

CORBETT LADUKE SUBDIVISION

THE E1/4 SE1/4 SW1/4 SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, TML Enterprises, Inc., a Colorado Corporation, is the owner of that real property situated in the SE1/4 SW1/4 of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in an instrument recorded in Book 3872 at Page 403 of the Mesa County records; said property being more particularly described as follows:

The E1/4 of the SE1/4 of the SW1/4 of Section 17, Township 1 South, Range 1 East, Ute Meridian.

That said owner has by these presents laid out, platted, and subdivided the above described real property as shown hereon, and designate the same as CORBETT LADUKE 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, being D Road and 29-1/2 Road, 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 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.

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 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 15th day of September, 2005.

By: TML Enterprises, Inc., a Colorado Corporation

By: Thomas M. LaDuke
Thomas M. LaDuke

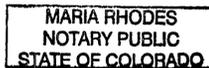
State of Colorado)
County of Mesa)

The foregoing Statement of Ownership and Dedication was acknowledged before me by Thomas M. LaDuke of TML Enterprises, Inc., this 15th day of September 2005

2005 for the aforementioned purposes.

By: Maria Rhodes
Notary Public

My commission expires: 6/16/07



TITLE CERTIFICATION

State of Colorado
County of Mesa

We, First American Heritage Title Company, 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 TML Enterprises, Inc.; 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: 9-15-05 By: Janna Smith, Title Dept Manager
Name and title
First American Heritage Title Company

LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, First United Bank, hereby certifies that it is the 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 their security interest, which is recorded in Book 3873 at Page 522 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 SR. Vice President with the authority of its Board of Directors, this 12th day of September, 2005.

By: Diana Le Smith
(Title) SR. Vice President First United Bank

State of Colorado)
County of Denver)

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Diana Le Smith of First United Bank, as its Sr. Vice President this 12th day of September, 2005 for the aforementioned purposes.

By: Cassandra J. Steel
Notary Public

My commission expires: 3-30-2008



LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, John W. Schumacher, Jr. and Marjann Schumacher, aka Marianne Schumacher, hereby certify that they are the holders of a security interest upon the property hereon described and do hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that their security interest which is recorded in Book 3873 at Page 545 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the undersigned has caused these presents to be signed this 16th day of September, 2005.

By: John W. Schumacher, Jr.
John W. Schumacher, Jr.

By: Marjann Schumacher a.k.a. Marianne Schumacher
Marjann Schumacher a.k.a. Marianne Schumacher

State of Colorado)
County of Pitkin)

The foregoing Lienholder's Ratification of Plat was acknowledged before me by John W. Schumacher, Jr. and Marianne Schumacher this 16th day of September, 2005 for the aforementioned purposes.

By: Blondorn
Notary Public

My commission expires: April 8, 2006



LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, John W. and Laura G. Schumacher, hereby certify that they are the holders of a security interest upon the property hereon described and do hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that their security interest which is recorded in Book 3872 at Page 420 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the undersigned has caused these presents to be signed this 8th day of Sept, 2005.

By: John W. Schumacher
John W. Schumacher

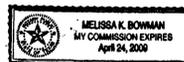
By: Laura G. Schumacher
Laura G. Schumacher

State of Texas)
County of Harris)

The foregoing Lienholder's Ratification of Plat was acknowledged before me by John W. Schumacher and Laura G. Schumacher this 8th day of September, 2005 for the aforementioned purposes.

By: Melissa K. Bowman
Notary Public

My commission expires: 4-24-09



LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, John W. and Marianne Schumacher, hereby certify that they are the holders of a security interest upon the property hereon described and do hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that their security interest which is recorded in Book 3872 at Page 420 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the undersigned has caused these presents to be signed this 16th day of September, 2005.

By: John W. Schumacher
John W. Schumacher

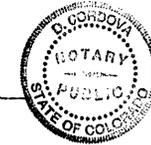
By: Marianne Schumacher
Marianne Schumacher

State of Colorado)
County of Pitkin)

The foregoing Lienholder's Ratification of Plat was acknowledged before me by John W. Schumacher and Marianne Schumacher this 16th day of September, 2005 for the aforementioned purposes.

By: Blondorn
Notary Public

My commission expires: April 8, 2006



CITY APPROVAL

This plat of CORBETT LADUKE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 23rd day of September, 2005.

By: Blondorn City Manager
By: Tom Hill 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 3:08 o'clock P.M., on this 27th day of September, 2005, A.D., and was recorded at Reception

No. 2277505, Drawer No. RR-42, Fees 21.00
Blk: 4001 Pg: 532-533

By: Blondorn Clerk and Recorder
By: Blondorn Deputy

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 CORBETT LADUKE 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 and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.



Dennis R. Shellhorn
Professional Land Surveyor
No. 15478
August 15, 1998
State of Colorado

CORBETT LADUKE SUBDIVISION

TML ENTERPRISES, INC

SECTION: SE1/4SW1/4	S17	TWNSHP: 1 South	RNGE: 1 East	MERIDIAN:
THOMPSON-LANGFORD CORPORATION				
529 25 1/2 ROAD - B-210 (970) 243-6067				
Grand Junction CO 81505 tlc@tlcwest.com				
Date of Survey: Jan 11, 2005	Field Surveyor: CCR	Revision Date: Sep 7, 2005		
Drawn: DRS	Checked: KST	Approved: DRS	Job No. 033-002	
S:\Survey\0733 Flint Ridge 3\GALVAN.pro			Sheet 1 of 2	

