

DOUG'S DEVELOPMENT SUBDIVISION

A REPLAT OF LOT 7, BLOCK 2 OF PEACH HILL SUBDIVISION, PLAT BOOK 12, PAGE 137, AND PART OF

THE NE1/4 OF THE SE1/4 OF SECTION 35

T 1 N, R 1 W, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

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 2157, PAGE 654-659 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 VP of Landings WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF February, 2007

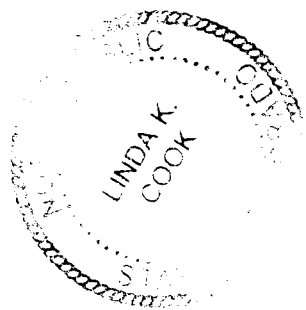
BY: Cindy Seery FOR: Western Rockies Fed Club
(TITLE) (CORPORATE NAME)

(STATE OF CO)
(COUNTY OF Mesa)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF February, 2007 BY Cindy Seery AND

MY COMMISSION EXPIRES ON 7-2-08
WITNESS MY HAND AND OFFICIAL SEAL.

Linda K Cook
NOTARY PUBLIC



CLERK AND RECORDERS CERTIFICATE:

{STATE OF COLORADO }
{COUNTY OF MESA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE

AT 2:36 O'CLOCK P. M.
THIS 9th DAY OF MARCH, 2007 AND IS DULY

RECORDED IN BOOK 4372, PAGE 669-670, DRAWER: TT-46

RECEPTION No. 2368501

FEE 20.00 Janice Rich Lucina Mulgroy
CLERK AND RECORDER DEPUTY

CLERK AND RECORDER

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED CHINN REVOCABLE TRUST IS THE OWNER OF THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

LOT 7, BLOCK 2 OF PEACH HILL SUBDIVISION, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, RECORDED IN PLAT BOOK 12, PAGE 137, IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER;

AND THAT MARJORIE I. MOORE IS THE OWNER OF THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

A parcel of land situated in the N1/2 of the S2/3 of the NE1/4 SE1/4 of Section 35, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, and more particularly described as follows: Commencing at the S1/16 Corner on the east line of said Section 35 whence the E1/4 Corner of said Section 35 bears N00°06'13"E and all other bearings are relative thereto; thence N00°06'13"E a distance of 439.73 feet; thence N89°52'03"W a distance of 167.28 feet to the POINT OF BEGINNING; thence N00°06'13"E, a distance of 131.20 feet; thence N89°52'03"W, a distance of 100.72 feet; thence N00°06'13"E, a distance of 100.00 feet; thence N89°52'03"W, a distance of 17.57 feet; thence S25°00'52"W, a distance of 13.48 feet; thence continue southwesterly along said line, a distance of 96.75 feet; thence S00°06'13"W, a distance of 131.20 feet; thence S89°52'03"E, a distance of 164.72 feet; to the POINT OF BEGINNING. Containing 0.59 acres, more or less.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE SURVEYED AND LAID OUT AS DOUG'S DEVELOPMENT SUBDIVISION.

THAT ALL MULTI-PURPOSE EASEMENT 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.

THAT 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 REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

THAT ALL LIENHOLDERS OF RECORD APPEAR HEREON.

IN WITNESS WHEREOF SAID OWNERS, CHINN REVOCABLE TRUST AND MARJORIE I. MOORE, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED

THIS 22nd DAY OF January, 2007

Terri L Chinn
TRUSTEE, CHINN REVOCABLE TRUST

Marjorie Moore
MARJORIE I. MOORE

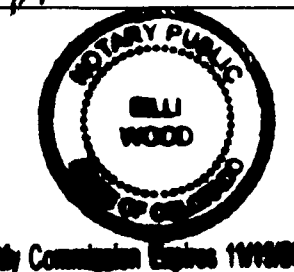
(STATE OF COLORADO)
(COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF

January, 2007 BY Marjorie Moore AND N/A

MY COMMISSION EXPIRES ON 11/15/10
WITNESS MY HAND AND OFFICIAL SEAL.

Billy Wood
NOTARY PUBLIC



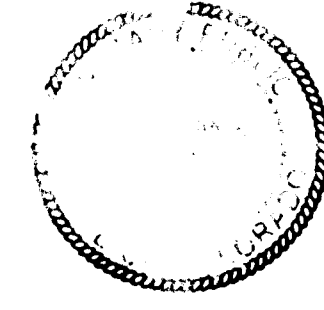
(STATE OF COLORADO)
(COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF

February, 2007 BY Terri L Chinn Trustee AND

MY COMMISSION EXPIRES ON 10-10-10
WITNESS MY HAND AND OFFICIAL SEAL.

Stephanie Lynn
NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF COLORADO
COUNTY OF MESA

WE, Stewart Title of Colorado, Inc. 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 CHINN REVOCABLE TRUST AND MARJORIE I. MOORE; 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: 02/22/2007 BY: Vickie G. Meryhe
Title Manager

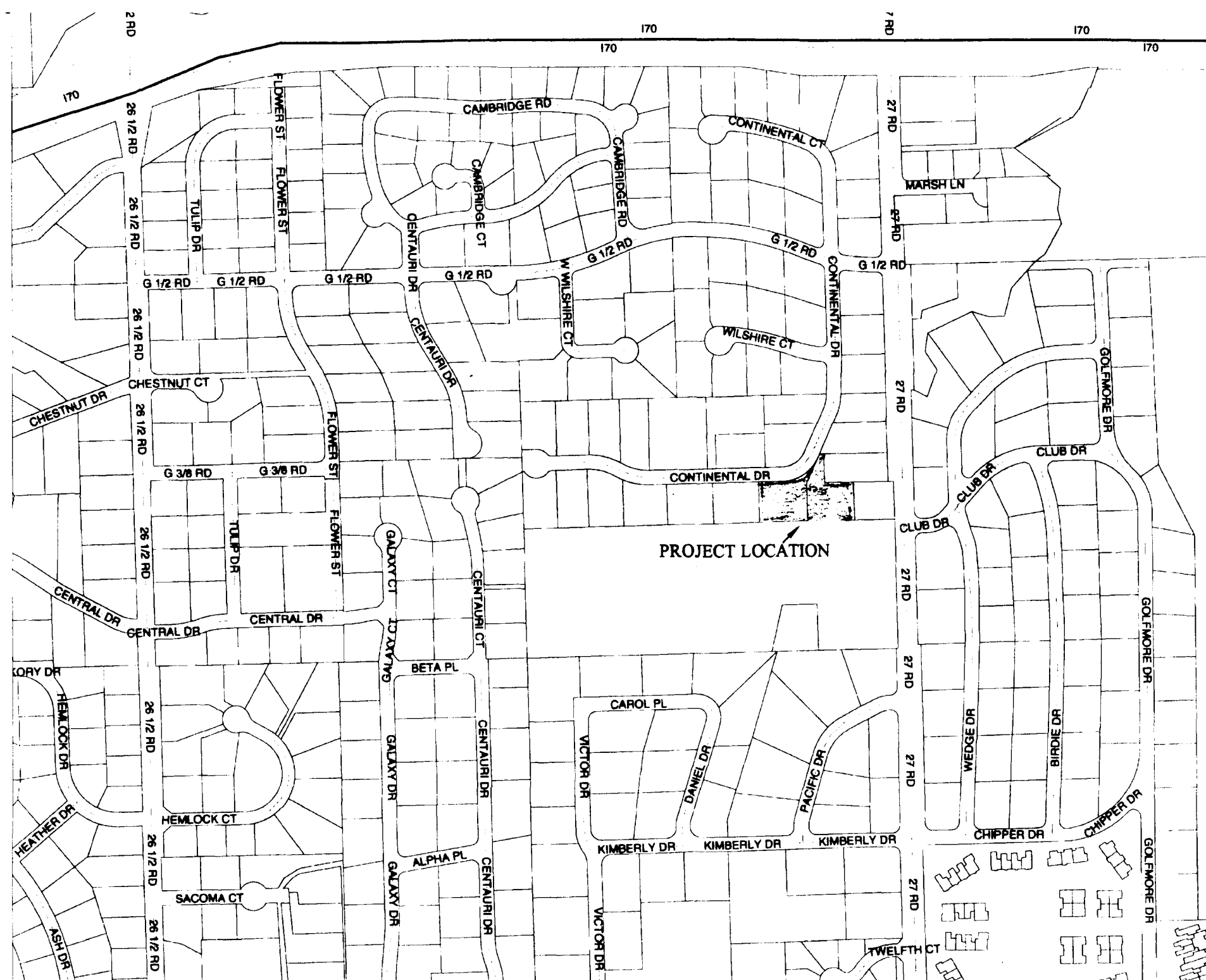
CITY APPROVAL

THIS PLAT OF DOUG'S DEVELOPMENT SUBDIVISION, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS

2 day of MARCH, 2007

David Voulter
CITY MANAGER

I, Robert J. Levine, a registered Professional Land Surveyor in the State of Colorado, certify that this survey was done by me and that this plat shows said survey to the best of my knowledge and belief.



DOUG'S DEVELOPMENT SUBDIVISION
SITUATED IN THE NE1/4 SE1/4 OF SECTION 35

T 1 N, R 1 W, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

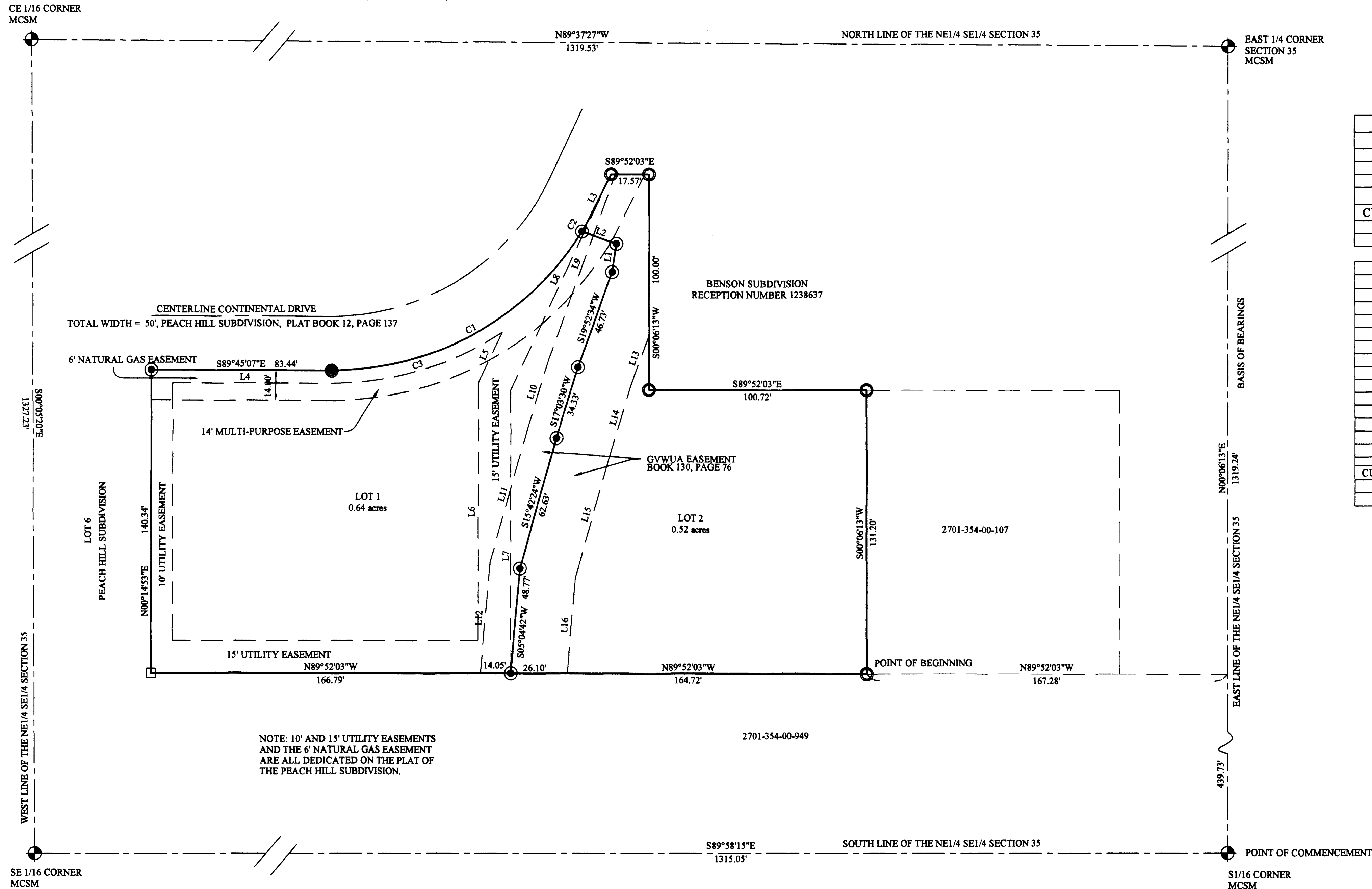
SURVEYIT, INC.
2754 COMPASS DRIVE, SUITE 110
GRAND JUNCTION, CO 81506 970-245-3777

DATE: FEB. 23, 2007 SHEET ONE OF TWO

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO CASE MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.

DOUG'S DEVELOPMENT SUBDIVISION

A REPLAT OF LOT 7, BLOCK 2 OF PEACH HILL SUBDIVISION, PLAT BOOK 12, PAGE 37, AND PART OF THE NE1/4 OF THE SE1/4 OF SECTION 35
T 1 N, R 1 W, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



AREA SUMMARY

LOT 1	0.64 ACRES	55 %
LOT 2	0.52 ACRES	45 %
TOTAL	1.16 ACRES	100%

LINE TABLE

LINE	LENGTH	BEARING
L1	13.21	S08°29'23"W
L2	16.91	N70°28'37"W
L3	27.02	N26°28'40"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C1	138.34	136.05	N61°07'02"E	132.46
C2	3.00	136.05	N31°21'16"E	3.00

EASEMENT LINE TABLE

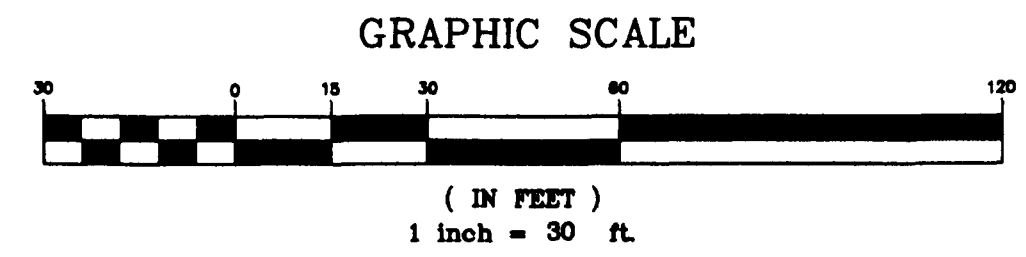
LINE	LENGTH	BEARING
L4	66.92	S89°45'07"E
L5	25.76	S25°00'52"W
L6	119.51	S00°06'13"W
L7	131.20	S00°06'13"W
L8	110.23	S25°00'52"W
L9	90.35	S19°52'34"W
L10	34.84	S17°03'30"W
L11	64.09	S15°42'24"W
L12	51.28	S05°04'42"W
L13	24.33	S19°52'34"W
L14	33.38	S17°03'30"W
L15	59.90	S15°42'24"W
L16	44.10	S05°04'42"W

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD	DELTA
C1	138.34	136.05	N61°07'02"E	132.46	58°15'43"
C3	83.53	142.05	N73°24'05"E	82.34	33°41'36"

- LEGEND
- SURVEY MONUMENT AS DESCRIBED
 - SET REBAR & CAP LS 29419
 - SET BRASS DISC LS 29419
 - FOUND REBAR AND CAP, LS 24943, IN CONCRETE.
 - FOUND REBAR AND CAP, LS 9960

- PARCEL LINE
- ADJOINING LOT
- EASEMENT
- FENCE LINE
- SECTION/ALIQUOT PART LINE

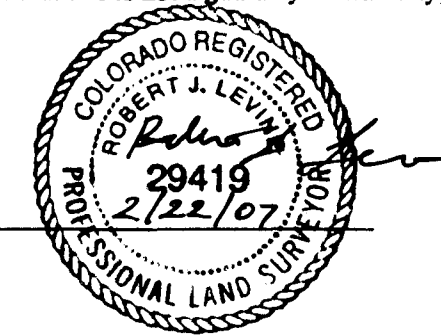


ABBREVIATIONS:
MCSM = MESA COUNTY SURVEY MONUMENT
GVWUA = GRAND VALLEY WATER USERS ASSOCIATION
BK = BOOK
PG = PAGE
LS = LAND SURVEYOR
T = TOWNSHIP
R = RANGE

BASIS OF BEARINGS:
THE EAST LINE OF THE NE1/4 OF SECTION 35 IS ASSUMED TO BEAR N00°06'13"E BETWEEN THE FOUND MONUMENTS SHOWN HEREON, SAID BEARING BEING BASED ON THE MESA COUNTY LOCAL COORDINATE SYSTEM OF THE SIMS DATA BASE.

- NOTES:
- MONUMENTS RECOVERED IN THE COURSE OF THIS SURVEY THAT ARE WITHIN +/- 0.25 FEET OF THE CALCULATED POSITION ARE ACCEPTED AS BEING IN THE CORRECT POSITION.
 - TITLE AND EASEMENT INFORMATION IS FROM THE RECORDED PLAT OF PEACH HILL SUBDIVISION AND STEWART TITLE COMPANY, ORDER No. 200600432 AND ORDER No. 200600433.
 - GVWUA EASEMENT DIMENSIONS SHOWN ARE OPERATING WIDTH REQUIRED BY THE GRAND VALLEY WATER USERS ASSOCIATION.

I, Robert J. Levine, a registered Professional Land Surveyor in the State of Colorado, certify that this survey was done by me and that this plat shows said survey to the best of my knowledge and belief, that it is in accordance with the laws of Colorado and generally accepted standards of practice, and that this is not a guaranty or warranty, either expressed or implied.



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO CASE MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.

DOUG'S DEVELOPMENT SUBDIVISION
SITUATED IN THE NE1/4 SE1/4 OF SECTION 35
T 1 N, R 1 W, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

SURVEYIT, INC.
2754 COMPASS DRIVE, SUITE 110
GRAND JUNCTION, CO 81506 970-245-3777

DATE: 2/22/07 SHEET 2 OF 2