

BRICKYARD SUBDIVISION

A REPLAT OF LOT 1 OF BRODAK MINOR SUBDIVISION RECORDED IN PLAT BOOK 15 AT PAGE 290 AND A SUBDIVISION OF A PORTION OF THE NE 1/4 NW 1/4 OF SECTION 12 TOWNSHIP 1 SOUTH RANGE 1 WEST OF THE UTE MERIDIAN

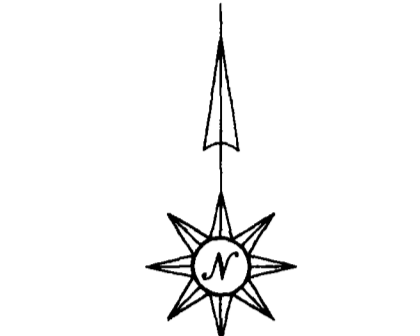
S 89°56'00" E 1321.93' (Basis of Bearing Plat Book 15 Page 290) PATTERSON ROAD

LEGEND

- Found Mesa County Survey Marker
- Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
- Found No. 5 Rebar and Cap PLS 12085 except as noted
- Set or found Monument in Concrete
- Radius
- △ Central Angle
- L Arc Length
- Ch Chord Distance
- (A) Denotes plat note
- (R) Recorded bearing and distance
- (C) Calculated bearing and distance
- PLS or Professional Land Surveyor with Registration Number

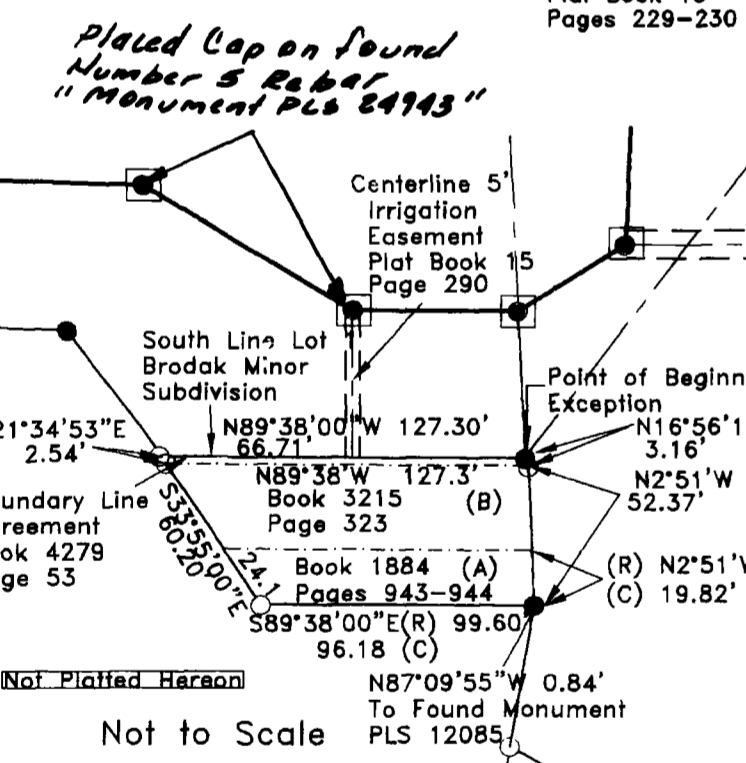
AREA SUMMARY

Lots	15.26 Acres	99.8%
Streets	0.06 Acres	0.4%
Total	15.32 Acres	100%

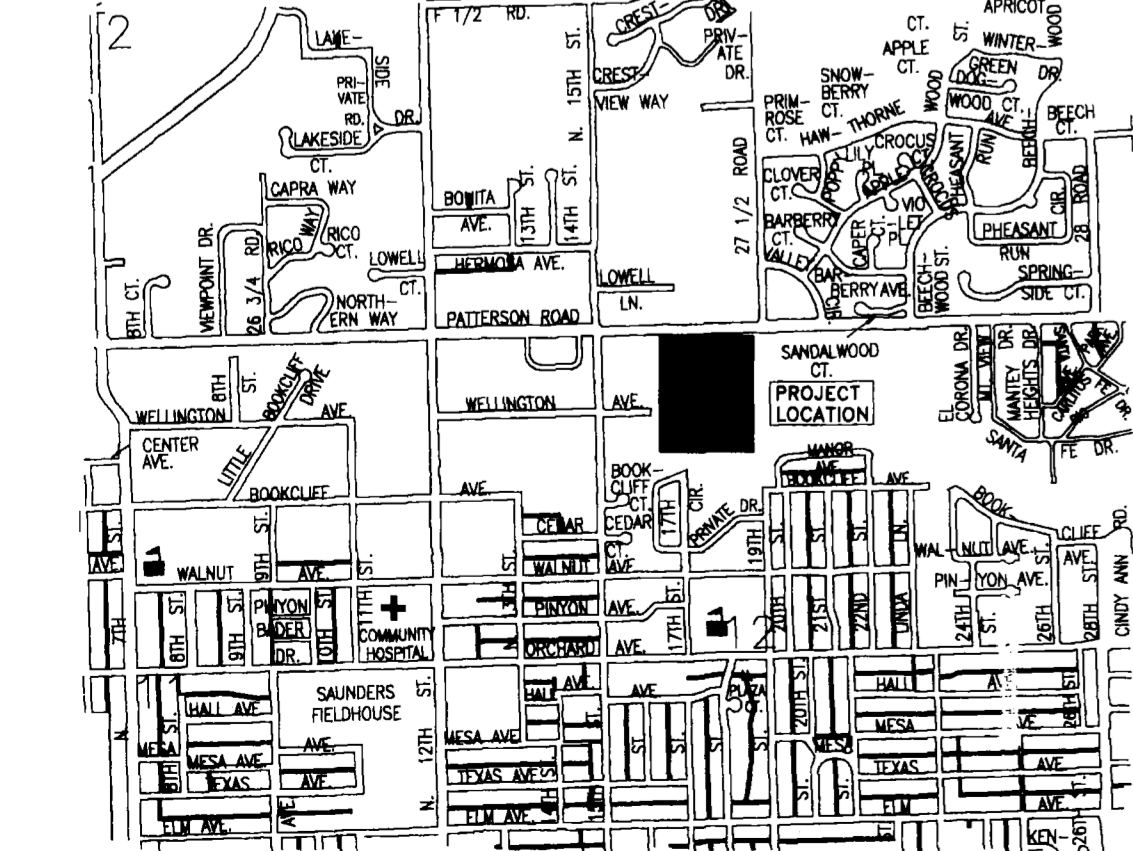


Scale 1" = 100'

PLAT NOTES
 (A) Area not a part of this subdivision, ownership by Reford Theobald in Book 1884 Page 943-944.
 (B) Area not a part of this subdivision, ownership by Dorilyn Genova Book 3215 Page 323.

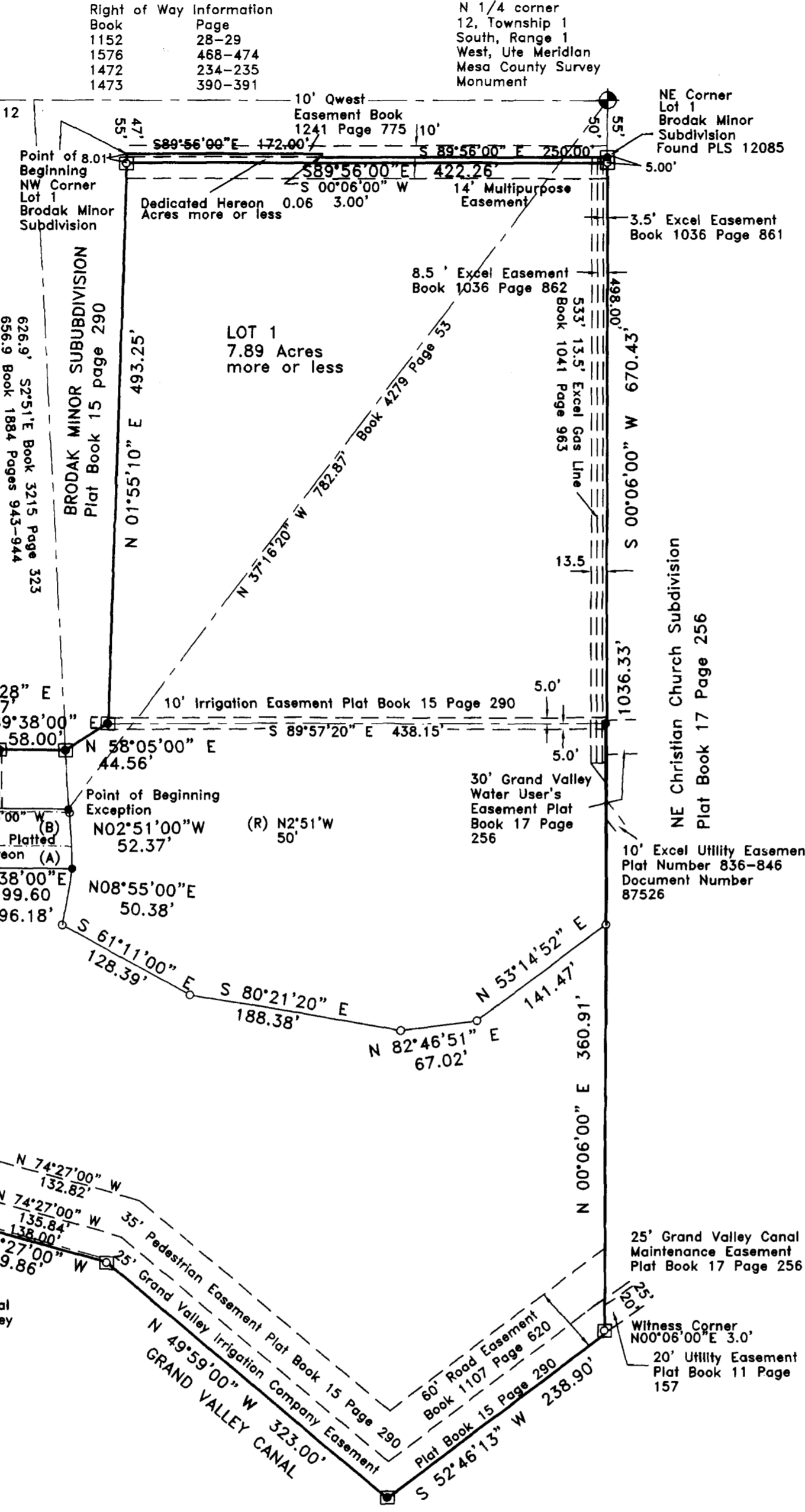


Vicinity Map
Not to Scale



Right of Way Information

Book	Page
1152	28-29
1576	488-474
1472	234-235
1473	390-391



SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of Brickyard Subdivision, a subdivision of a part of City of Grand Junction and Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.

Cecil D. Caster
P.L.S. Number 24943

Basis of Bearing: A bearing of S89°56'00"E is recorded in Plat Book 15 at Page 290 in the Mesa County Clerk and Recorder's Office, between the Mesa County Survey Monuments located at the W 1/16 corner on the North line and N 1/4 corner of Section 12, Township 1 South, Range 1 West of the Ute Meridian.

Legal Description and Easements of Record provided by Meridian Land Title, File Number 79810.

FOR CITY USE ONLY

Type of Document	Book	Page

TITLE CERTIFICATION

We Meridian Land Title 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 1631 Wellington Investors LLC, 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

Meridian Land Title, LLC
By: *[Signature]*
Title Examiners signature

Printed Name LAWRENCE D VENT
Executed this 21st day of DECEMBER, 2006

TITLE CERTIFICATION

We Meridian Land Title 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 Northeast Christian Church of Grand Junction, 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

Meridian Land Title, LLC
By: *[Signature]*
Title Examiners signature

Printed Name LAWRENCE D VENT
Executed this 21st day of DECEMBER, 2006

LIEN HOLDER RATIFICATION OF PLAT

The Undersigned hereby certifies that she 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 interests which is recorded in Book 3481 at Page 222 of the public records of Mesa County, Colorado shall be subordinated to the dedication shown hereon.

In witness whereof, Dorilyn Genova has caused these presents to be signed.
on this 20th day of December, 2006
[Signature]
Dorilyn Genova

State of CO)
County of DELA)
The foregoing instrument was acknowledged before me this 20th day of December, 2006 by Dorilyn Genova.
My commission expires 11/2/09
[Signature]
Notary Public

LIEN HOLDER 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 interests which is recorded in Book 4097 at Page 798 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 Richard A. Hansen, as manager with the authority of its Board of Directors, this 4th Day of December, 2006
[Signature]
By: *[Signature]* for R&B Hansen Investments LLC
(Title)

State of COLORADO)
County of DELA)
The foregoing instrument was acknowledged before me this 4th day of December, 2006 by Richard A. Hansen as manager of R&B Hansen Investments LLC
My commission expires August 24, 2009
[Signature]
Notary Public

DEDICATION:

Know all men by these presents that 1631 Wellington Investors, LLC and Northeast Christian Church of Grand Junction, are owners of that real property as recorded in Book 4097 at Page 796-797 and 3481 at Page 221, in the Mesa County Clerk and Recorder's Office. Said real property described as: Lot 1 of Brodak Minor Subdivision as recorded in Plat Book 15 at Page 290 and a portion of the NE 1/4 NW 1/4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian and by metes and bounds as: Beginning at the Northwest corner of Lot 1 of Brodak Minor Subdivision, whose North line is recorded as bearing S89°56'00"E in Plat Book 15 at Page 290 in the Mesa County Clerk and Recorder's Office; thence along said North line (also being the South right of way line of Patterson Road) S89°56'00"E 172.00 feet; thence S00°08'00"W 3.00 feet; thence S89°56'00"E 250.00 feet to the Northeast corner of said Brodak Minor Subdivision; thence leaving said South right of way and along the East line of said Brodak Subdivision S00°06'00"W 1036.33 feet to the Southeast corner of said Brodak Minor Subdivision and Northernly edge of the Grand Valley Canal; thence along said Northernly edge S52°48'13"W 223.90 feet; thence N49°59'00"W 323.00 feet; thence N47°27'00"W 149.88 feet; thence N87°29'24"W 60.94 feet; thence along the arc of a curve to the left 133.84 feet; with a central angle of 28°27'30"; radius of 292.00 feet; and whose long chord bears S79°18'51"W 133.64 feet; thence S86°03'06"W 72.07 feet; thence S55°38'42"W 44.59 feet to the East line of The Cottages at Wellington Filings One and Two; thence along said East line N00°04'27"W 411.28 feet to a number 5 rebar and Cap PLS 12085; thence N40°08'29"E 99.82 feet to a number 5 rebar and cap PLS 12085 and Southwest corner of Lot 1 of said Brodak Subdivision; thence along said Lot 1, N03°27'00"E 52.00 feet; thence S88°08'00"E 203.32 feet; thence S59°14'28"E 86.17 feet; thence S89°38'00"E 58.00 feet; thence N58°05'00"E 44.56 feet; thence N01°55'10"E 501.26 feet to the point of beginning, EXCEPT those parcels recorded in Book 3215 at Page 323 and 1854 at Page 455 and by Boundary Line Agreement recorded in Book 4279 at Page 53 with the exterior of the combined parcels being more particularly described as: commencing at the N 1/4 corner of Section 12, Township 1 South, Range 1 West of the Ute Meridian; thence S37°16'20"W 782.87 feet to the point of beginning (being the point of beginning of the agreed boundary recorded in Book 4279 at Page 53) thence along said agreed boundary N89°38'00"W 127.30 feet; thence S21°34'53"E 2.54 feet to the NW corner of that parcel as recorded in Book 3215 Page 323; thence S33°55'00"E 60.20 feet to the SW corner of that parcel as described in Book 1884 at Pages 943-944; thence along the South Boundary of said parcel described in Book 1884 Pages 943-944 S89°38'00"E 96.18 feet to the SE corner of said parcel described in Book 1884 Pages 943-944; thence N02°51'00"W 52.37 feet to the NE corner of that parcel as described in Book 3215 Page 323; thence N16°56'15"W 3.16 feet to the point of beginning, City of Grand Junction, Mesa County, Colorado. Contains 15.32 acres more or less.

That said owner does hereby dedicate and set apart that real property as labeled on the accompanying plat as follows:

That said owners has caused that real property to be laid out and surveyed as Brickyard Subdivision.

That said owners state that all lien holders are represented hereon.

All Multipurpose Easements are dedicated to the City of Grand Junction for the use of city-approved utilities and public providers as perpetual easement 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 structure

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, and in Drainage easements or tracts, the right to dredge, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner of lots hereon 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.

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

IN WITNESS said OWNER'S has caused their names to be hereunto subscribed
this 20th day of November, A.D. 2006

[Signature]
Representative Northeast Christian Church
[Signature] member 1631 Wellington Investors LLC

Ray Rickard Member 1631 Wellington Investors LLC
STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 20 day of Nov, AD 2006 by J.M. Burkhalter representative Northeast Christian Church
[Signature]
Ray Rickard, member 1631 Wellington Investors LLC

My commission expires 2/1/2010
[Signature]
Notary Public

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 2:36 O'clock P.M. this 3rd day of JANUARY, A.D. 2007

Book 4327 Pages 515, Reception Number 2357063
Drawer No. TT-15 Fees 10⁰⁰
[Signature] *[Signature]*
Clerk and Recorder Deputy

CITY OF GRAND JUNCTION APPROVAL
This plat of Brickyard Subdivision in the City of Grand Junction, Mesa County, Colorado was approved this 19 day of December, A.D. 2006
[Signature]
City Manager President of City Council

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.

Monument Surveying Inc.
741 Rood Ave.
Grand Junction, CO 81501
(970) 245-4189 Fax (970) 245-4674

DESIGNED	FIELD APPROVAL	BKH
DRAWN	TECHNICAL APPROVAL	
CHECKED	APPROVED	11/22/06
PREPARED FOR:	Ray Rickard	JOB NO. 05-74