

WOODRIDGE SUBDIVISION

A PARCEL SITUATED IN LOT 18 OF POMONA PARK, & THE NE1/4 & SE1/4 OF SECTION 34, T1N, R1W, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Woodridge, LLC, a Colorado limited liability company is the owner of that real property situated in the E1/2 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is 4304 demonstrated in an instrument recorded in Book 4304 at Page 964 and Book ~~403~~ at Page 966 of the Mesa County records; said property being more particularly described as follows:

PARCEL 1
Commencing at the Northwest corner of the SE1/4 of said Section 34, thence North 90°00'00" East along the North line of the SE1/4 of said Section 34 a distance of 546.23 feet to the True Point of Beginning, thence continuing North 90°00'00" East along the North line of the SE1/4 of said Section 34 a distance of 12.60 feet, thence North 25°08'30" West 82.68 feet to a point on the South right-of-way of Interstate 70, thence along said South right-of-way of Interstate 70 by the following 4 courses and distances:

- 1) along the arc of a curve to the left whose radius is 2465.00 feet and whose long chord bears North 74°15'22" East 60.20 feet,
- 2) North 76°40'44" East 305.10 feet,
- 3) North 75°40'14" East 175.00 feet,
- 4) North 76°34'26" East 224.44 feet, thence South 00°03'30" West 247.06 feet to a point on the North bank of the Grand Valley Canal, thence along the North and East bank of the Grand Valley Canal by the following 7 courses and distances:
- 1) South 24°34'51" West 6.54 feet,
- 2) South 45°24'14" West 171.38 feet,
- 3) South 56°44'15" West 301.17 feet,
- 4) South 80°13'01" West 107.47 feet,
- 5) North 74°19'45" West 135.85 feet,
- 6) North 47°02'00" West 80.36 feet,
- 7) North 14°08'30" West 217.41 feet to the True Point of Beginning.

PARCEL 2
Commencing at the Northwest corner of the SE1/4 of said Section 34, thence North 90°00'00" East along the North line of the SE1/4 of said Section 34 a distance of 608.83 feet, thence North 25°08'30" West 82.68 feet to a point on the South right-of-way of Interstate 70, thence along said South right-of-way of Interstate 70 by the following 4 courses and distances:

- 1) along the arc of a curve to the left whose radius is 2465.00 feet and whose long chord bears North 74°15'22" East 60.20 feet,
- 2) North 76°40'44" East 305.10 feet,
- 3) North 75°40'14" East 175.00 feet,
- 4) North 76°34'26" East 224.44 feet to the True Point of Beginning,

thence along the South right-of-way of Interstate 70 by the following 2 courses and distances:

- 1) North 76°41'12" East 64.42 feet,
- 2) along the arc of a curve to the right whose radius is 2765.00 feet and whose long chord bears North 82°45'20" East 343.80 feet to a point on the centerline of Leach Creek, thence along the centerline of Leach Creek by the following 2 courses and distances:
- 1) South 04°19'03" West 104.14 feet,
- 2) South 55°42'53" West 131.26 feet to the centerline of the Grand Valley Canal, thence along the centerline of the Grand Valley Canal the following 6 courses and distances:
- 1) North 64°03'24" West 54.02 feet,
- 2) South 88°41'25" West 35.24 feet,
- 3) South 74°34'22" West 41.74 feet,
- 4) South 61°21'04" West 84.45 feet,
- 5) South 45°25'42" West 125.11 feet,
- 6) South 24°34'51" West 30.01 feet to a point in the North line of the SE1/4 of said Section 34, thence South 90°00'00" West along said North line of the SE1/4 of said Section 34 a distance of 255.2 feet to the Northeast corner of the NW1/4 SE1/4 of said Section 34, thence North 00°03'30" East 252.74 feet to the True Point of Beginning.

That said owner has by these presents surveyed, platted, and subdivided that above described real property as shown hereon, and designates the same as WOODRIDGE SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado.

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

- * 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 including all of Tract C 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 thereto 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.
- * All utility easements including all of Tract F are dedicated to the City of Grand Junction for the use of City approved utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto 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.
- * Public Pedestrian Easement across all of Tract C is dedicated to the City of Grand Junction as a perpetual easement for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling and other nonmotorized forms of transportation for commuting and recreational purposes with or without pets accompanying them. A multi-purpose easement as defined hereon is also dedicated over the entirety of Tract C.
- * A perpetual easement across all of Tract D is dedicated to the City of Grand Junction for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public and accompanying pets, if any, for use as pedestrians, and/or with their wheelchairs (motorized and nonmotorized), bicycles, motorized bicycles (a vehicle having two or three wheels, a cylinder capacity not exceeding 50 cc, and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other nonmotorized forms of transportation for commuting and recreational purposes, SUBJECT TO any historical and recorded rights and usage of the Grand Valley Irrigation Company to install, operate, maintain and repair irrigation water and water transmission and distribution facilities.
- * All drainage easements are dedicated to the City of Grand Junction as perpetual easements 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 areas. The owner(s) and/or the property owners' association not relieved of its responsibility to inspect, install, operate, maintain and repair the detention and drainage facilities.
- * Access Prohibited easement along 6-1/2 Road west of Woodridge Court is dedicated to the City of Grand Junction as a perpetual easement for the purpose of control and jurisdiction over access rights. Direct motor vehicle access is denied to the street or public way.
- * Tracts A through F are conveyed by separate instrument by reference to this plat to the Woodridge Subdivision Homeowners' Association as common open space, for uses as may be specified in said conveyance, subject to conditions and restrictions specified in said conveyance, subject to public easements across said Tracts and subject to the Covenants, Conditions and Restrictions for Woodridge Subdivision. Tract E is additionally for access to Lots 20-24, subject to further restrictions.
- * Shared access easement across Lots 1 and 2 is reserved for the mutual benefit of said Lots, to be granted by reference to this plat upon the sale of the lots.
- * Private sewer easement across Lot 2 is for benefit of Lot 1. It is to be reserved/granted by reference to this plat as applicable upon the sale of the respective lots.

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 or 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 prevent reasonable ingress and egress to and from the easement.

Said owner further certifies that all lienholders if any, are represented hereon.
Executed this 23rd day of MARCH, 2007

Woodridge, LLC, a Colorado limited liability company

By: Ray Rickard
Ray Rickard, Managing Member



State of CO
County of Mesa

The foregoing Statement of Ownership and Dedication was acknowledged before me by Ray Rickard of Woodridge, LLC, as its Managing Member this 23rd day of MARCH, 2007

By: Gayleen Henderson
Notary Public

My commission expires: 10/29/2009

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 title to the hereon described property, that we find the title to the property is vested to Woodridge, 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. *2006 TAXES NOT PAID

Date: MARCH 27, 2007 By: Lawrence J. Vent
Name and Title LAWRENCE J. VENT/EXAMINER
Meridian Land Title, LLC

DECLARATION OF COVENANTS

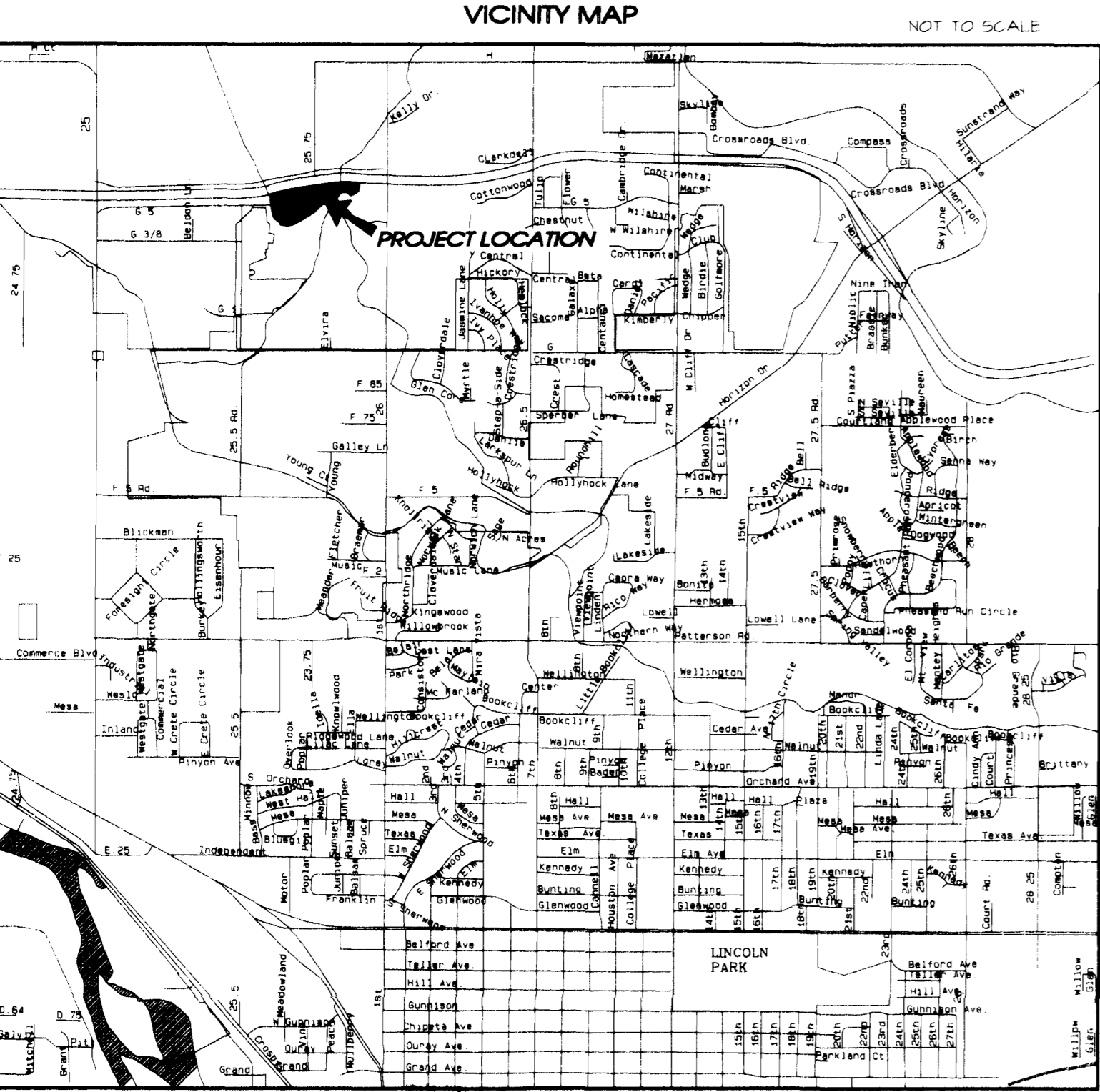
This property is subject to Covenants, Conditions and Restrictions as set forth in an instrument recorded in Book _____ at Page _____ of the Mesa County records.

CITY APPROVAL

This plat of WOODRIDGE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 26 day of MARCH, 2007
By: David Valley City Manager
By: John R. ... Mayor

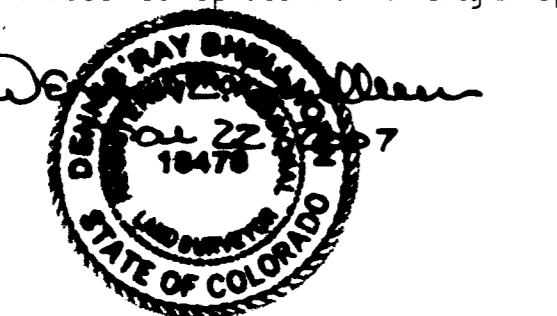
CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa)
This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 11:15 o'clock A.M., on this 2nd day of APRIL, 2007.
A.D., and was recorded at Reception No. 2372378 Book 4388
Page 777-779 Order No. 77-64 Fees 30⁰⁰/-
By: Janice Rich Clerk and Recorder
Lucinda ... Deputy



SURVEYOR'S CERTIFICATE
I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of WOODRIDGE SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders or quality of title.

Dennis R. Shellhorn,
Colorado PLS 18478



LAND USE SUMMARY		
LOTS	3,391 ACRES	43.4%
TRACTS	2,100 ACRES	26.9%
STREETS	2,323 ACRES	29.7%
TOTAL	7,814 ACRES	100%

This survey does not constitute a title search by this surveyor or River City Langford Corporation/Consultants, Inc., easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title insurance policy issued by Old Republic National Title Insurance Company, No. 5B 807523, dated March 30, 2005.

CONVEYANCE DOCUMENTS (TO BE RECORDED BY CITY)	
DRAINAGE EASEMENTS (HOA)	BOOK _____ PAGE _____
TRACTS A - F (HOA)	BOOK _____ PAGE _____
SANITARY SEWER EASEMENT (HOA) (ACROSS LOT 2)	BOOK _____ PAGE _____

WOODRIDGE SUBDIVISION

WOODRIDGE LLC

SECTION: Part of E1/2 S.34 T1N1W1 R1W1 MERIDIAN: UTE

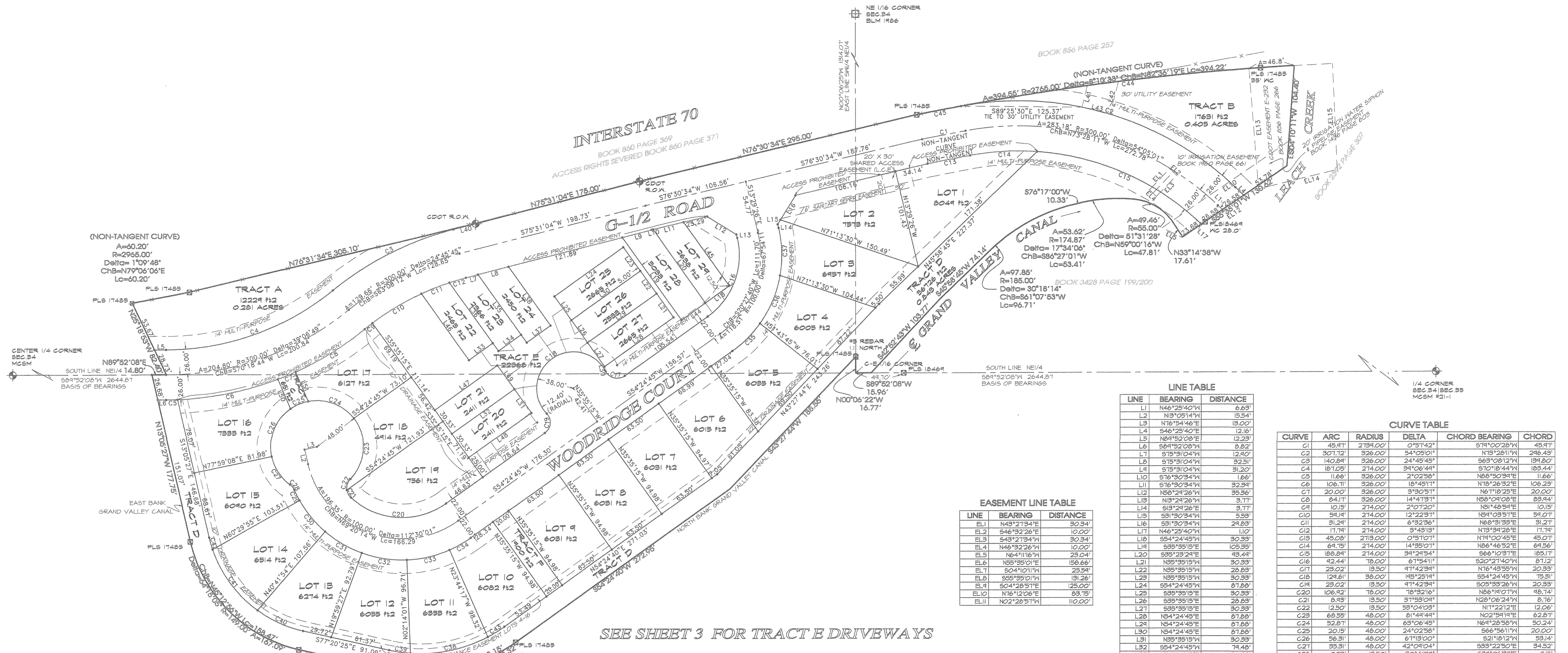
River City CONSULTANTS, INC.

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

Date of Survey: May 9, 2005	Field Surveyor: bkb	Revision Date: Mar 22, 2007
Drawn: bkb	Checked: drs	Approved: drs
S:\Survey\0794 Woodridge\topo.pro		Job No. 0794-001
		Sheet 1 of 3

REORDER NOTE: POOR QUALITY DOCUMENT
PREPARED FOR REPRODUCTION

WOODRIDGE SUBDIVISION



LINE TABLE

LINE	BEARING	DISTANCE
L1	N46°25'40"W	6.63'
L2	N18°05'14"W	15.94'
L3	N16°54'46"E	19.00'
L4	S46°25'40"E	12.16'
L5	N04°52'08"E	12.23'
L6	S04°52'08"W	8.82'
L7	S75°31'04"W	12.40'
L8	S75°31'04"W	32.51'
L9	S75°31'04"W	31.20'
L10	S76°30'34"W	1.66'
L11	S76°30'34"W	37.94'
L12	N58°24'26"W	35.56'
L13	N13°24'26"W	3.77'
L14	S13°24'26"E	3.77'
L15	S31°30'34"W	5.55'
L16	S31°30'34"W	24.83'
L17	N46°25'40"W	11.0'
L18	S54°24'45"W	30.33'
L19	S35°35'15"E	105.53'
L20	S35°35'15"E	43.44'
L21	N35°35'15"W	30.33'
L22	N35°35'15"W	28.83'
L23	N35°35'15"W	30.33'
L24	S54°24'45"W	87.88'
L25	S35°35'15"E	30.33'
L26	S35°35'15"E	28.83'
L27	S35°35'15"E	30.33'
L28	N34°24'45"E	87.88'
L29	N34°24'45"E	87.88'
L30	N34°24'45"E	87.88'
L31	N35°35'15"W	30.33'
L32	S54°24'45"W	74.48'
L33	N34°24'45"E	30.33'
L34	N34°24'45"E	28.83'
L35	N35°35'15"W	76.64'
L36	S35°35'15"E	77.15'
L37	N34°24'45"E	30.33'
L38	N35°35'15"W	74.48'
L39	N35°35'15"W	5.05'
L40	S75°31'04"W	23.86'
L41	S14°17'56"W	23.05'
L42	N14°17'56"E	35.00'
L43	S75°42'04"E	30.00'
L44	S54°24'45"W	30.33'
L45	S35°35'15"E	81.31'
L46	S35°35'15"E	84.71'
L47	N34°24'45"E	74.48'
L48	S54°24'45"W	74.48'
L49	S35°35'15"E	30.33'
L50	N23°03'44"W	33.43'
L51	S23°03'44"E	33.30'

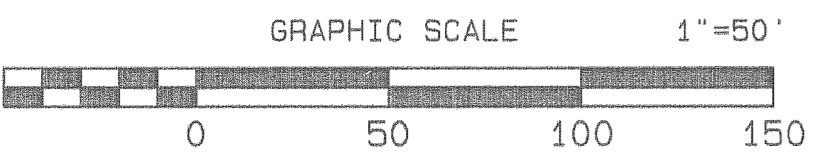
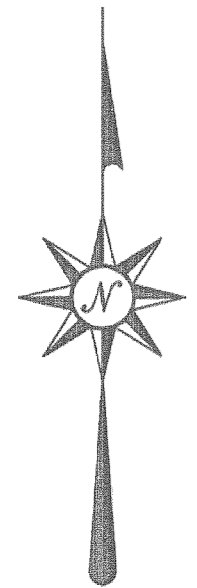
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	N43°21'34"E	30.34'
EL2	S46°32'26"E	10.00'
EL3	S43°21'34"W	30.34'
EL4	N46°32'26"W	10.00'
EL5	N04°11'16"W	23.04'
EL6	N35°35'15"E	158.66'
EL7	S04°10'11"W	25.94'
EL8	S35°35'15"W	131.26'
EL9	S04°28'51"E	125.00'
EL10	N76°12'06"E	83.75'
EL11	N02°28'51"W	110.00'

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	45.47'	2794.00'	0°51'42"	S71°00'28"W	45.47'
C2	307.172'	326.00'	54°05'01"	N73°28'11"W	246.43'
C3	140.84'	326.00'	24°45'45"	S63°08'12"W	134.80'
C4	187.03'	274.00'	34°06'44"	S70°18'44"W	185.44'
C5	116.61'	326.00'	27°02'58"	N88°30'34"E	116.61'
C6	106.71'	326.00'	18°45'17"	N75°26'32"E	106.23'
C7	20.00'	326.00'	5°30'51"	N67°18'25"E	20.00'
C8	84.17'	326.00'	14°47'17"	N56°04'08"E	83.44'
C9	10.15'	274.00'	2°07'20"	N51°48'34"E	10.15'
C10	54.14'	274.00'	12°22'37"	N54°03'31"E	54.07'
C11	31.24'	274.00'	6°32'36"	N68°31'33"E	31.27'
C12	77.74'	274.00'	3°43'13"	N73°34'28"E	77.74'
C13	45.08'	274.00'	0°57'07"	N79°00'43"E	45.07'
C14	61.75'	274.00'	14°33'07"	N84°14'32"E	64.56'
C15	188.34'	274.00'	34°24'54"	S66°10'31"E	185.17'
C16	42.44'	78.00'	67°54'11"	S20°27'40"W	87.12'
C17	28.02'	15.50'	47°42'34"	N76°43'55"W	20.33'
C18	124.61'	38.00'	145°25'14"	S54°24'45"W	75.31'
C19	28.02'	15.50'	47°42'34"	S03°33'26"W	20.33'
C20	106.42'	78.00'	78°32'16"	N66°14'07"W	48.74'
C21	8.43'	15.50'	37°43'04"	N28°06'24"W	8.76'
C22	12.50'	15.50'	38°04'03"	N17°21'21"E	12.06'
C23	63.58'	48.00'	81°44'44"	N02°58'14"E	62.87'
C24	52.87'	48.00'	63°06'43"	N64°28'58"W	50.24'
C25	20.15'	48.00'	24°02'58"	S66°15'11"W	20.00'
C26	56.31'	48.00'	67°13'00"	S21°18'12"W	53.44'
C27	35.31'	48.00'	42°04'04"	S33°22'30"E	34.52'
C28	7.23'	15.50'	30°41'24"	S34°06'31"E	7.15'
C29	12.23'	122.00'	5°44'34"	S26°38'12"E	12.23'
C30	42.14'	122.00'	14°47'34"	S34°24'14"E	41.44'
C31	44.04'	122.00'	20°42'21"	S34°34'14"E	43.83'
C32	47.32'	122.00'	22°13'28"	S31°07'17"E	47.03'
C33	45.74'	122.00'	21°30'15"	N71°00'51"E	45.52'
C34	25.23'	122.00'	11°50'58"	N60°20'14"E	25.14'
C35	40.43'	122.00'	18°54'15"	N44°55'08"E	40.23'
C36	54.45'	122.00'	25°34'18"	N22°38'21"E	54.00'
C37	44.71'	122.00'	23°20'38"	N01°44'07"W	44.36'
C38	82.44'	144.00'	31°54'44"	S78°07'00"W	81.42'
C39	22.33'	144.00'	8°35'15"	N91°58'02"W	22.31'
C40	32.20'	124.00'	23°10'34"	N63°44'34"W	31.84'
C41	74.58'	24.00'	35°20'50"	N36°24'05"W	76.33'
C42	12.88'	124.00'	5°43'17"	N15°57'02"W	12.88'
C43	20.16'	144.00'	7°45'01"	S58°17'08"W	20.14'
C44	347.64'	2765.00'	7°12'17"	N23°05'27"E	347.46'
C45	46.86'	2765.00'	0°58'16"	N79°00'10"E	46.86'

SEE SHEET 3 FOR TRACT E DRIVEWAYS

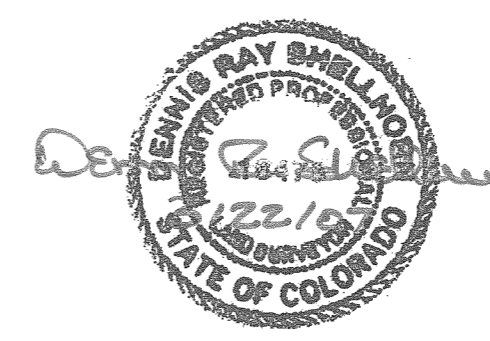


LIST OF SYMBOLS AND ABBREVIATIONS

- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST
- A: ARC LENGTH OF CURVE
- R: RADIUS OF CURVE
- Δ: INTERIOR/DEFLECTION ANGLE OF CURVE
- ChB: BEARING OF LONG CHORD OF CURVE
- Lc: LENGTH OF LONG CHORD OF CURVE
- T: TOWNSHIP
- R: RANGE
- R.O.W.: RIGHT-OF-WAY
- CDOT: COLORADO DEPT OF TRANSPORTATION
- MC: MESA COUNTY SURVEY MARKER
- PLS: PROFESSIONAL LAND SURVEYOR
- MCSM: MESA COUNTY SURVEY MARKER
- GPS: GLOBAL POSITIONING SYSTEM
- BLM: UNITED STATES BUREAU OF LAND MANAGEMENT
- ft2: SQUARE FEET
- SEC: SECTION

- ⊕ FOUND PLS5 BRASS CAP MONUMENT AS NOTED
 - ⊕ FOUND PLS5 ALUMINUM MONUMENT AS NOTED
 - ⊕ FOUND ALUMINUM MONUMENT AS NOTED
 - FOUND REBAR & CAP AS NOTED
 - ⊕ SET #5 REBAR/CAP PLS 18478
- ALL EXTERIOR BOUNDARY MARKERS SET IN CONCRETE

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County Survey marker at the center one-quarter corner of Section 34, and the brass cap Mesa County Survey marker at the East one-quarter corner of Section 34. The measured bearing of this line is N89°52'08"E.



WOODRIDGE SUBDIVISION
WOODRIDGE LLC

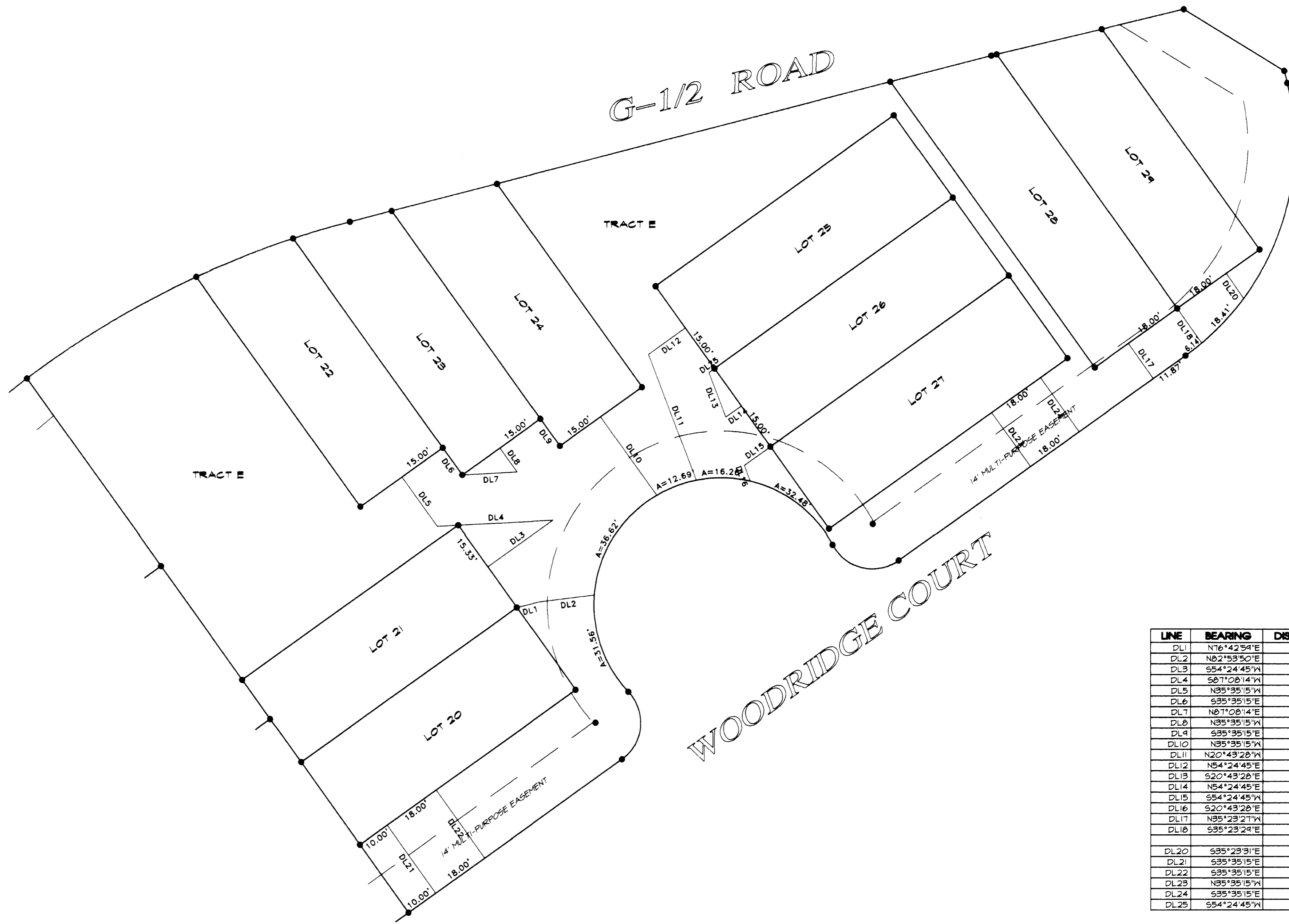
SECTION: Part of E1/2 S34 T1N10S R1E1 MERIDIAN: UTE

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

Date of Survey: May 9, 2005	Field Surveyor: bkb	Revision Date: Mar 22, 2007
Drawn: bkb	Checked: drs	Approved: drs
S:\Survey\10794 Woodridge\topo.pro		Job No. 0794-001
		Sheet 2 of 3

WOODRIDGE SUBDIVISION

SHARED DRIVEWAYS (LIMITED COMMON AREAS)



LINE	BEARING	DISTANCE
DL1	N16°42'54"E	6.90'
DL2	N62°53'50"E	6.65'
DL3	S54°24'45"W	23.86'
DL4	S67°08'14"W	34.62'
DL5	N85°35'15"W	18.19'
DL6	S35°35'15"E	10.00'
DL7	N87°08'14"E	16.44'
DL8	N85°35'15"W	8.88'
DL9	S35°35'15"E	10.00'
DL10	N85°35'15"W	28.48'
DL11	N20°43'28"W	40.45'
DL12	N54°24'45"E	13.51'
DL13	S20°43'28"E	14.31'
DL14	N84°24'45"E	5.10'
DL15	S54°24'45"W	4.64'
DL16	S20°43'28"E	5.02'
DL17	N85°23'27"W	12.43'
DL18	S35°23'24"E	12.64'
DL19	S35°23'31"E	9.10'
DL20	S35°35'15"E	25.00'
DL21	S35°35'15"E	25.00'
DL22	S35°35'15"E	25.00'
DL23	N85°35'15"W	20.00'
DL24	S35°35'15"E	20.00'
DL25	S54°24'45"W	2.03'

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County Survey marker at the Center one-quarter corner of Section 34, and the brass cap Mesa County Survey marker at the East one-quarter corner of Section 34. The measured bearing of this line is N84°52'08"E.



WOODRIDGE SUBDIVISION
WOODRIDGE LLC

SECTION: Part of E1/2 S.34 T1N10S R1E1 MERIDIAN: West

River City CONSULTANTS, INC.
Integrated Design Solutions

744 Horizon Court, Suite 110
Grand Junction, CO 81508
Phone: 970-841-4722 Email: info@rcoinc.com

Date of Survey: May 9, 2005	Field Surveyor: bkb	Revision Date: Mar 22, 2007
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