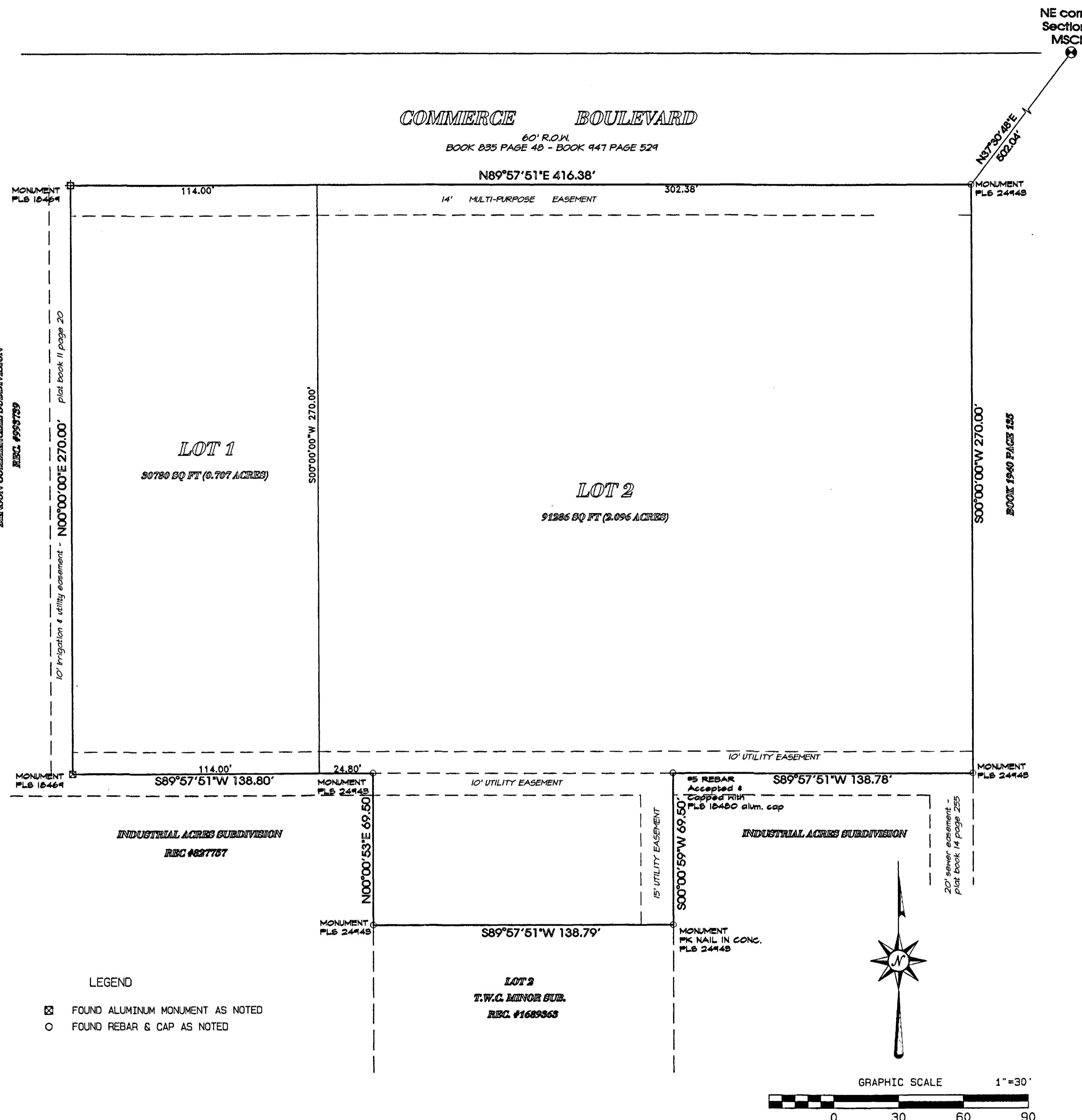
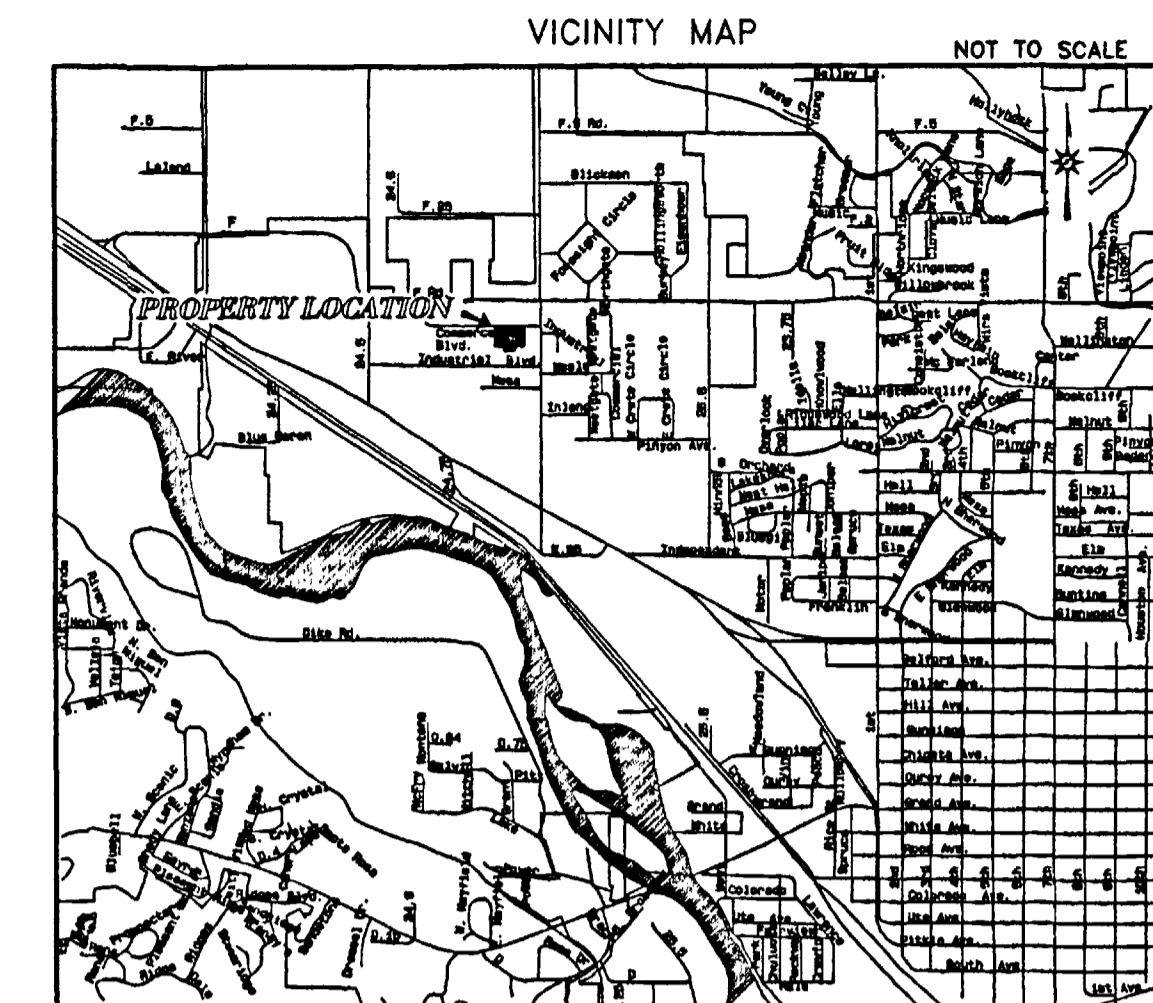


ORKNEY SIMPLE SUBDIVISION

A REPLAT OF LOT 1, T.W.C. MINOR SUBDIVISION

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Orkney Holdings, LLP, a Colorado limited liability partnership, is the owner of that real property situated in the NE1/4 NE1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, the ownership of which is demonstrated in an instrument recorded in Book 2938 at Page 619 of the Mesa County records; said property being more particularly described as follows:

Lot 1, T.W.C. Minor Subdivision, according to the plat on file with the Mesa County Clerk and Recorder as Reception No. 1689536, City of Grand Junction, Mesa County, Colorado.

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 ORKNEY SIMPLE SUBDIVISION, a subdivision of the city of Grand Junction, Mesa County, Colorado.

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

* 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 thereto including but not limited to: electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, 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 shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved public utilities as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenant facilities including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and communication lines.

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; 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 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 29 day of March, 2005.

By: Rod Huskey
 Rod Huskey, General Partner

State of _____ }
 County of _____ }

The foregoing Statement of Ownership and Dedication was acknowledged before me by Rod Huskey of Orkney Holdings LLP, as its General Partner on the 29 day of March, 2005

for the aforementioned purposes.
 Notary Public: Kenneth Scott Thompson
 My commission expires 6-28-08

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 Orkney Holdings, LLP; 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, as of March 28, 2005 at 7:00 A.M.

Date: 3-29-05 By: Karen A. Brown-Edwards - Examiner
 Abstract & Title Co. of Mesa County, Inc.

CITY APPROVAL

This plat of ORKNEY SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved this 18 day of April, 2005.

[Signature] City Manager
[Signature] 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 10:26 o'clock A.M., on this 6th day of April, 2005, A.D., and was recorded at Reception No. 2246909, in Book 3869 at Page 960, Drawer No. 99-90
 Fees \$10.00 + 1.00

By: _____ Clerk and Recorder
 _____ Deputy

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of ORKNEY SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Kenneth Scott Thompson,
 Colorado PLS 18480



- LEGEND
- ☒ FOUND ALUMINUM MONUMENT AS NOTED
 - FOUND REBAR & CAP AS NOTED

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 commitment prepared by Abstract & Title Company of Mesa County, Inc., No. 00912701 C, dated March 23, 2005.

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.

BASIS OF BEARINGS STATEMENT
 Bearings are based on the North line of the recorded plat of T.W.C. Minor Subdivision, (N89°57'51"E) between found survey markers as described hereon.

LAND USE SUMMARY		
LOTS	2.802 ACRES	100%
TOTAL	2.802 ACRES	100%

Revision 1: November 30, 2004
 Revision 2: December 30, 2004
 added tie to PLS corner
 Revision 3: March 22, 2005
 added easement dedication to fix easements shown but not dedicated on T.C.W. Minor Subdivision

ORKNEY SIMPLE SUBDIVISION

DUFFORD, WALDECK, MILBURN & KROHN

SECTION: NE1/4 NE1/4 S9 T1N R1W 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: Mar 6, 2003 Field Surveyor: CCR Revision Date: Mar 29, 2005
 Drawn: DRS Checked: KST Approved: KST Job No. 0160-008
 S:\Survey\0160 DWMK\008 Orkney\0160-008.pro Sheet 1 of 1