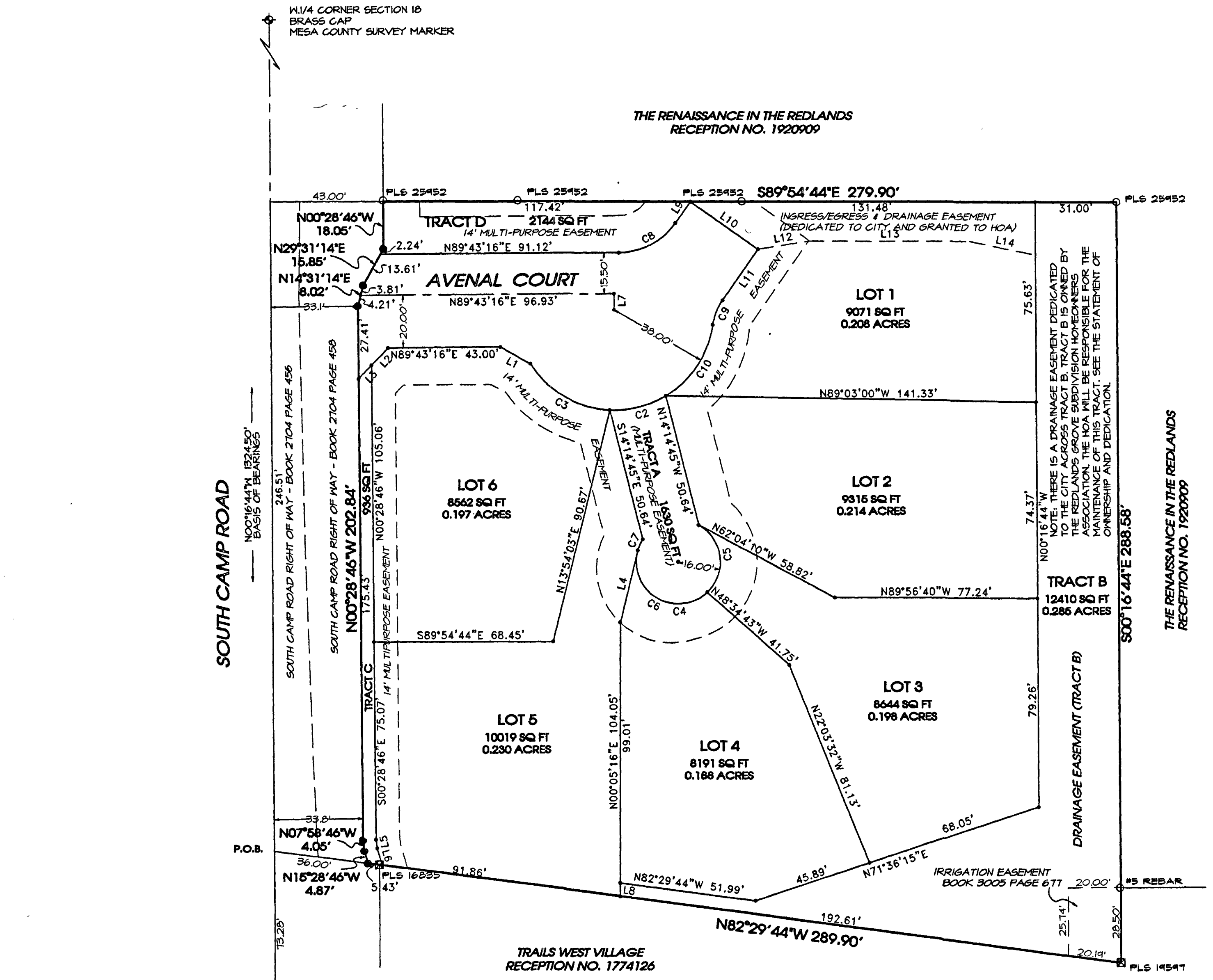


REDLANDS GROVE SUBDIVISION

A SUBDIVISION OF A PORTION OF LOT 3, SECTION 18, T.1 S., R.1 W., UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

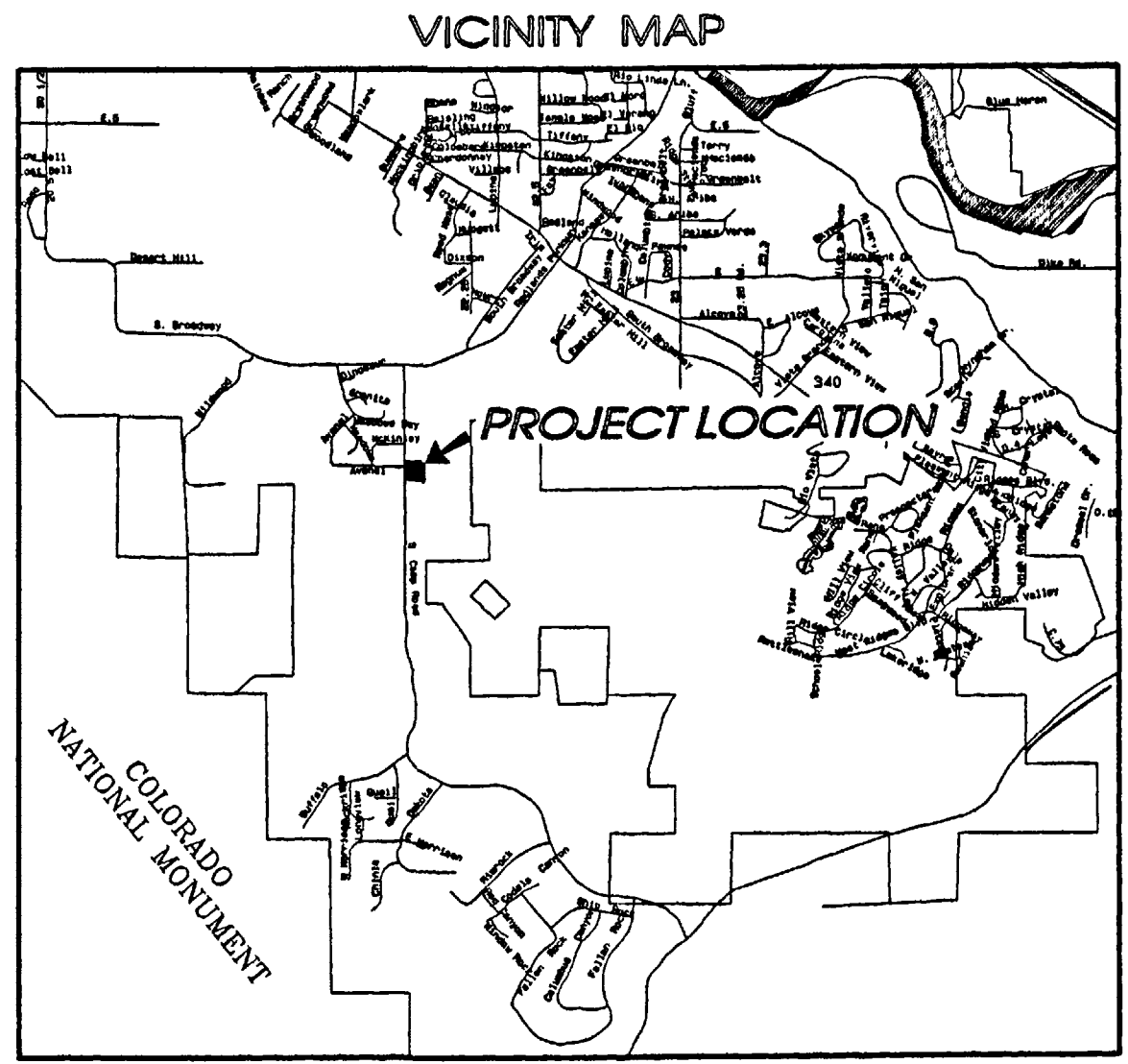


CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C2	22.32'	38.00'	33°39'10"	S75°45'15"W	22.00'
C3	36.44'	38.00'	54°56'58"	N59°56'41"W	35.06'
C4	0.00'	16.00'	0°00'00"	N90°00'00"W	0.00'
C5	29.92'	16.00'	107°07'34"	S07°14'20"E	25.75'
C6	41.70'	16.00'	149°19'36"	N59°01'01"W	30.86'
C7	4.66'	16.00'	16°41'01"	N24°01'21"E	4.64'
C8	25.26'	26.50'	54°36'22"	N62°25'05"E	24.31'
C9	10.15'	22.00'	26°25'31"	S21°54'09"W	10.06'
C10	33.32'	38.00'	50°14'17"	S33°48'31"W	32.26'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N61°22'28"W	13.05'
L2	S44°19'30"W	9.03'
L3	S44°19'30"W	7.10'
L4	N13°44'54"E	28.20'
L5	S07°58'46"E	3.39'
L6	S15°28'30"E	6.68'
L7	S00°16'44"E	6.06'
L8	N00°05'16"E	5.04'
L9	N35°06'41"E	9.92'
L10	S54°52'59"E	31.50'
L11	S35°06'54"W	23.51'
L12	N80°59'50"E	19.50'
L13	S89°54'44"E	61.52'
L14	S78°37'03"E	25.53'



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 herein.

STATEMENT OF OWNERSHIP AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

The undersigned, South Camp, LLC, is the owner of that real property situated in Lot 3 of Section 18, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in an instrument recorded in Book 3602 at Page 85 of the Mesa County records; said property being more particularly described as follows:

Beginning at the Northwest corner of Lot 4 in Section 18, Township 1 South, Range 1 West of the Ute Meridian; Thence North 00°22' West 73.28 feet to the Point of Beginning; Thence North 00°22' West 246.51 feet; Thence East 322.90 feet; Thence South 00°22' East 288.58 feet; Thence North 82°35' West 325.90 feet to Beginning. EXCEPT tract conveyed to the City of Grand Junction by deeds recorded May 2, 2000 in Book 2704 at Page 456 and Page 458. (NOTE: Bearings on drawing represent the above title description rotated 00°05'16" clockwise. Angles between lines have been preserved. See note below)

That said owners do 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, including an easement across all of Tract A, 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, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- * Drainage easements, including a drainage easement across all of Tract B, are dedicated to the City of Grand Junction as perpetual easements for the conveyance of storm water which originates on or upstream from the property platted, and for installation, operation and maintenance of all channels and structures appurtenant thereto. The Redlands Grove Subdivision Homeowners' Association is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities. Ingress/egress easement along north side of Lot 1 is dedicated to the City of Grand Junction solely for access to Tract B in the event operation and maintenance of drainage easement across Tract B is necessary.
- * An ingress/egress easement across the entirety of Tract A is dedicated to the City of Grand Junction for the use by public providers and utilities, including but not limited to postal service, trash collection, fire, police and emergency vehicles and services.
- * Tract A is to be granted to the Redlands Grove Subdivision Homeowners' Association as an undivided interest, not subject to partition, for the purpose of ingress and egress to Lots 2, 3, 4 and 5. A multi-purpose easement is dedicated over all of Tract A.
- * Tracts B, C and D to be granted to the Redlands Grove Subdivision Homeowners' Association as an undivided interest, not subject to partition, as common open space for purposes specified in said grant, subject to easements dedicated hereon.
- * Ingress/egress easement along north side of Lot 1 is granted to the Redlands Grove Subdivision Homeowners' Association for access to Tract B for the operation and maintenance of drainage easement across Tract B.

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 design, 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.

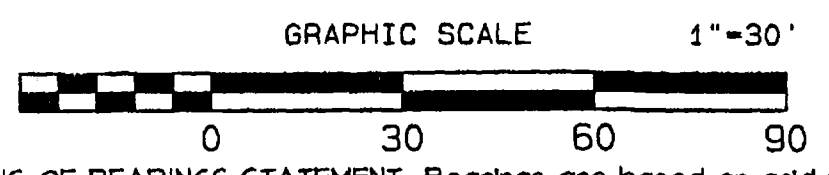
Said owner further certifies that all lienholders if any, are represented hereon.
Executed this 6TH day of JUNE, 2005.

By: South Camp, LLC
By: Clifton Anson (Manager)

State of Colorado)
County of Mesa)
The foregoing Statement of Ownership and Dedication was acknowledged before me by Clifton Anson as Manager of South Camp, LLC this 9th day of June, 2005 for the aforementioned purposes.

By: Rebecca Math
Notary Public

My commission expires: NOVEMBER 6, 2006



BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the DH Surveys aluminum cap at the South one-sixteenth corner on the west line of Section 18, and the Mesa County Survey brass cap at the West one-quarter corner of Section 18. The measured bearing of this line is N00°16'44"W.

- FOUND REBAR/CAP SURVEY MARKER AS NOTED
 - FOUND REBAR/ALUM CAP SURVEY MARKER AS NOTED
 - SET #5 REBAR W/2"Ø ALLUM. CAP *THOMPSON-LANGFORD CORP PLS 18478*
- PLS: PROFESSIONAL LAND SURVEYOR

LIENHOLDERS RATIFICATION OF PLAT
The undersigned, American National Bank, 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 owners thereof and agree that its security interest which is recorded in Book 3602 at Pages 87-85 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 presents to be signed by its Vice President, with the authority of its Board of Directors, this 9th day of June, 2005.
By: Paul P. Kaebler For: American National Bank (Title) Vice President

State of Colorado)
County of Mesa)
The foregoing Lienholders Ratification of Plat was acknowledged before me by Brad D. Kirkhill of American National Bank this 9th day of June, 2005 for the aforementioned purposes.
Notary Public: Joyce Tullio
My commission expires: 9/17/2007

CITY APPROVAL
This plat of REDLANDS GROVE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 15th day of July, 2005.
City Manager: [Signature] Mayor: [Signature]

TITLE CERTIFICATION
State of Colorado)
County of Mesa)
We, Abstract & Title Company 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 South Camp, LLC; that the current taxes have been paid; that all mortgages not satisfied or released or record not 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: 6-6-05 By: Debra J. Blanchette, Side Officer (Name and Title) Abstract & Title Company of Mesa County Inc.

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of REDLANDS GROVE 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 statement is only applicable to the survey data hereon shown and does not represent a warranty or opinion as to ownership, lienholders, or other title matters.
Dennis R. Shellhorn
Colorado State of Colorado

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 11:00 o'clock A. M., on this 19th day of July, 2005, A.D., and was recorded at Reception No. 2264580, Drawer No. RR-1, Fees 10.00 + 1.00.
By: [Signature] Clerk and Recorder Deputy [Signature] 3944 Book 614 Page

LAND USE SUMMARY

LOTS	1.235 ACRES	69.1%
TRACTS	0.398 ACRES	22.3%
STREETS	0.153 ACRES	8.6%
TOTAL	1.786 ACRES	100.0%

CONVEYANCE DOCUMENTS AFFECTING THIS PLAT

TRACT A (HOA)	BOOK <u>3944</u> PAGE <u>614</u>
TRACTS B, C, D (HOA)	BOOK <u>3944</u> PAGE <u>614</u>
INGRESS/EGRESS & DRAINAGE EASEMENT ACROSS LOT 1 (HOA)	BOOK <u>3944</u> PAGE <u>617</u>

REDLANDS GROVE SUBDIVISION
SOUTH CAMP, LLC

SECTION: NW1/4 SW1/4 S.18 T1S.1R.1W. MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tmc@tmcwest.com

Date of Survey:	Field Surveyor:	Revision Date: Jun 7, 2005
Drawn: DRS	Checked: KST	Approved: DRS
S:\Survey\0668 Anson\Redlands Grove.pro		Job No. 0668-002
		Sheet 1 of 1