

CHIPETA GLENN SUBDIVISION

SITUATED IN THE NE1/4 SE1/4 OF SECTION 29, T.1 S., R.1 E., UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Bank of Colorado, 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 owner thereof and agrees that its security interest which is recorded in Book 3600 at Page 766 and Book 3755 at Page 382 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said lienholder has caused these presents to be signed by its Senior Vice President with the authority of its Board of Directors, this 11th day of March, 2005.

By: Stephen C. Love For: Stephen C. Love
(Title) Senior Vice President, Bank of Colorado

State of Colorado)
County of Mesa)

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Stephen C. Love of Bank of Colorado, Senior Vice Pres.

this 11th day of March, 2005 for the purposes of dedication.

Sharon Tibbetts
Notary Public

My commission expires: 01-25-06

My Commission Expires
January 25, 2006

DECLARATION OF COVENANTS

This property is subject to Covenants, Conditions and Restrictions as set forth in an instrument recorded in Book 3855 at Pages 838-862 of the Mesa County records.

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 title to the hereon described property, that we find the title to the property is vested to Chipeta Glenn, 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: 3-11-05 By: Donald K. Fawcett
For: Abstract & Title Co. of Mesa County, Inc.

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 CHIPETA GLENN SUBDIVISION, 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 survey data hereon, and does not constitute a warranty or opinion as to ownership, lienholders, or quality of title.

Dennis R. Shellhorn
Dennis R. Shellhorn
Cald. Reg. PLS 18478
STATE OF COLORADO

CITY APPROVAL

This plat of CHIPETA GLENN SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved this 16th day of March, 2005.

City Manager: Gary A. Bohm Mayor

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 10:38 o'clock A.M., on this 16th day of

March, 2005, A.D., and was recorded at Reception

No. 2243695 Drawn No. 0078 Fees 20.00 1.00
Book 3855 Page 836-837

By: Jamies Ward Clerk and Recorder
Ben Cole Deputy

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Chipeta Glenn, LLC, a Colorado Limited Liability Company, is the owner of that real property situated in the NE1/4 SE1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, the ownership of which is demonstrated in an instrument recorded in Book 3600 at Page 766 and Book 3600 at Page 774 of the Mesa County records; said property being more particularly described as follows:

Parcel 1: A parcel of land situated in the NE1/4 SE1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian, more particularly described as follows: Commencing at the found Mesa County survey marker for the C-E 1/16 corner of said Section 29, the basis of bearing being North 84°54'00" East along the north line of said Section NE1/4 SE1/4; thence South 00°04'34" East a distance of 40.00 feet along the West line of said NE1/4 SE1/4 to the Point of Beginning; thence North 84°54'00" East a distance of 30.00 feet; thence South 00°04'34" East a distance of 618.43 feet; thence North 84°54'00" East a distance of 22.00 feet; thence South 00°04'34" East a distance of 172.86 feet; thence North 84°54'00" East a distance of 504.51 feet to the center line of an existing drainage ditch; thence South 15°27'00" East a distance of 633.90 feet to the SE 1/16 corner of said Section 29; thence North 00°04'34" West a distance of 22.00 feet; thence South 12°35'00" East a distance of 19.00 feet; thence South 05°31'00" West a distance of 96.46 feet to a point on the South line of said NE1/4 SE1/4; thence South 84°52'33" West a distance of 633.90 feet to the SE 1/16 corner of said Section 29; thence North 00°04'34" West a distance of 1276.83 feet along the West line of said NE1/4 SE1/4 to the Point of Beginning.

Parcel 2: A parcel of land situated in the NE1/4 SE1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, said parcel being recorded in Book 1571 at Page 351 of the Mesa County records, being adjusted and more particularly described as follows: Commencing at the found Mesa County survey marker for the C-E 1/16 corner of said Section 29, the basis of bearing being North 84°54'00" East along the north line of said Section NE1/4 SE1/4; thence South 00°04'34" East a distance of 40.00 feet along the West line of said NE1/4 SE1/4; thence North 84°54'00" East a distance of 30.00 feet to the Point of Beginning; thence North 84°54'00" East a distance of 618.43 feet to the center line of an existing drain ditch; thence along said center line the following four courses: South 36°01'00" East a distance of 504.30 feet; South 15°36'00" East a distance of 214.00 feet; South 35°58'00" East a distance of 120.00 feet; South 15°27'00" East a distance of 81.25 feet; thence South 84°54'00" West a distance of 504.51 feet thence North 00°04'34" West a distance of 172.86 feet; thence South 84°54'00" West a distance of 22.00 feet; thence North 00°04'34" West a distance of 618.43 feet to the Point of Beginning.

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 CHIPETA GLENN SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado.

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

- * All streets to the full width of their platted rights-of-way are 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, 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 to the City of Grand Junction for the use of City approved utilities 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, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.
- * Irrigation easements are to be conveyed by separate instrument to an association of the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of irrigation lines and appurtenant facilities.
- * Tracts A and B are to be conveyed by separate instrument to an association of the owners of the lots and tracts hereby platted as common open space for the detention of stormwater and recreation; subject to conditions and restrictions set forth in said conveyance.

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 picking 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 11th day of MARCH, 2005.

By: Chipeta Glenn, LLC

By: H. Frederick Fodrea
H. Frederick Fodrea, Its Manager

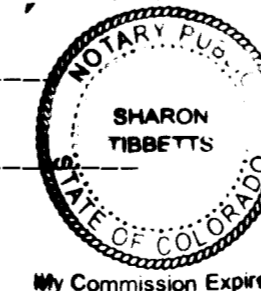
State of Colorado)
County of Mesa)

The foregoing Statement of Ownership and Dedication was acknowledged before me by

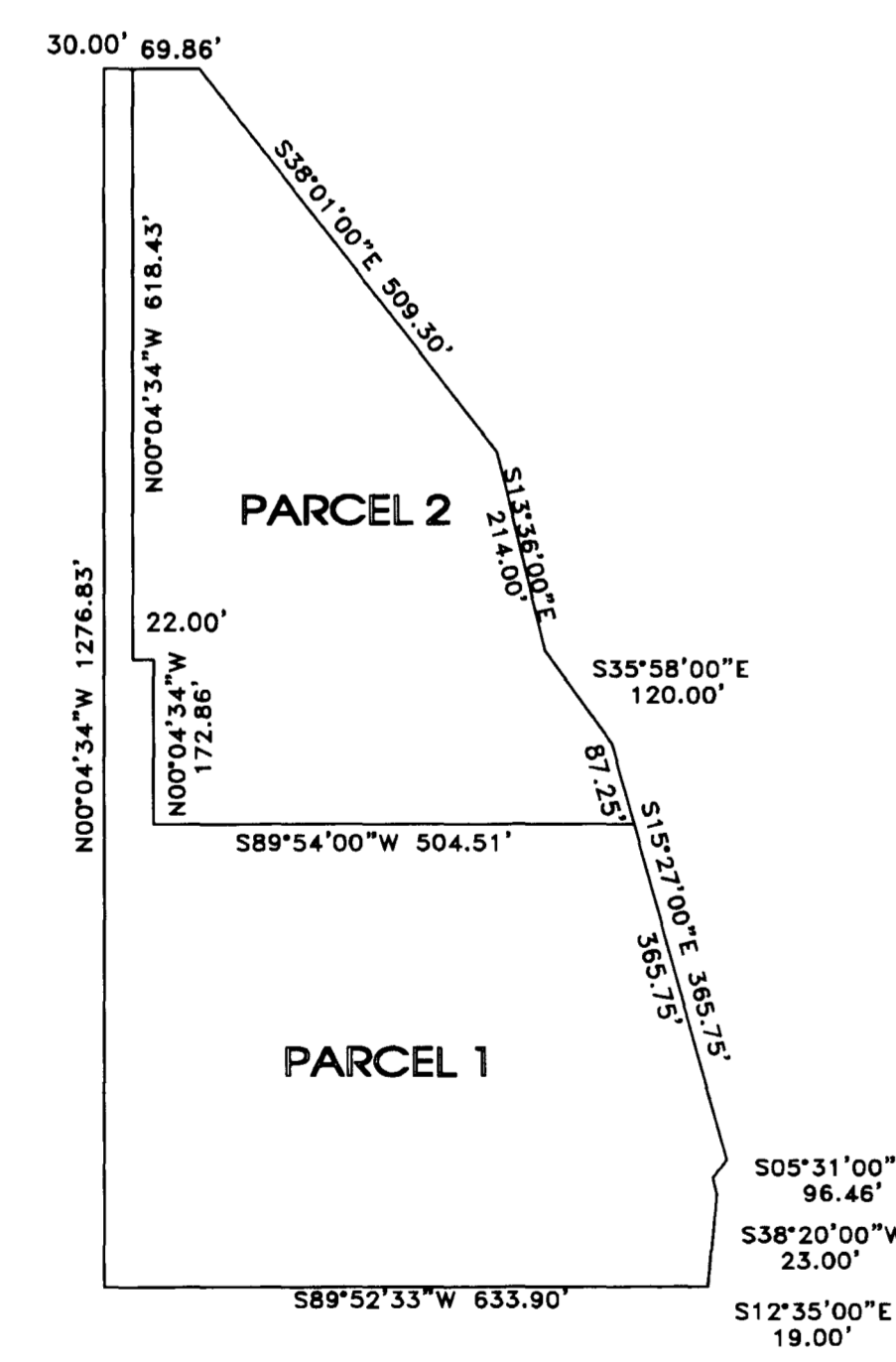
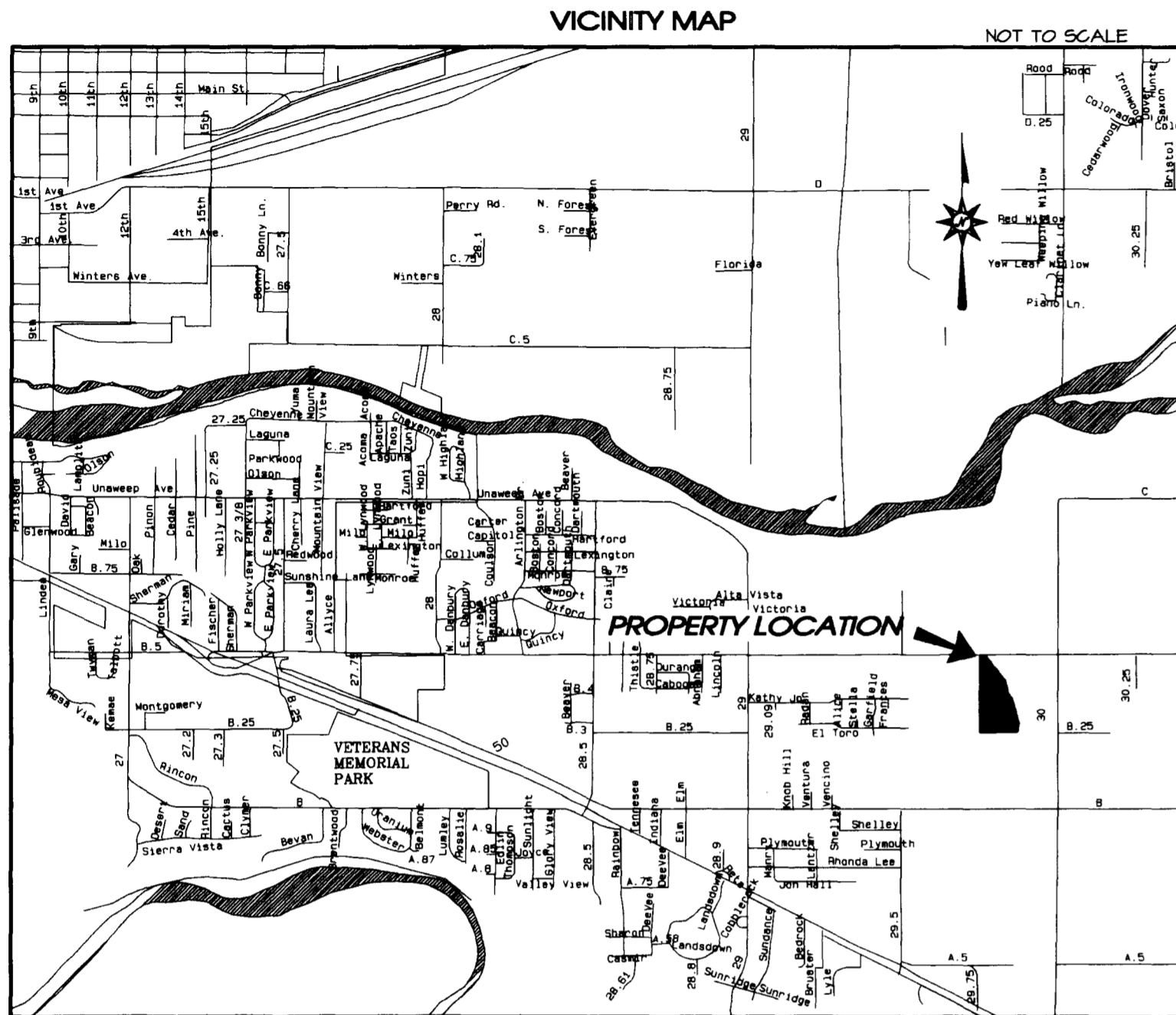
Chipeta Glenn, LLC, by H. Frederick Fodrea, Its Manager, this 11th day of March, 2005 for the aforementioned purposes.

Sharon Tibbetts
Notary Public

My commission expires: 01-25-06



My Commission Expires
January 25, 2006



LAND USE SUMMARY		
LOTS	10.127 ACRES	75.2%
STREETS	2.864 ACRES	21.2%
OPEN SPACE	0.479 ACRES	3.6%
TOTAL	13.470 ACRES	100%

CONVEYANCE DOCUMENTS AFFECTING THIS SUBDIVISION	
OMID Easement	BOOK 3855 PAGE 828
Irrigation easements	BOOK 3855 PAGE 829
Tracts A and B	BOOK 3855 PAGE 830
Street R.O.W.	BOOK 3855 PAGE 831
Temporary Turnaround Easement	BOOK 3855 PAGE 832
Drainage easements	BOOK 3855 PAGE 837

CHIPETA GLENN SUBDIVISION

CHIPETA GLENN, LLC

SECTION: NE1/4 SE1/4 S.29 T.1 S. R.1 E. 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:	Field Surveyor:	Revision Date: Feb 21, 2005
Drawn by: bkb	Checked: kat	Approved: dts
S:\Survey\0678 Chipeta Glenn\678 PLAT.pro		Job No. 0678-001
		Sheet 1 of 2

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 title policy issued by Transation Title Insurance Company, No. F52-103131, dated October 7, 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.

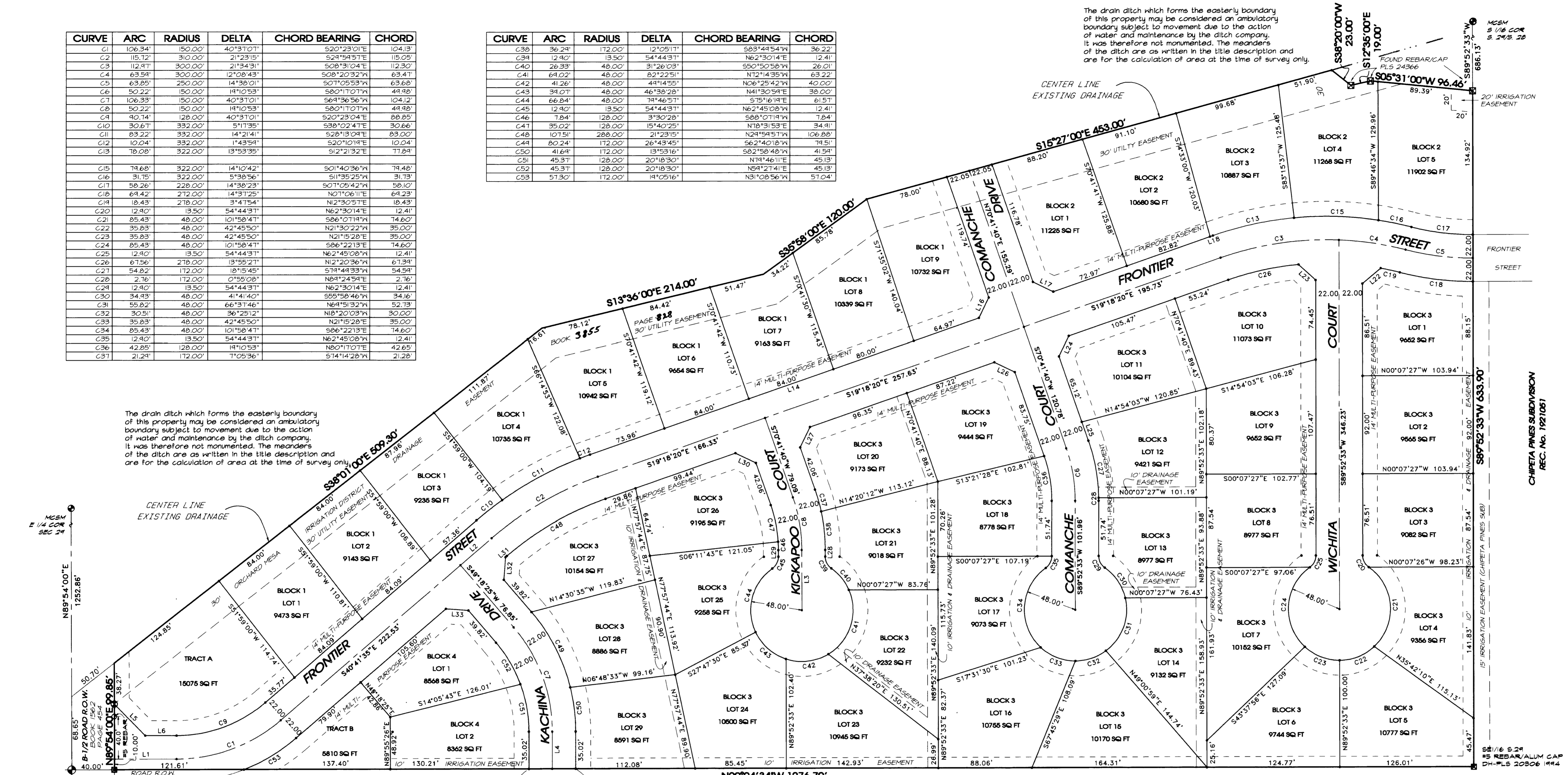
CHIPETA GLENN SUBDIVISION

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	106.34'	150.00'	40°31'01"	S20°23'01"E	104.13'
C2	115.12'	310.00'	21°33'15"	S24°54'57"E	115.05'
C3	112.41'	300.00'	21°34'31"	S08°31'04"E	112.30'
C4	63.54'	300.00'	12°08'43"	S08°20'32"W	63.41'
C5	63.85'	250.00'	14°38'01"	S07°05'53"W	63.68'
C6	50.22'	150.00'	18°10'53"	S80°11'07"W	44.98'
C7	106.33'	150.00'	40°31'01"	S64°36'56"W	104.12'
C8	50.22'	150.00'	18°10'53"	S80°11'07"W	44.98'
C9	40.74'	120.00'	40°31'01"	S20°23'04"E	88.85'
C10	30.67'	332.00'	5°17'35"	S38°02'47"E	30.66'
C11	83.22'	332.00'	14°21'41"	S28°13'04"E	83.00'
C12	10.04'	332.00'	1°43'54"	S20°10'14"E	10.04'
C13	78.08'	322.00'	13°53'35"	S12°21'32"E	77.84'
C15	79.68'	322.00'	14°10'42"	S01°40'36"W	79.48'
C16	31.75'	322.00'	5°38'56"	S11°35'25"W	31.73'
C17	58.26'	228.00'	14°38'23"	S07°05'42"W	58.10'
C18	64.42'	212.00'	14°31'25"	N01°06'11"E	64.23'
C19	18.43'	278.00'	3°41'54"	N12°30'57"E	18.43'
C20	12.40'	13.50'	54°44'37"	N62°30'14"E	12.41'
C21	85.43'	48.00'	101°58'47"	S86°07'18"W	74.60'
C22	35.83'	48.00'	42°45'50"	N21°30'22"W	35.00'
C23	35.83'	48.00'	42°45'50"	N21°15'28"E	35.00'
C24	85.43'	48.00'	101°58'47"	S86°12'23"E	74.60'
C25	12.40'	13.50'	54°44'37"	N62°45'08"W	12.41'
C26	61.56'	278.00'	13°55'21"	N12°20'36"W	61.34'
C27	54.82'	172.00'	18°15'45"	S18°44'33"W	54.54'
C28	2.76'	172.00'	0°35'08"	N84°24'54"E	2.76'
C29	12.40'	13.50'	54°44'37"	N62°30'14"E	12.41'
C30	34.43'	48.00'	141°41'40"	S55°58'46"W	34.16'
C31	55.82'	48.00'	66°31'46"	N64°51'32"W	52.73'
C32	30.51'	48.00'	36°25'12"	N18°20'03"W	30.00'
C33	35.83'	48.00'	42°45'50"	N21°15'28"E	35.00'
C34	85.43'	48.00'	101°58'47"	S86°22'13"E	74.60'
C35	12.40'	13.50'	54°44'37"	N62°45'08"W	12.41'
C36	42.85'	128.00'	1°10'53"	N80°17'07"E	42.65'
C37	21.24'	172.00'	7°05'36"	S14°14'28"W	21.28'

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C38	36.24'	172.00'	12°05'11"	S83°44'54"W	36.22'
C39	12.40'	13.50'	54°44'37"	N62°30'14"E	12.41'
C40	26.33'	48.00'	31°26'03"	S50°50'58"W	26.01'
C41	64.02'	48.00'	82°22'51"	N12°14'35"W	63.22'
C42	41.26'	48.00'	48°14'55"	N06°25'42"W	40.00'
C43	39.07'	48.00'	46°38'28"	N41°30'54"E	38.00'
C44	66.84'	48.00'	78°46'57"	S15°16'18"E	61.57'
C45	12.40'	13.50'	54°44'37"	N62°45'08"W	12.41'
C46	7.84'	128.00'	3°32'28"	S88°07'11"W	7.84'
C47	35.02'	128.00'	15°40'25"	N18°31'53"E	34.41'
C48	107.51'	288.00'	21°23'15"	N24°54'57"W	106.88'
C49	80.24'	172.00'	26°43'45"	S62°40'18"W	74.51'
C50	41.64'	172.00'	13°53'16"	S82°58'48"W	41.54'
C51	45.37'	128.00'	20°18'30"	N14°46'11"E	45.13'
C52	45.37'	128.00'	20°18'30"	N54°27'41"E	45.13'
C53	57.30'	172.00'	14°05'16"	N81°08'56"W	57.04'

The drain ditch which forms the easterly boundary of this property may be considered an ambulatory boundary subject to movement due to the action of water and maintenance by the ditch company. It was therefore not monumented. The meanders of the ditch are as written in the title description and are for the calculation of area at the time of survey only.

The drain ditch which forms the easterly boundary of this property may be considered an ambulatory boundary subject to movement due to the action of water and maintenance by the ditch company. It was therefore not monumented. The meanders of the ditch are as written in the title description and are for the calculation of area at the time of survey only.



MCSM
E 1/4 COR
SEC 24
N89°54'00"E
1252.86'

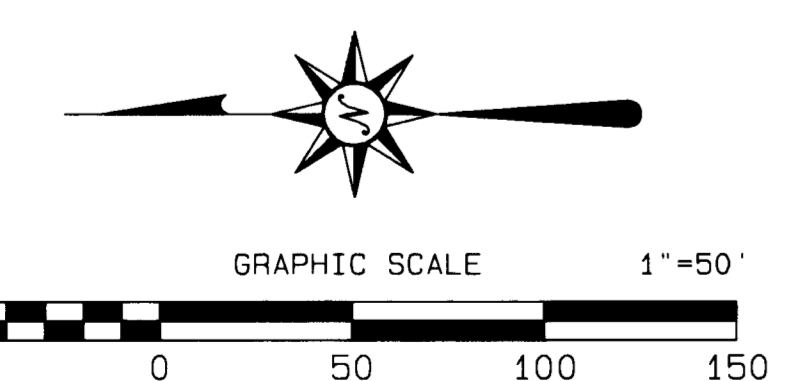
C-E 1/16 CORNER
S. 24 MCSM

REBAR/ALUM CAP
IN CONCRETE
DH L897044

ROAD R.O.W.
BOOK 3641 PAGE 174

STREET R.O.W.
CONVEYED BY
SEPARATE INSTRUMENT

TEMPORARY
TURNAROUND
EASEMENT
BOOK 3855 PAGE
834



LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

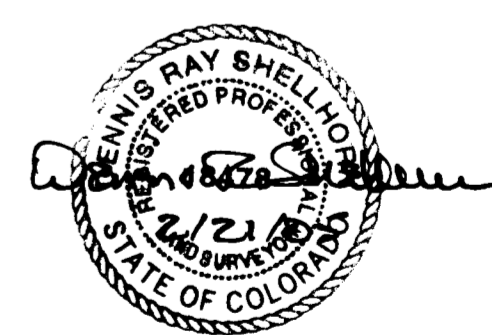
N: NORTH
E: EAST
S: SOUTH
W: WEST

A: ARC LENGTH OF CURVE
R: RADIUS OF CURVE
DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
CHRG: BEARING OF LONG CHORD OF CURVE
LC: LENGTH OF LONG CHORD OF CURVE
T: TOWNSHIP
R: RANGE
R.O.W.: RIGHT-OF-WAY
PLS: PROFESSIONAL LAND SURVEYOR
SQ FT: SQUARE FEET

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.

LINE	BEARING	DISTANCE
L1	S00°04'28"E	58.44'
L2	S40°41'35"E	38.14'
L3	S84°52'33"W	56.48'
L4	S84°55'26"W	35.02'
L5	S45°24'27"W	41.42'
L6	S00°04'34"E	29.44'

LINE	BEARING	DISTANCE
L17	S25°41'40"W	21.26'
L18	N14°18'20"W	2.41'
L22	N84°53'35"W	22.48'
L23	N42°23'06"E	21.71'
L24	N64°18'20"W	21.26'
L25	S10°41'40"W	18.63'
L26	N25°41'40"E	21.26'
L27	N64°18'20"W	21.26'
L28	S84°52'33"W	6.26'
L29	N84°52'33"E	6.26'
L30	N25°41'40"E	21.26'
L31	S40°41'35"E	1.75'
L32	N85°41'35"W	21.26'
L33	N04°18'25"E	21.26'
L34	S84°54'00"W	23.63'
L35	N45°40'00"W	41.48'
L36	N00°04'34"W	24.04'



CHIPETA GLENN SUBDIVISION
CHIPETA GLENN, LLC

SECTION: NE1/4 SE1/4 S29 T12N R10E
TOWNSHIP: 1 South RANGE: 1 East MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6087
Grand Junction CO 81505 tlc@twest.com

Date of Survey: Feb 2004 Field Surveyor: ccr Revision Date: Feb 21, 2005
Drawn: bkb Checked: ksf Approved: drs JOB NO. 0678-001
S:\Survey\10678 Chipeta Glenn\678 PLAT.prn Sheet 2 of 2