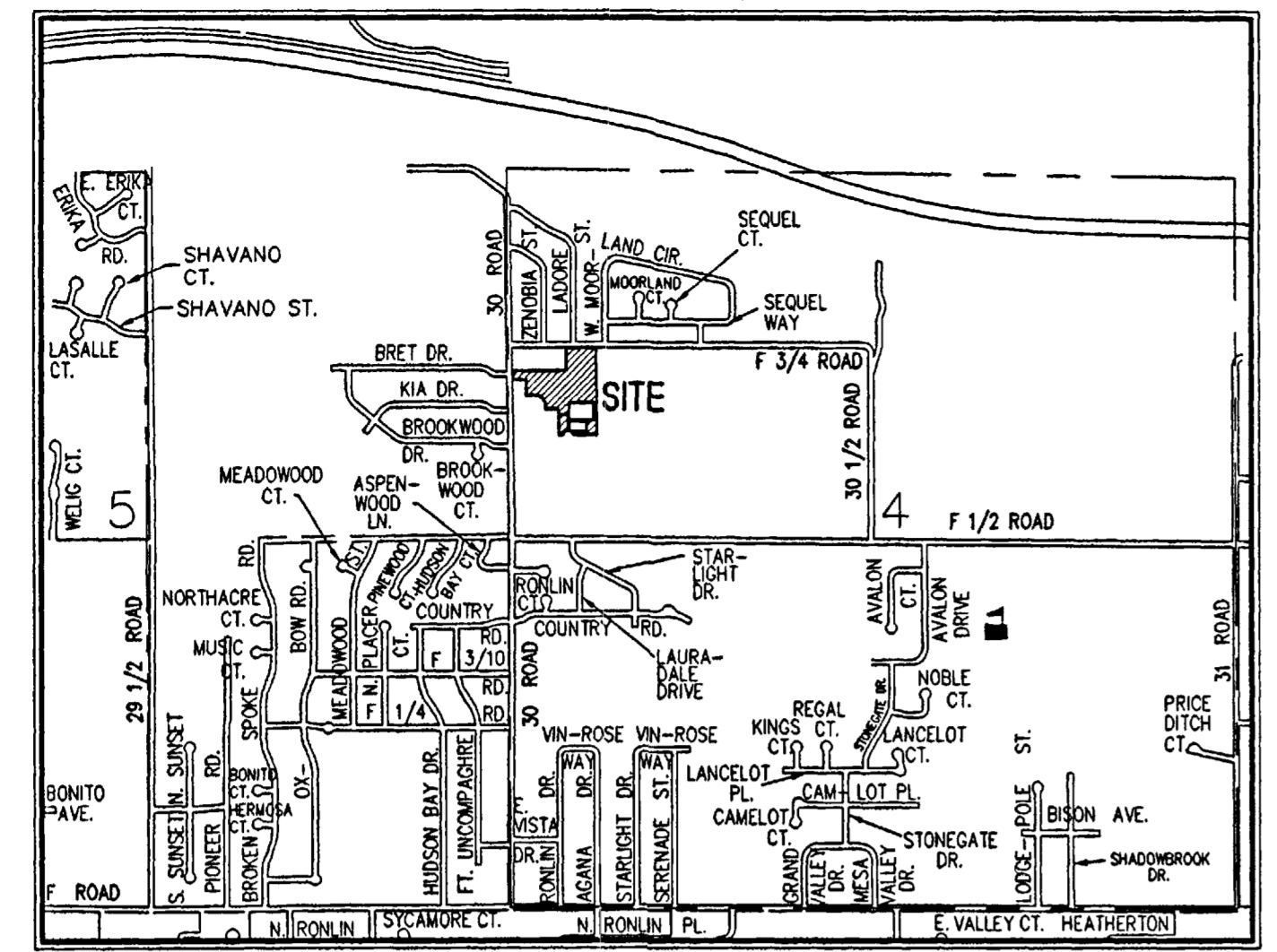


Vicinity Map
(NOT TO SCALE)



M.C.S.M. #410
N1/16 CORNER ON WEST LINE
SECTION 4, T1S, R1E
UTE MERIDIAN

DISTURBED NO. 5 REBAR/CAP
L.S. 9960
S09°45'56"W 0.63'
FROM CALCULATED POSITION
SET NO. 5 REBAR/CAP
P.L.S. 33650

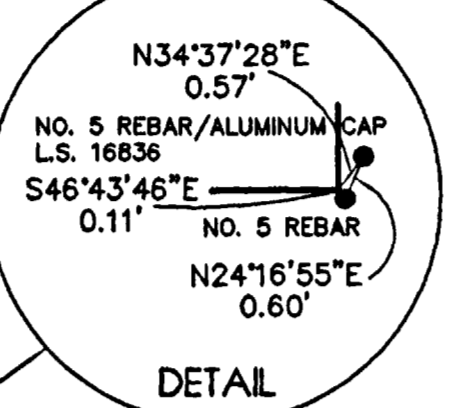
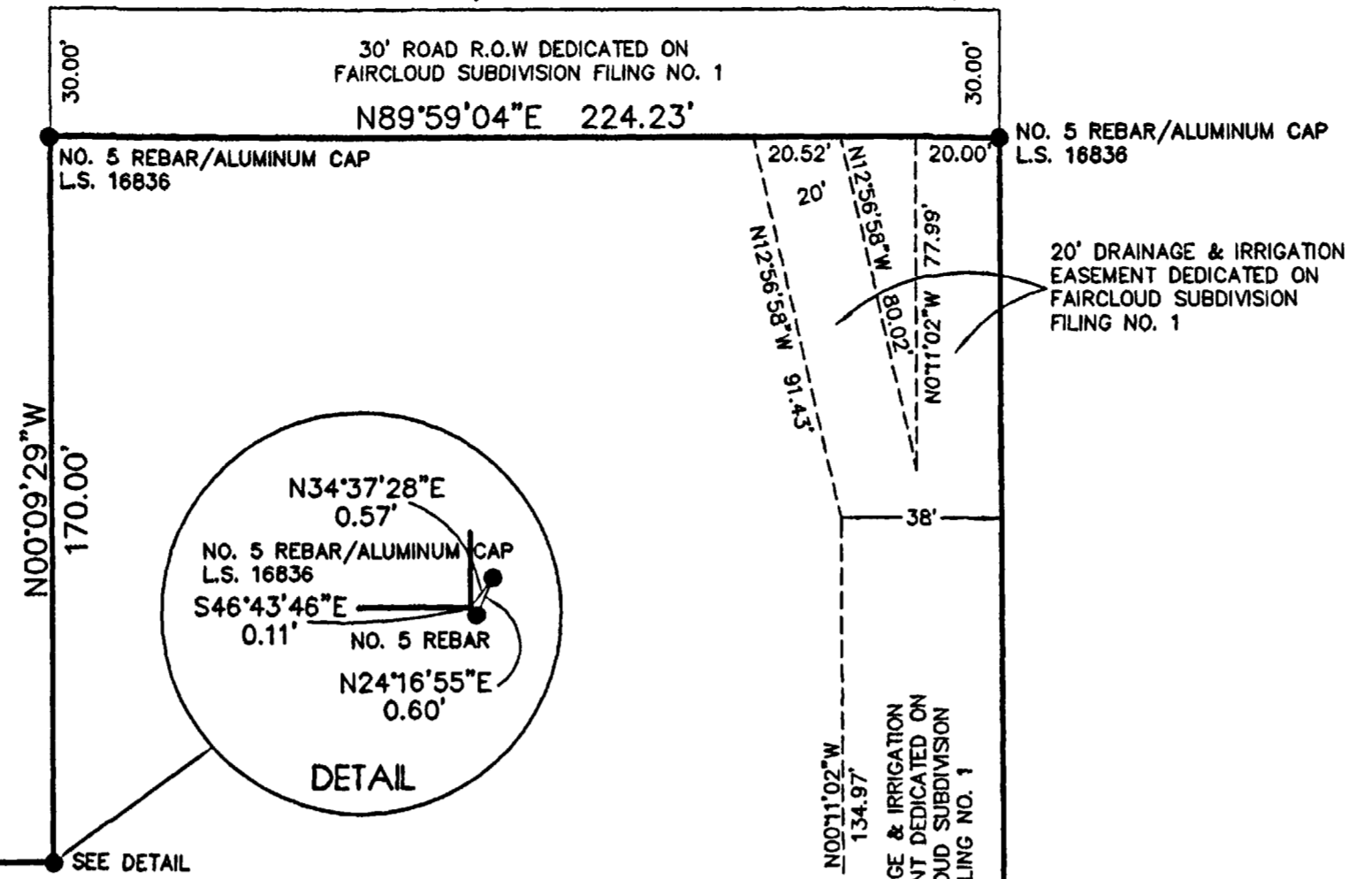
30' ROAD R.O.W. DEDICATED ON
FAIRCLOUD SUBDIVISION FILING NO. 1

30' ROAD R.O.W. DEDICATED ON
FAIRCLOUD SUBDIVISION FILING NO. 1

M.C.S.M. #34-2
W1/4 CORNER
SECTION 4, T1S, R1E
UTE MERIDIAN

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.

F 3/4 ROAD



LAND USE SUMMARY

LOTS	0.29 ACRE	6%
TRACTS	4.30 ACRES	94%
TOTAL	4.59 ACRES	100%

TRACT A
PRIVATE
NATURAL PASSIVE OPEN SPACE
4.30 ACRES
187,105.40 SQ. FT.

Remington Heights

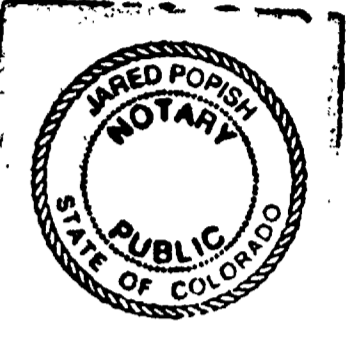
BEING A REPLAT OF LOT 8 IN BLOCK 3 OF FAIRCLOUD SUBDIVISION, FILING NO. 2
& TRACT B IN FAIRCLOUD SUBDIVISION, FILING NO. 1

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Timothy D. Lockyer & Rita A. Lockyer and the NEGLAND INVESTORS, INC., a Colorado Corporation, represented by its ~~STANLEY S. SELIGERMAN~~ Stanley S. Seligerman, are the real owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado described in Book 2844 at Page 658, and in Book 2632 at Page 771, respectively, of the Mesa County Clerk & Recorder's Office, and being situated in the SW1/4 of the NW1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:
Lot 8 in Block 3 of FAIRCLOUD SUBDIVISION, FILING NO. 2, PLAT BOOK 16, PAGE 77
AND
Tract B of FAIRCLOUD SUBDIVISION, FILING NO. 1, PLAT BOOK 16, PAGES 292 & 293
Said owners have caused the described real property to be subdivided and to be publicly known as REMINGTON HEIGHTS.

Tract A (Private Natural Passive Open Space) was dedicated to the Faircloud Homeowners Association on the plat of Faircloud Subdivision, Filing No. 1, recorded in Plat Book 16 at Pages 292 & 293 in the Mesa County Clerk & Recorder's Office, as Tract B (Private Natural Passive Open Space).

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 6th day of October A.D. 2007
Timothy D. Lockyer Rita A. Lockyer
Timothy D. Lockyer Rita A. Lockyer

STATE OF COLORADO } S.S.
COUNTY OF MESA }
The foregoing instrument was acknowledged before me this 6th day of Oct A.D. 2007 by Timothy D. Lockyer and Rita A. Lockyer.
4-03-2007 Joseph Popish
My commission expires: Notary Public



IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 5th day of October A.D. 2007
Stanley S. Seligerman for NEGLAND INVESTORS, INC., a Colorado Corporation.

STATE OF COLORADO } S.S.
COUNTY OF MESA }
The foregoing instrument was acknowledged before me this 5th day of October A.D. 2007 by Stanley S. Seligerman of NEGLAND INVESTORS, INC., a Colorado Corporation.
March 24, 2007 Meira S. Embury
My commission expires: Notary Public

CITY OF GRAND JUNCTION APPROVAL
This plat of REMINGTON HEIGHTS, a Subdivision in the City of Grand Junction, County of Mesa, State of Colorado, was approved this 7th day of October A.D. 2007.

City Manager [Signature] President of City Council [Signature]

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO } S.S.
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 1:52 o'clock P.M. this 11th day of October A.D. 2007.
Clerk and Recorder Reception 2218925 Deputy Book 3757 Page 103
Drawer No. PP-126 Fees \$10.00 + 1.00

SURVEYOR'S CERTIFICATE
I, Vincent A. Popish, do hereby certify that the accompanying plat of REMINGTON HEIGHTS, a subdivision of a part of the City of Grand Junction, Colorado has been prepared under my direct supervision and accurately 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.
Vincent A. Popish 10-6-07
Vincent A. Popish, P.L.S. No. 33650
Independent Survey, Inc. Date



Remington Heights

BEING A REPLAT OF LOT 8 IN BLOCK 3 OF FAIRCLOUD SUBDIVISION, FILING NO. 2
& TRACT B IN FAIRCLOUD SUBDIVISION, FILING NO. 1

FINAL PLAT

SITUATED IN THE SW1/4 NW1/4 SECTION 4, T1S, R1E OF THE UTE MERIDIAN

Client:	Rita Lockyer
Date:	10/04/2004
Scale:	1"=40'
Drawn by:	DJS
Checked by:	VAP
File No.:	203272
File Name:	RemHts Final

VINCENT A. POPISH, PLS
133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263
Grand Junction, Colorado 81501 Cell (970)261-1409

BASIS OF BEARINGS STATEMENT:
BEARINGS ARE BASED ON THE WEST LINE OF THE SW1/4 OF THE NW1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN AS SHOWN ON THE PLAT OF FAIRCLOUD SUBDIVISION FILING NO. 2 RECORDED AT THE MESA COUNTY CLERK & RECORDER'S OFFICE IN PLAT BOOK 16 AT PAGES 292 & 293. SAID NORTH LINE BEARS N00°09'29"W.

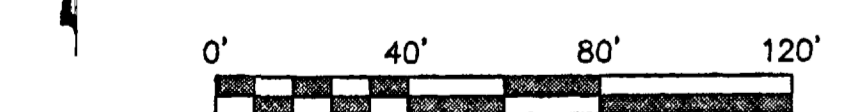
The Declaration of Covenants, Condition, and Restrictions are recorded in Book 2504 at Pages 810-837 of the Mesa County Clerk & Recorder's Office.

TITLE CERTIFICATION
State of Colorado
County of Mesa
We, First American Heritage Title Co., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the titles to the hereon described property, that we find the titles to the property are vested to Timothy D. and Rita A. Lockyer, and NEGLAND INVESTORS, INC., a Colorado Corporation; that the current taxes have been paid; that all easements, reservations and rights of way of record are shown hereon; that all easements, reservations and rights of way of record are shown hereon.
Date: 10-6-07 By: [Signature] Title Dept. Manager
Name and Title
First American Heritage Title Company

ABBREVIATIONS
P.L.S. = PROFESSIONAL LAND SURVEYOR
L.S. = LICENSED SURVEYOR
M.C.S.M. = MESA COUNTY SURVEY MARKER
R.O.W. = RIGHT OF WAY

LEGEND
◆ FOUND MESA COUNTY SURVEY MARKER
● FOUND SURVEY MARKER AS DESCRIBED
● RECOVERED INDEPENDENT SURVEY MARKER
○ SET NO.5 REBAR/CAP P.L.S. 33650

NOTES: ALL PERIMETER SURVEY MARKERS SET IN CONCRETE.
ALL SURVEY MARKERS FOUND WITHIN 0.25' OF CALCULATED POSITIONS ARE CONSIDERED IN PLACE.



CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	109°13'07"	72.44'	38.00'	S50°36'53"W	61.96'
C2	42°30'13"	28.19'	38.00'	N24°52'07"W	27.55'
C3	93°57'40"	62.32'	38.00'	S42°59'10"W	55.57'
C4	15°15'27"	10.12'	38.00'	N82°24'17"W	10.09'