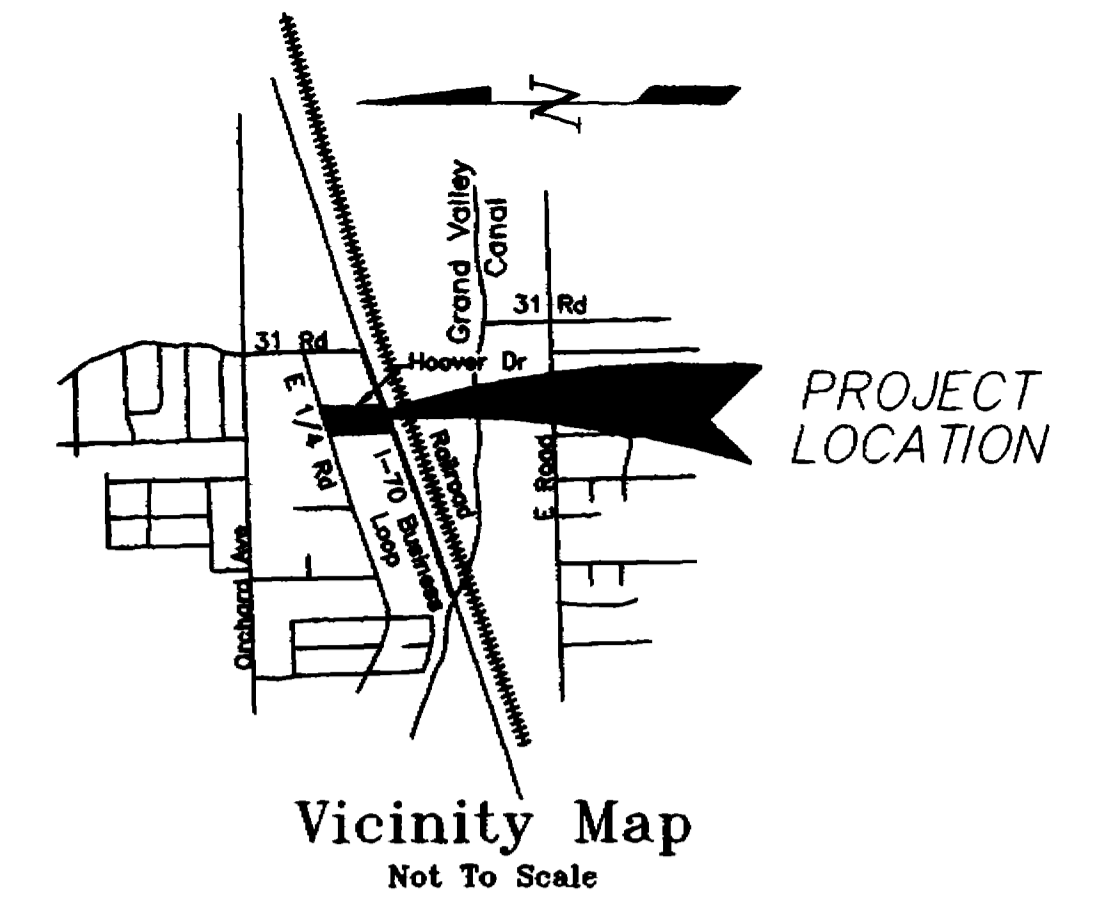


CGVSD Subdivision

A replat of Lot 4 and Lot 5, 31 Road Business Park in the NE 1/4 SE 1/4 Section 9, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado



Owners' Statement and Dedication:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Central Grand Valley Sanitation District, a body politic of the State of Colorado, is the owner of that real property situate in the NE1/4 SE1/4 of Section 9, Township 1 South, Range 2 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as evidenced by deed filed in the records of the Mesa County, Colorado, Clerk and Recorder at Book 1851, Page 598, being more particularly described as follows:

Lot 4 of 31 Road Business Park, a subdivision of the County of Mesa, State of Colorado as filed in the records of the Mesa County, Colorado, Clerk and Recorder at Plat Book 12, Page 353;

And that James P. Wells and Jacqueline R. Wells, as Joint Tenants, are the owners of that real property situate in the NE1/4 SE1/4 of Section 9, Township 1 South, Range 2 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as evidenced by deed filed in the records of the Mesa County, Colorado, Clerk and Recorder at Book 2459, Page 907, being more particularly described as follows:

Lot 5 of 31 Road Business Park, a subdivision of the County of Mesa, State of Colorado as filed in the records of the Mesa County, Colorado, Clerk and Recorder at Plat Book 12, Page 353;

That said owners have laid out, platted and subdivided the above described real properties into lots as shown heron, and designate the same as CGVSD SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby make the following grants:

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, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Drainage Easements are dedicated to the City of Grand Junction as perpetual, non-exclusive easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

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 easement by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress to and from the easement.

That all lienholders on the described property are represented hereon.

IN WITNESS WHEREOF, said owner, Central Grand Valley Sanitation District, a body politic of the State of Colorado, has caused its name to be hereunto subscribed this 26th day of September, A. D. 2006.

Lori L. Cassatt
Signature
Name Title
Lori L. Cassatt District Manager

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me by Lori Cassatt this 26th day of Sept., A.D. 2006

Witness my hand and official seal Sharon A. Landis Notary Public My Commission Expires 7/14/08

AND IN WITNESS WHEREOF, said owners, James P. Wells and Jacqueline R. Wells, have caused their names to be hereunto subscribed this 26th day of Sept., A. D. 2006.

James P. Wells James P. Wells
Jacqueline R. Wells Jacqueline R. Wells

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me by James P. Wells and Jacqueline R. Wells this 26th day of Sept., A.D. 2006

Witness my hand and official seal Sharon A. Landis Notary Public My Commission Expires 7/14/08

Note:

Per instrument filed in the records of the Mesa County, Colorado, Clerk and Recorder at Book 1297, Page 483, irrigation water will not be provided to lots within 31 Road Business Park. Therefore, landscaping of desert or southwestern varieties will be encouraged.

There is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

That such a mineral estate may include the right to enter and use the property without the surface owner's permission.

Title research provided by Abstract & Title Co. of Mesa County, Inc., under Title Commitment No. 00917844 C and Title Commitment No. 00917845 C.

Notice:

According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

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 4118, Page 713 and in Book 4118, Page 723 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

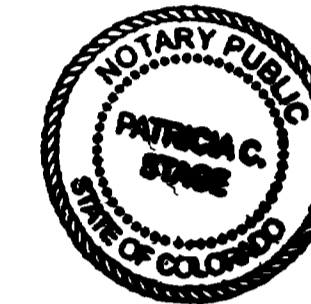
In witness whereof, the said individual(s) has caused these presents to be signed this 26th day of September, 2006

By: Scott K. Wittman For: Timberline Bank

STATE OF Colorado }
COUNTY OF Mesa } SS

The foregoing instrument was acknowledged before me by Scott K. Wittman and _____ this 26th day of September, A.D. 2006

Witness my hand and official seal Patricia C. Stage Notary Public My commission expires August 31, 2009



Area Summary		
Category	Acres	Percent
Lots	1.89	100.0%
Tracts	0.00	0.0%
ROW	0.00	0.0%
Total	1.89	100.0%

Abbreviations (not all may be used)

- Alum. Cap Aluminum Cap
- CGVSD Central Grand Valley Sanitation District
- CHK Checked
- CHB Chord Bearing
- CHL Chord Length
- CO Colorado
- Conc. Concrete
- Ct. Court
- E East
- Esmt. Easement
- ft. Feet (or foot)
- I-70 Interstate 70
- L Length
- MCSM Mesa County Survey Monument
- N North
- PLS Professional Land Surveyor
- R Radius
- Rd. Road
- ROW Right-of-way
- S South
- S 9 Section 9
- W West
- w/ with

Surveyor's Statement:

I, Thomas W. Sylvester, a Licensed Professional Engineer and Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of the CGVSD Subdivision was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information.



Thomas W. Sylvester, PE 14249 & PLS 38005

Title Certification:

STATE OF COLORADO }
COUNTY OF MESA } SS

We, Abstract & Title Co. of Mesa County, Inc., 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 in Central Grand Valley Sanitation District and in James P. Wells and Jacqueline R. Wells, as Joint Tenants, that the current taxes have been paid, that all mortgages not satisfied or released of record or 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, as of Sept. 21, 2006

Date: Oct 4, 2006 By: Karen A. Owen-Elliott Title: Examined
Abstract & Title Co

City of Grand Junction Approval:

This plat of CGVSD Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 6 day of October, A. D. 2006

David Valley City Manager
Sharon A. Landis Mayor

Clerk and Recorder's Certificate:

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at

3:56 o'clock P.M. this 6th day of October, A.D., 2006

and is duly recorded in Book No. 4265, Page 746-747

Reception No. 2342077 Drawer No. 55-91

Clerk and Recorder Deputy Fees 20.00+1.00

Associated Recorded Documents:

The below listed recording information for Associated Record Documents was not prepared under the professional land surveyor's responsible charge, Board Rule 6.2.1, State of Colorado

The recording information is to be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

NA

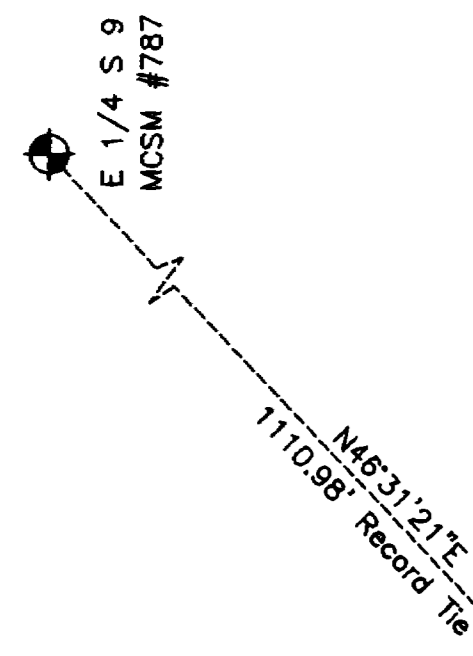
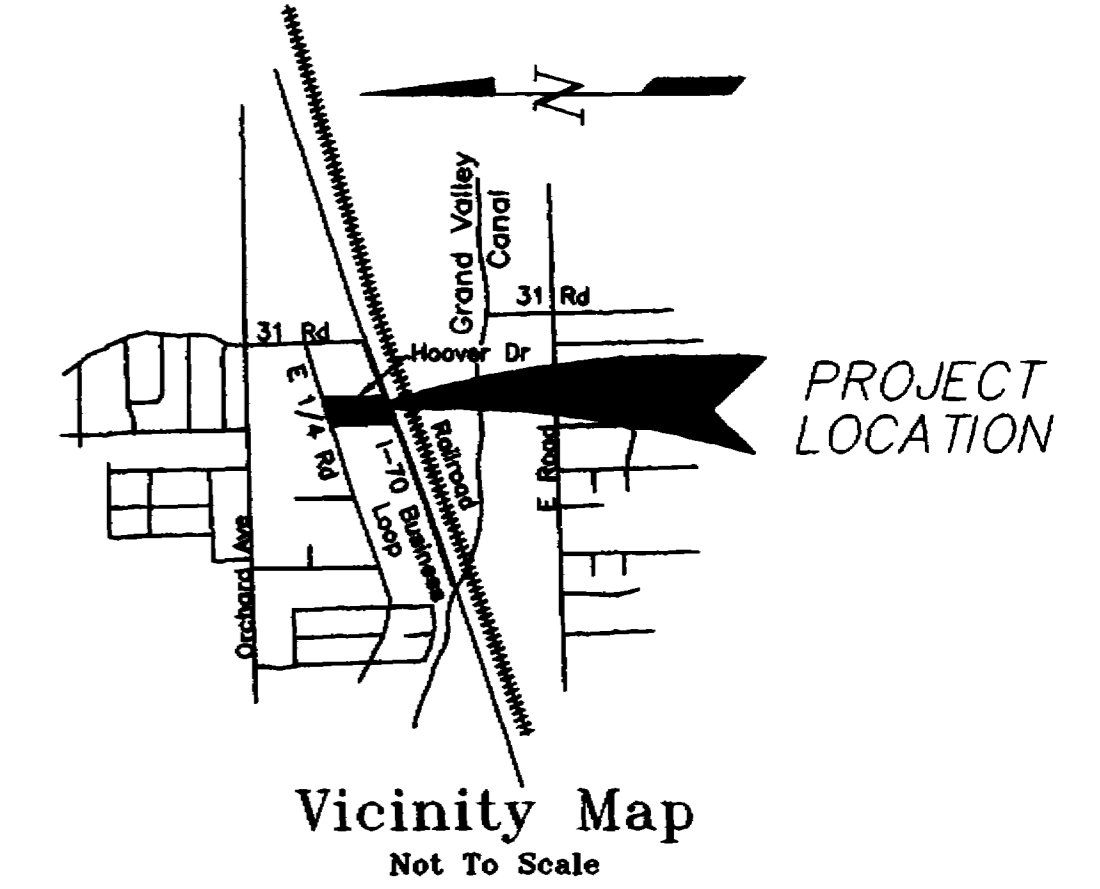
Merritt IS, L.L.C.
743 Horizon Ct., Suite 100B, Grand Junction, CO 81506
PHONE (970) 255-7386 FAX (970) 256-7386

CGVSD Subdivision
A Replat of Lot 4 and Lot 5, 31 Road Business Park
in the NE 1/4 SE 1/4 Section 9
Township 1 South, Range 1 East
Ute Meridian, Mesa County, Colorado

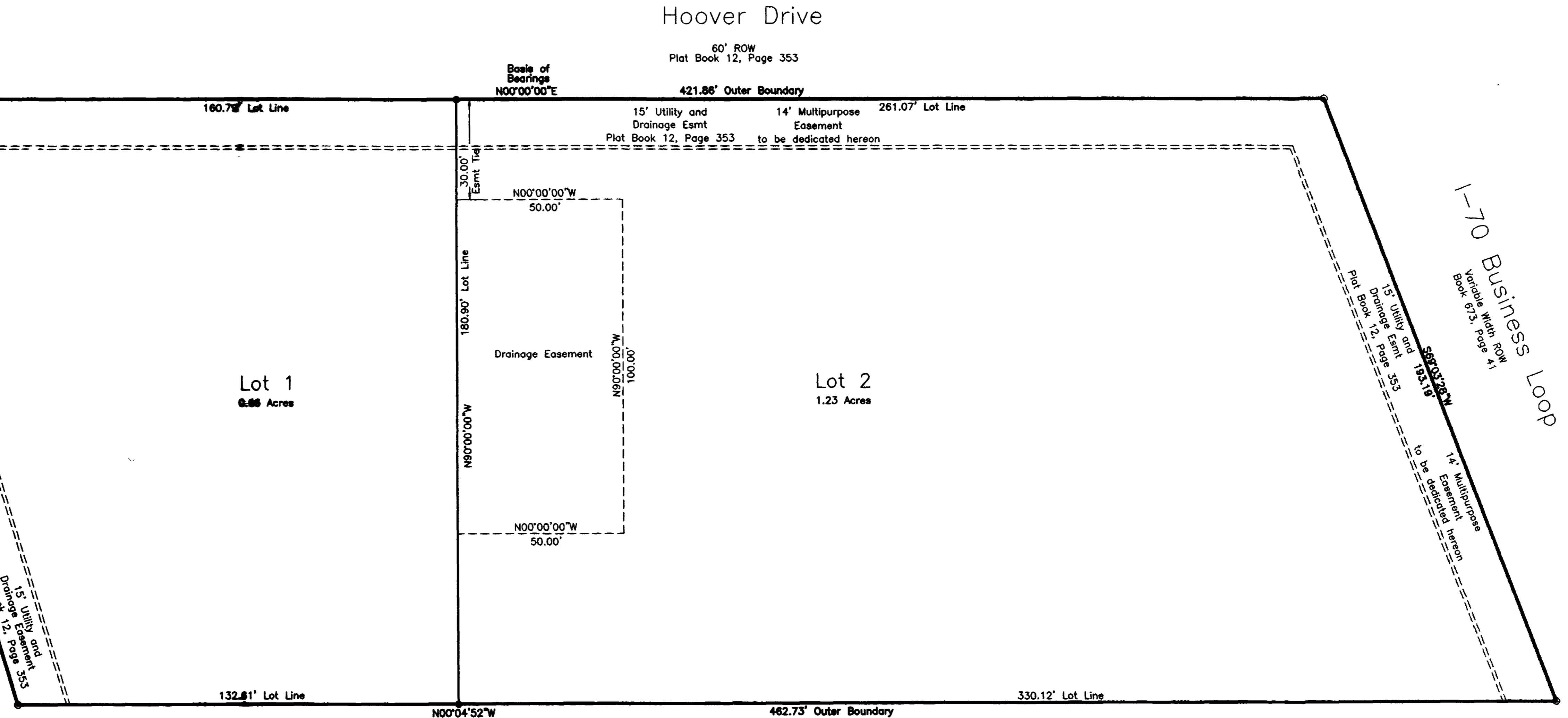
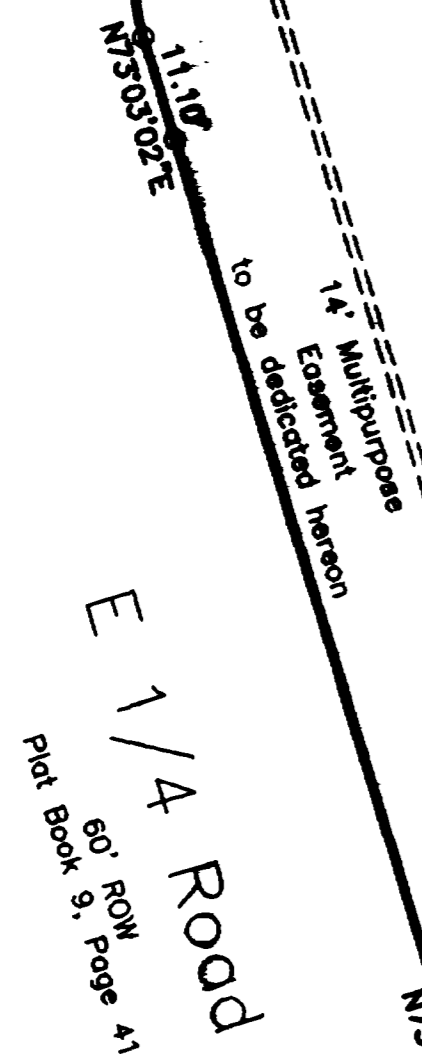
DATE: September 22, 2006	SCALE: 1" = 20'
DRAWN: TWS	CHK: KP
PROJECT NO: 0606	SHEET 1 OF 2

CGVSD Subdivision

A replat of Lot 4 and Lot 5, 31 Road Business Park in the NE 1/4 SE 1/4 Section 9, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado



Delta=106°56'58"
R=20.00'
L=37.33'
ChB=N53°28'29"W
ChL=32.14'



Sage Properties, L. L. C.
Tax Parcel 2943-094-00-115

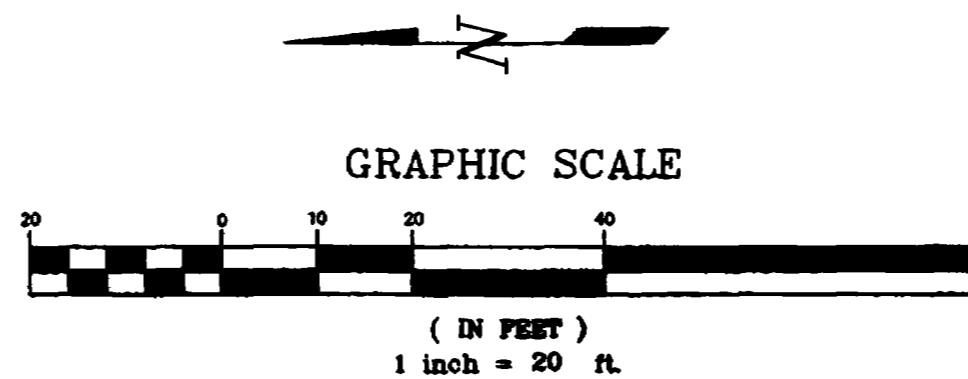
Basis of Bearings:

The bearing between the 2-inch alum. cap on 5/8-inch rebar, PLS 31160 at the SE corner of Lot 2 of this CGVSD Subdivision and the 2-inch alum. cap on 5/8-inch rebar, PLS 31160, at the Point of Curvature at the north end of the east line of Lot 1 of this said subdivision is assumed to bear N00°00'00\"/>

Notice:

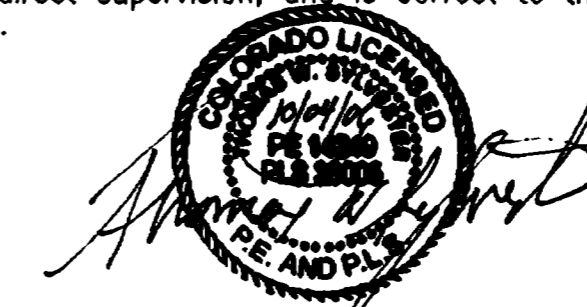
According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

- Legend**
- Found Section Monument as Described
 - Found 2" Alum. Cap on #5 Rebar, PLS 31160
 - Set 2" Alum. Cap on #5 Rebar, PLS 38005
 - Tie to Section Corner
 - - - Easement Line
 - ==== Outer Boundary Line
 - ==== Interior Lot Line
 - ==== Dimension and/or Leader Line



Surveyor's Statement:

I, Thomas W. Sylvester, a Licensed Professional Engineer and Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of the CGVSD Subdivision was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information.



Thomas W. Sylvester, PE 14249 & PLS 38005

Merritt IS, L.L.C.	
743 Horizon Ct., Suite 100B, Grand Junction, CO 81506 PHONE (970) 255-7386 FAX (970) 256-7386	
CGVSD Subdivision	
A Replat of Lot 4 and Lot 5, 31 Road Business Park in the NE 1/4 SE 1/4 Section 9 Township 1 South, Range 1 East Ute Meridian, Mesa County, Colorado	
DATE: September 22, 2006	SCALE: 1" = 20'
DRAWN: TWS	CHK: KP
PROJECT NO: 0606	SHEET 2 OF 2