

CAMECK SUBDIVISION

LOCATED IN THE E 1/4 OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, MESA COUNTY, COLORADO

NOTES:

1. 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
2. BASIS OF BEARINGS: The line between the C 1/4 corner and C-W 1/16 corner, both of Section 16, Township 1 South, Range 1 East, Ute Meridian having a bearing of S 89° 54' 19" W. The basis of bearing hereon is based on the grid bearings of the Mesa County SIMSLCS.
3. Existing property corners which were recovered during this survey which were within 0.25 feet± of the position of record were accepted as being in the proper location as shown by record.
4. This survey does not constitute a title search by this surveyor or Vista Engineering Corp. 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 policy issued by Meridian Land Title, LLC, No. 912-0001001, dated Oct. 18, 2006.
5. Tract B shall be a shared drive, and a 20 foot utility easement. Lots 7, 8 and 9 must take access from the shared drive.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Palm Harbor Homes, Inc, a Florida Corporation, being the owner of record of that real property situated in the E 1/4 of the SE 1/4 of the SE 1/4 of the NW 1/4 of Section 16, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 4283, Page 378 in the records in the office of the Mesa County Clerk and Recorder. Said owners do hereby Plat said real property under the name and style of CAMECK SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

A tract of land situated in the E 1/4 of the SE 1/4 of the SE 1/4 of the NW 1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, more fully described as follows:

Beginning at the C 1/4 corner of Section 16, Township 1 South, Range 1 East of the Ute Meridian and considering the south line of the SE 1/4 of the NW 1/4 of said Section 16 to bear S 89°54'19" W, with all other bearings contained herein relative thereto;

1. Thence S 89°54'19" W, 165.00 feet;
2. Thence N 00°01'06" W, 659.67 feet;
3. Thence N 89°54'31" E, 165.00 feet;
4. Thence S 00°01'06" E, 659.66 feet to the point of beginning.

Cameck Subdivision, as described above contains 2.499 acres more or less.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

1. All streets, roads and Right-of-Ways are dedicated to the City of Grand Junction for the use of the public forever.
2. 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.
3. 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.
4. All Irrigation Easements to be granted to the Cameck Homeowners Association, for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
5. Tract A (Open Space) to be granted to the Cameck Homeowners Association, for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable) for: (a) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas, through natural or man-made facilities above or below ground; (b) usage and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
6. Tract B to be granted to the Cameck Homeowners Association, for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable) for: (a) ingress and egress of the appropriate lot owners, their guests, and invitees, and also for the use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services; (b) usage and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
7. Tract A is dedicated to the City of Grand Junction as a perpetual easement 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 area. 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.
8. Temporary turn around easement dedicated to the City of Grand Junction for the use of the public and public providers, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.

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, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts 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 hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Palm Harbor Homes, Inc, has caused it's name to be hereunto subscribed this 30 day of August, A.D., 2006.

W. Richard Peck
Assistant Secretary

ACKNOWLEDGMENT OF OWNERSHIP

State of Texas }
County of Dallas } ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 30 day of August, A.D., 2006, by W. Richard Peck as Assistant Secretary of Palm Harbor Homes, Inc.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires Sept 2, 2009



Mary Ann Brubaker
Notary Public

TITLE CERTIFICATION

We, Meridian Land Title LLC, 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 Palm Harbor Homes, Inc, 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.

Executed this 31st day of August, A.D., 2006.

By: LDH (title) EXAMINER
Title Examiner LAWRENCE D VENT MERIDIAN LAND TITLE, LLC

CITY APPROVAL

The Cameck Subdivision is approved and all dedications accepted this 17 day of OCTOBER, A.D., 2006.

David Varley
City Manager

[Signature]
Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado } ss
County of Mesa }
I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 4:02 P.M., on the 31st day of October, A.D. 2006 in Book No. 4283, Page No. 695+696, Reception No. 2346560.
Drawer No. SS-106, Fees 20.00 + 1.00

Mesa County Clerk and Recorder

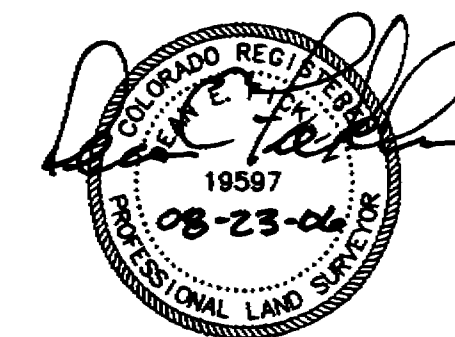
Deputy

DECLARATIONS

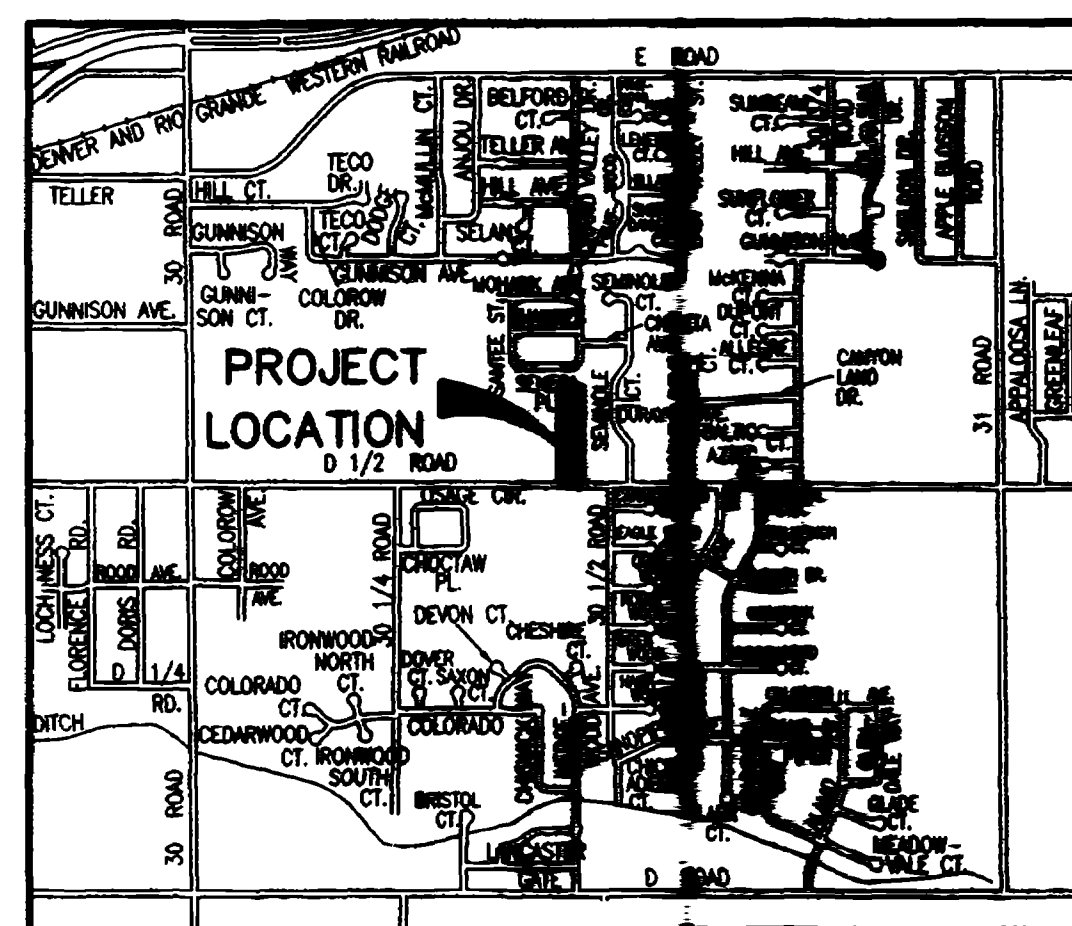
The Declaration of Covenants and Restrictions are recorded as shown in the City of Grand Junction Information Box

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Cameck Subdivision shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.



Dean E. Ficklin
P.L.S., 19597



VICINITY MAP

AREA SUMMARY

LOTS	1.711 AC.±	68.5%
TRACT A	0.140 AC.±	5.6%
TRACT B	0.029 AC.±	1.1%
ROADS	0.619 AC.±	24.8%
TOTAL	2.499 AC.±	100%

FOR CITY OF GRAND JUNCTION USE

Book and Page recording information refers to the records of the Mesa County Clerk and Recorders Office.

Declarations Recorded in Book 4283 Pages 738 through 758

Dedication Note 4. Deed of conveyance recorded in Book 4283 Page 759

Dedication Note 5. Deed of conveyance recorded in Book 4283 Page 761

Dedication Note 6. Deed of conveyance recorded in Book 4283 Page 762

Dedication Note 8. Deed of conveyance recorded in Book 4283 Page 763

CAMECK SUBDIVISION
LOCATED IN THE E 1/4 OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE: 1" = 40' JOB NO: 4218.00-031 DATE: 8-23-06 SHEET NO: 1 of 2

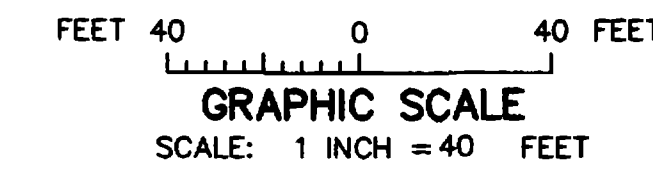
CAMECK SUBDIVISION

LOCATED IN THE E 1/4 OF THE SE 1/4 OF THE
SE 1/4 OF THE NW 1/4 OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
MESA COUNTY, COLORADO

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	30°53'49"	13.50'	7.28'	3.73'	7.19'	N15°25'48"E
2	119°22'39"	48.00'	100.01'	82.11'	82.88'	N28°48'37"W
3	30°14'15"	48.00'	25.33'	12.97'	25.04'	N15°45'35"E
4	24°33'37"	48.00'	20.58'	10.45'	20.42'	N11°38'20"W
5	64°34'47"	48.00'	54.10'	30.33'	51.28'	N56°12'33"W

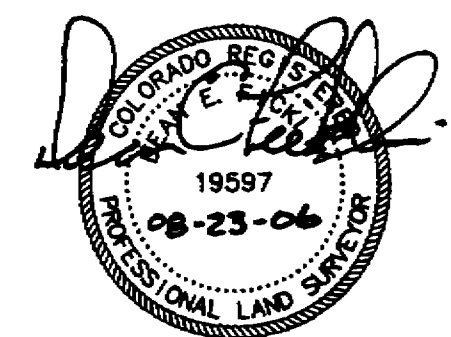
ROAD CENTERLINE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
A	43°12'47"	59.00'	44.50'	23.37'	43.45'	N21°37'29"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°58'51"E	61.28'
L2	N00°01'06"W	20.00'
L3	S89°58'51"W	65.39'
L4	N00°01'06"W	10.00'
L5	N00°01'06"W	10.00'
L6	S89°58'51"W	13.50'
L7	S89°58'51"W	51.89'
L8	N59°07'17"W	48.00'
L9	S01°30'04"W	48.00'

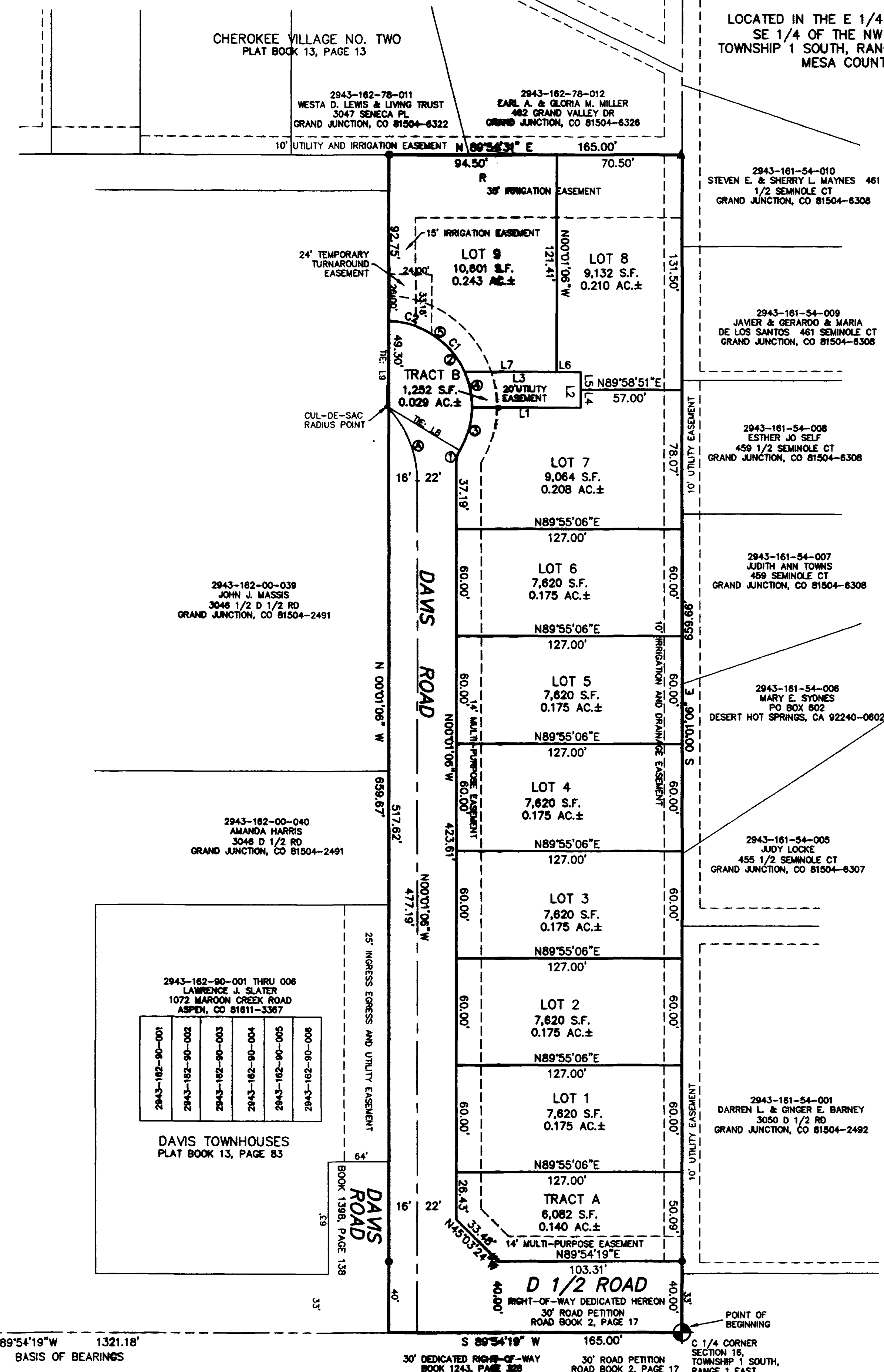


LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 19597.
- ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED LS 5837.
- FOUND THIS SURVEY, 5/8" REBAR NO CAP. SET 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 19597.
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- R REAR SETBACK (IDENTIFIED ON LOT 9)
- S.F. SQUARE FEET.
- AC. ACRES.
- MCSM MESA COUNTY SURVEY MONUMENT
- BOUNDARY CORNERS SET IN CONCRETE.



Dean E. Ficklin
P.L.S., 19597



30 1/2 ROAD

C-W 1/16 CORNER
SECTION 16,
TOWNSHIP 1 SOUTH,
RANGE 1 EAST,
UTE MERIDIAN
MCSM NO. 805

S89°54'19"W 1321.18'
BASIS OF BEARINGS

S 89°54'18" W 165.00'
30' DEDICATED RIGHT-OF-WAY
BOOK 1243, PAGE 388

30' ROAD PETITION
ROAD BOOK 2, PAGE 17

POINT OF BEGINNING

C 1/4 CORNER
SECTION 16,
TOWNSHIP 1 SOUTH,
RANGE 1 EAST,
UTE MERIDIAN
MCSM NO. 244

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VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE: 1" = 40'	JOB NO: 4218.00-03	DATE: 8-23-06	SHEET NO: 2 of 2
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