

SUMMER GLEN SUBDIVISION

WITHIN THE NE1/4 NW1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE PRINCIPLE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

FINAL PLAT

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Darter, L.L.C., a Colorado Limited Liability Company, is the owner of that real property located in part of the NE1/4 of the NW1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

A parcel of land located within the City of Grand Junction, Mesa County, Colorado and lying within the NE1/4 of the NW1/4 of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, having a description based upon a bearing of S.89°39'19"E. from the section corner common to Sections 13, 18, 19 and 24 (monumented by a 2-1/2" Mesa County Survey Marker brass cap) to the W1/16 corner common to Sections 18 and 19 (monumented by a 3" Mesa County Survey Marker brass cap), with all other bearings relative thereto and being more particularly described as follows:
Beginning at the Northwest corner of said NE1/4 of the NW1/4, also being said W1/16 corner common to Sections 18 and 19, and running thence along the north line of said NE1/4 of the NW1/4 S.89°39'16"E. 60.61 feet; thence leaving said north line S.00°35'08"E. 30.00 feet to the True Point of Beginning (monumented by a 2" aluminum cap LS18478); thence S.89°39'16"E. 399.55 feet (monumented by a 2" aluminum cap LS10097); thence S.00°36'18"E. 1294.20 feet to the south line of said NE1/4 of the NW1/4 (monumented by a 2" aluminum cap PLS25972); thence along said south line N.89°38'56"W. 460.60 feet to the Southwest corner of said NE1/4 of the NW1/4, also being the NW1/16 corner (monumented by a blank 3-1/4" U.S. Department of Interior cap); thence along the west line of said NE1/4 of the NW1/4 N.00°35'08"W. 662.04 feet (monumented by a 2" aluminum cap PLS25972); thence leaving said west line S.89°38'21"E. 60.61 feet (monumented by a 2" aluminum cap PLS25972); thence N.00°35'08"W. 632.12 feet to the True Point of Beginning, said parcel contains 12.80 acres, more or less.

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 SUMMER GLEN SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

-All streets and roads shown hereon, being D Road, Summer Glen Drive, Adrian Court, North Forest Lane, Margo Court, South Forest Lane, Kathleen Circle, and C3/4 Road to the full width of their platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

-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 utility 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, and drainage.

-Outlot A is granted by separate instrument to the Summer Glen Homeowners Association.

-Landscape tracts and irrigation and drainage easements are granted by separate instrument to the Summer Glen Homeowners Association.

-Outlot B is granted by separate instrument to the adjoining property owners, Rick L. Catlin and Peggy J. Catlin.

-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:

Darter, L.L.C., a Colorado Limited Liability Company.

By: Terry Lawrence
Manager

State of)
County of)ss

The foregoing Statement of Ownership and Dedication was acknowledged before me by Terry Lawrence as Manager of Darter, L.L.C. this 29th day of November, 2005 for the aforementioned purposes.

Terry Lawrence
Notary Public
My commission expires: 4/21/2009



- CONVEYANCE DOCUMENTS: (For City Use Only)
- OUTLOT A (HOA) Book 4055 Page 550
 - OUTLOT B (Catlin) Book 4055 Page 549
 - LANDSCAPE TRACT A & B Book 4055 Page 550
 - IRRIGATION/DRAINAGE EASEMENTS (HOA) Book 4055 Page 550
 - COVENANTS Book 4055 Page 551

NOTE: LOTS 10-14, BLOCK 4, ARE SUBJECT TO RESTRICTIONS AS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS.

TITLE CERTIFICATION

We, Meridian Land Title, 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 Darter, L.L.C., a Colorado Limited Liability Company; 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: NOVEMBER 29, 2005

BY: LDM
Meridian Land Title LAWRENCE D. YENTZ/EXAMINER

CITY APPROVAL

This plat of SUMMER GLEN SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 25 day of December, 2005.

[Signature] City Manager
Craig A. Palmer Mayor Mayor Pro-Rem

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa)ss
This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:30 o'clock P.M., on this 29th day of December, 2005, A.D., and was recorded at Reception No. 2291686, in Book 4055 at Page 547-549 Drawer No. RR-80.
Fees 20.00 + 1.00.

By: _____ Clerk and Recorder Deputy

LIENHOLDER'S RATIFICATION OF PLAT

THE UNDERSIGNED, 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 3301, PAGE 735 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

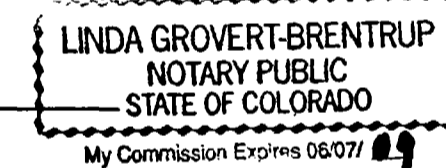
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2ND DAY OF DECEMBER, 2005.

BY: [Signature], V.P. FOR: Commercial Federal Bank (CORPORATE NAME)

State of)
County of)ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by [Signature] of Commercial Federal Bank as its Vice President this 2nd day of December, 2005, for the aforementioned purposes.

[Signature]
Notary Public



LIENHOLDER'S RATIFICATION OF PLAT

THE UNDERSIGNED, 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 3628, PAGE 597 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

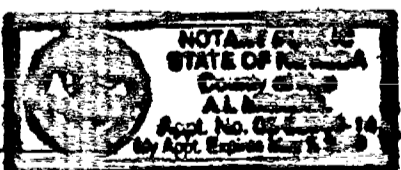
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Manager, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1st DAY OF December, 2005.

BY: [Signature] FOR: COSB, LLC, a Nevada limited liability company (CORPORATE NAME)

State of NV)
County of Nye)ss

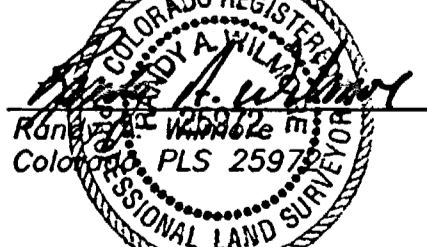
The foregoing Lienholder's Ratification of Plat was acknowledged before me by Nan Woods of COSB, LLC, a Nevada limited liability company, as its Manager this 1st day of December, 2005, for the aforementioned purposes.

[Signature]
Notary Public

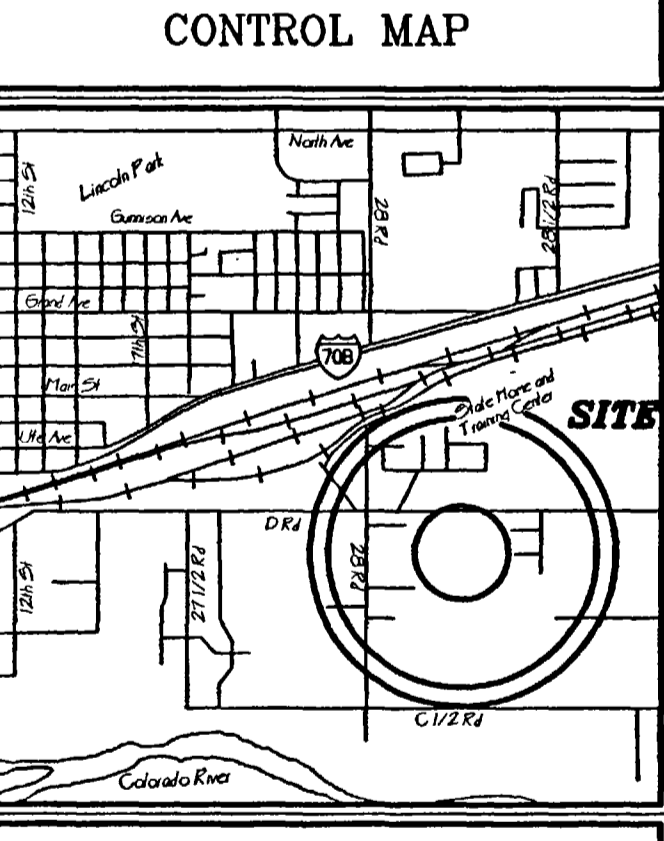
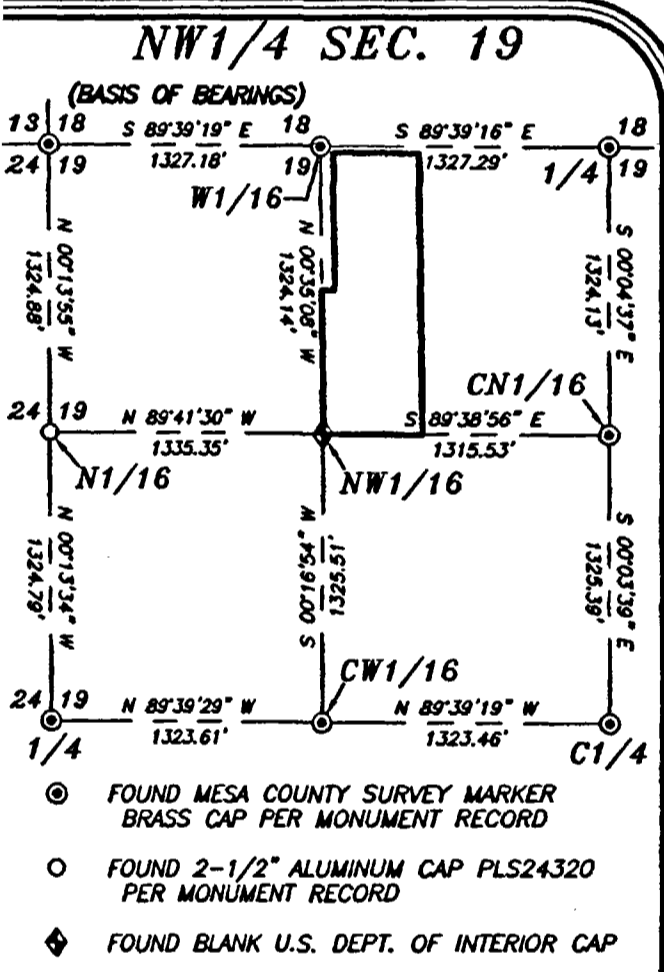


SURVEYOR'S CERTIFICATION

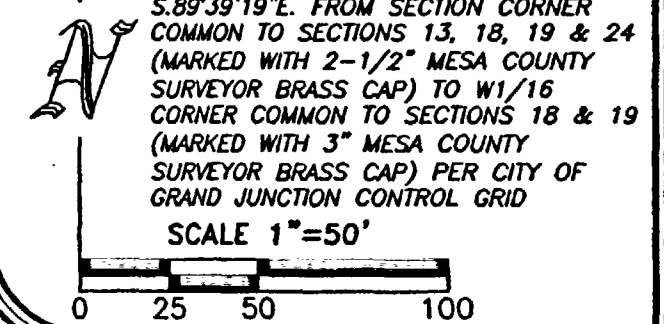
I, Randy A. Wilmore, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of SUMMER GLEN SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This 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 to the best of my knowledge and belief. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, easements, or quality of title.



This survey does not constitute a title search by this surveyor of Wilmore and Company Professional Land Surveying, Inc. 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, File Number 71125, dated July 12, 2004.



- ### TYPICAL LEGEND
- Set 5/8" rebar/2" aluminum cap PLS25972
 - Set 5/8" rebar/2" aluminum cap as witness corner PLS25972
 - Found Mesa County Survey Marker Brass Cap per Monument Record
 - Found Blank United States Department of Interior cap
 - Found 5/8" rebar/2" aluminum cap LS10097 or as noted
 - SQ. FT. Square Feet
 - Fencelines
 - E Electric (overhead)
 - UE Electric (underground)
 - W Water line
 - Multi-Purpose or Utility Easement
 - Previous Parcel Boundary
 - 10' Irrigation & Drainage Easement
 - 20' Sewer Line Easement
 - New Dedication to City of Grand Junction
 - 5' Wide Landscape Tract
 - D Road Deeded to City of Grand Junction



NOTE: According to Colorado law any legal action based upon a defect in this survey must be commenced within three years after such defect is discovered in no event may any action based upon any defect in this survey be commenced more than ten years from the date shown on the certification hereon.

W&C Wilmore and Company Professional Land Surveying, Inc.
4053 German Creek Drive Paonia, CO 81428
Phone: (970) 527-4200 Fax: (970) 527-4202

FIELD CREW: RAW, SCR, JAM, KC
DRAFTER: SCR
CHECKED BY: RAW, SCR

SUMMER GLEN SUBDIVISION

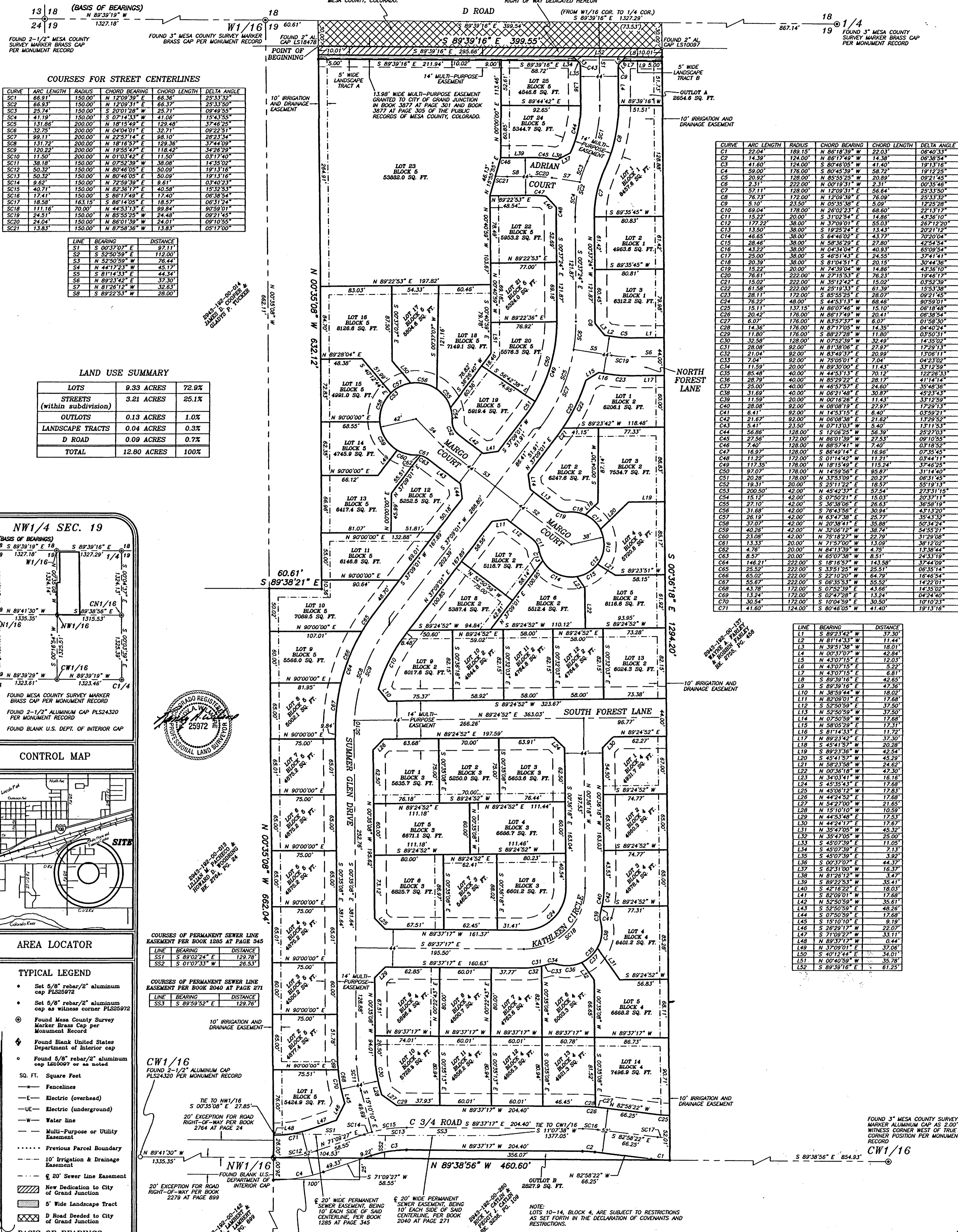
WITHIN THE NE1/4 NW1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE PRINCIPLE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

J03133 GPS 28 NOVEMBER 2005 SHEET 1 OF 2 S-31

SUMMER GLEN SUBDIVISION

WITHIN THE NE1/4 NW1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, VTE PRINCIPLE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

FINAL PLAT



COURSES FOR STREET CENTERLINES

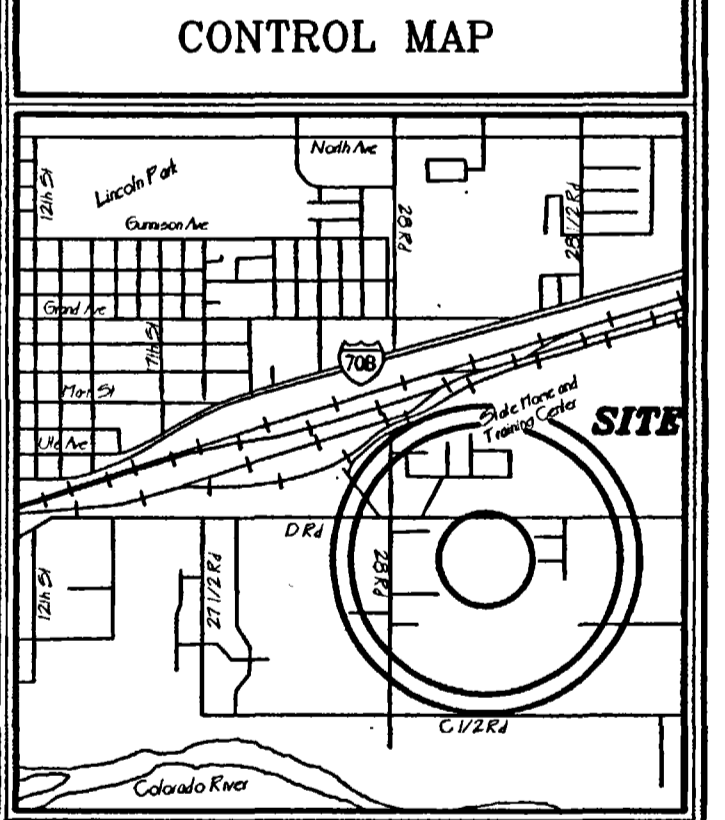
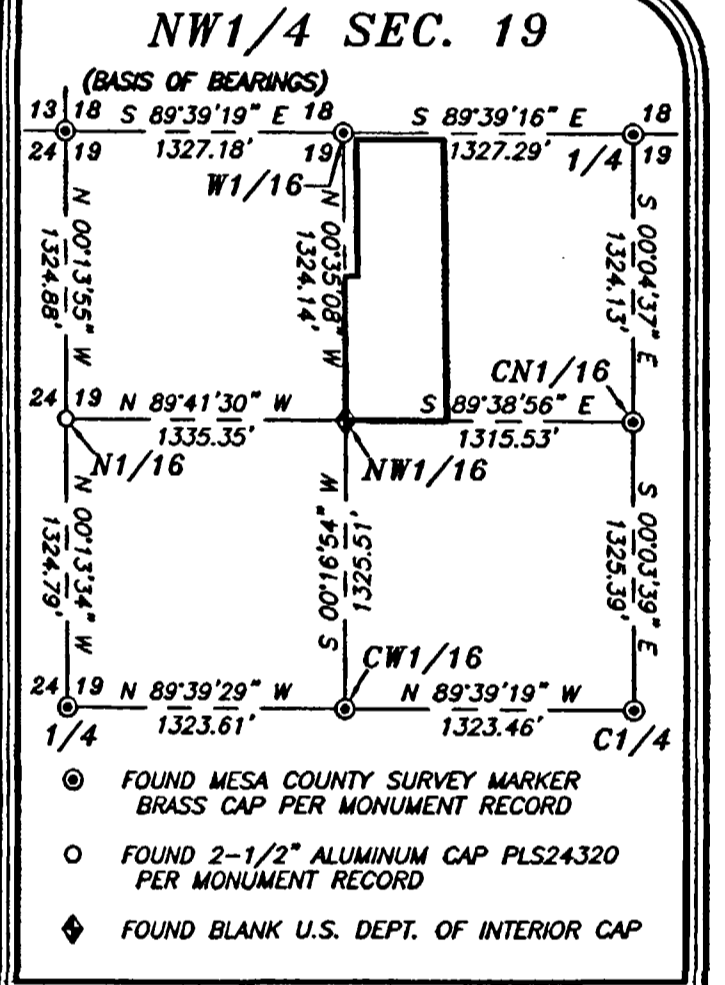
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
SC1	66.91'	150.00'	N 12°09'31" E	66.36'	25°33'32"
SC2	66.93'	150.00'	S 20°01'28" W	25.71'	09°49'55"
SC3	25.74'	150.00'	S 07°14'33" W	41.06'	15°43'53"
SC4	41.19'	200.00'	N 18°15'49" E	129.48'	37°46'25"
SC5	131.86'	200.00'	N 04°04'01" E	32.71'	09°22'51"
SC6	32.75'	200.00'	N 22°57'14" E	98.10'	28°23'34"
SC7	99.11'	200.00'	N 18°16'57" E	129.36'	37°44'09"
SC8	131.72'	200.00'	N 19°55'47" E	118.42'	34°26'29"
SC9	25.74'	150.00'	S 20°01'28" W	25.71'	09°49'55"
SC10	11.50'	150.00'	S 01°03'42" E	11.50'	03°17'40"
SC11	38.18'	150.00'	N 07°52'39" W	38.08'	14°35'02"
SC12	50.32'	150.00'	N 80°46'05" E	50.09'	19°13'16"
SC13	50.32'	150.00'	N 07°46'05" E	50.09'	19°13'16"
SC14	9.62'	150.00'	N 72°59'39" E	9.61'	03°40'23"
SC15	40.71'	150.00'	N 82°36'17" E	40.58'	15°32'53"
SC16	17.41'	150.00'	S 86°17'49" E	17.40'	06°38'54"
SC17	18.58'	150.00'	S 88°14'05" E	18.57'	08°31'24"
SC18	111.16'	150.00'	N 44°53'13" E	99.84'	06°59'01"
SC19	24.51'	150.00'	N 85°55'25" W	24.48'	09°21'45"
SC20	24.04'	150.00'	N 86°01'39" W	24.01'	09°10'55"
SC21	13.83'	150.00'	N 87°58'36" W	13.83'	05°17'00"

CURVE DATA

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	22.04'	189.15'	N 86°18'39" W	22.03'	06°40'33"
C2	14.39'	124.00'	N 86°17'49" W	14.38'	06°38'54"
C3	41.60'	124.00'	S 86°08'05" W	41.40'	19°13'16"
C4	59.00'	176.00'	S 82°43'39" W	58.72'	10°12'25"
C5	20.92'	128.00'	N 85°55'25" W	20.89'	09°21'45"
C6	2.31'	222.00'	N 00°19'31" W	2.31'	00°35'46"
C7	57.11'	128.00'	N 12°09'31" E	56.64'	25°33'32"
C8	76.73'	172.00'	N 12°09'39" E	76.09'	25°33'32"
C9	5.10'	233.00'	N 05°35'38" E	5.09'	12°25'28"
C10	69.04'	178.00'	N 29°02'23" E	68.60'	22°13'17"
C11	15.22'	200.00'	S 31°02'54" E	14.86'	43°36'10"
C12	17.22'	38.00'	N 37°09'01" E	53.03'	26°12'20"
C13	13.50'	38.00'	S 19°25'24" W	13.43'	20°21'12"
C14	46.65'	38.00'	S 64°40'02" E	43.77'	70°20'04"
C15	28.46'	38.00'	N 58°36'29" E	27.80'	42°54'54"
C16	43.22'	38.00'	N 04°31'04" E	40.93'	15°51'38"
C17	25.00'	38.00'	S 46°51'43" E	24.55'	37°41'41"
C18	20.39'	38.00'	S 81°04'51" E	20.15'	30°44'36"
C19	15.22'	200.00'	N 74°39'04" W	14.86'	43°36'10"
C20	76.61'	222.00'	N 27°15'53" E	76.23'	19°46'17"
C21	15.02'	222.00'	N 35°12'42" E	15.02'	04°25'39"
C22	61.56'	222.00'	N 02°19'13" E	61.39'	15°51'38"
C23	28.11'	172.00'	S 85°55'25" E	28.02'	09°21'45"
C24	76.22'	48.00'	S 44°53'13" W	68.46'	90°59'01"
C25	15.11'	137.15'	N 86°07'46" W	15.10'	06°18'48"
C26	20.42'	176.00'	N 86°17'49" W	20.41'	06°38'54"
C27	6.07'	176.00'	N 83°57'57" W	6.07'	01°58'30"
C28	14.36'	222.00'	N 37°17'05" W	14.35'	04°40'24"
C29	11.80'	176.00'	S 82°27'28" W	11.80'	03°50'31"
C30	32.58'	128.00'	N 07°52'39" W	32.49'	14°35'02"
C31	28.08'	92.00'	N 81°38'06" E	27.92'	17°29'13"
C32	21.04'	92.00'	N 83°49'37" E	20.99'	13°06'11"
C33	7.04'	92.00'	N 75°08'01" E	7.04'	04°23'02"
C34	11.59'	200.00'	N 82°30'00" E	11.43'	33°12'59"
C35	85.48'	40.00'	N 44°53'13" E	70.12'	122°26'33"
C36	28.79'	40.00'	N 85°29'22" E	28.17'	41°14'14"
C37	25.00'	40.00'	N 46°57'57" E	24.60'	39°48'36"
C38	31.69'	40.00'	N 06°21'48" E	30.87'	45°23'43"
C39	11.59'	200.00'	N 00°16'26" E	11.43'	33°12'59"
C40	28.08'	92.00'	N 80°08'16" E	27.92'	17°29'13"
C41	6.41'	92.00'	N 83°15'15" E	6.40'	03°59'21"
C42	21.67'	92.00'	N 06°08'38" E	21.62'	13°29'52"
C43	5.41'	233.00'	N 07°13'03" W	5.40'	13°11'53"
C44	56.86'	128.00'	S 12°06'25" W	56.39'	25°27'03"
C45	27.56'	172.00'	N 86°01'39" W	27.53'	09°10'55"
C46	7.40'	128.00'	N 89°57'44" W	7.40'	03°18'52"
C47	16.97'	128.00'	N 87°17'05" E	16.95'	04°40'24"
C48	11.22'	172.00'	S 01°14'42" W	11.21'	03°44'11"
C49	117.35'	178.00'	N 18°15'49" E	115.24'	37°46'25"
C50	97.07'	178.00'	N 14°59'56" E	95.87'	31°14'40"
C51	20.28'	178.00'	N 33°53'09" E	20.27'	06°31'45"
C52	19.31'	20.00'	S 23°11'22" E	18.57'	55°19'13"
C53	200.50'	42.00'	N 43°31'15" E	25.51'	27°51'15"
C54	15.12'	42.00'	S 07°50'21" E	15.03'	20°37'11"
C55	27.10'	42.00'	S 36°38'06" E	26.63'	36°58'19"
C56	31.68'	42.00'	S 76°43'56" E	30.94'	43°13'20"
C57	26.19'	42.00'	N 63°47'38" E	25.77'	35°43'32"
C58	37.07'	42.00'	N 20°38'44" E	35.89'	50°34'24"
C59	40.26'	42.00'	N 39°19'29" E	38.74'	54°53'21"
C60	23.08'	42.00'	N 75°18'27" W	22.79'	31°29'08"
C61	13.33'	200.00'	N 71°57'00" W	13.09'	38°12'02"
C62	4.76'	200.00'	N 84°13'39" W	4.75'	13°38'44"
C63	8.57'	200.00'	N 65°07'38" W	8.51'	24°33'19"
C64	146.21'	222.00'	S 18°16'55" W	143.58'	37°44'09"
C65	25.52'	42.00'	N 39°19'29" E	25.51'	54°53'21"
C66	65.02'	222.00'	S 22°10'20" W	64.79'	16°46'54"
C67	55.67'	222.00'	S 06°35'53" W	55.52'	14°22'01"
C68	43.78'	172.00'	S 07°52'39" E	43.66'	14°35'02"
C69	13.24'	172.00'	S 02°47'28" E	13.24'	04°24'40"
C70	30.54'	172.00'	S 10°04'59" E	30.50'	10°10'23"
C71	41.60'	124.00'	N 86°46'05" W	41.40'	19°13'16"

LAND USE SUMMARY

LOTS	9.33 ACRES	72.9%
STREETS (within subdivision)	3.21 ACRES	25.1%
OUTLOTS	0.13 ACRES	1.0%
LANDSCAPE TRACTS	0.04 ACRES	0.3%
D ROAD	0.09 ACRES	0.7%
TOTAL	12.80 ACRES	100%



AREA LOCATOR

Typical Legend:

- Set 5/8" rebar/2" aluminum cap PL525972
- Set 5/8" rebar/2" aluminum cap as witness corner PL525972
- Found Mesa County Survey Marker Brass Cap per Monument Record
- Found Blank United States Department of Interior cap
- Found 5/8" rebar/2" aluminum cap L610007 or as noted

Scale: 1"=50'



COURSES OF PERMANENT SEWER LINE EASEMENT PER BOOK 1285 AT PAGE 345

LINE	BEARING	DISTANCE
SS1	S 89°02'24" E	129.78'
SS2	S 01°07'33" W	26.53'

COURSES OF PERMANENT SEWER LINE EASEMENT PER BOOK 2040 AT PAGE 271

LINE	BEARING	DISTANCE
SS3	S 89°59'52" E	129.76'

CW1/16

FOUND 3/16" ALUMINUM CAP PL524320 PER MONUMENT RECORD

NW1/16

FOUND 3" MESA COUNTY SURVEY MARKER BRASS CAP PER MONUMENT RECORD

CW1/16

FOUND 3" MESA COUNTY SURVEY MARKER BRASS CAP PER MONUMENT RECORD

W.C. Wilmore and Company

Professional Land Surveying Inc.
4055 German Creek Drive, Fort Collins, CO 81428
Phone: (970) 627-4200 Fax: (970) 627-4202

SUMMER GLEN SUBDIVISION

WITHIN THE NE1/4 NW1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, VTE PRINCIPLE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

J03133 GPS 28 NOVEMBER 2005 SHEET 2 OF 2 S-31