

TAURUS SUBDIVISION OF PARCELS LOCATED IN NE1/4, SECTION 6, T1S, R1W, UTE MERIDIAN MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
CP Grand Junction LLC, A Delaware limited partnership, is the owner of that real property located in part of the NE 1/4 of Section 6, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Parcel 1:

All that part of Lot 1 lying North of Highway 6 & 50, ORCHARD GROVE SUBDIVISION (Reception No. 18418); Except the tract recorded in Book 911 at page 410 of the Mesa County records.

Parcel 2:

MIDWEST COMMERCIAL SUBDIVISION (Plat Book 13, Page 48)

Commencing at the Northeast corner of Section 6, Township 1 South, Range 1 West, of the Ute Meridian, whence the Northwest corner of the Northeast Quarter Northeast Quarter of said Section 6 bears N89°55'34"W a distance of 1319.92 feet with all bearings contained herein relative thereto; thence S53°08'47"W 66.58 feet to a point on the South right of way of G Road and the Point of Beginning; thence N89°55'34"W 1492.13 feet along said right of way to a point on the centerline of the Independent Ranchman's Ditch; thence along said centerline the next two courses, S19°32'48"E 715.99 feet; thence S33°24'14"E 667.28 feet; thence along a nontangent curve to the right with a radius of 160.17 feet, a chord bearing of S29°02'50"E and a chord distance of 24.41 feet to a point on the North right of way of U.S. Highway 6 & 50; thence S56°28'50"E 98.07 feet along said right of way; thence S56°32'25"E 910.80 feet along said right of way; thence N66°18'52"E 50.15 feet to a point on the right of way of 23 Road; thence N00°16'16"E 507.53 feet along said right of way; thence S89°49'06"W 272.10 feet; thence N00°14'45"E 159.91 feet; thence N89°49'01"E 269.21 feet to a point on the West right of way of 23 Road; thence N00°17'08"E 1099.78 feet along said right of way; thence along a curve to the left with a radius of 20.00 feet and a chord bearing of N44°49'13"W a chord distance of 28.34 to the Point of Beginning.

Containing 40.78 acres as described.

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

All Utility Easements are 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 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 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 Tracts/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, 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 impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

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

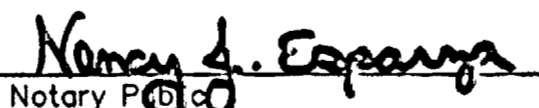
IN WITNESS WHEREOF, said owner, CP Grand Junction LLC, A Delaware limited partnership, has caused their name to be hereunto subscribed this 11 day of April, A.D. 2006.

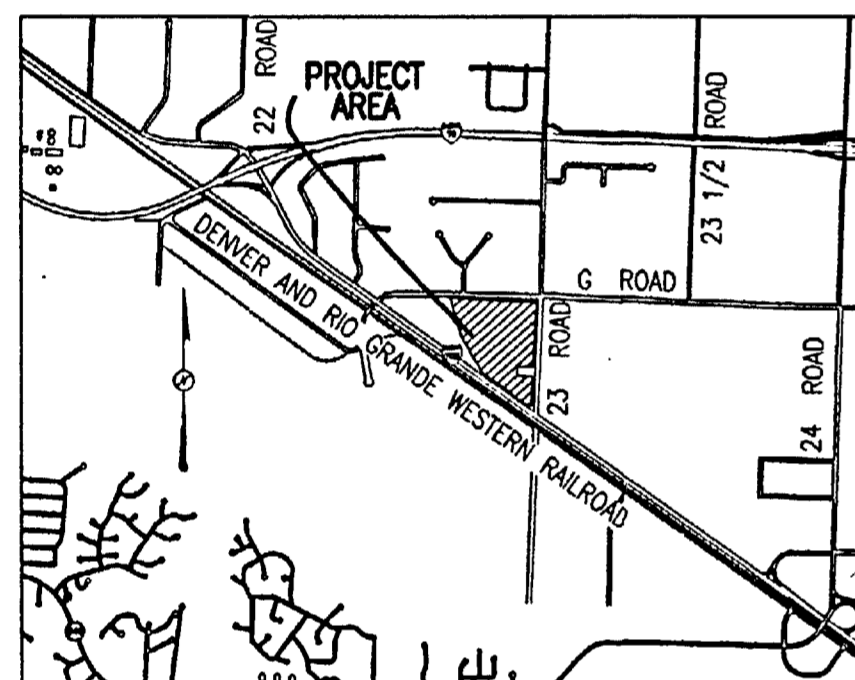

CP Grand Junction LLC, A Delaware limited partnership

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Douglas Gilliland this 11 day of April, A.D., 2006.
Witness my hand and official seal:


Notary Public
My Commission Expires 02-26-2009



LOCATION MAP
NOT TO SCALE

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described 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, as shown in document recorded at Book 4106, Pages 418 through _____ 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' Regional President with the authority of its' Board of Directors, this 29th day of June, 2006

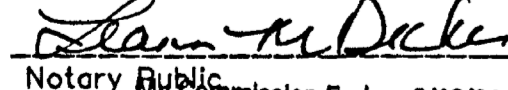
By:  (title) Regional President
For: WestStar Bank

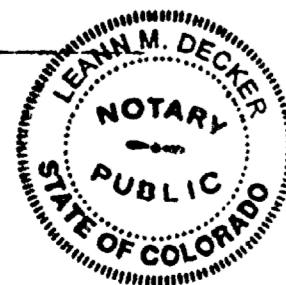
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Regional President (title) Brian Brown for WestStar Bank this 29th day of June, A.D., 2006

Witness my hand and official seal:


Notary Public
My Commission Expires 8/10/09



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }


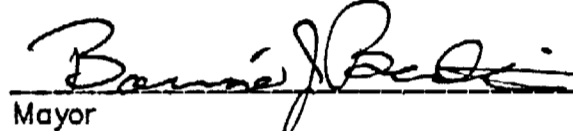
I hereby certify that this instrument was filed in my office at 2:43 o'clock P.M., July 26 A.D., 2006, and was duly recorded in

Book No. 4211 Page No. 317-318 Reception No. 2329695 Drawer SS-56

Clerk and Recorder \$20.00 + 1.00

CITY OF GRAND JUNCTION APPROVAL

This plat of TAURUS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 20 day of JULY, A.D., 2006.

 City Manager
 Mayor

FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type

TITLE CERTIFICATION

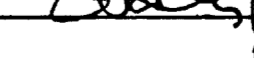
We, Abstract & Title Co. of Mesa County, Inc., a title insurance company, duly licensed in the State of Colorado, hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested, or upon close of escrow at time of plat recording will be vested, in CP Grand Junction LLC, A Delaware limited partnership, 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 except easements, reservations and rights of way shown hereon.

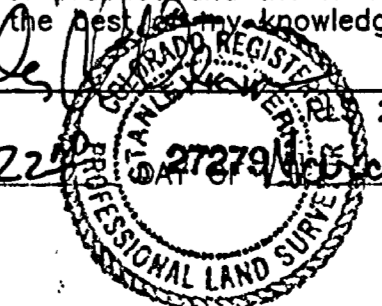
Date: 4-16-06 By: Abstract & Title Co. of Mesa County, Inc.

Title: Debra J. Blanchette

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during September 2005, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

STANLEY K. WERNER  27279
CERTIFIED THIS 22nd day of April, 2006.

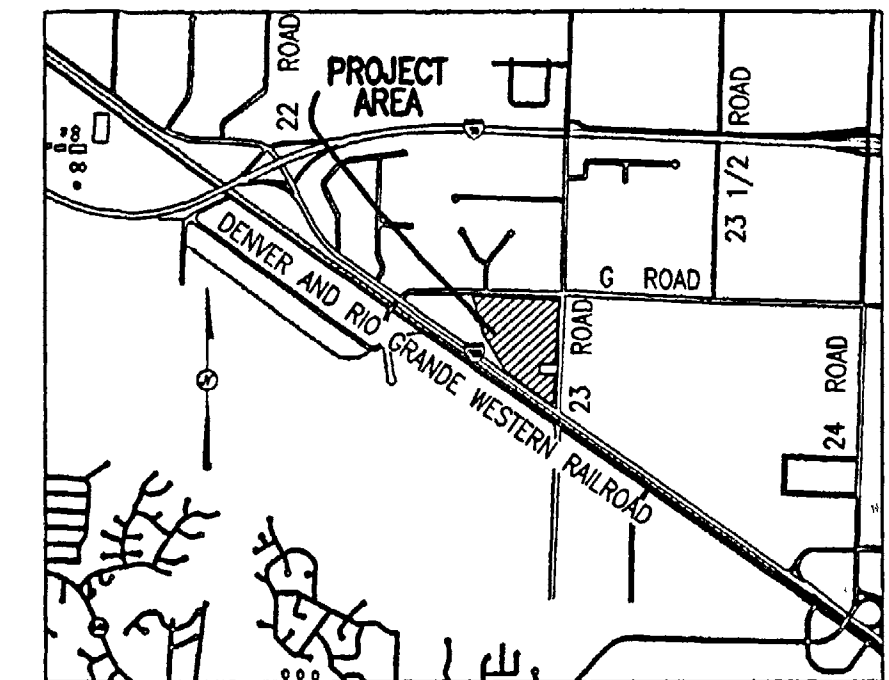
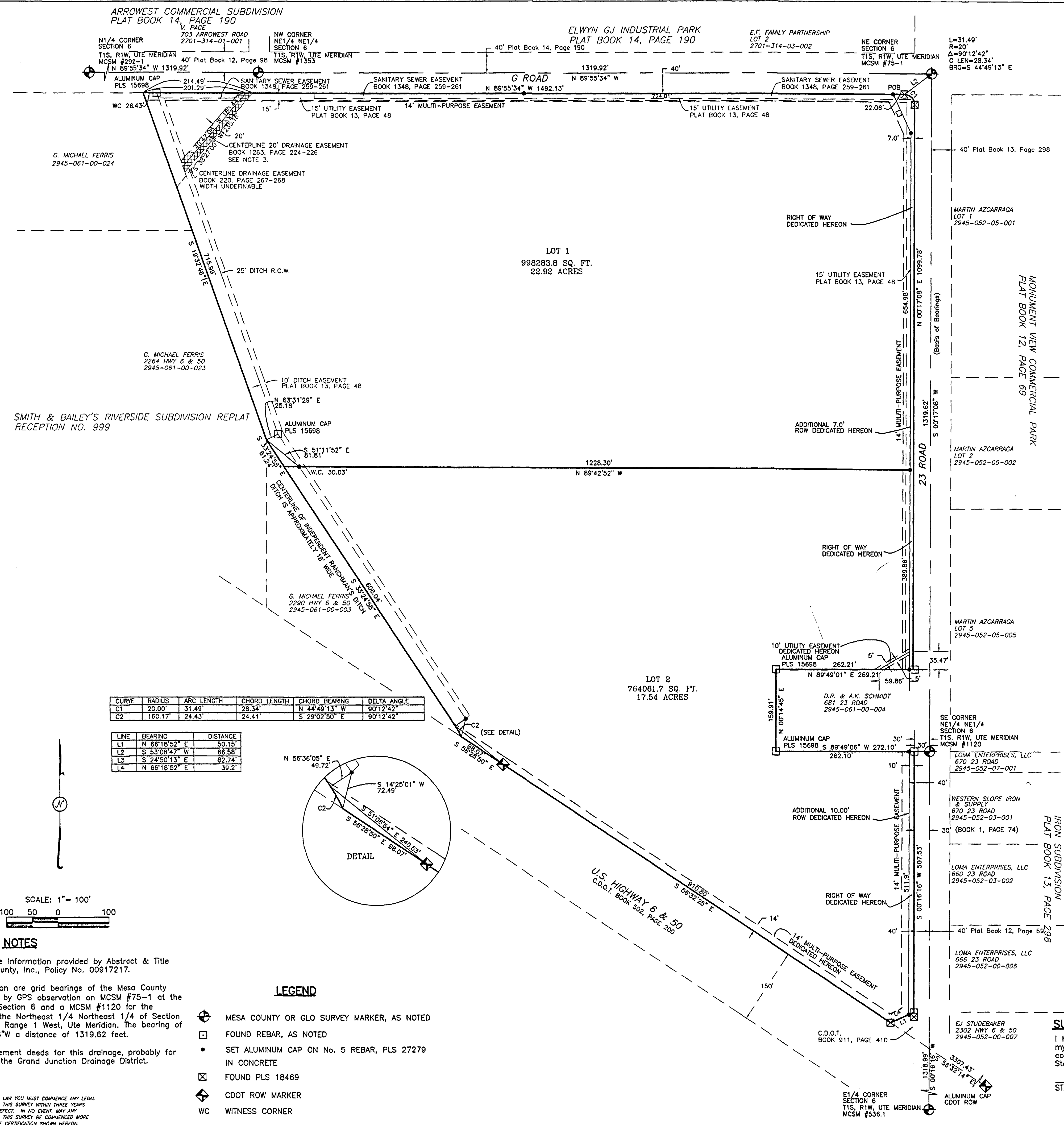


Prepared for: Austin Civil Group
Grand Junction, Colorado

TAURUS SUBDIVISION	
NE1/4, SECTION 6 T1S, R1W, UTE MERIDIAN MESA COUNTY, COLORADO	
High Desert Surveying, LLC 2591 B 3/4 Road, Grand Jct., CO 81503 970-254-8649 Fax 970-255-7047	
SUR. BY: ES/CF	DRAWN BY: SKW
JOB NO. 05-155	SHEET 1 OF 2
DATE: March 9, 2006	

TAURUS SUBDIVISION

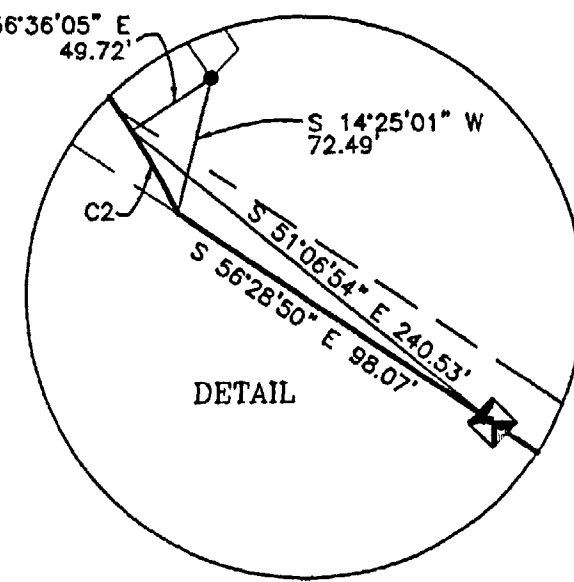
OF PARCELS LOCATED IN NE1/4, SECTION 6, T1S, R1W, UTE MERIDIAN MESA COUNTY, COLORADO



LOCATION MAP
NOT TO SCALE

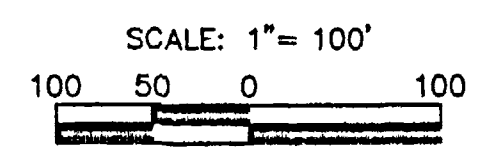
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.49'	28.34'	N 44°49'13" W	80°12'42"
C2	160.17'	24.43'	24.41'	S 29°02'50" E	90°12'42"

LINE	BEARING	DISTANCE
L1	N 66°18'52" E	50.15'
L2	S 53°08'47" W	66.58'
L3	S 24°50'13" E	82.74'
L4	N 66°18'52" E	39.2'



AREA SUMMARY

LOT 1	= 22.92 Acres	56%
LOT 2	= 17.54 Acres	43%
ROW	= 0.33 Acres	1%
TOTAL	= 40.78 Acres	100%



NOTES

- Easement and Title Information provided by Abstract & Title Company of Mesa County, Inc., Policy No. 00917217.
- The bearings hereon are grid bearings of the Mesa County SIMS LCS determined by GPS observation on MCSM #75-1 at the Northeast corner of Section 6 and a MCSM #1120 for the Southeast corner of the Northeast 1/4 Northeast 1/4 of Section 6, Township 1 South, Range 1 West, Ute Meridian. The bearing of this line is S00°17'08"W a distance of 1319.62 feet.
- Two separate Easement deeds for this drainage, probably for the same benefit to the Grand Junction Drainage District.

LEGEND

- ⊕ MESA COUNTY OR GLO SURVEY MARKER, AS NOTED
- FOUND REBAR, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 IN CONCRETE
- ⊗ FOUND PLS 18469
- ⊕ CDOT ROW MARKER
- WC WITNESS CORNER

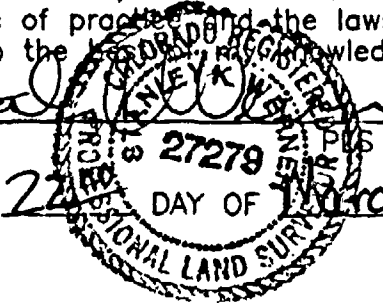
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during September 2005, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

STANLEY K. WERNER

CERTIFIED THIS 27th DAY OF March, 2006.



Prepared for: Austin Civil Group
Grand Junction, Colorado

TAURUS SUBDIVISION
NE1/4, SECTION 6
T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

High Desert Surveying, LLC
2591 B 3/4 Road, Grand Jct., CO 81503
970-254-8649 Fax 970-255-7047

SUR. BY: ES/CF DRAWN BY: SKW
JOB NO. 05-155 SHEET 2 OF 2
DATE: March 9, 2006