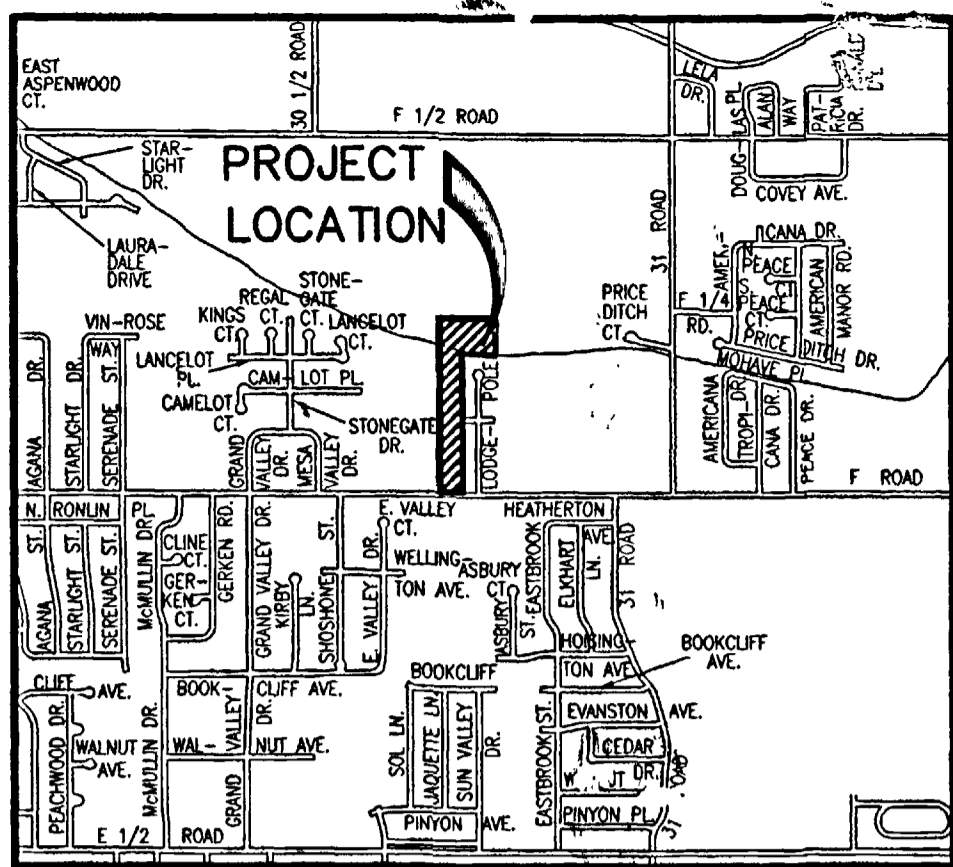


ORANGE GROVE SUBDIVISION
 LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 4,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
 MESA COUNTY, COLORADO.



VICINITY MAP

LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED VISTA, PLS 19597.
- ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED MAP SURVEY, PLS 11980.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED MUSGROVE, LS 10386.
- FOUND THIS SURVEY, 5/8" REBAR WITH ILLEGIBLE CAP.
- ◆ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- S.F. SQUARE FEET.
- AC. ACRES.
- BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE.

AREA SUMMARY

LOTS	4.467 AC.±	71.3%
TRACT A	0.190 AC.±	3.0%
TRACT B	0.017 AC.±	0.3%
TRACT C	0.167 AC.±	2.7%
ROADS	1.421 AC.±	22.7%
TOTAL	6.262 AC.±	100%

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that CPS Enterprises II, LLC., being the owner of record of that real property situated in the SW 1/4 of the SE 1/4 of Section 4, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3331, Page 176 of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby Plat said real property under the name and style of ORANGE GROVE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

A tract of land situated in the SW 1/4 of the SE 1/4 of Section 4, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more fully described as follows:

- Beginning at a point which bears N 89°55'33" W, 248.00 feet and N 00°11'09" W, 50.00 feet from the E 1/16 corner common to Sections 4 and 9, Township 1 South, Range 1 East, Ute Meridian and considering the south line of the SW 1/4 of the SE 1/4 of said Section 4 to bear S 89°55'33" E, with all other bearings contained herein relative thereto;
- Thence N 89°55'33" W, 164.32 feet;
- Thence N 00°09'23" W, 1265.34 feet to the North boundary line of SW 1/4 of the SE 1/4 of said Section 4;
- Thence S 89°56'28" E, 412.85 feet along the North boundary line of SW 1/4 of the SE 1/4 of said Section 4 to the East boundary line of SW 1/4 of the SE 1/4 of said Section 4;
- Thence S 00°08'04" E, 271.50 feet along the East boundary line of SW 1/4 of the SE 1/4 of said Section 4;
- Thence N 85°41'36" W, 230.57 feet;
- Thence N 77°01'33" W, 19.59 feet;
- Thence S 00°11'09" E, 1015.34 feet to the point of beginning.

Orange Grove Subdivision as described above contains 6.262 acres more or less.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All streets, roads and Right-of-Way are dedicated to the City of Grand Junction for the use of the public forever.
- All Multi-purpose Easements are 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 Utility Easements are 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.
- Tract A and Tract B are dedicated to the City of Grand Junction as an easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, ingress, egress and access for pedestrians, bicycling and other nonmotorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Palisade Irrigation District to install, operate, maintain and repair irrigation water transmission and distribution facilities.
- All Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress use by the public for purposes of pedestrian purposes, bicycling and other nonmotorized forms of transportation for commuting and recreational purposes. The homeowner's association will be responsible for maintaining the easement as approved by the City of Grand Junction.
- All Irrigation easements are dedicated to the Orange Grove Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
- Tracts A and B (Private Open Space) are dedicated to the Orange Grove Homeowners Association for purposes including but not limited to (a) recreational and aesthetic purposes as determined appropriate by said owners; (b) the use of the Palisade Irrigation District, its successors and assigns, for the installation, operation, maintenance and repair of irrigation water and water transmission and distribution facilities. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
- Tract C (Private Open Space) is dedicated to the Orange Grove Homeowners Association for purposes including but not limited to (a) detaining/retaining and conveying of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) the installation, operation, maintenance, and repair of private irrigation systems (c) 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 (d) recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.

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 however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of 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 owners hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, CPS Enterprise II, LLC, have caused its name to be hereunto subscribed this 25 day of January, A.D., 2005.

James Hughes
 James Hughes, Manager

ACKNOWLEDGMENT OF OWNERSHIP

State of Colorado }
 County of Mesa } ss
 On this 25 day of JANUARY, A.D., 2005, before me the undersigned officer, personally appeared James Hughes as Manager of CPS Enterprises II, LLC, and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 MY COMMISSION EXPIRES 8/22/2007

My commission expires _____
Karen J. Patterson
 Notary Public

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 lands described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3331, Page 176 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 present to be signed by its president with the authority of its board of directors, this 24 day of JANUARY, A.D., 2005.

By: Tom Kenning
 Tom Kenning, President
 First National Bank of Telluride

ACKNOWLEDGMENT OF LIENHOLDER

State of Colorado }
 County of Mesa } ss
 On this 24 day of JANUARY, A.D., 2005, before me the undersigned officer, personally appeared Tom Kenning, as President of First National Bank of Telluride and acknowledged that he executed the foregoing Certificate of Lien holder, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 MY COMMISSION EXPIRES 8/22/2007

My commission expires _____
Karen J. Patterson
 Notary Public

TITLE CERTIFICATION

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 CPS Enterprises II, 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.

Executed this 16th day of February, A.D., 2005.

Lawrence D. Vent
 Title Examiner: LAWRENCE D. VENT/MERIDIAN LAND TITLE, LLC

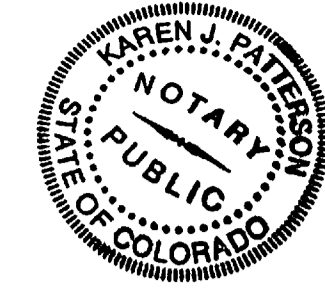
CITY APPROVAL

The Orange Grove Subdivision is approved and all dedications accepted this 18th day of February, A.D., 2005.

David Vanden
 City Manager
Em Hill
 Mayor

DECLARATIONS

The Declaration of Covenants and Restrictions are recorded as shown in the City of Grand Junction Information Box



COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
 County of Mesa } ss
 I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 4:46 P.M., on the 18th day of February, A.D. 2005 in Book No. 3839, Page No. 435-436, Reception No. 2239694.
 Drawer No. QQ-55, Fees 20.00 + 1.00

Mesa County Clerk and Recorder
 Deputy

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Orange Grove Subdivision shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations. I further state that information required by Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act, are set forth on this Plat and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 21 day of JANUARY, A.D., 2005.

Dean E. Ficklin
 Dean E. Ficklin
 P.L.S., 19597

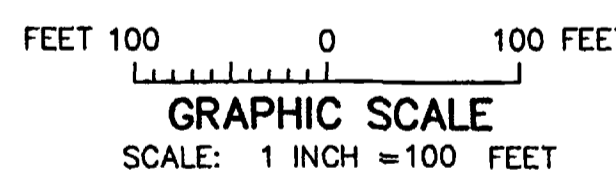
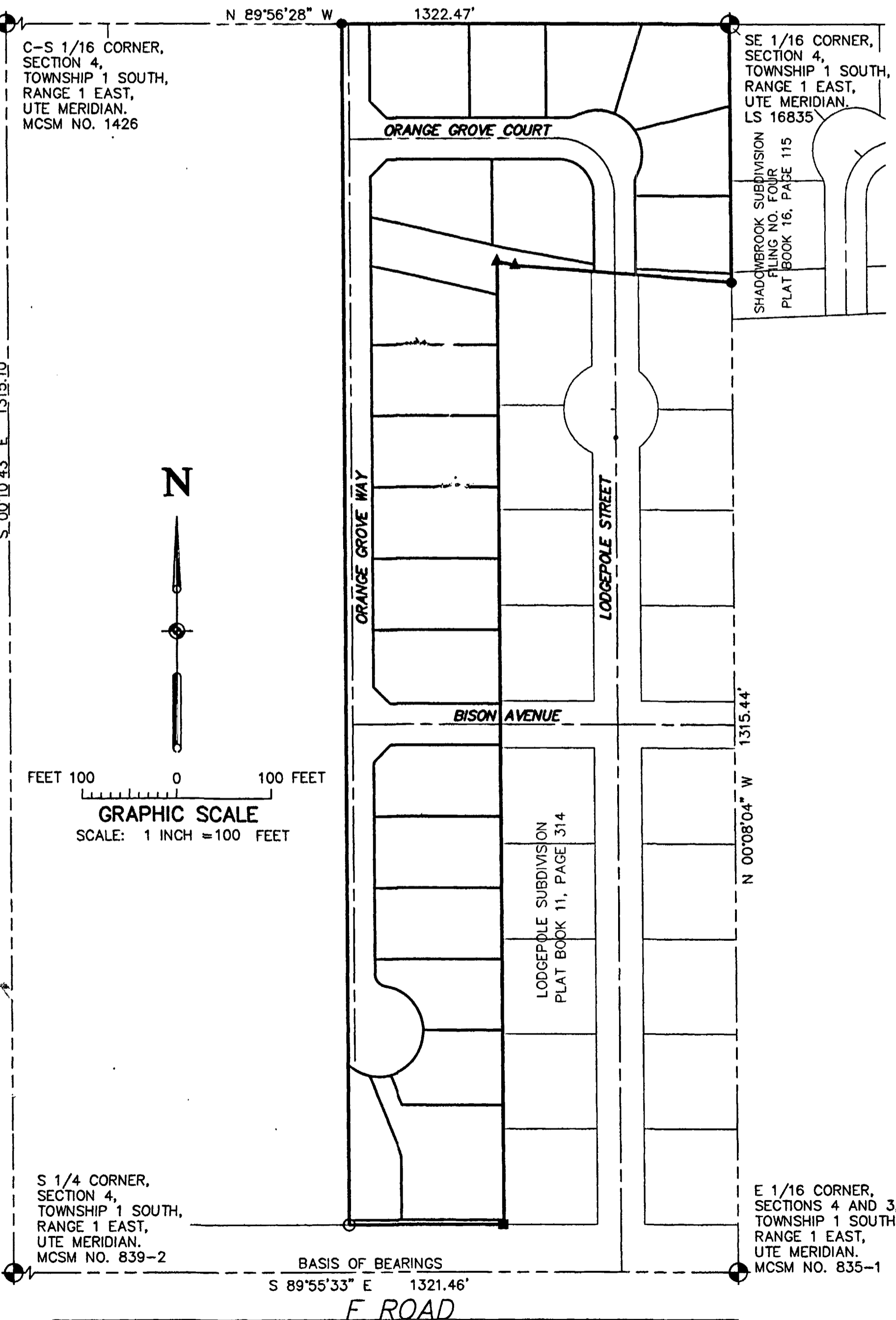


FOR CITY OF GRAND JUNCTION USE

Book and Page recording information refers to the records of the Mesa County Clerk and Recorders Office.
Declarations Recorded in Book <u>3839</u> Pages <u>437</u> through <u>448</u> .
Dedication Note 6. Deed of conveyance recorded in Book <u>3839</u> Page <u>449</u> .
Dedication Note 7. Deed of conveyance recorded in Book <u>3839</u> Page <u>450</u> .
Dedication Note 8. Deed of conveyance recorded in Book <u>3839</u> Page <u>450</u> .

NOTES:

- 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
- BASIS OF BEARINGS: Assume the south line of the SW 1/4 of the SE 1/4 of Section 4, Township 1 South, Range 1 East, Ute Meridian to bear S 89° 55' 33" E. Monuments on this line are indicated as shown on this Plat.
- Existing property corners which were recovered during this survey which were within 0.25 feet ± of the position of record were accepted as being in the proper location as shown by record.
- Easement and Title Information provided by Meridian Land Title, LLC., File No. 68797, dated March 08, 2004.
- No vehicular access to F Road from Lot 6, Block 1.
- Open Excavation Observation by a licensed engineer is required prior to foundation construction.
- Full basement construction is not permitted. Half-basement construction is cautioned due to proximity of water table.
- Orange Grove Subdivision is a common interest community and Section 38-33.3-101 et seq., C.R.S. apply.



ORANGE GROVE SUBDIVISION
 LOCATED IN THE
 SW 1/4 OF THE SE 1/4 OF SECTION 4,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

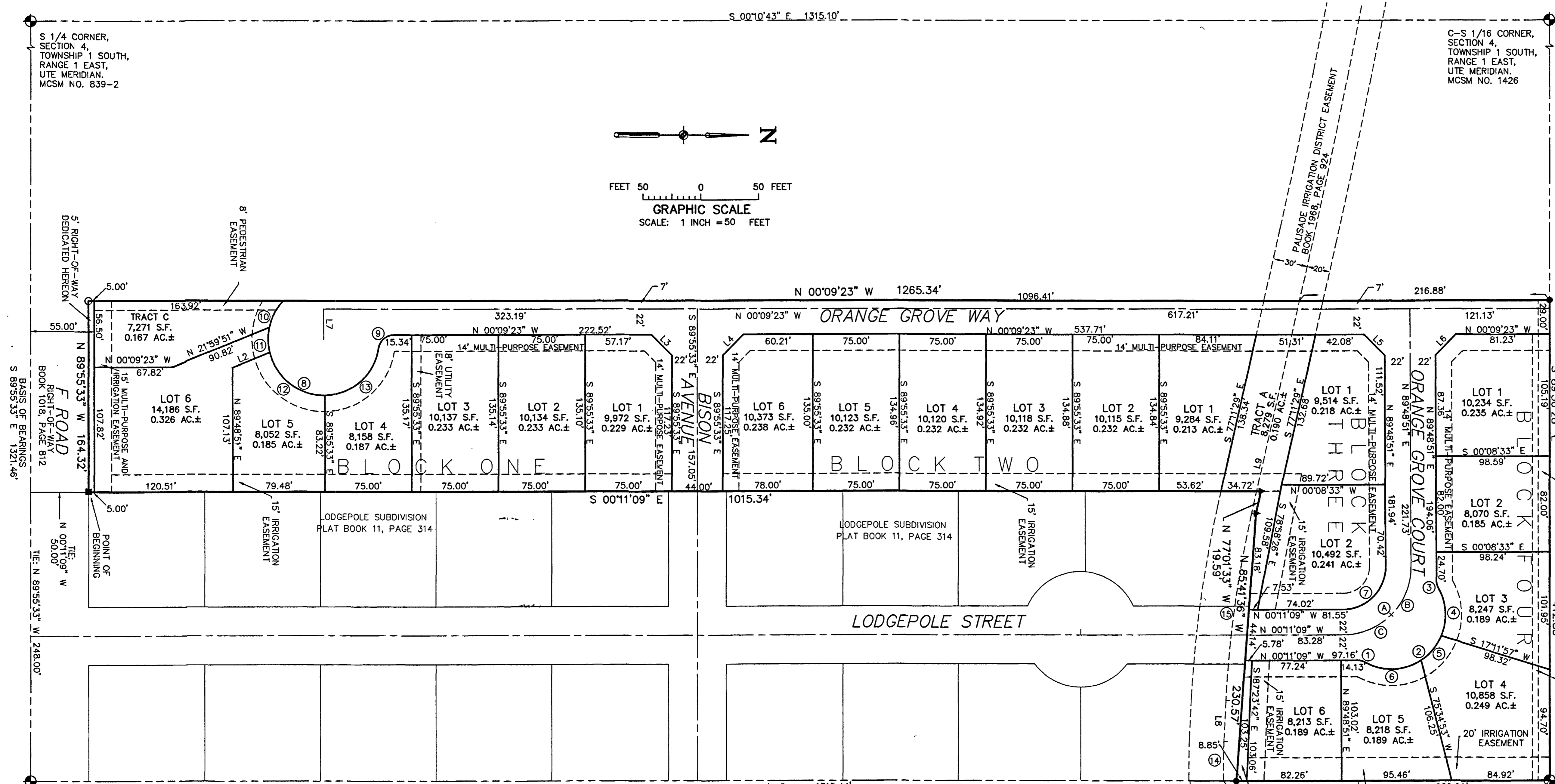
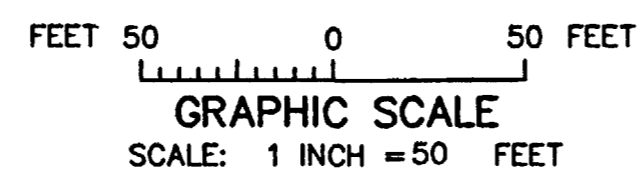
SCALE: 1" = 100'	JOB NO: 4117.01-02	DATE: 1-21-05	SHEET NO: 1 of 2
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ORANGE GROVE SUBDIVISION
 LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 4,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
 MESA COUNTY, COLORADO.

S 00°10'43" E 1315.10'

S 1/4 CORNER,
 SECTION 4,
 TOWNSHIP 1 SOUTH,
 RANGE 1 EAST,
 UTE MERIDIAN,
 MCSM NO. 839-2

C-S 1/16 CORNER,
 SECTION 4,
 TOWNSHIP 1 SOUTH,
 RANGE 1 EAST,
 UTE MERIDIAN,
 MCSM NO. 1426



E 1/16 CORNER,
 SECTIONS 4 AND 9,
 TOWNSHIP 1 SOUTH,
 RANGE 1 EAST,
 UTE MERIDIAN,
 MCSM NO. 835-1

SE 1/16 CORNER,
 SECTION 4,
 TOWNSHIP 1 SOUTH,
 RANGE 1 EAST,
 UTE MERIDIAN,
 LS 16835

CENTERLINE CURVE INFORMATION

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
A	90°00'00"	59.00'	92.68'	59.00'	83.44'	N45°11'09"W
B	45°00'00"	59.00'	46.34'	24.44'	45.16'	N67°41'09"W
C	45°00'00"	59.00'	46.34'	24.44'	45.16'	N22°41'09"W

CURVE INFORMATION

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	29°15'37"	13.50'	6.89'	3.52'	6.82'	S14°26'40"W
2	148°31'14"	47.00'	121.83'	166.76'	90.48'	N45°11'09"W
3	29°15'37"	13.50'	6.89'	3.52'	6.82'	N75°11'02"E
4	52°16'50"	47.00'	42.89'	23.07'	41.41'	S86°41'39"W
5	33°55'41"	47.00'	27.83'	14.34'	27.43'	N50°12'06"W
6	62°18'43"	47.00'	51.11'	28.41'	48.63'	N02°04'54"W
7	90°00'00"	37.00'	58.12'	37.00'	52.33'	N45°11'09"W
8	214°32'47"	48.00'	179.74'	154.36'	91.67'	N26°00'10"E
9	81°06'50"	13.50'	19.11'	11.55'	17.56'	S40°42'48"E
10	31°03'18"	48.00'	26.02'	13.34'	25.70'	S62°15'05"E
11	25°50'30"	48.00'	21.65'	11.01'	21.47'	N89°18'01"E
12	77°36'03"	48.00'	65.01'	38.59'	60.15'	N37°34'45"E
13	80°02'57"	48.00'	67.06'	40.31'	61.74'	N41°14'45"W
14	5°06'42"	381.97'	34.08'	17.05'	34.07'	S89°31'01"E
15	9°46'11"	954.93'	162.83'	81.61'	162.63'	S82°04'35"E

LINE INFORMATION

LINE	BEARING	DISTANCE
L1	N21°59'51"W	55.88'
L2	N21°59'51"W	34.80'
L3	N44°57'32"E	25.16'
L4	N45°02'28"W	25.21'
L5	N44°49'44"E	25.19'
L6	N45°10'16"W	25.18'
L7	N89°50'37"E	26.00'
L8	N86°57'40"W	34.89'
L9	N77°11'29"W	187.60'

LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED VISTA, PLS 19597.
- ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED MAP SURVEY, PLS 11980.
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 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'	JOB NO: 4117.01-02	DATE: 1-21-05	SHEET NO: 2 of 2
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