHICH IS RECORDED IN BOOK 3472, PAGE 855 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID INDIVIDUAL(S) HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 3 DAY OF March 2004

BY: Kevin Kolark, SVP
 (NAME(S))

THE FIRST NATIONAL BANK OF PAGONIA

THE EAST LINE OF THE SE1/4 SE1/4 OF SECTION 9, T.1S., R.1E., U.M. (BASIS OF BEARING)



LEGEND

- SET #5 RBR MRKD JL WHITE PLS 31170 IN CONCRETE
- FND MON AS NOTED
- ⊕ MCSM
- ⊙ Manhole for Drain Tile

ABBREVIATIONS

- ROW = RIGHT OF WAY
- GPS = GLOBAL POSITIONING SYSTEM
- IRRIIG = IRRIGATION
- ESMT = EASEMENT
- MCSM = MESA COUNTY SURVEY MONUMENT
- MULTI-PURP = MULTI PURPOSE

SURVEYOR'S CERTIFICATION

I, JAMES LEE WHITE, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING FEBRUARY 2004, AND THAT BOTH HAVE BEEN COMPLETED ACCORDING TO THE STANDARDS OF PRACTICE AND THE LAWS OF THE STATE OF COLORADO, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

CERTIFIED THIS 03 DAY OF March 2004

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

JUDOVSKY - O'CONNOR INC. ARE THE OWNERS OF THE REAL PROPERTY WITHIN THE SE 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO. SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, 465 FEET, N00°08'25"W OF THE SOUTHEAST CORNER OF SAID SECTION 9. THENCE S89°51'35"W A DISTANCE OF 160.00 FEET, THENCE N00°08'25"W A DISTANCE OF 70.00 FEET, THENCE S89°54'35"W A DISTANCE OF 97.00 FEET, THENCE N00°08'25"W A DISTANCE OF 153.23 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE GRAND VALLEY CANAL, THENCE N89°35'E A DISTANCE OF 257.00 FEET, THENCE S00°08'25"E A DISTANCE OF 223.25 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 1.16 ACRES AS DESCRIBED

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 INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINE, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, STORM SEWER, WATER LINE, TELEPHONE LINES EQUIVALENT OTHER PUBLIC PROVIDERS AND APPURTENANT FACILITIES.

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 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, LANDSCAPING, TREES AND GRADE STRUCTURES.

ALL STREETS, ROADS AND RIGHTS-OF-WAY MUST BE DEDICATED TO AND ACCEPTED BY THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER.

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 AND BRUSH, AND IN DRAINAGE AND DETENTION/RETENTION EASEMENTS OR TRACTS, THE RIGHT TO DREDGE; PROVIDED; 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 PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

IN WITNESS WHEREOF SAID OWNER JUDOVSKY-O'CONNOR INC. HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 5th DAY OF March A.D. 2004

BY: Travis O'Connor as President
 TRAVIS O'CONNOR

BY: Michele Judovsky by Travis O'Connor as P.O.A.
 MICHELE JUDOVSKY BY TRAVIS O'CONNOR (Power of Attorney)

NOTARY CERTIFICATION

STATE OF COLORADO) ss
 COUNTY OF MESA)

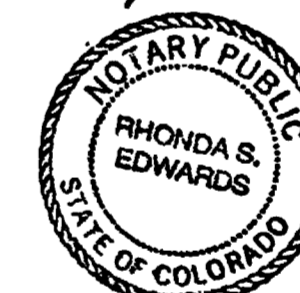
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF March A.D. 2004 BY TRAVIS O'CONNOR AND MICHELE JUDOVSKY, BY TRAVIS O'CONNOR (Power of Attorney)

WITNESS BY HAND AND OFFICAL SEAL Rhonda S. Edwards

MY COMMISSION EXPIRES November 28, 2005

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss
 COUNTY OF MESA)



I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:32O'CLOCK THIS 17th DAY OF March A.D. 2004 AND WAS DULY RECORDED

AS RECEPTION NUMBER 2182125 IN PLAT BOOK 368 AT PAGE 740 THRU _____ INCLUSIVE FEE \$10.00 + \$1.00 Drawer 00-148

CLERK AND RECORDER _____ DEPUTY _____

CITY OF GRAND JUNCTION APPROVAL

STATE OF COLORADO) ss
 COUNTY OF MESA)

THIS PLAT OF O'CONNOR 31 ROAD SUBDIVISION, A SUBDIVISION WITHIN THE CITY OF GRAND JUNCTION, COUNTY OF MESA

STATE OF COLORADO, IS APPROVED AND

ACCEPTED THIS 15 DAY OF March A.D. 2004

BY: [Signature]
 CITY MANAGER

BY: [Signature]
 MAYOR

NOTES:

1. DURING THE COURSE OF THIS SURVEY AN ERROR WAS DISCOVERED IN THE LEGAL DESCRIPTION (B2729 P689) WHICH RESULTED IN A MATHEMATICAL MISCLOSURE OF THE PARCEL. TO CORRECT THIS BEARINGS WERE REFERENCED TO THE EAST LINE OF THE SE1/4 SE1/4 OF SECTION 5. (BASIS OF BEARING)
2. TITLE INFORMATION IS FROM ABSTRACT & TITLE CO., TITLE NUMBER 00911931 C, EFFECTIVE DATE 12/04/2003
3. NO EASEMENT WAS IDENTIFIED IN MESA COUNTY LAND RECORDS FOR LATERAL DITCH ML120.

LOT SUMMARY

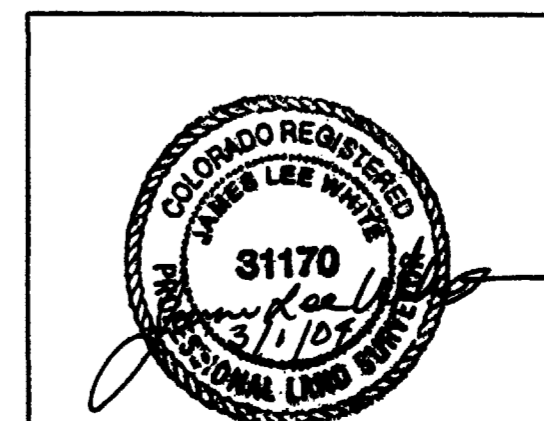
LOT 1 = 0.51 acres = 43.97%
LOT 2 = 0.50 acres = 43.10%
TOTAL = 1.01 acres
ROAD ROW = 0.15 acres = 12.93%
TOTAL = 1.16 acres = 100.00%

MCSM #10
 SE CORNER SEC. 9
 T1S, R1E, UTE MERIDIAN.

BASIS OF BEARING:

THE EAST LINE OF THE SE1/4 SE1/4 OF SECTION 9 T.1S., R.1E., U.M. BY GPS OBSERVATION, BETWEEN FOUND MONUMENTS, THE SE CORNER S9, T1S, R1E, U.M., MCSM #10 AND THE S1/16 CORNER S9 & S10 T1S, R1E, U.M. BLM AL. CAP.

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 CERTIFICATION SHOWN HEREON.



JAMES LEE WHITE
 COLORADO REGISTERED SURVEYOR
 P.L.S. 31170

O'CONNOR 31 ROAD SUBDIVISION

A PARCEL OF LAND IN THE SE1/4 SE1/4 SEC. 9, T.1S., R.1E., UTE MERIDIAN MESA COUNTY, COLORADO

WHITE SURVEYING
 P.O. BOX 41059, Grand Junction, CO. 81504
 Phone/Fax: (970) 243-5487

DATE: 2/10/04 SURVEYED BY: JW, MT CHECKED BY: JLW
 REVISION: JOB NO.: #03-773 SCALE: 1"=20' SHEET 1 OF 1