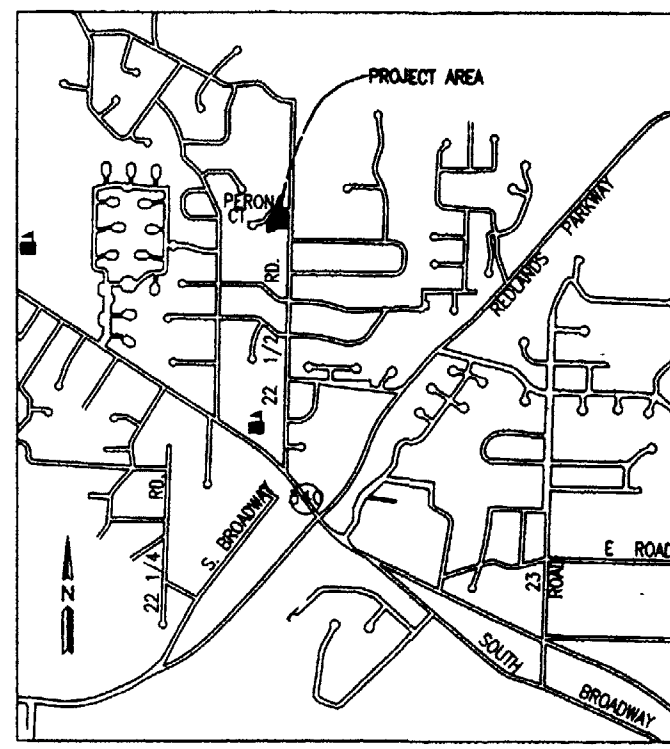


BOGART SECOND SUBDIVISION

A Replat of Lots 5A & 5B Bogart Simple Subdivision In the NW 1/4 Section 7, T. 1 S., R. 1 W., Ute Meridian Mesa County, Colorado



VICINITY MAP
N.T.S.

FOUND MGS# #232
FOR NW 1/4 SEC. 7
T. 1 S., R. 1 W., U.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Jack L. and Patricia E. Bogart are the owners of that real property located in part of the NW 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Lots 5A and 5B, Bogart Simple Subdivision, Mesa County, Colorado
Book 3763, Page 520

That said owners have caused the real property to be laid out and platted as Bogart Second Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, That said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of Bogart Second Subdivision as follows:

IN WITNESS WHEREOF, said owners, Jack L. Bogart and Patricia E. Bogart, have caused their names to be hereunto subscribed this 25th day of April, A.D. 2006.

Jack L. Bogart
by: Jack L. Bogart
Patricia E. Bogart
by: Patricia E. Bogart

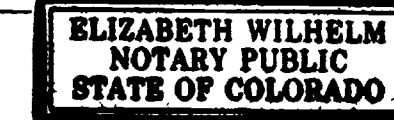
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Jack L. Bogart and Patricia L. Bogart, this 25th day of April, A.D., 2006.

Witness my hand and official seal:

My Commission Expires May 22, 2009



LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of 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 4017, Page 64 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 25 day of April, 2006

By: Clarion Mortgage Capital Inc.
(Title)

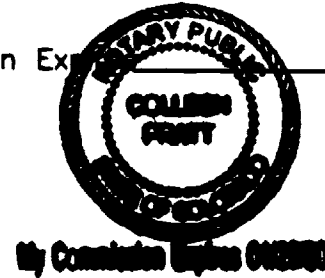
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Scott Roberts, this 25 day of April, A.D., 2006.

Witness my hand and official seal:

My Commission Expires



SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of BOGART SECOND 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.

Jeffrey C. Fletcher April 24, 2006
Jeffrey C. Fletcher PLS 24953 Dated



LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of 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 3865, Page 369 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

24th day of April, 2006.

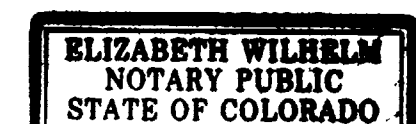
By: Scott Wittman For: Timberline Bank

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Scott Wittman, this 24th day of April, A.D., 2006

Witness my hand and official seal:



Elizabeth Wilhelm
Notary Public

My Commission Expires May 22, 2009

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, do hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Jack L. and Patricia E. Bogart; 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: 4-26-06 By: Janna Smith Title Dept. manager
Name and Title
First American Heritage Title Company

CITY OF GRAND JUNCTION APPROVAL

This plat of Bogart Second Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 27th day of April, A.D., 2006.

City Manager President of City Council

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

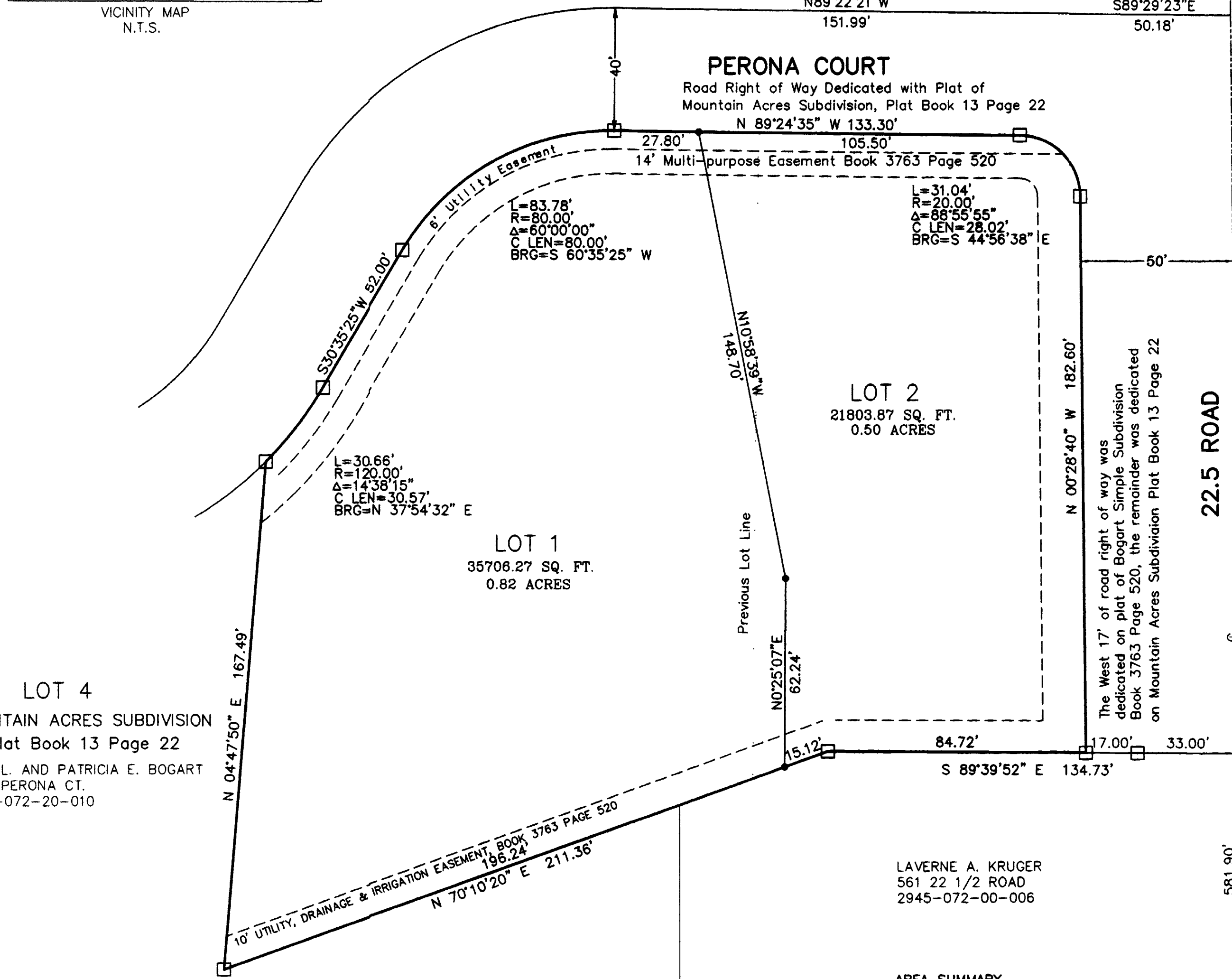
I hereby certify that this instrument was filed in my office at 3:18 o'clock P. M., May 4 A.D., 2006, and was duly recorded in Book No. 4149 Page No. 917, Reception No. 2315368, Drawer No. SS-15

Clerk and Recorder

BOGART SECOND SUBDIVISION
A Replat of Lots 5A & 5B
Bogart Simple Subdivision
NW 1/4 Section 7, T1S, R1W, Ute M.
City of Grand Junction, Colorado

HIGH DESERT SURVEYING, LLC
2591 B 3/4 ROAD
GRAND JUNCTION, COLORADO 81503 (970) 254-8649

PROJECT NO. 05-172 SUR. BY: BE/FB DRAWN MD CHECKED JF
DATE: 12/6/2005 REVISIONS 3-31-06



LOT 4
MOUNTAIN ACRES SUBDIVISION
Plat Book 13 Page 22
JACK L. AND PATRICIA E. BOGART
2247 PERONA CT.
2945-072-20-010

LOT 1
35706.27 SQ. FT.
0.82 ACRES

LOT 2
21803.87 SQ. FT.
0.50 ACRES

LAVERNE A. KRUGER
561 22 1/2 ROAD
2945-072-00-006

ROBERT W. AND CHARLOTTE J. McCORMICK
559 22 1/2 ROAD
2945-072-00-041

AREA SUMMARY

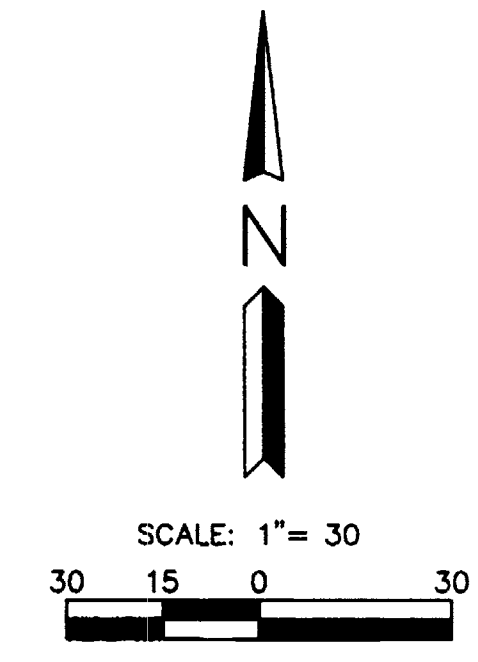
NOTE: The easements and right of ways were dedicated on the Bogart Second Subdivision plat.

LOT 1	= 00.82 Acres	62.1%
LOT 2	= 00.50 Acres	37.9%
TOTAL	= 1.32 Acres	100.00%

NOTES

- Easement and Title information provided by First American Heritage Title Company policy 915-H0092265-900-GTO dated 12/7/05 and 915-H0092871-900-GTO dated 12/2/05
- Basis of bearings assume the East line of the NW1/4 of Section 7 to bear S 00°28'40" E 2619.65 feet. Both monuments on this line are Mesa County Survey Markers.
- Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".
- Property is subject to Covenants, Conditions, and Restrictions as recorded in the Office of the Mesa County Clerk and Recorder in Book 3331 at Pages 962-970, and Book 3675 Page 320.

"NOTICE" This plat, as recorded in its graphic form, is the official depiction of the lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.



- LEGEND**
- MESA COUNTY SURVEY MARKER
 - FOUND REBAR, PLS 24953, IN CONCRETE
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
 - (R) RECORD MEASUREMENT
 - SEC. SECTION
 - T TOWNSHIP
 - R RANGE
 - U.M. UTE MERIDIAN
 - L ARC LENGTH
 - R RADIUS
 - Δ DELTA, OR CENTRAL ANGLE
 - C LEN CHORD LENGTH
 - BRG BEARING OF CHORD