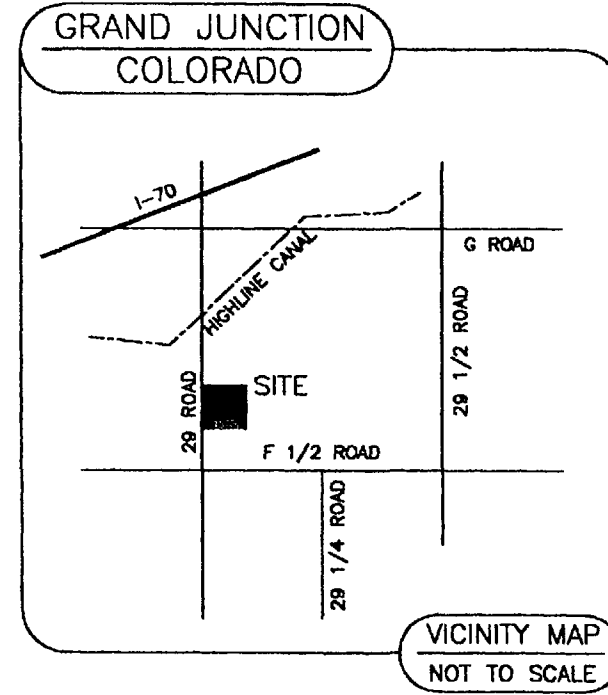


FORREST GLEN SUBDIVISION

LOCATED IN A PORTION OF THE SOUTHWEST 1/4 NORTHWEST 1/4 OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, MESA COUNTY, COLORADO



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 agrees that its security interest which is recorded in Book 3623, Page 898 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, with the authority of its Board of Directors, this 4th day of June, 2004.

BY: Stephen C. Love SUP FOR: BANK OF Colorado
Stephen C. Love SUP BANK OF COLORADO

STATE OF COLORADO }
COUNTY OF MESA } SS

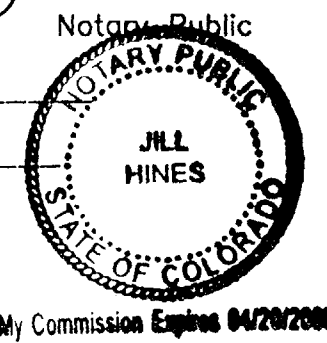
The foregoing dedication was acknowledged before me this 4th day of June A.D. 2004 by

Stephen C. Love SUP of Bank of Colorado

Witness my hand and official seal: Jill Hines

Address: 200 Grand Ave

My commission expires: _____



DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

The lands within Forrest Glen Subdivision are subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Forrest Glen Subdivision.

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 CAL-MAC PROPERTIES, 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 Rights Of Way of record are shown hereon.

DATE: 6/2/04 BY: COREY C. OSBORNE
Title Examiner
MERIDIAN LAND TITLE, LLC.

NOTIFICATION:

The information contained within the following Associated Recorded Documents were not prepared under the professional land surveyor's responsible charge, Board Rule 6.2.1., State of Colorado.

FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type
<u>3701</u>	<u>465-466</u>	Grant of Easement - Forrest Glen Subdivision Homeowners Association
<u>3701</u>	<u>465-466</u>	Conveyance of Tract A - Forrest Glen Subdivision Homeowners Association
<u>3701</u>	<u>467-481</u>	Declaration of Covenants, Conditions & Restrictions

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I certify that this instrument was filed in my office at 8:41 o'clock A.M., on the 23rd day

of July, 2004 A.D. and was recorded in Book 3701, Page No. 663-664.

Reception No. 2203808, Drawer No. PP-75, Fees 26.00 + 1.00

By: _____
Clerk and Recorder
Deputy

SURVEYOR'S STATEMENT:

I, KURT R. SHEPHERD, a Registered Professional Land Surveyor in the State of Colorado do hereby state that the survey represented by this plat was made under my supervision and that the monuments shown hereon actually exist and that this plat and notes shown hereon accurately represents said survey to the best of my knowledge, information and belief.



Kurt R. Shepherd, PLS #28662
For and on behalf of
KS Professional Surveying, Inc.

CITY OF GRAND JUNCTION APPROVAL

This plat of the Forrest Glen Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 2nd day of July, A.D. 2004.

CITY MANAGER

MAYOR

DESCRIPTION:

KNOWN BY ALL THESE PRESENTS: That the undersigned, CAL-MAC PROPERTIES, LLC, the owner of that real property situated in Mesa County, Colorado, located within the City of Grand Junction, and being a part of the Southwest 1/4 Northwest 1/4 of Section 5, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado as recorded in Book 3198, Page 502/503, shown on the accompanying plat thereof, said tract being more particularly described as follows:

Beginning at a point 390 feet North of the Southwest Corner of the SW 1/4 NW 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian. Thence East to the East boundary line of the W 1/2 E 1/2 W 1/2 SW 1/4 NW 1/4 of said Section 5, Thence North 440 feet; Thence West to a point North of the Point of Beginning, Thence South to the Point of Beginning, Mesa County, Colorado.

Containing approximately 4.98 Acres.

Said owners have by these presents laid out, platted and subdivided the above described real property into Lots and Tracts as shown hereon, and designates the same as Forrest Glen Subdivision, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby make the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to and accepted by the City of Grand Junction for the use of the public forever. Before acceptance of a dedication of any Street or Right of Way, the City may require proof of acceptable environmental condition by e.g. a "phase 1" environmental audit.

All Utility Easements dedicated 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 lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.

All Multipurpose 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 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 Drainage Easements are dedicated to the City of Grand Junction, its successors and assigns for the installation, operation, maintenance and repair of Drainage facilities.

Tract A, an easement, is dedicated to the City of Grand Junction for the use of the public, subject to the rules and regulations of said City, for purposes including ingress, egress and access for pedestrians, bicycling and other non-motorized forms of transportation for commuting and recreational purposes subject to any historical and recorded right and usage of the Palisade Irrigation District to install, operate, maintain and repair irrigation water and water transmission and distribution facilities.

A utility easement is dedicated to the Central Grand Valley Sewer District along, over, under, through and across Tract A for the installation, operation, maintenance and repair of utilities and appurtenances thereto.

Tract A is granted to the Forrest Glen Subdivision Homeowners Association for the purposes of said Association including, but not limited to ingress and egress purposes for the use of said Lot or Tract owner(s), their guest(s), and invitee(s). Maintenance of said Tract A is the responsibility of the Forrest Glen Subdivision Homeowners Association.

All Utility, Irrigation, Drainage and Landscape Easements granted to Forrest Glen Subdivision Homeowners Association of the Lots and Tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems. Covenants, conditions, or restrictions or other conveyance thereof recorded.

All Tracts/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 however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owner of said Lots or Tracts hereby platted shall not burden or over burden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

That all lienholders on the described property are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto

subscribed this 4TH day of JUNE A.D. 2004.

Maxwell Sneddon
Maxwell Sneddon, as Manager
CAL-MAC PROPERTIES, LLC
895 24 1/2 Road
Grand Junction, CO 81505

Carole M. Sneddon
Carole M. Sneddon, as Manager
CAL-MAC PROPERTIES, LLC
895 24 1/2 Road
Grand Junction, CO 81505

STATE OF COLORADO }
COUNTY OF MESA } SS

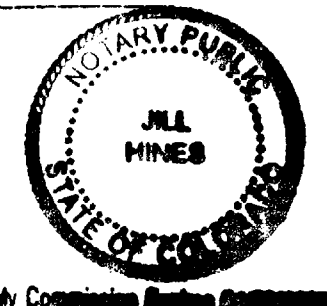
The foregoing dedication was acknowledged before me this 4th day of June A.D. 2004

By Maxwell Sneddon and Carole M. Sneddon as Managers

Witness my hand and official seal: Jill Hines

Address: 200 Grand Ave GS 81501

My commission expires: _____



NOTES:

1. Basis of bearing assumes the bearing between the Mesa County Survey Marker at the WEST 1/4 Corner of Section 5, and the Mesa County Survey Marker at the NORTH 1/16 of Section 5 & 6, bears NORTH 00°06'07" WEST.

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 discovered 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.

NOTIFICATION:

The information contained within the following notes were not prepared under the professional land surveyor's responsible charge, Board Rule 6.2.1., State of Colorado.

3. The information shown hereon is based upon commitment for Title Insurance file number 66073, Amended III, effective date APRIL 22, 2004 by MERIDIAN LAND TITLE, LLC, 2454 Patterson Avenue, Suite 100, Grand Junction, Colorado, 81505.

4. TRACT A is subject to 20' PALISADE IRRIGATION DISTRICT EASEMENT, Book 3546, Pages 501-503.

2591 B 3/4 ROAD
GRAND JUNCTION, CO 81503
PHONE: (970) 257-7146
FAX: (970) 255-7047

KS PROFESSIONAL SURVEYING, INC.

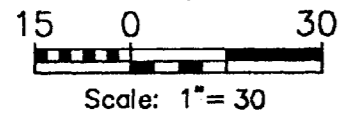
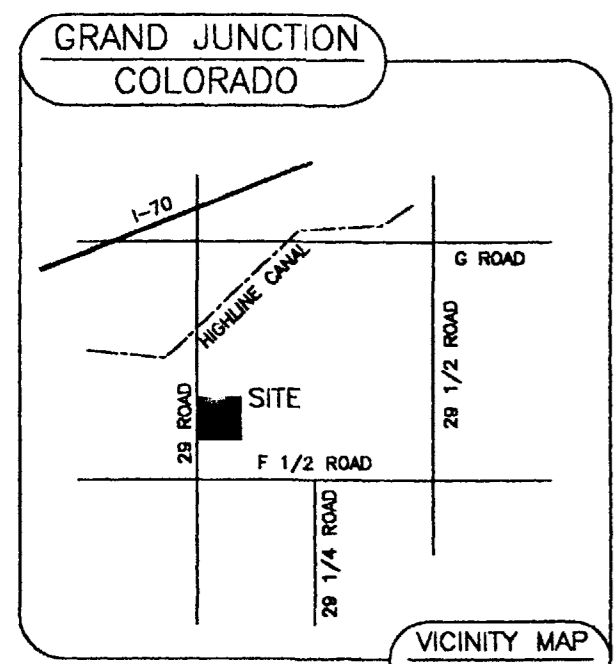
FORREST GLEN SUBDIVISION
LOCATED IN A PORTION OF THE SOUTHWEST 1/4
NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH,
RANGE 1 EAST, UTE MERIDIAN, MESA COUNTY, COLORADO

DATE: 2 June 2004	SCALE 1" = 30'
FILE: S: 38-2002plat.dwg	PROJECT NO: 2002-38
DRAWN: jc	SHEET 1 OF 2

FORREST GLEN SUBDIVISION

LOCATED IN A PORTION OF THE SOUTHWEST 1/4 NORTHWEST 1/4 OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, MESA COUNTY, COLORADO

BARRY G POWER
CRISTAL M POWER
BOOK 2302, PAGES 270-271



LEGEND

- MESA COUNTY SURVEY MARKER
- FOUND AS NOTED
- SET 2" ALUMINUM CAP ON #6 REBAR
- PROFESSIONAL LAND SURVEYOR (PLS) 28662
- WITNESS CORNER (WC)
- RADIUS
- DELTA ANGLE
- RIGHT OF WAY
- PROFESSIONAL LAND SURVEYOR
- POINT OF BEGINNING
- BOUNDARY LINE
- LOT LINE
- ADJOINING LOTS (REFERENCE ONLY)
- EXISTING RIGHT-OF-WAY (ROW)
- SECTION LINE
- EASEMENT AS NOTED
- MULTIPURPOSE EASEMENT
- PERIMETER ENCLOSURE
- CENTERLINE
- PALISADE IRRIGATION DISTRICT

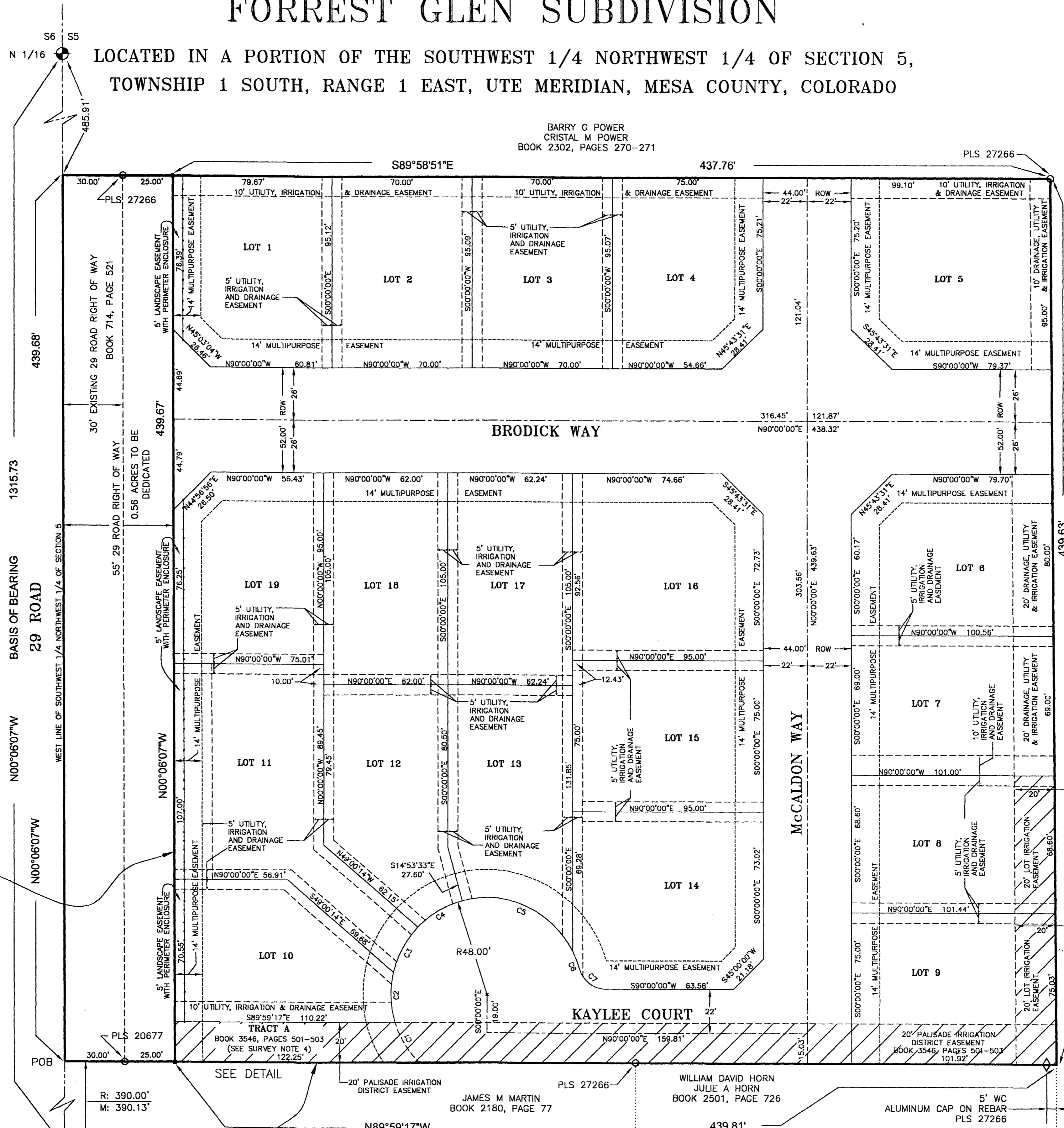
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	
C1	28°09'49"	48.00'	23.59'	S31°06'28"E	23.36'	
C2	30°02'36"	48.00'	25.17'	S01°57'00"E	24.88'	
C3	30°56'07"	48.00'	25.92'	S28°32'22"W	25.60'	
C4	31°06'01"	48.00'	26.05'	S59°33'26"W	25.74'	
C5	77°59'39"	48.00'	65.34'	N65°53'44"W	60.41'	
C6	11°20'09"	48.00'	9.50'	N21°13'50"E	9.48'	
C7	74°26'14"	13.50'	17.54'	S52°46'53"E	16.33'	

SURVEYOR'S STATEMENT:

I, KURT R. SHEPHERD, a Registered Professional Land Surveyor in the State of Colorado do hereby state that the survey represented by this plat was made under my supervision and that the monuments shown hereon actually exist and that this plat and notes shown hereon accurately represents said survey to the best of my knowledge, information and belief.



Kurt R. Shepherd, PLS 28662
For and on behalf of
KS Professional Surveying, Inc.



PERIMETER ENCLOSURE

DETAIL

SCALE: 1" = 10'

TRACT A

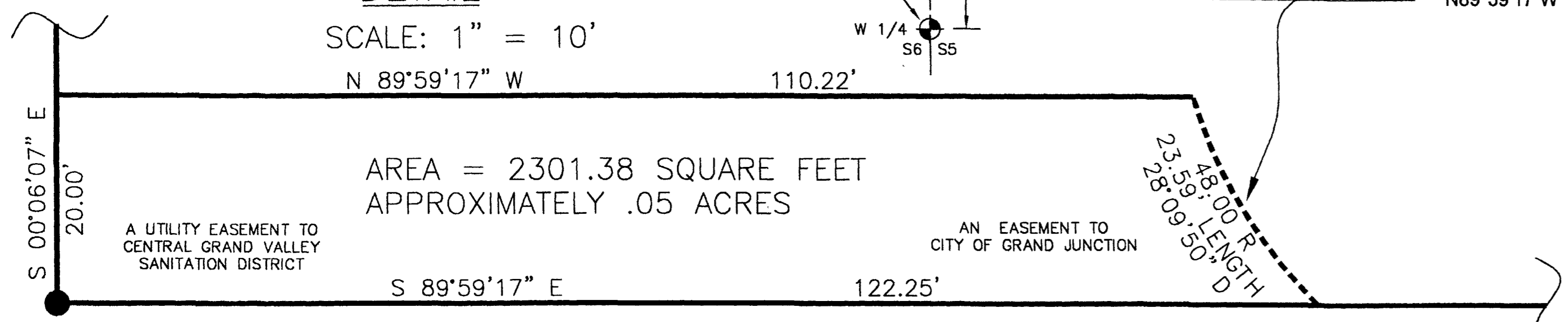
DETAIL

SCALE: 1" = 10'

N 89°59'17" W

AREA = 2301.38 SQUARE FEET
APPROXIMATELY .05 ACRES

S 89°59'17" E



JOHN M MARCHUN
BOOK 2632, PAGE 675

20' PALISADE IRRIGATION
DISTRICT EASEMENT
BOOK 3546, PAGES 501-503

20' PALISADE IRRIGATION
DISTRICT EASEMENT
BOOK 3546, PAGES 501-503

MICHAEL W STATES
BOOK 2887, PAGE 649

JAMES M MARTIN
BOOK 2180, PAGE 77

WILLIAM DAVID HORN
JULIE A HORN
BOOK 2501, PAGE 726

ALUMINUM CAP ON 5' WC
REBAR
PLS 27266

NOTICE:

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2591 B 3/4 ROAD
GRAND JUNCTION, CO 81503
PHONE: (970) 257-7146
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FORREST GLEN SUBDIVISION

LOCATED IN A PORTION OF THE SOUTHWEST 1/4
NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH,
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DATE: 2 June 2004	SCALE: 1" = 30'
FILE: S: 38-2002plat.dwg	PROJECT NO: 2002-38
DRAWN: jc	SHEET 2 OF 2