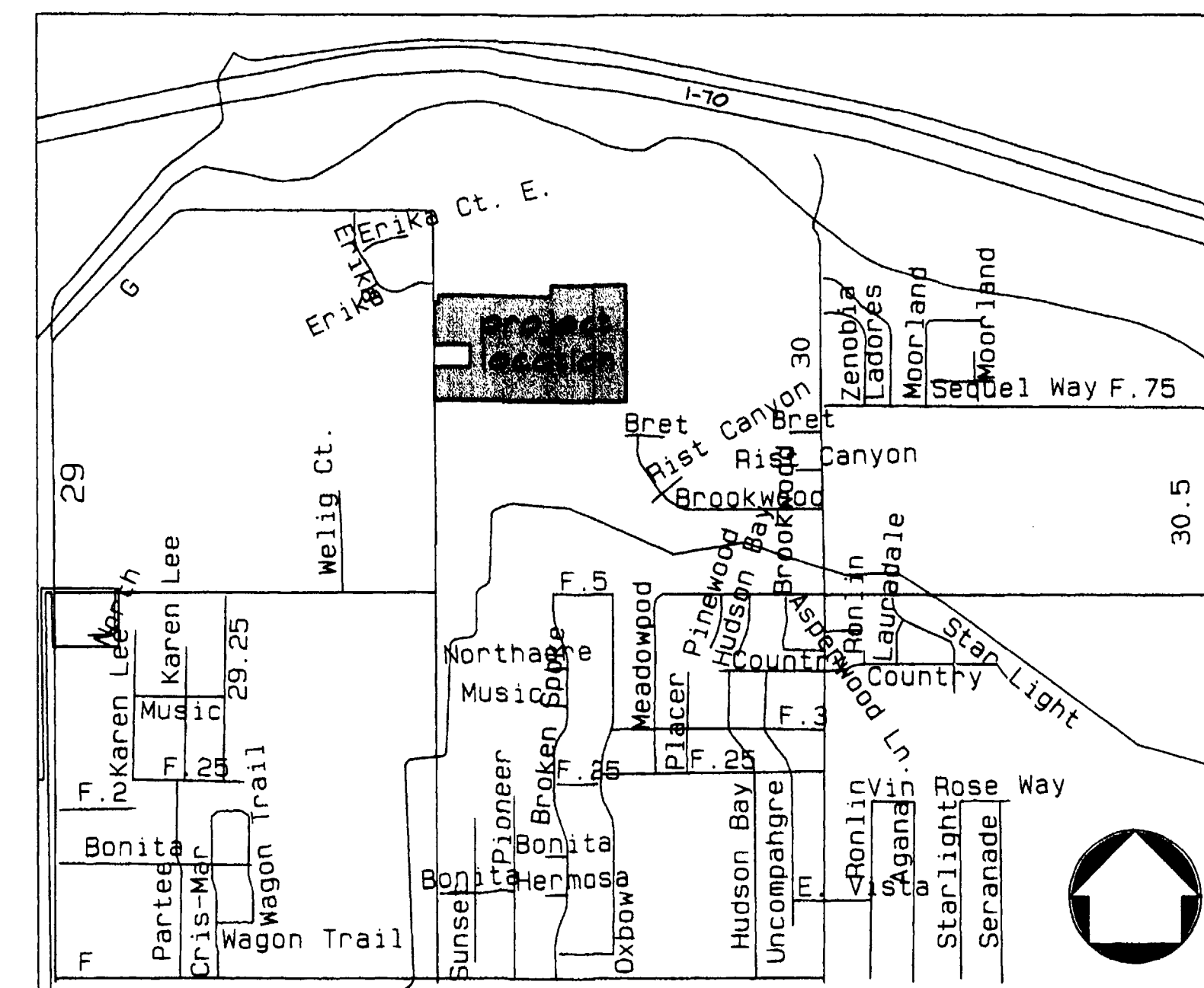


CATTAIL SUBDIVISION

NW¼ NE¼ Section 5, Township 1 South, Range 1 East, Ute Meridian



VICINITY MAP

1" = 1000'

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Blue Heron Development LLC, AND Gerry E. Spomer and Katherine F. Deppa-Spomer, AND Gary B. Meier and Sharon L. Meier, are the owner of real property situated in the northwest quarter of the northeast quarter of Section 5, Township 1 South, Range 1 East of the Ute Meridian, described in Book 4146 at Page 493 (Blue Heron), Book 1450 at Page 856 (Spomer), and Book 1463 at Page 439 and Book 2418 at Page 833 (Meier) of the records of the Mesa County Clerk and Recorder; and as shown on the accompanying plat, said property being more particularly described as follows:

Beginning at Mesa County Survey Marker #1564 for the center-north sixteenth corner of Section 5, Township 1 South, Range 1 East of the Ute Meridian whence Mesa County Survey Marker #616-1 for the north quarter corner of said Section 5 bears North 00°04'46" West, with all bearings herein relative thereto;
 Thence North 00°04'46" West, a distance of 227.35 feet;
 Thence South 89°51'03" East, a distance of 245.07 feet;
 Thence North 00°05'41" West, a distance of 149.72 feet;
 Thence North 89°46'53" West, a distance of 245.03 feet;
 Thence North 00°04'41" West, a distance of 284.87 feet;
 Thence South 89°44'30" East, a distance of 30.00 feet;
 Thence North 00°04'46" West, a distance of 49.88 feet;
 Thence South 89°44'41" East, a distance of 769.81 feet;
 Thence North 00°07'04" West, a distance of 74.89 feet;
 Thence North 89°59'51" East, a distance of 521.05 feet to the east line of the northwest quarter of the northeast quarter of said Section 5;
 Thence along said east line South 00°07'55" East, a distance of 790.91 feet to the northeast sixteenth corner of said Section 5;
 Thence along the south line of said northwest quarter of the northeast quarter North 89°46'00" West, a distance of 1321.33 feet to the Point of Beginning.

Containing 21.654 acres, more or less.

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

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

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 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.

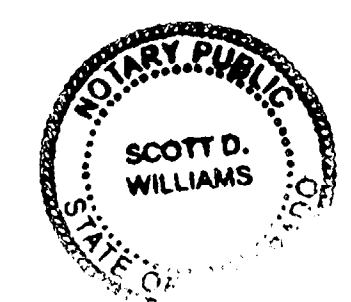
Said Owners certify that all lienholders, if any, are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed.

Jay Kee Jacobson Jay Kee Jacobson, Member of Blue Heron Development, LLC, a Colorado Limited Liability Company
Gerry E. Spomer Gerry E. Spomer
Gary B. Meier Gary B. Meier
Katherine F. Deppa-Spomer Katherine F. Deppa-Spomer
Sharon L. Meier Sharon L. Meier

STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Jay Kee Jacobson, Member of Blue Heron Development, LLC, a Colorado Limited Liability Company this 6th day of December 2006.
 Witness my hand and official seal: Scott D. Williams
 My commission expires 4/13/07 Notary Public



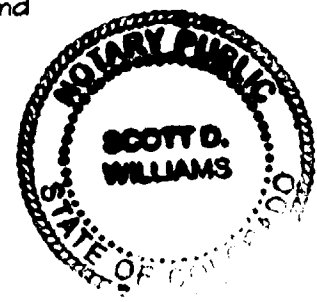
STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Gerry E. Spomer and Katherine F. Deppa-Spomer this 6th day of December 2006.
 Witness my hand and official seal: Scott D. Williams
 My commission expires 4/13/07 Notary Public



STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Gary B. Meier and Sharon L. Meier this 6th day of December 2006.
 Witness my hand and official seal: Scott D. Williams
 My commission expires 4/13/07 Notary Public



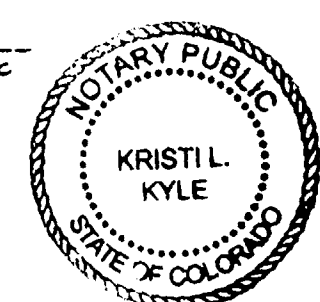
LIENHOLDERS RATIFICATION OF PLAT

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 4150 Page 422 of the public records of Mesa County, Colorado shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its President with the authority of its board of directors this 6th day of December 2006.
 By: David VanDer For: First National Bank of the Rockies
 TITLE President First National Bank of the Rockies

County of Mesa)
 State of Colorado)

The foregoing instrument was acknowledged before me by Rene Sawyer this 6th day of December 2006.
 Witness my hand and official seal: Kristil L. Kyle
 My commission expires 2-11-08 Notary Public



TITLE CERTIFICATION

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 to (name/s) of owner(s). 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.

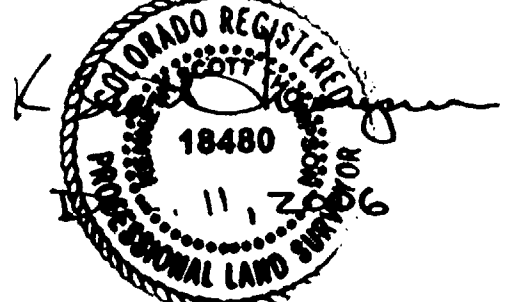
DATE: 12-4-06 BY: Debbie J. Blanchette, Title Examiner
 NAME AND TITLE
 ABSTRACT & TITLE CO. OF COLORADO, INC

The survey which resulted in this plat used only the record information provided by Abstract & Title Co. of Mesa County in Commitment to Insure No. 00917066 C 4 dated December 4, 2006 for the southwest parcel and Commitment to Insure No. 00916888 C 3 dated December 4, 2006 for the east parcel, and record information provided by Stewart Title Guaranty Company Commitment for Title Insurance Order No. 09012625 dated October 24, 2005 for the northwest parcel and makes no certification as to title or ownership of any parcels shown. Other documents may exist which would affect these parcels.

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state; the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with Colorado Revised Statute 38-51-102 (4); it is in accordance with applicable standards of practice. This statement is not a warranty, either expressed or implied.

Kenneth Scott Thompson, Colorado PLS 18480



CITY APPROVAL

This plat of CATTAIL SUBDIVISION, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 12th day of December 2006.

David VanDer City Manager
Mayor

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 11 o'clock P M., on this 13th day of December 2006 and was recorded at Reception No. 859-4183 Book 4311 Page 316 Drawer No. 71-1 Fees 2160.

By: _____ Clerk and Recorder
 _____ Deputy

CATTAIL SUBDIVISION
 NW¼ NE¼ Section 5, Township 1 South, Range 1 East, Ute Meridian

River City CONSULTANTS, INC.
 Integrated Design Solutions
 744 Horizon Court, Suite 110
 Grand Junction, CO 81508
 Phone: 970-241-4722
 Email: info@rccwest.com

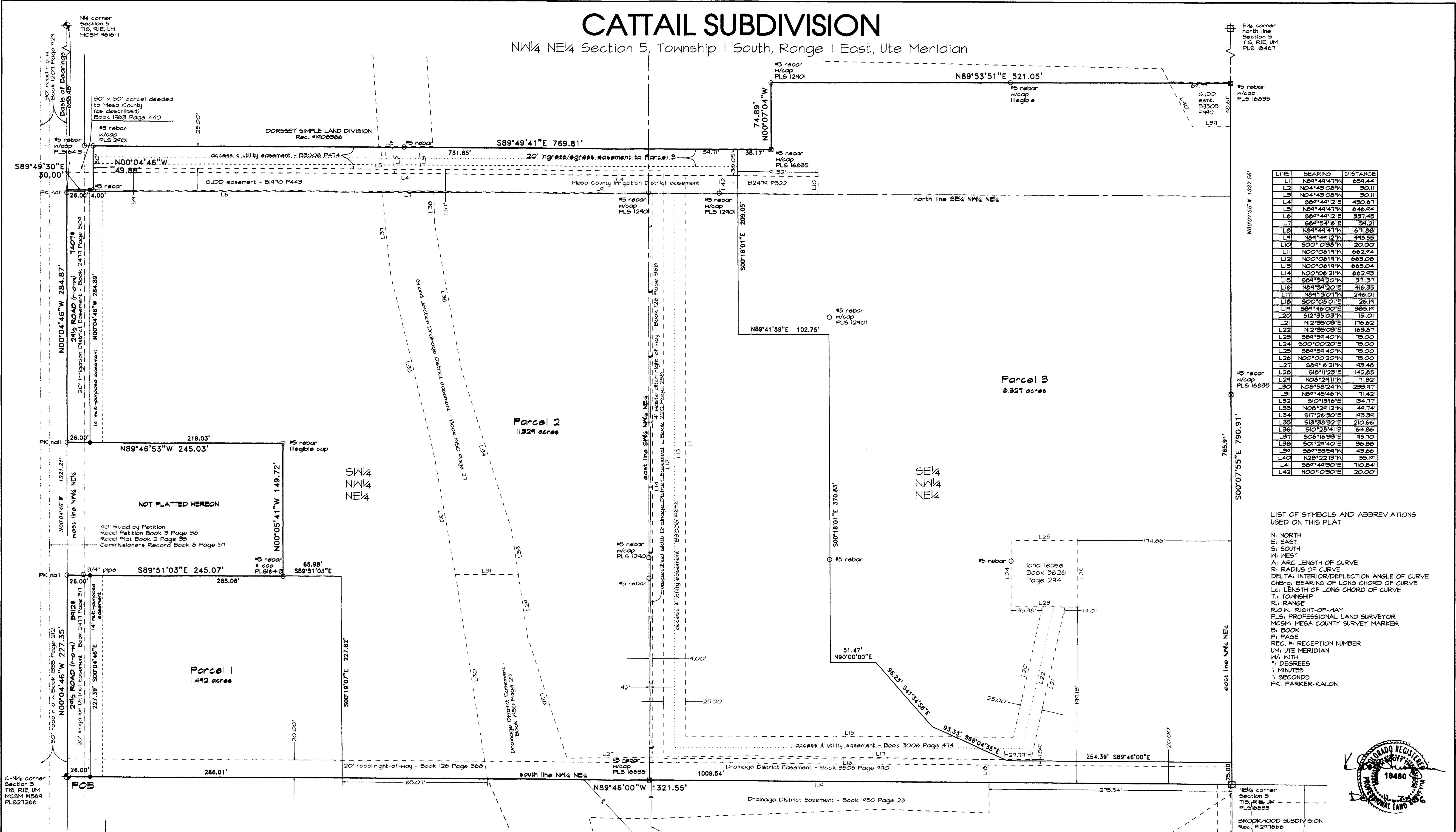
S:\PROJECTS\0865 Jacobson\001 Cattail\Cattail Sub.pla Job No. 0865-00106
 Drawn: kst Checked: drs Date: Dec 5, 2006 Sheet 1 of 2

CITY USE BLOCK	BOOK	PAGE
INGRESS/EGRESS EASEMENT TO PARCEL 9		

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 the certification shown hereon.

CATTAIL SUBDIVISION

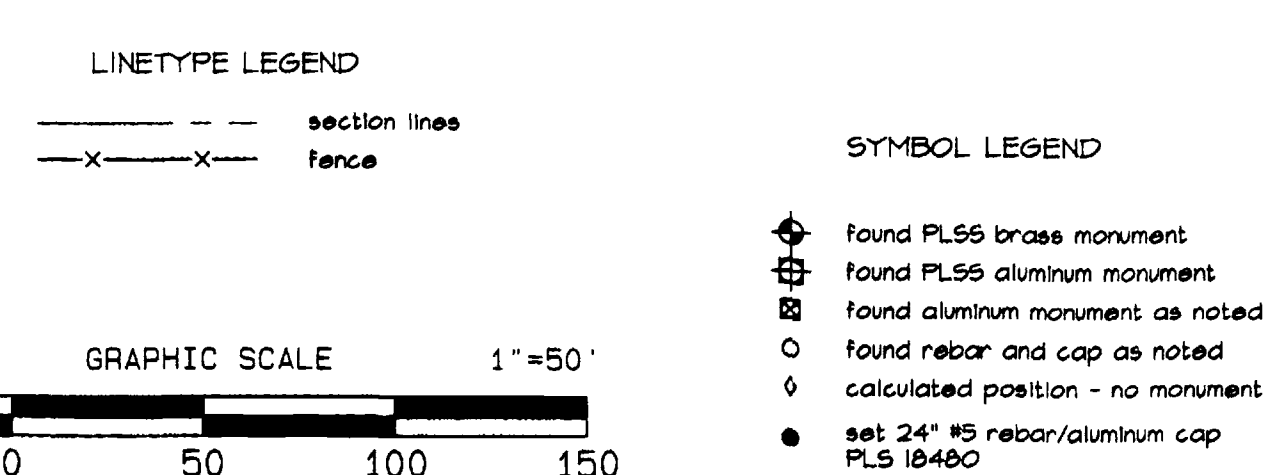
NW¼ NE¼ Section 5, Township 1 South, Range 1 East, Ute Meridian



LINE	BEARING	DISTANCE
L1	N89°44'47\"W	659.44'
L2	N04°43'08\"W	30.11'
L3	N04°43'08\"W	30.11'
L4	S89°44'12\"E	450.67'
L5	N89°44'47\"W	646.94'
L6	S89°44'12\"E	357.45'
L7	S89°54'16\"E	59.21'
L8	N89°44'47\"W	671.88'
L9	N89°44'12\"W	445.59'
L10	S00°10'38\"W	20.00'
L11	N00°06'19\"W	662.94'
L12	N00°06'19\"W	663.08'
L13	N00°06'19\"W	663.04'
L14	N00°06'21\"W	662.93'
L15	S89°54'20\"W	371.37'
L16	N89°54'20\"E	416.35'
L17	N89°15'07\"W	246.01'
L18	S00°05'01\"E	26.19'
L19	S89°46'00\"E	385.19'
L20	S12°35'03\"W	151.01'
L21	N12°35'03\"E	176.62'
L22	N12°35'03\"E	163.87'
L23	S89°54'40\"W	75.00'
L24	S00°00'20\"E	75.00'
L25	S89°54'40\"W	75.00'
L26	N00°00'20\"W	75.00'
L27	S89°16'21\"W	49.48'
L28	S18°11'23\"E	142.85'
L29	N08°24'11\"W	71.82'
L30	N08°58'24\"W	233.97'
L31	N89°45'46\"W	71.42'
L32	S10°13'16\"E	134.77'
L33	N08°24'12\"W	44.74'
L34	S17°26'50\"E	143.34'
L35	S13°38'32\"E	210.66'
L36	S10°28'41\"E	164.86'
L37	S06°16'33\"E	45.70'
L38	S01°24'40\"E	36.88'
L39	S89°53'59\"W	49.66'
L40	N28°22'13\"W	55.18'
L41	S89°44'30\"E	710.84'
L42	N00°10'30\"E	20.00'

LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

N: NORTH
 E: EAST
 S: SOUTH
 W: WEST
 A: ARC LENGTH OF CURVE
 R: RADIUS OF CURVE
 DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
 CHRG: BEARING OF LONG CHORD OF CURVE
 Lc: LENGTH OF LONG CHORD OF CURVE
 T: TOWNSHIP
 R: RANGE
 R.O.W: RIGHT-OF-WAY
 PLS: PROFESSIONAL LAND SURVEYOR
 M.C.S.M.: MESA COUNTY SURVEY MARKER
 B: BOOK
 P: PAGE
 REC. #: RECEPTION NUMBER
 U.M.: UTE MERIDIAN
 W/4: WITH
 °: DEGREES
 ': MINUTES
 \": SECONDS
 P.K.: PARKER-KALON



BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County SIMS LCB determined by GPS observation on Mesa County Survey Marker #1564 at the center-north sixteenth corner of Section 5 and Mesa County Survey Marker #616-1 for the north quarter corner of Section 5, Township 1 South, Range 1 East of the Ute Meridian. The bearing of this line is North 00°04'46" West.

AREA SUMMARY

PARCELS	21,348 Acres	98.54%
RIGHT-OF-WAY	0.306 Acres	1.41%
TOTAL	21,654 Acres	100%

CATTAIL SUBDIVISION

NW¼ NE¼ Section 5, Township 1 South, Range 1 East, Ute Meridian

River City CONSULTANTS, INC.
 Integrated Design Solutions

744 Horizon Court, Suite 110
 Grand Junction, CO 81508
 Phone: 970-241-4722
 Email: info@rcwest.com

S:\PROJECTS\0865 Jacobsen\001 Cattail\CatTail Sub.plt Job No. 0865-00108
 Drawn: kst Checked: drs Date: Dec 5, 2006 Sheet 2 of 2

