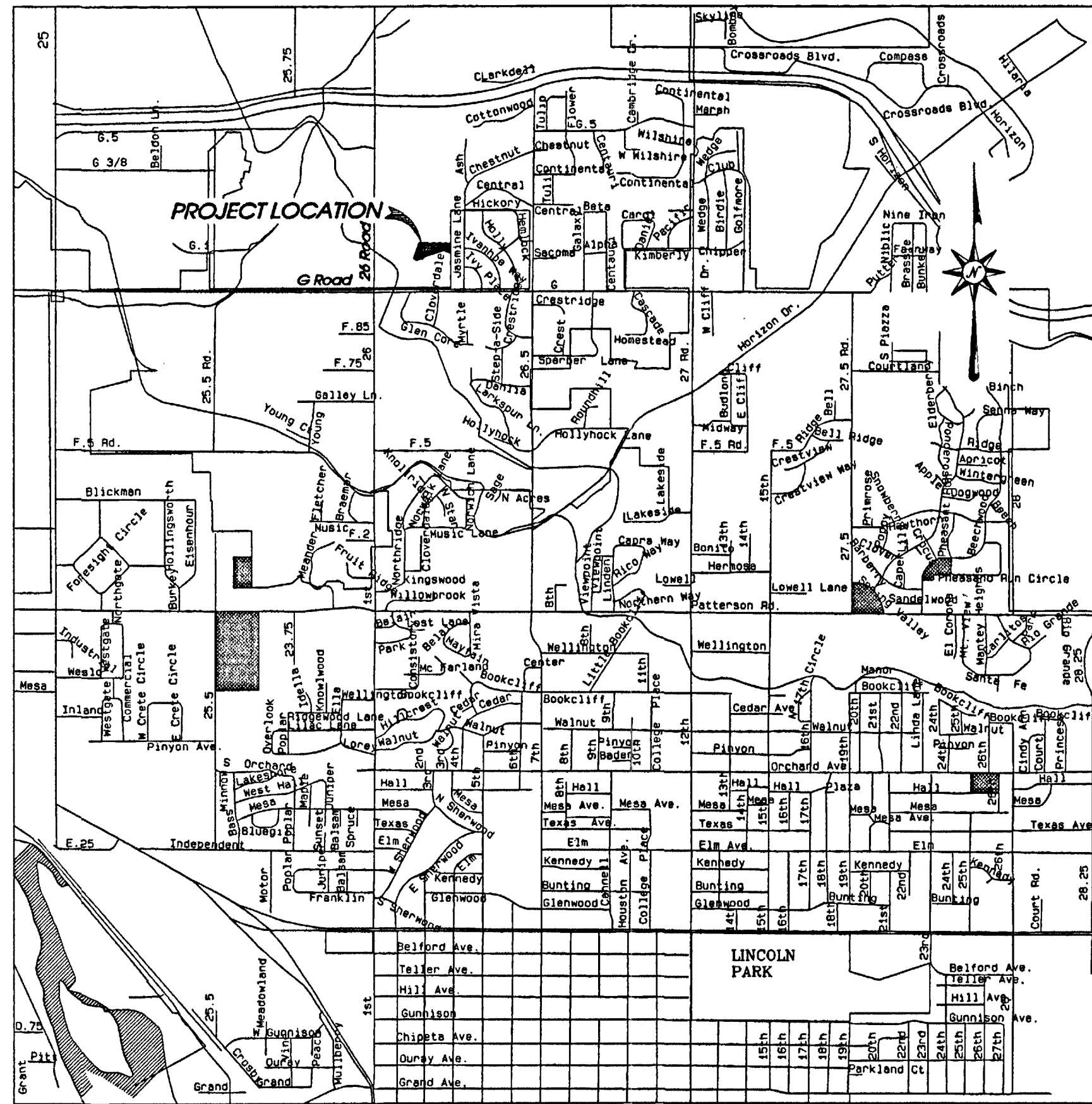


2620 G ROAD PHASE II

A REPLAT OF LOT 1 BLOCK 3 OF 2620 G ROAD SUBDIVISION CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP



LAND USE SUMMARY		
LOTS	1,837 ACRES	72.3%
OPEN SPACE TRACTS	0.091 ACRES	3.6%
STREETS	0.614 ACRES	24.1%
TOTAL	2,542 ACRES	100%

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, YV-N-VESTMENT, L.L.C., a Colorado Limited Liability Company, is the owner of that real property in the County of Mesa, State of Colorado, described in part in Book 2839 at Pages 373/374 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 1 Block 3, 2620 G Road, according to the plat recorded at Reception No. 2060361 of the Mesa County records EXCEPT that parcel of land described in Boundary Line Agreement recorded in Book 3824 at Pages 176-181.

That said Owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as 2620 G ROAD PHASE II, a subdivision of the City of Grand Junction, Mesa County, Colorado, and do hereby make the following dedications and grants:

- * All streets shown hereon, 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 dedicated 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 thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, trees and grade structures.
- * All irrigation easements are to be granted by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems, subject to the terms, conditions and restrictions set forth in said grant.
- * All drainage easements are to be granted by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, as perpetual easements for conveyance of runoff water which originates from the property hereby platted, subject to the terms, conditions and restrictions set forth in said grant.
- * Tract G is to be conveyed by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, for recreational and aesthetic purposes as determined appropriate by said owners, subject to terms set forth in said instrument, and subject to the covenants, conditions and restrictions for 2620 G Road.

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; 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.

Said owners further certify that all lienholders are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed:

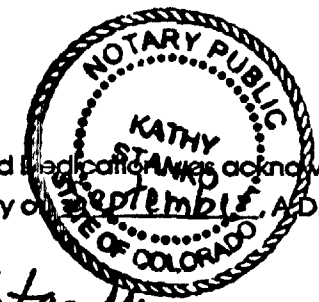
By Craig Roberts
Craig Roberts, Manager

State of Colorado,
County of Mesa

This Statement of Ownership and Dedication was acknowledged before me by Craig Roberts on this 2nd day of September, 2005, for the aforementioned purposes.

Notary Public Kathy Stanish

My Commission expires: 9-15-07



DECLARATION OF COVENANTS

This property is subject to the terms of the covenants, conditions, and restrictions contained in instruments recorded in Book 3094 at Pages 16-45; First Amendment, Book 3299 Pages 477-479; Second Amendment, Book 4014 Page 194-195

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Meridian Land Title LLC, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the herein described property, that we find the title to the property is vested to YV-N-VESTMENT, 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: 9-2-2005 By: Lawrence D. Vent, TITLE EXAMINER
Meridian Land Title LLC

CITY APPROVAL

This plat of 2620 G ROAD PHASE II, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 2nd day of September, 2005.

Alan Hill
City Manager Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 2:32 o'clock P.M., this 13th day of October, 2005, and is duly recorded at Reception No. 2250332.
Drawer No. 88-52, Fees 21.00 Bk: 4014 Pg: 189-190

Clerk and Recorder of Mesa County

Engineered foundations will be required for this subdivision. Refer to Covenants, Conditions, and Restrictions for 2620 G Road to foundation requirements.

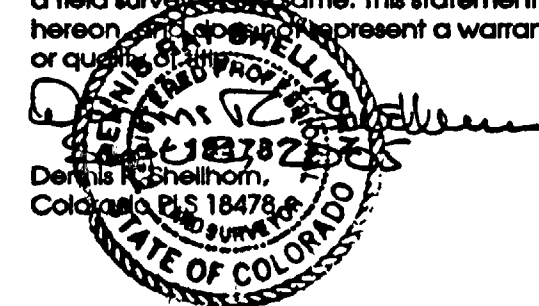
This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Meridian Land Title LLC, No. 66753, dated March 26, 2004.

CONVEYANCE DOCUMENTS: (FOR CITY USE ONLY)

IRRIGATION EASEMENTS	BOOK <u>4014</u> PAGE <u>193</u>
DRAINAGE EASEMENTS	BOOK <u>4014</u> PAGE <u>194</u>
	BOOK <u>4014</u> PAGE <u>195</u>
TRACT G:	BOOK <u>4014</u> PAGE <u>192</u>

SURVEYOR'S STATEMENT:

I, Dennis R. Shelton, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of 2620 G ROAD PHASE II, 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 and does not represent a warranty or opinion as to ownership, lienholders, or quantities.



2620 G ROAD PHASE II

YV-N-VESTMENT LLC

SECTION: SW1/4 SW1/4 S.35 T29N R10E MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
829 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81808 tlo@tlowest.com

S:\Survey\0006 clavonne\052 2620PH2\052plaf.pro Job No. 0006-042

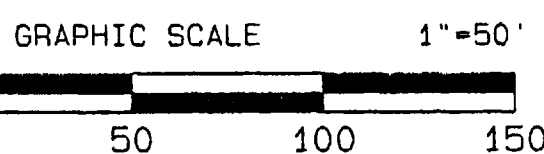
REVISIONS

Date: Sep 2, 2005 Revised per review comments 5/11/2004 Drawn: DRS Checked: KST Date: Sep 2, 2005 Sheet 1 of 2

2620 G ROAD PHASE II

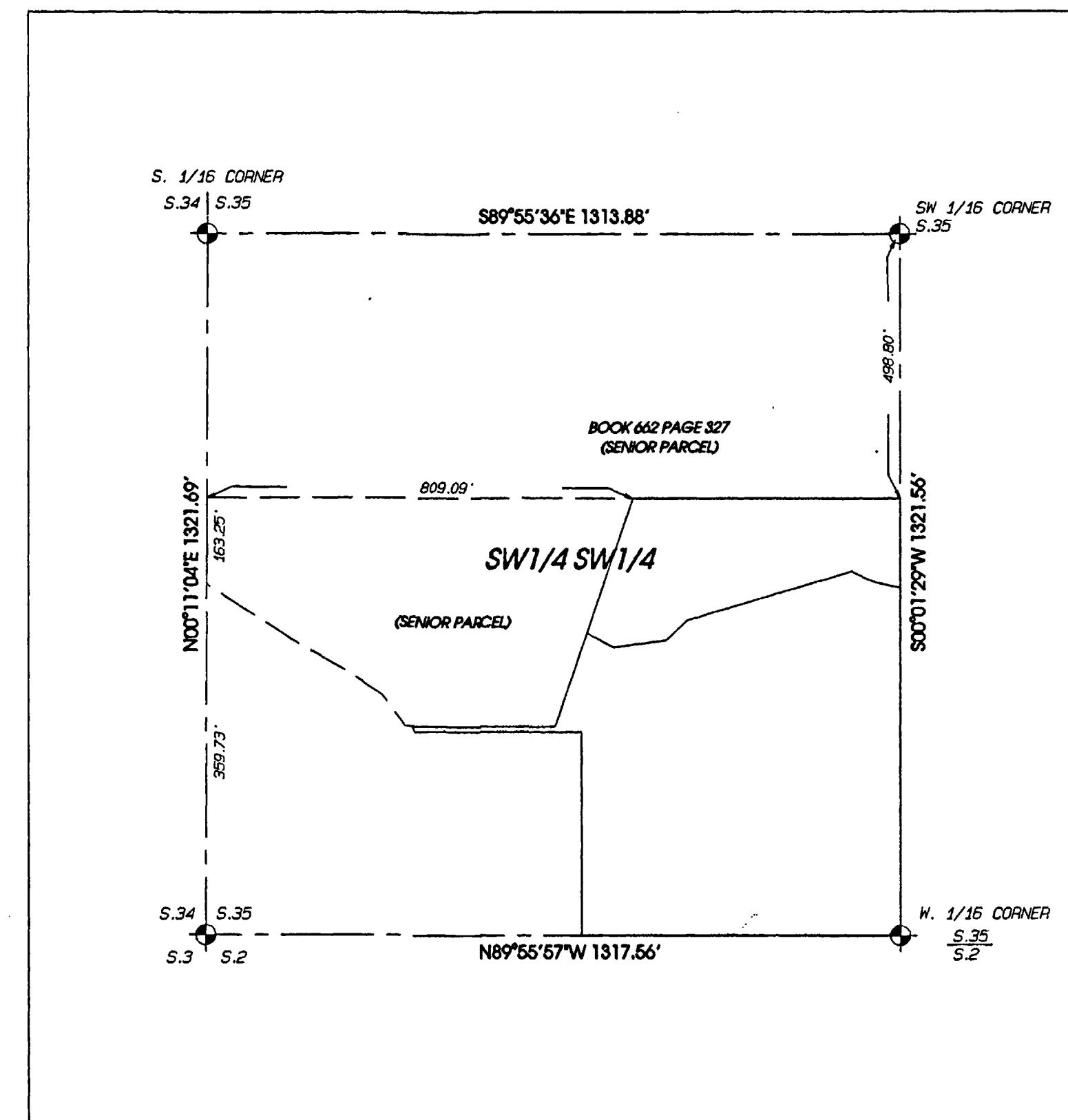
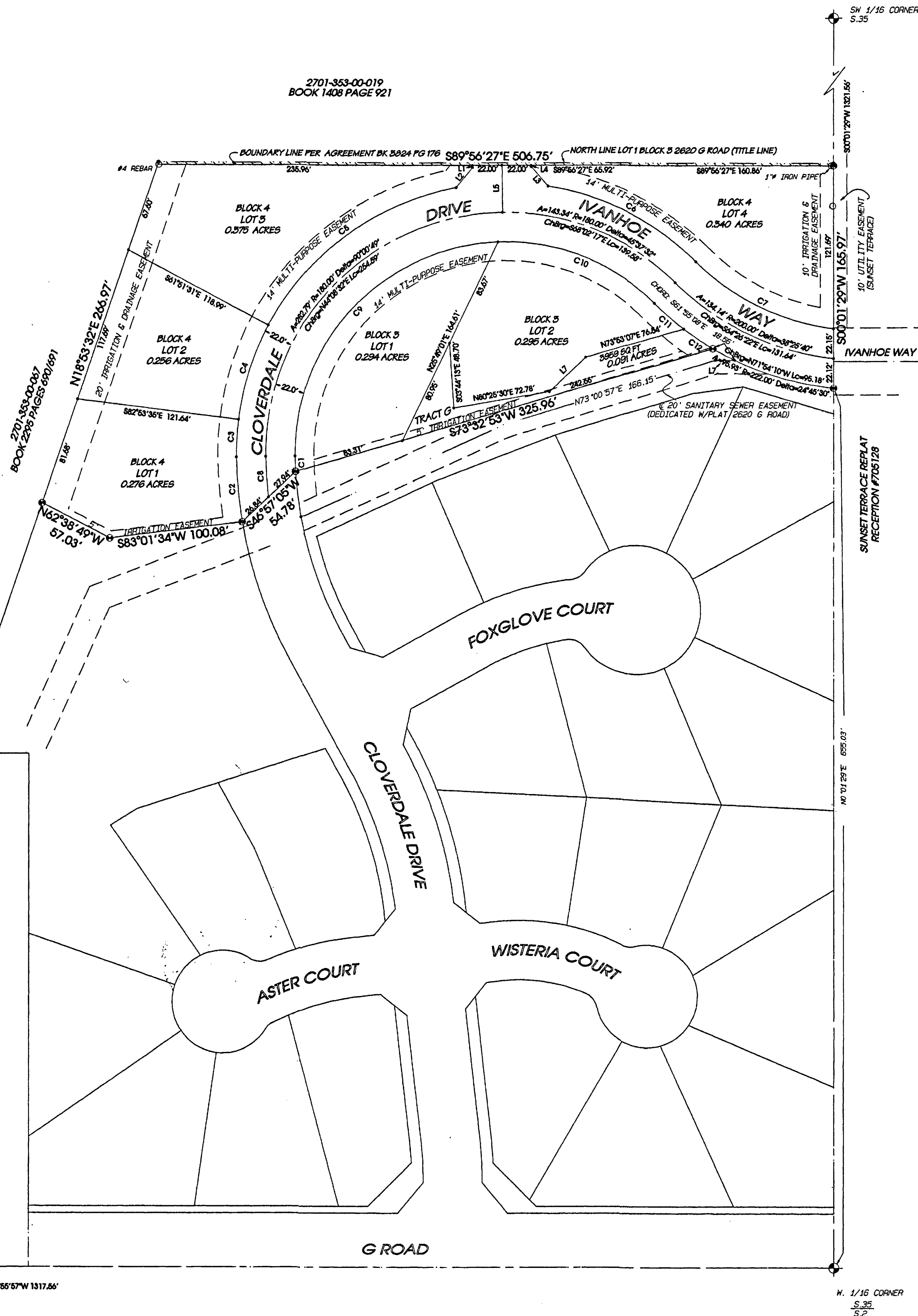
2701-353-00-019
BOOK 1408 PAGE 921

CONTROL DIAGRAM



BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County Survey markers at the Southwest corner and the West one-eleventh corner on the south line of Section 35. The measured bearing of this line is S89°55'57"E.

- ⊕ FOUND BRASS CAP MESA COUNTY SURVEY MARKER
- FOUND SURVEY MARKER AS NOTED
- ⊙ SET #5 REBAR W/2" ALUM. CAP IN CONCRETE "THOMPSON-LANGFORD CORP PLS 18478"



LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

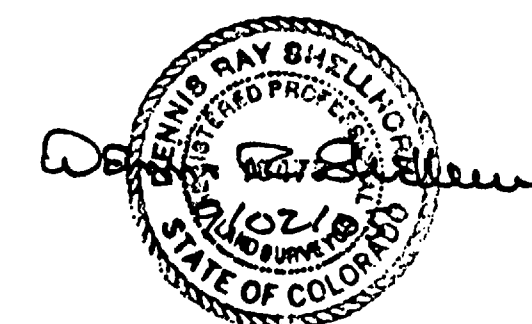
- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST
- AC: ACRES
- A: ARC LENGTH OF CURVE
- R: RADIUS OF CURVE
- DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
- CHBQ: BEARING OF LONG CHORD OF CURVE
- LC: LENGTH OF LONG CHORD OF CURVE
- T.: TOWNSHIP
- R.: RANGE
- R.O.W.: RIGHT-OF-WAY
- PLS: PROFESSIONAL LAND SURVEYOR

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	11.61'	278.00'	722'22"	S02°03'03"E	11.51'
C2	48.48'	322.00'	8°37'36"	N05°10'40"W	48.44'
C3	28.10'	202.00'	7°58'18"	N03°07'17"E	28.08'
C4	74.16'	202.00'	21°52'03"	N17°37'27"E	73.74'
C5	180.46'	202.00'	61°11'08"	N63°44'03"E	174.62'
C6	126.13'	202.00'	35°46'37"	S63°06'60"E	124.10'
C7	116.94'	178.00'	37°38'34"	S64°02'48"E	114.85'
C8	30.33'	300.00'	8°47'30"	N03°45'37"W	30.31'
C9	244.58'	158.00'	88°41'36"	S43°28'56"W	220.88'
C10	129.46'	158.00'	46°56'48"	N48°41'54"W	125.87'
C11	29.09'	222.00'	7°30'37"	N48°58'07"W	29.07'
C12	26.31'	222.00'	6°47'24"	N66°07'44"W	26.29'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S07°51'03"E	1.61'
L2	S39°14'00"W	19.36'
L3	N41°17'06"W	19.35'
L4	N00°51'03"W	1.01'
L5	S07°51'03"E	35.11'
L6	N89°45'16"W	14.74'
L7	S46°31'23"W	37.43'



2620 G ROAD PHASE II

YY-N-VESTMENT LLC

SECTION: SW1/4 SW1/4 S.35 T11N R1E W10E MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (870) 243-6067
Grand Junction CO 81505 tlc@tlowest.com

S:\Survey\0006 clovonne\052 2620PH2\052.plat.pro Job No. 0006-042

REVISIONS

Date	Revised	Checked	Date
Sep 2, 2005	per review comments	KST	Sep 2, 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.