

ANKARLO SUBDIVISION
 BEING A REPLAT OF PARCEL 1A RONNIE ANKARLO SIMPLE LAND DIVISION
 SITUATED THE NW 1/4 NE 1/4 SECTION 22, T 1 S, R 1 E, UTE P.M.
 GRAND JUNCTION, MESA COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS: That Ankarlo Hilldav, LLC is the owner of that real property located in the NW Quarter of the NE Quarter of Section 22, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado and being Parcel 1A of the Ronnie Ankarlo Simple Land Division as shown in Plat Book 17 at Page 283 of the Mesa County Clerk and Recorder's Office. Said parcel being more particularly described as follows:

Beginning at the North Sixteenth Corner of said Section 22 from whence the North Quarter Corner of said Section 22 bears N0°28'30"E a distance of 1319.84 feet; thence N0°28'30"E a distance of 663.00 feet; thence S89°52'13"E a distance of 634.49 feet to the West right of way line of 31 5/8 Road; thence along said right of way S0°26'59"W a distance of 662.87 feet; thence leaving said right of way N89°52'54"W a distance of 634.78 feet to the Point of Beginning.

Said parcel contains 9.597 acres as described.

Said Owners have by these presents laid out, platted and subdivided the above described real property into Lots as shown hereon, and designated the same as ANKARLO SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedication and grants:

All streets to the full width of their platted rights-of-way are dedicated to the City of Grand Junction for the use of the public forever.

All multi-purpose easements shown hereon dedicated to the City of Grand Junction for the use of City approved utilities and public providers as perpetual non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to electric lines, cable television lines, natural gas pipelines, sanitary sewer line, storm sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

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 of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from easement.

Said owner further certifies that all lien holders appear hereon.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed

this 14th day of November, A.D. 2006.

by: Ben D. Hill
 Ben D. Hill, manager of Ankarlo Hilldav, LLC

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA }ss

The foregoing instrument was acknowledged before me by Ben D. Hill this 14th day of November, A.D. 2006.

Witness my hand and official seal
 Notary Public Kathleen A. Bowen
 My Commission Expires 11-09-2009



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA }ss

I hereby certify that this instrument was filed in my office at 4:19 o'clock P. M., December 1st, A.D. 2006, and was duly recorded in Book 4306, Page No. 158-159 Reception No. 2351389 Drawer No. 55-123 Fees: 20.00+1.00

Clerk and Recorder

Deputy

TITLE CERTIFICATION

STATE OF COLORADO
 COUNTY OF MESA

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 VESTED TO ANKARLO HILLDAV, LLC; 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 21, 2006 BY: LAWRENCE D. VENT
 NAME AND TITLE
 MERIDIAN LAND TITLE, LLC
 EXAMINER

LAND USE SUMMARY

LOTS	9.597 ACRES	99%
ROW	0.061 ACRES	1%
TOTAL	9.658 ACRES	100%

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 3975 AT PAGE 372 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 SIGNED BY ITS Nathan Knoll, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF November.

BY: Nathan Knoll FOR: ALPINE BANK
 TITLE Banking Officer

NOTARY PUBLIC CERTIFICATION
 STATE OF COLORADO }

COUNTY OF MESA }ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Nathan Knoll THIS 14th DAY OF November, A.D. 2006.

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC Kathleen A. Bowen
 MY COMMISSION EXPIRES 11-09-2009



THE UNDERSIGNED, HEREBY CERTIFIES THAT HE 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 3975 AT PAGE 379 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID INDIVIDUAL HAS CAUSED THESE PRESENTS TO SIGNED THIS 16th DAY OF November 2006.

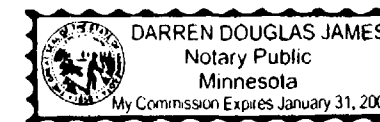
BY: Ronnie V. Ankarlo
 RONNIE V. ANKARLO

NOTARY PUBLIC CERTIFICATION
 STATE OF COLORADO }

COUNTY OF MESA }ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Ronnie V. Ankarlo THIS 16th DAY OF November, A.D. 2006.

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC Darren Douglas James
 MY COMMISSION EXPIRES 1/31/2009



CITY APPROVAL

This plat of Ankarlo Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted of the 29 day of NOVEMBER, 2006

David VanDyke
 City Manager

John P. ...
 City Mayor

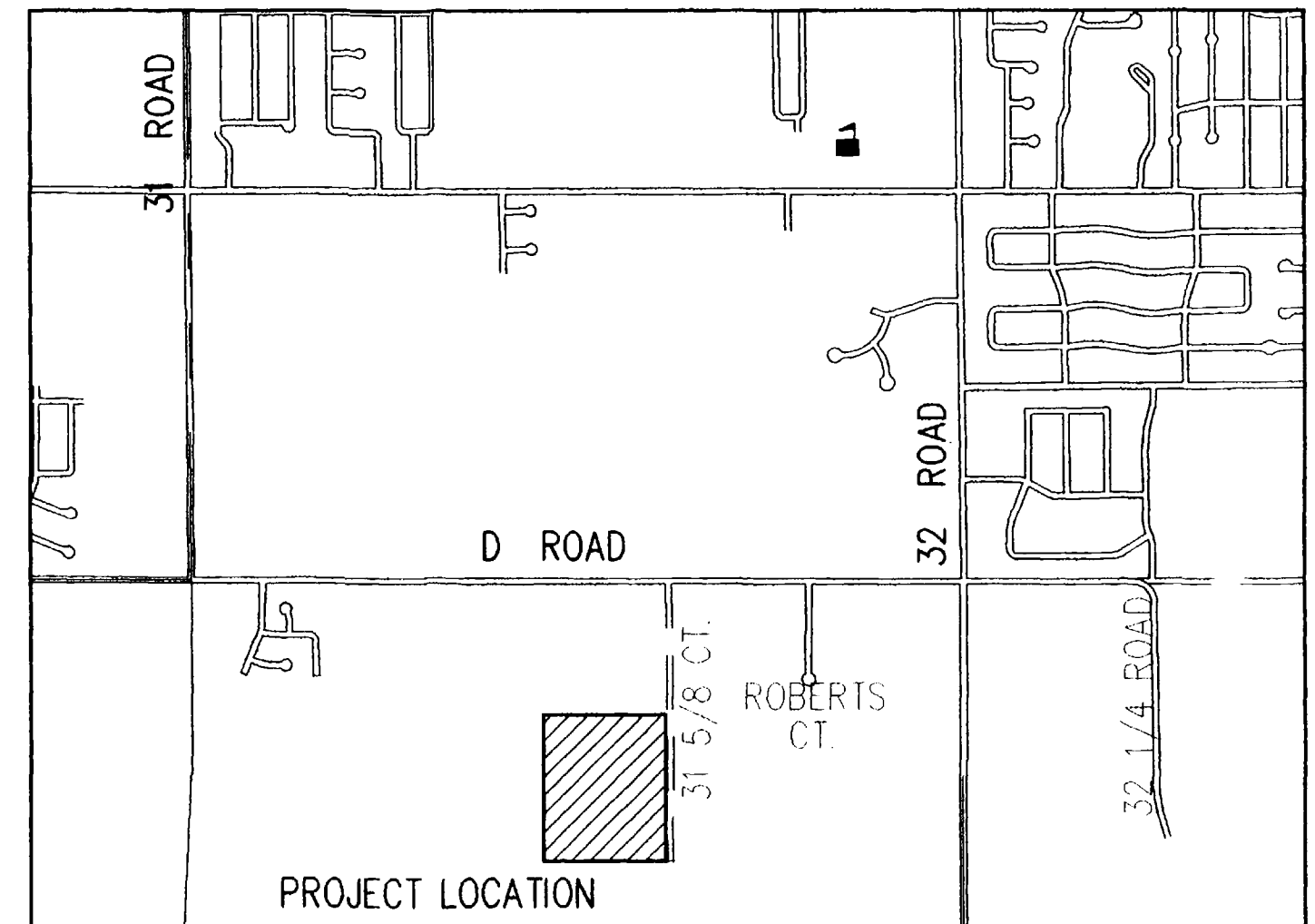
SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision represents a field survey completed by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



PATRICK W. CLICK
 COLORADO REGISTERED LAND SURVEYOR PLS #37904

11/21/06
 DATE



VICINITY MAP
 NOT TO SCALE

NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN. THE VALUE USED N 0°28'30" E A DISTANCE OF 1319.84 FEET IS CALCULATED FOR SAID LINE USING THE MESA COUNTY SIMS DATA PUBLISHED FOR GPS ID NO: T0436 (A FOUND MESA COUNTY SURVEY MARKER) AT THE SOUTH END OF SAID LINE AND MESA COUNTY SIMS DATA PUBLISHED FOR GPS ID NO: S171 (A PRIVATE SURVEY MARKER PLS #18480) AT THE NORTH END OF SAID LINE.
2. ALL EXTERIOR BOUNDARY CORNERS SET IN CONCRETE
3. 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.

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 SITUATED THE NW 1/4 NE 1/4 SECTION 22,
 T 1 S, R 1 E, UTE P.M.
 GRAND JUNCTION, MESA COUNTY, COLORADO

CLIENT: HILL FIELD WORK: WGV
 DATE: 12/09/05 DRAWN BY: PWC
 JOB #: 2005072 DRAWING NAME: PLAT072

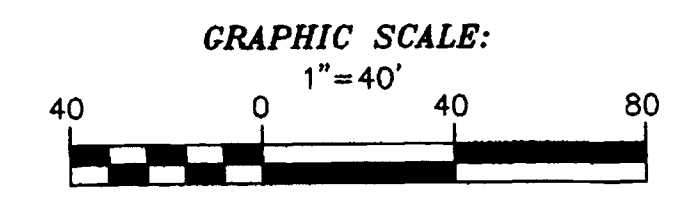
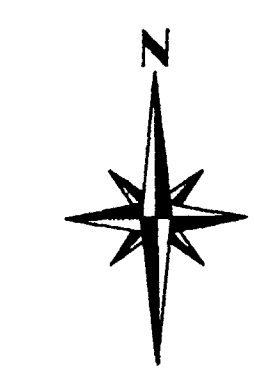
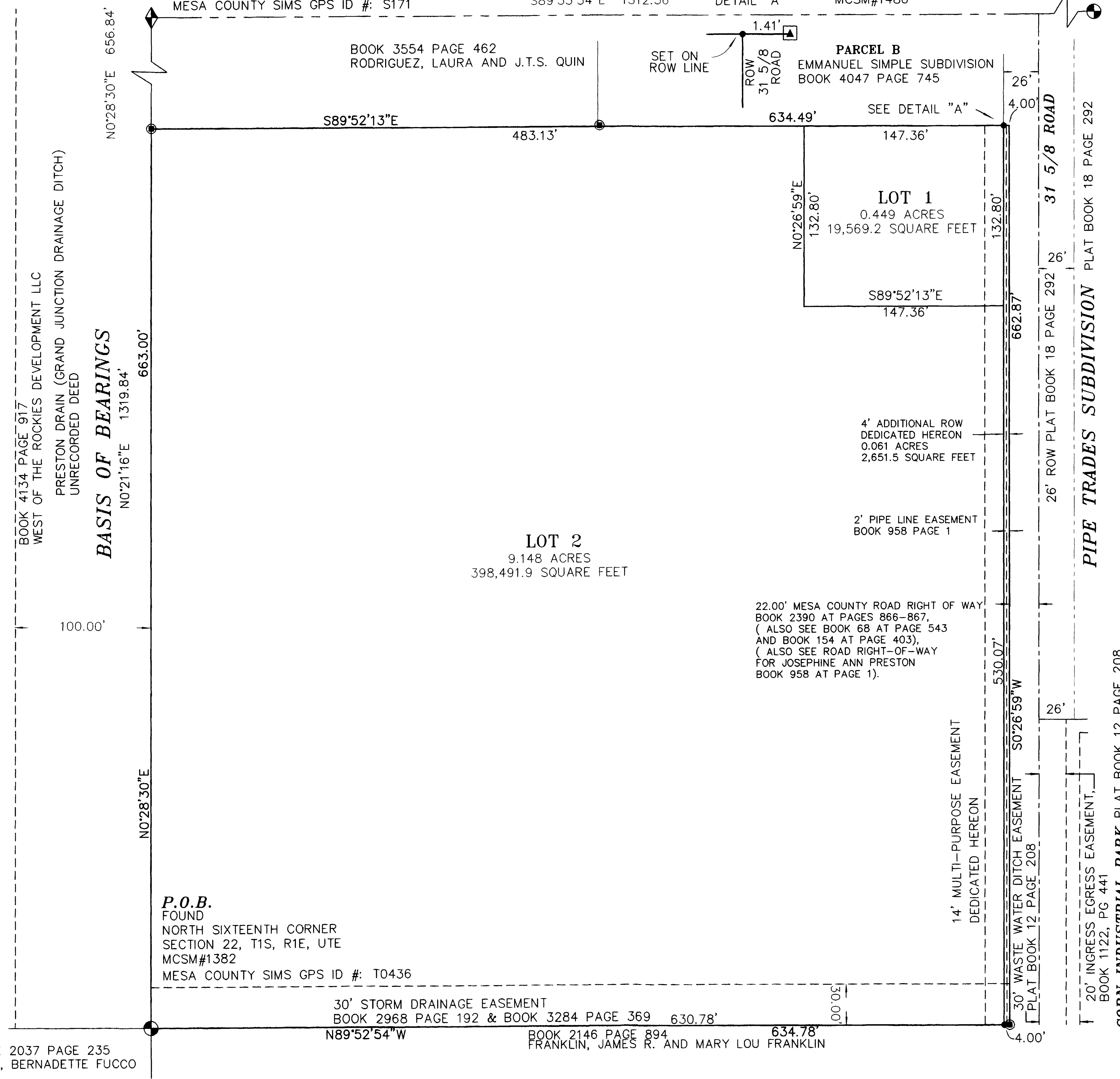
POLARIS SURVEYING
 PATRICK W. CLICK P.L.S. 695 36 ROAD
 PALISADE, CO 81526
 PHONE (970)986-0522
 FAX (970)464-7569

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SITUATED THE NW 1/4 NE 1/4 SECTION 22, T 1 S, R 1 E, UTE P.M.
GRAND JUNCTION, MESA COUNTY, COLORADO

FOUND
NORTH QUARTER CORNER
SECTION 22, T1S, R1E, UTE
PLS #18480
NAVD88 ELEVATION=4630.15
MESA COUNTY SIMS GPS ID #: S171

FOUND
EAST SIXTEENTH CORNER ON THE
NORTH LINE SECTION 22, T1S, R1E, UTE
MCSM#1486



LEGEND:

- ⊕ FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
- ◆ FOUND PRIVATE SURVEY MARKER AS DESCRIBED
- ▣ FOUND #5 REBAR WITH ALUMINUM CAP PLS #11221
- SET #5 REBAR AND ALUMINUM CAP PLS #37904
- FOUND #5 REBAR WITH ALUMINUM CAP PLS #18469

ABBREVIATIONS:

- P.O.B.** POINT OF BEGINNING
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - T TOWNSHIP
 - R RANGE
- MCSM MESA COUNTY SURVEY MARKER
 - ROW RIGHT OF WAY
 - SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
 - PLS PROFESSIONAL LAND SURVEYOR
 - # NUMBER
 - GPS GLOBAL POSITIONING SYSTEM
 - ID IDENTIFICATION
 - NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988



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BOOK 2037 PAGE 235
EDDY, BERNADETTE FUCCO

BOOK 2146 PAGE 894
FRANKLIN, JAMES R. AND MARY LOU FRANKLIN