

HANSON SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That RMEC Properties, L.L.C., a Colorado Limited Liability Company, is the owner of that real property located in the Northwest Quarter of Section 32, Township 1 North, Range 1 West of the Ute Meridian; being the South 441.75 feet of the North Half Southeast Quarter Northwest Quarter (N1/2 SE1/4 NW1/4) and Lot 1, Williamsen Subdivision, as recorded in Plat Book 12, at Page 311 and 312, Mesa County Records, and Parcel 1 as described in deed as recorded in Book 3509 at Page 925, all as described in Book 3950, at Pages 436 through 438, Mesa County records; being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 32, Township 1 North, Range 1 West of the Ute Meridian; whence the Center Quarter corner of said Section bears South 00 degrees 04 minutes 26 seconds West, a distance of 1321.60 feet, for a basis of bearings with all bearings contained herein being relative thereto; thence South 00 degrees 04 minutes 26 seconds West, a distance of 219.05 feet to the Point of Beginning; thence South 00 degrees 04 minutes 26 seconds West, a distance of 441.75 feet to the Southeast corner of the North Half of the Southeast Quarter of the Northwest Quarter (N1/2 SE1/4 NW1/4) of said Section 32; thence, along the South line of said N1/2 SE1/4 NW1/4, North 89 degrees 58 minutes 46 seconds West, a distance of 219.05 feet to the Point of Beginning; thence South 00 degrees 04 minutes 26 seconds West, a distance of 349.59 feet; thence South 45 degrees 12 minutes 40 seconds West, a distance of 70.55 feet to the South line of said Williamsen Subdivision; thence, along said South line and the North right-of-way line of Interstate 70, North 89 degrees 39 minutes 04 seconds West, a distance of 696.35 feet to the Southeast corner of Lot 1, Elder, Quinn, & McGill, Inc., Planned Commercial Park, as recorded in Plat Book 12 at Page 338, Mesa County Records; thence, along the East line of said Lot 1, North 00 degrees 03 minutes 32 seconds East, a distance of 395.31 feet, to a point on the South line of said N1/2 SE1/4 NW1/4; thence, along said South line, North 89 degrees 58 minutes 46 seconds West, a distance of 553.64 feet, to the Southwest corner of said N1/2 SE1/4 NW1/4; thence, along the West line of said N1/2 SE1/4 NW1/4, North 00 degrees 03 minutes 32 seconds East, a distance of 441.75 feet; thence South 89 degrees 58 minutes 46 seconds East, a distance of 1320.21 feet to the Point of Beginning.

Said parcel contains 20.170 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 HANSON SUBDIVISION a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Utility Easements 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.

All Multipurpose 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 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 drainage easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance, and repair of detention and drainage facilities and appurtenances thereto. The owner(s) and/or the property owners association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

Drainage Easements are granted to the owners of Lots or Tracts specifically identified on the plat for: (a) conveyance 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) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; (c) the maintenance and repair of private drainage systems and conveyance of stormwater.

All Tracts/Easements include the right of Ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or as signs, together with the right to trim or remove interfering trees and brush, and in Drainage & 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 placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owners, RMEC Properties, L.L.C., a Colorado Limited Liability Company, has caused their names to be hereunto subscribed this 5 day of OCT, A.D. 2005.

by: Scott Williams (title) Manager
for: RMEC Properties, L.L.C., a Colorado Limited Liability Company

NOTARY PUBLIC'S CERTIFICATE

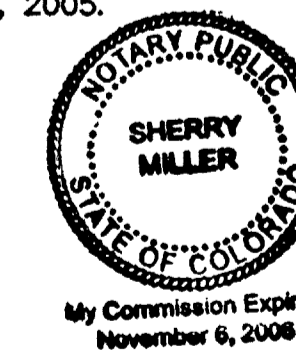
STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Scott Williams its (title) Manager for RMEC Properties, L.L.C., a Colorado Limited Liability Company this 5th day of October, A.D., 2005.

Witness my hand and official seal:

Sherry Miller
Notary Public

My Commission Expires 11-06-06



SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of HANSON 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 OCTOBER 5, 2005

TITLE CERTIFICATION

STATE OF COLORADO } ss
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 RMEC Properties, L.L.C.; 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: 9/30/05 by: Debra S. Blanchette, Title Officer
Name And Title
for: Abstract & Title Co. of Mesa County
Name Of Title Company

FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type
4010	198-200	
4010	201	

GENERAL NOTES

Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc., Commitment No. 00910968 06, dated August 30, 2005.

Basis of bearings is the East line of the SE1/4 NW1/4 of Section 32 which bears South 00 degrees 04 minutes 26 seconds West, a distance of 1321.60 feet, based on MCGPS control network. Both monuments on this line are survey markers, as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

CITY OF GRAND JUNCTION APPROVAL

This plat of HANSON SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 6 day of October, A.D., 2005.

City Manager [Signature]

President of City Council [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:18 o'clock

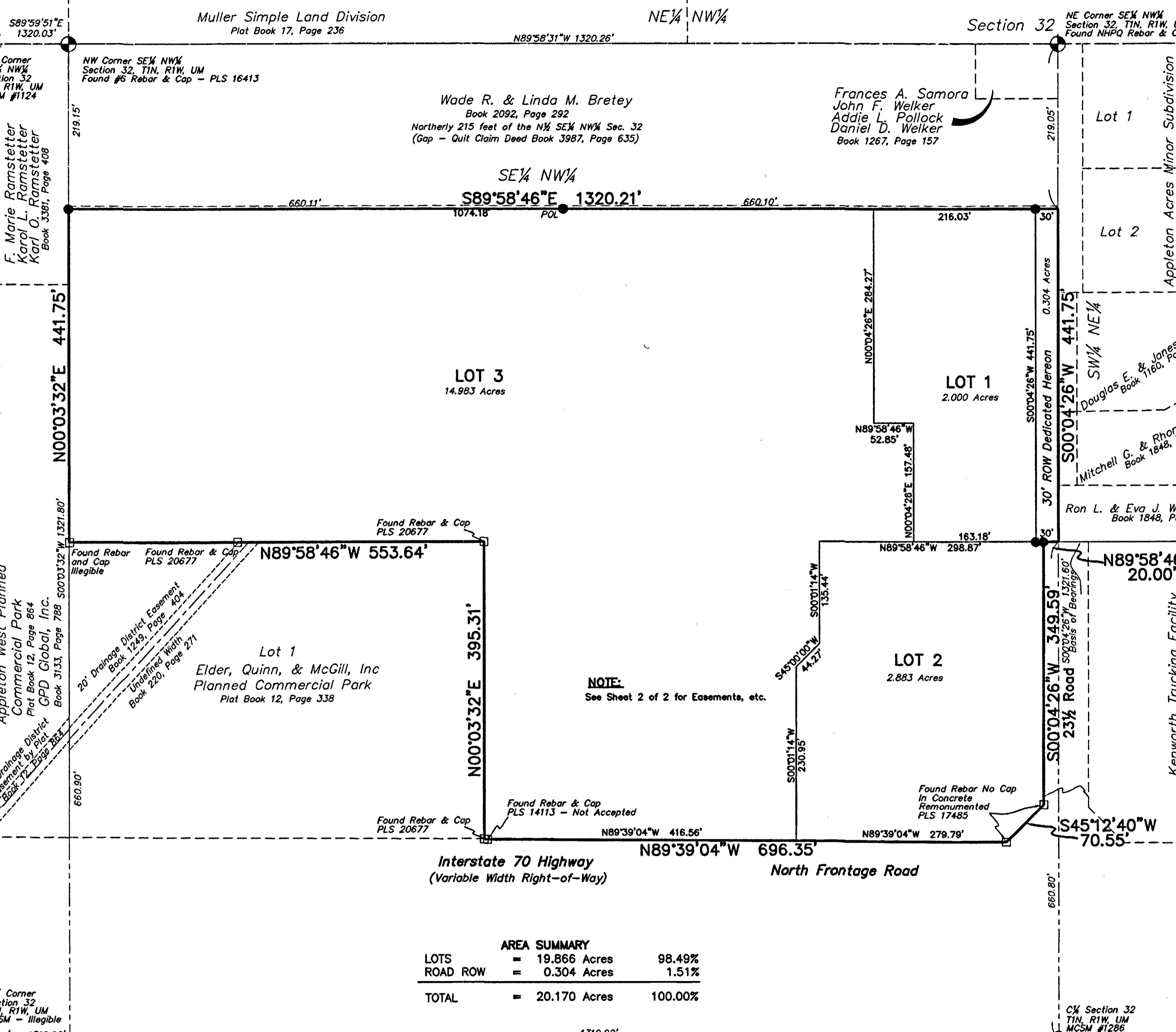
p.m., October, A.D., 2005, and was duly recorded in Book 4010

Page No. 194-197 Reception No. 2279499 Drawer No. BB-50

Fees: \$21.00 Bk: 4010 Pg: 196-197

Clerk and Recorder

By: _____ Deputy



NOTE: See Sheet 2 of 2 for Easements, etc.

AREA SUMMARY		
LOTS	= 19.866 Acres	98.49%
ROAD ROW	= 0.304 Acres	1.51%
TOTAL	= 20.170 Acres	100.00%

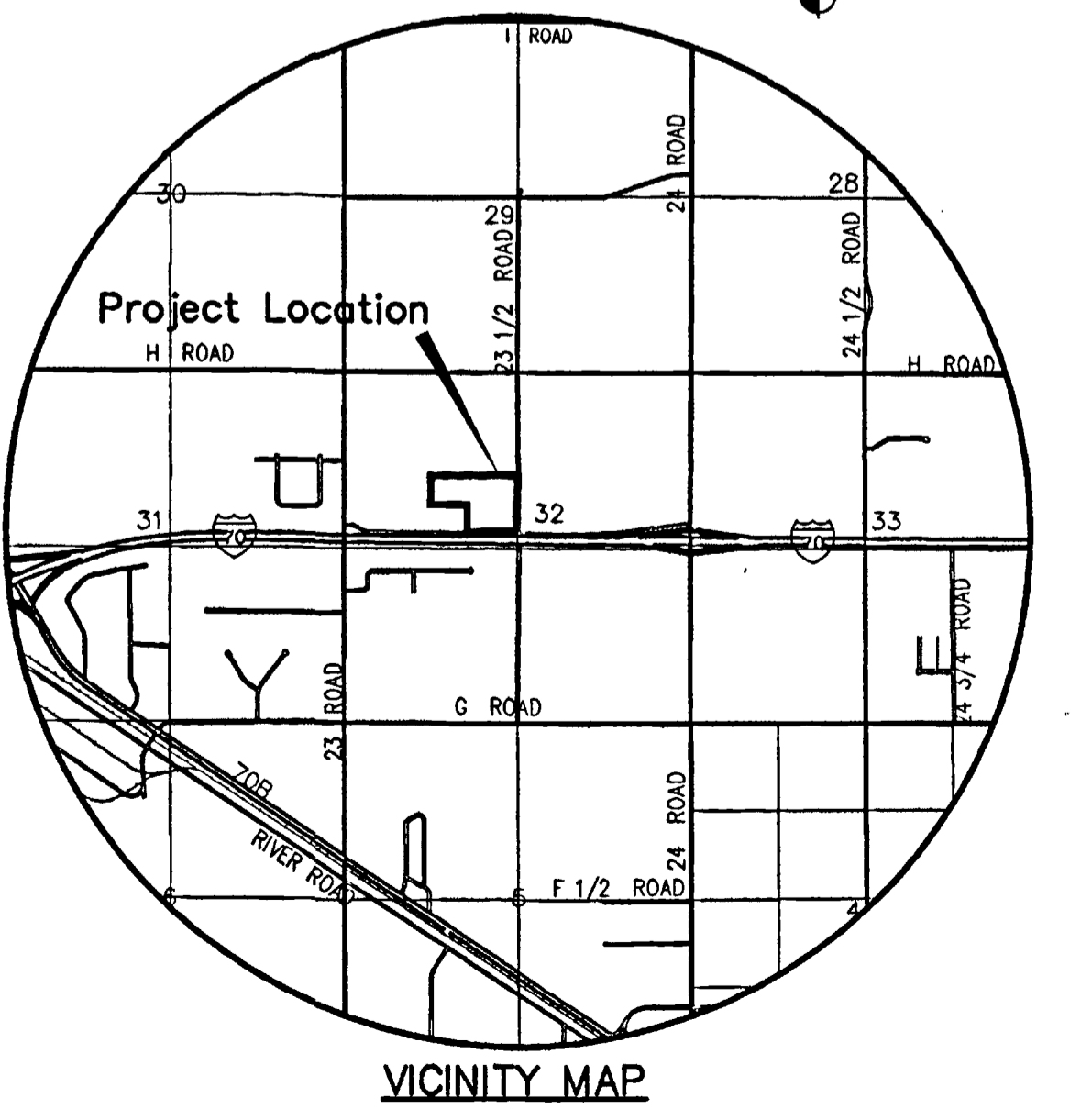
LEGEND

- ALLOTTED 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
- DELTA ANGLE OF ARC
- RADIUS OF ARC
- LENGTH OF ARC
- CHORD DISTANCE OF ARC
- CHORD BEARING OF ARC
- EQUAL SYMBOL
- PERCENT SYMBOL
- AND SYMBOL
- INTERSTATE HIGHWAY SYMBOL
- STATE HIGHWAY SYMBOL
- UNITED STATES
- NOT TO SCALE
- COLORADO REVISED STATUTES
- SOURCE: 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

SCALE: 1"=100'

100 50 0 100

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.



HANSON SUBDIVISION
PART OF NW1/4 SECTION 32
T1N, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

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

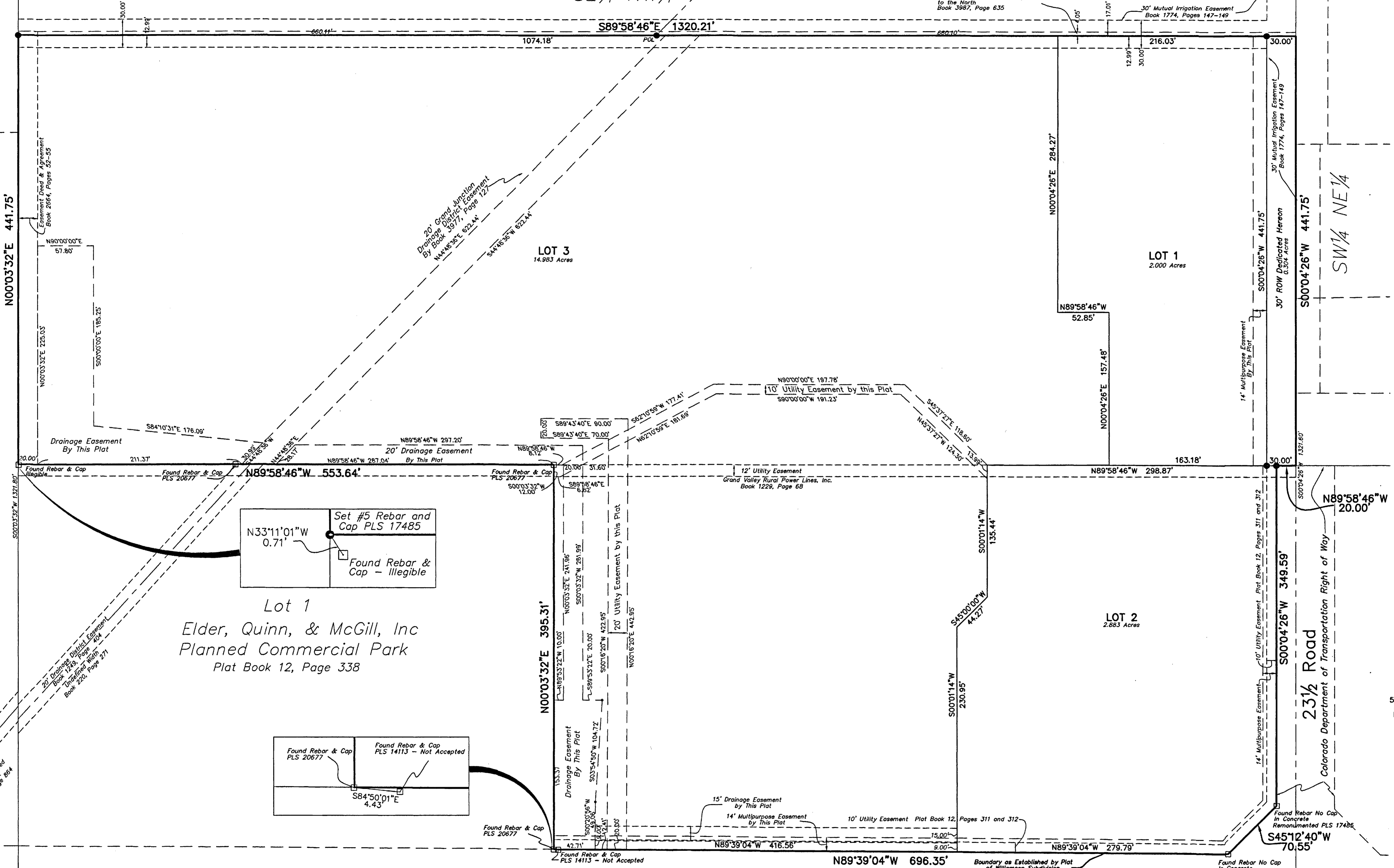
PATRICK R. GREEN
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 17485

PROJ. NO.	SURVEYED	DRAWN	CHECKED	SHEET	OF
2003-128				1	2

DATE: March, 2005 RAD/LED RSK PRG

SE 1/4 NW 1/4

Apparent Gap between deeds for Property to the North and property being platted. Quit Claim Deed to Property Owners to the North Book 3987, Page 635



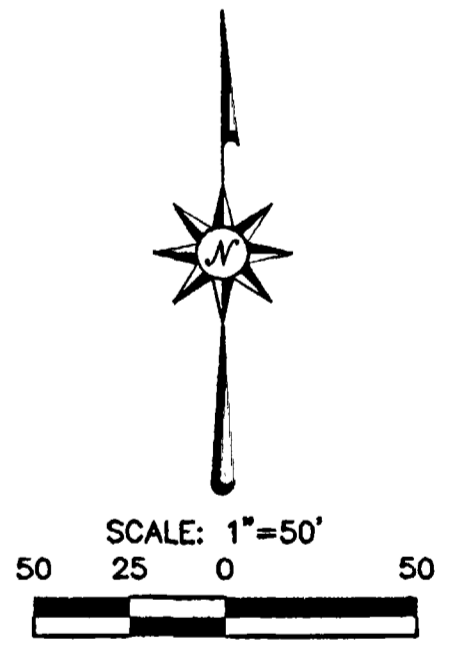
Lot 1
Elder, Quinn, & McGill, Inc
Planned Commercial Park
Plat Book 12, Page 338

Set #5 Rebar and Cap PLS 17485
Found Rebar & Cap - Illegible

Found Rebar & Cap PLS 20677
Found Rebar & Cap PLS 14113 - Not Accepted
S84°50'01\"/>

Interstate 70 Highway
(Variable Width Right-of-Way)

North Frontage Road
Colorado Department of Transportation Right of Way



- ALLOT SURVEY MARKER, AS NOTED
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- FOUND REBAR, AS NOTED
- PK NAIL, SET IN PAVING
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 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - RIGHT-OF-WAY

RIGHT-OF-WAY ACCESS NOTE:

There will be no access allowed to the Interstate-70 Frontage Road or the Southerly portion of 23 1/2 Road from Lots 2 and 3, unless approved by the City of Grand Junction

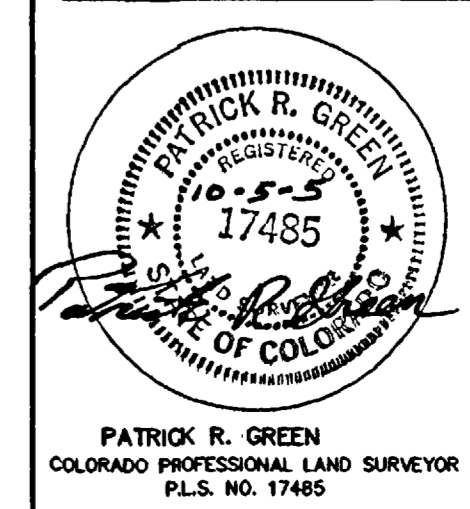
BOUNDARY NOTE:

Gap between property lines to the North created by deeds calling for the South 441.75 feet of the N 1/2 SE 1/4 NW 1/4 and adjoining deed calling for the North 215 feet of the N 1/2 SE 1/4 NW 1/4 of said Section 32. This left a distance of 4.05 feet between properties, using the calculated distance of the N 1/2 SE 1/4 NW 1/4 (660.80 feet) as a measured equal split between aliquot markers (1321.60 feet).

Boundary as Established by Plat of Williamson Subdivision Plat Book 12, Pages 311 and 312

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T1N, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

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ENGINEERS SURVEYORS PLANNERS
244 NORTH 7th STREET
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PROJ. NO. 2003-128	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: March, 2005	RAD/LED	RSK	PRG	2	2

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