

CALDWELL SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Caldwell Investment Partnership, L.L.P., a Colorado Limited Liability Partnership, and Mesa Mack Sales and Service, Inc., a Colorado Corporation, are the owners of those parcels of land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 5, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, United States of America, described as Parcels 1 through 7 in deeds recorded at (Caldwell) Book 2746, Pages 707 through 709 and Book 2746, Pages 710 through 713, also described in (Mesa Mack) Book 2104, Pages 43-44 and Book 2104 Pages 49-52, the combined parcels being more particularly described as follows:

Commencing at the Southeast corner of Section 5, Township 1 South, Range 1 West, of the Ute Meridian; thence North 00 degrees 03 minutes 01 seconds West, a distance of 883.93 feet; thence South 89 degrees 56 minutes 59 seconds West, a distance of 77.50 feet to a point on the West right-of-way line of 24 Road, and the Point of Beginning; thence along said West right-of-way line of 24 Road the following ten (10) courses: (1) South 00 degrees 03 minutes 01 seconds East, a distance of 229.97 feet; (2) South 00 degrees 05 minutes 16 seconds West, a distance of 92.69 feet; (3) South 03 degrees 56 minutes 44 seconds West, a distance of 95.13 feet; (4) South 14 degrees 18 minutes 30 seconds West, a distance of 95.08 feet; (5) South 20 degrees 44 minutes 50 seconds West, a distance of 21.65 feet; (6) South 20 degrees 45 minutes 10 seconds West, a distance of 72.70 feet; (7) South 25 degrees 13 minutes 44 seconds West, a distance of 35.45 feet; (8) South 25 degrees 13 minutes 09 seconds West, a distance of 57.95 feet; (9) South 32 degrees 04 minutes 53 seconds West, a distance of 92.73 feet; (10) South 36 degrees 19 minutes 57 seconds West, a distance of 65.48 feet, to a point on the North right-of-way line of Colorado State Highway 6 & 50; thence North 56 degrees 31 minutes 39 seconds West, a distance of 203.60 feet, along said Highway North right-of-way line; thence North 14 degrees 12 minutes 59 seconds East, a distance of 234.91 feet; thence North 00 degrees 49 minutes 04 seconds West, a distance of 179.92 feet; thence North 00 degrees 03 minutes 01 seconds West, a distance of 386.51 feet, to a point on the South right-of-way line of Patterson (F) Road; thence North 89 degrees 34 minutes 32 seconds East, a distance of 211.30 feet, along said South right-of-way line; thence along a curve to the right, having a delta angle of 90 degrees 22 minutes 27 seconds, a radius of 94.32 feet, an arc length of 148.77 feet, a chord length of 133.82 feet, and chord bearing of South 45 degrees 14 minutes 15 seconds East to the Point of Beginning.

Said parcel containing an area of 5.647 Acres, as described.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks and tracts, as shown hereon, and designated the same as CALDWELL SUBDIVISION, a subdivision in the City of Grand Junction, Mesa County, Colorado, and hereby offers the following dedications and grants:

The area designated as "Additional ROW dedicated hereon" is hereby dedicated to the City of Grand Junction as a public right-of-way for the use of the public forever.

All Multipurpose 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 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 owners of said lots 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.

IN WITNESS WHEREOF, said owners, Caldwell Investment Partnership, L.L.P., a Colorado Limited Liability Partnership, and Mesa Mack Sales and Service, Inc., a Colorado Corporation, have caused their names to be hereunto subscribed this 7th day of JUNE, A.D. 2005.

by: Robert R. Caldwell (title) Partner
for: Caldwell Investment Partnership, L.L.P., a Colorado Limited Liability Partnership

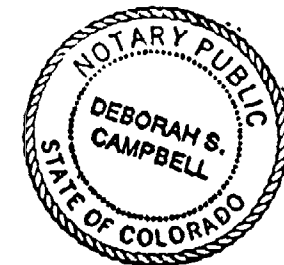
by: Robert R. Caldwell (title) President
for: Mesa Mack Sales and Service, Inc., a Colorado Corporation

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Robert R. Caldwell (title) Partner for Caldwell Investment Partnership, L.L.P., a Colorado Limited Liability Partnership, this 7th day of June, A.D., 2005.
Witness my hand and official seal:

Deborah S. Campbell Notary Public
My Commission Expires 11/10/05

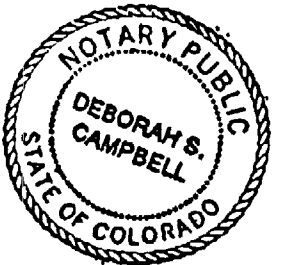


NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Robert R. Caldwell (title) President for Mesa Mack Sales and Service, Inc., a Colorado Corporation, this 7th day of June, A.D., 2005.
Witness my hand and official seal:

Deborah S. Campbell Notary Public
My Commission Expires 11/10/05



TITLE CERTIFICATION

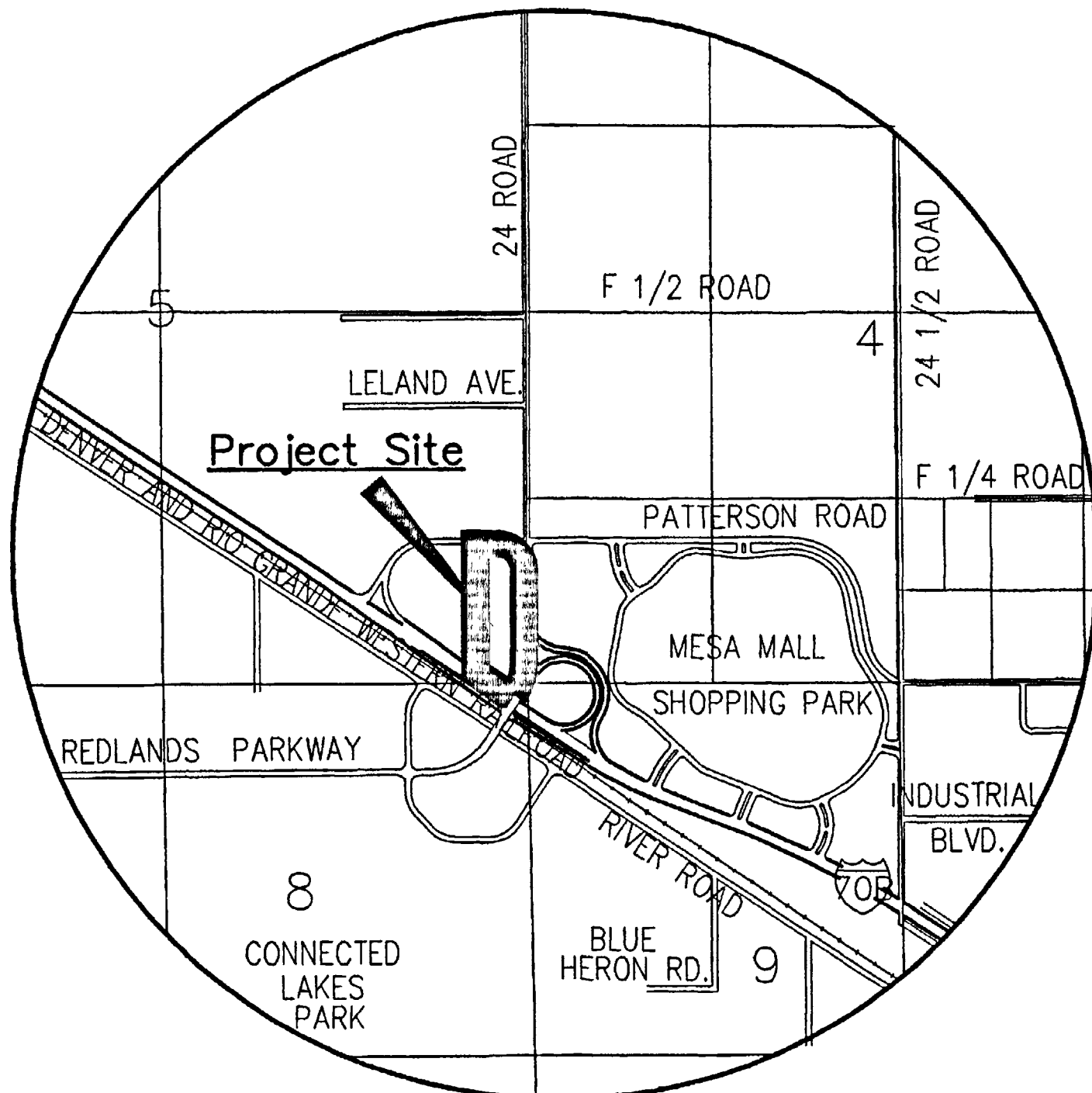
STATE OF COLORADO }
COUNTY OF MESA }

We, Abstract & Title Co. of Mesa County 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 Caldwell Investment Partnership, L.L.P. & Mesa Mack Sales and Service, Inc.; that the current taxes have been paid; that all mortgages not satisfied or released or 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.

by: Debra V. Blanchette, Title Officer Date: 6-1-05
Name And Title
for: Abstract & Title Co. of Mesa County
Name Of Title Company

FOR CITY USE ONLY

Book	Page	Type
<u>3918</u>	<u>185-192</u>	(1) Declaration and Grant of Drainage and Water Retention Easement
<u>3918</u>	<u>172-184</u>	(2) Declaration and Grant of Access and Utility Easement
<u>3918</u>	<u>163-171</u>	(3) Declaration and Grant of Sign Easement
<u>3918</u>	<u>196-204</u>	(4) Conditional Grant of Easement



VICINITY MAP

SPECIAL NOTES

- 1 Declaration and Grant of Drainage and Water Retention Easements as shown on this plat are granted by, and are subject to the terms and conditions of the Declaration and Grant of Drainage and Water Retention Easements referenced under Associated Recorded Documents (1) on the face of this plat.
- 2 Declaration and Grant of Access and Utility Easements as shown on this plat are granted by, and are subject to the terms and conditions of the Declaration and Grant of Access and Utility Easements referenced under Associated Recorded Documents (2) on the face of this plat.
- 3 Declaration and Grant of Sign Easement as shown on Lot 1 and Lot 3 on this plat are granted by, and are subject to the terms and conditions of the Declaration and Grant of Sign Easement referenced under Associated Recorded Documents (3) on the face of this plat.

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of CALDWELL SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of 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.

Date certified JUNE 8th 2005

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agree that its security interest, as shown in document recorded at Book 2775, Pages 967-974, Book 2947, Pages 371-373, Book 3163, Pages 135-137, Book 3504, Pages 491-492, and Book 3770, Pages 402-406, 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 PRESIDENT, with the authority of its Board of Directors, this 7th day of JUNE, 2005.

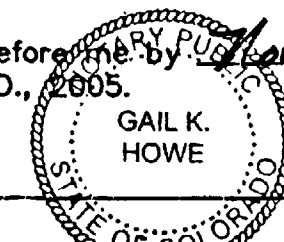
By: A. Franke (title) PRESIDENT
For: Alpine Bank

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by A. Franke (title) President for Alpine Bank this 7th day of June, A.D., 2005.
Witness my hand and official seal:

Gail K. Howe Notary Public
My Commission Expires 12-6-06



LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agree that its security interest, as shown in document recorded at Book 2109, Pages 193-197, Book 2309, Pages 343-348, Book 3184, Pages 731-737, Book 3528, Page 358, Book 3771, Page 610, and Book 3716, Pages 255-261, 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 President, with the authority of its Board of Directors, this 7th day of June, 2005.

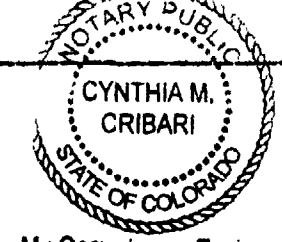
By: John W. Frederick (title) President
For: Grand Valley National Bank

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by John W. Frederick (title) President for Grand Valley National Bank this 7th day of June, A.D., 2005.
Witness my hand and official seal:

Cynthia M. Cribari Notary Public
My Commission Expires 11-9-08



GENERAL NOTES

Basis of bearings is the East Line of the Southeast Quarter of Section 5, Township 1 South, Range 1 West, of the Ute Meridian, which bears North 00 degrees 03 minutes 01 seconds West, a distance of 1319.88 feet, based on observation of the MCGPS control network.

Easement and title documents (schedules A & B) provided by Abstract & Title Co. of Mesa County, Inc. - Commitment No. 00913122 C, dated June 7, 2004. No research performed by surveyor pertaining to easement and title documents.

Existing property corners which were recovered during this survey which were within 0.25± feet of the calculated position were accepted as being "in position".

According to the Federal Emergency Management Agency Flood Insurance Map No. Community Panel Number 080115 0460 B of the Flood Insurance Rate Map of the City of Grand Junction, Colorado, dated July 15, 1992 and noted as Zone AO (inside of the 100 year flood zone) and Zone X (inside the 500 year flood zone). A portion of the land described in this map of survey is situated within a federally designated Special Flood Hazard Area and may require a special permit for construction.

CITY OF GRAND JUNCTION APPROVAL

This plat of CALDWELL SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 8th day of June, A.D., 2005.

City Manager [Signature]

Mayor [Signature]

CLERK AND RECORDER'S CERTIFICATE

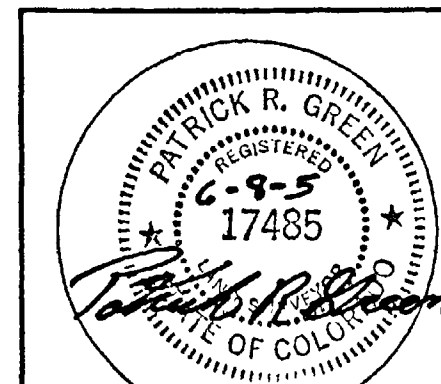
STATE OF COLORADO }
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 3:17 o'clock P.M., June 10, A.D., 2005, and was

duly recorded in Book 3918, Page No. 159-160 Reception No. 2258717 Drawer No. 09-119 Fees: \$30.00 + 1.00

_____ Clerk and Recorder

By: _____
Deputy



CALDWELL SUBDIVISION
SE1/4 SE1/4 SECTION 5
T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
244 NORTH 7th STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ NO.	SURVEYED	DRAWN	CHECKED	SHEET	OF
NO. 2004-63				1	2

DATE: Jan., 2005 RAD/LED RSK PRG

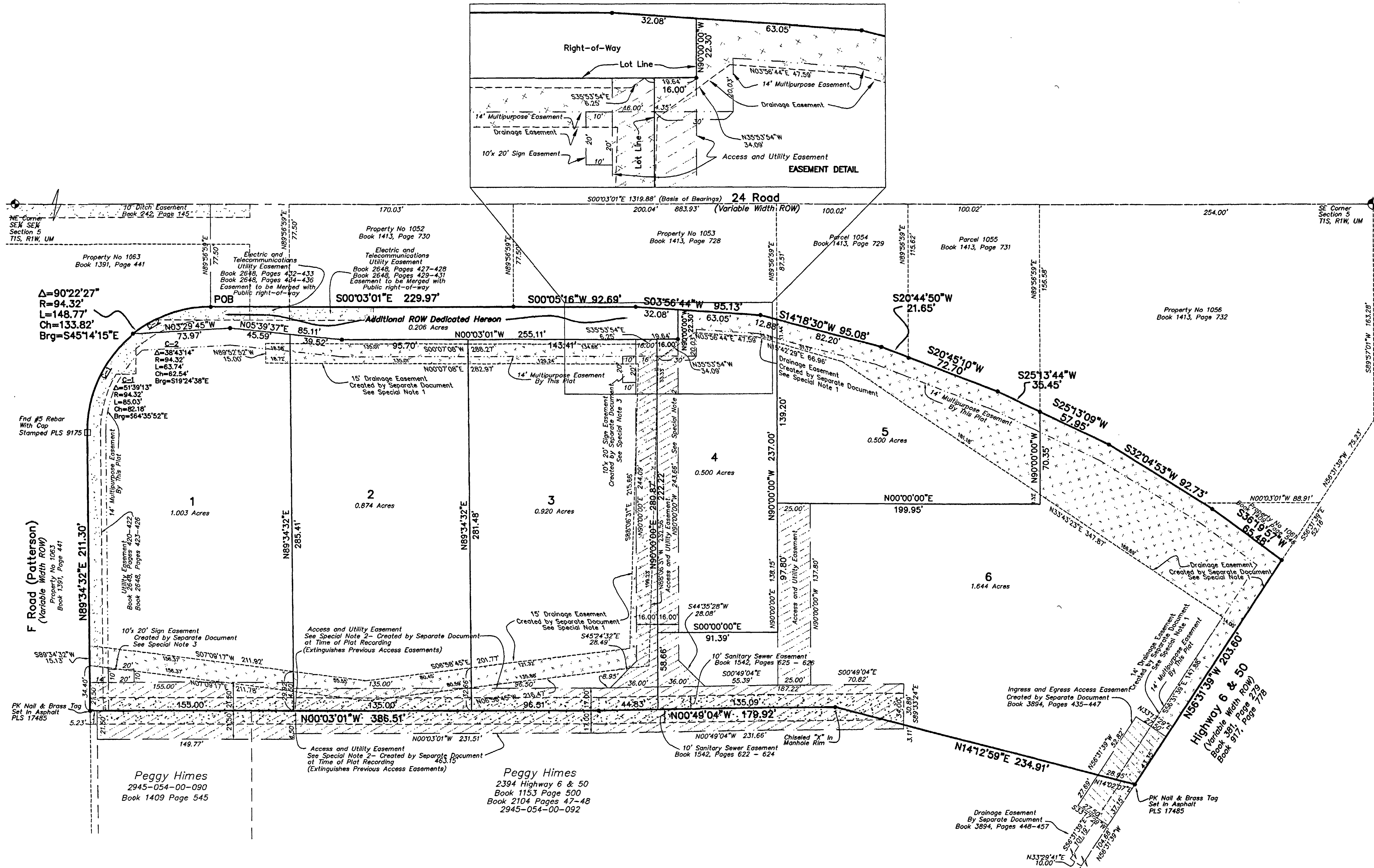
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Planning File Number SPR-2004-233

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.

CALDWELL SUBDIVISION

- LEGEND**
- ALLOQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17845
 - PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - PK NAIL, SET IN PAVING
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- = EQUAL SYMBOL
 - % PERCENT SYMBOL
 - & AND SYMBOL
 - INTERSTATE HIGHWAY SYMBOL
 - STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - § SCILICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR
 - No. NUMBER
 - L.L.C. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - ± MORE OR LESS
 - DEGREES
 - MINUTES OR FEET
 - INCHES OR SECONDS
 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - POB POINT OF BEGINNING
 - Δ DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - Brg BEARING OF ARC
 - RECIPROCAL ACCESS/UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - SANITARY SEWER EASEMENT



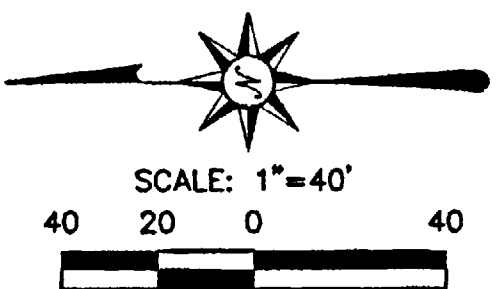
$\Delta=90^{\circ}22'27''$
 $R=94.32'$
 $L=148.77'$
 $Ch=133.82'$
 $Brg=S45^{\circ}14'15''E$

$\Delta=51^{\circ}39'13''$
 $R=94.32'$
 $L=85.03'$
 $Ch=82.18'$
 $Brg=S64^{\circ}35'52''E$

F Road (Patterson)
 (Variable Width ROW)
 Property No 1063
 Book 1391, Page 441

Peggy Himes
 2945-054-00-090
 Book 1409 Page 545

Peggy Himes
 2394 Highway 6 & 50
 Book 1153 Page 500
 Book 2104 Pages 47-48
 2945-054-00-092

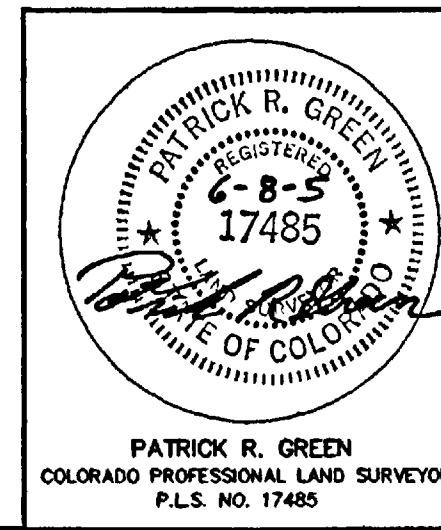


AREA SUMMARY		
LOTS	= 5.441 Acres	96.35%
ROAD ROW	= 0.206 Acres	3.65%
TOTAL	= 5.647 Acres	100.00%

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of CALDWELL SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of 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.

Date certified JUNE 8th, 2005



CALDWELL SUBDIVISION
 SE1/4 SE1/4 SECTION 5
 T1S, R1W, UTE MERIDIAN
 MESA COUNTY, COLORADO

LANDesign
 ENGINEERS • SURVEYORS • PLANNERS
 244 NORTH 7TH STREET
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO.	2004-63	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE:	Jan., 2005	RAD/LED	RSK	PRG	2	2

10305702.tif

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