

WEXFORD SUBDIVISION

SITUATED IN THE NE1/4 SW1/4 AND THE NW1/4 SE1/4 OF SECTION 17, T.1 S., R.1 E., UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Charles D. Hutchison and Roadrunner, LLC, a Colorado limited liability company, are the owners of that real property situated in the NE1/4 SW1/4 and the NW1/4 SE1/4 of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in Instruments recorded in Book 2168 at Page 863, Book 3670 at Page 780 and Book 4278 at Page 694 of the Mesa County records; said property being more particularly described as follows:

Beginning at a point on the North line of the SW1/4 of Section 17, Township 1 South, Range 1 East of the Ute Meridian from whence the Northeast Corner of said SW1/4 bears North 90°00'00" East 207.5 feet with all bearings contained herein relative thereto;
thence North 90°00'00" East 207.5 feet;
thence South 00°02'30" East 1122.41 feet to the North line of the right of way of the Grand Valley Canal;
thence North 58°34'08" West along said right of way 243.24 feet;
thence North 00°02'30" West 496.04 feet to the Point of Beginning.

AND All that land lying between the above described parcel and the Mesa County ditch;

AND: A parcel of land situated in the NW1/4 NW1/4 SE1/4 of Section 17, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, lying southerly of the D-1/2 Road right of way per Book 1184 at Page 436. Said parcel being more particularly described as follows:

Commencing at the Northwest corner of the NW1/4 SE1/4 of Section 17, Township 1 South, Range 1 East of the Ute Meridian, whence the North line of the NW1/4 SE1/4 of said Section 17 bears N 90°00'00" E, with all bearings herein relative thereto;
Thence S 00°08'18" W along the West line to the NW1/4 SE1/4 of said Section 17, a distance of 30.00 feet to the point of beginning;
Thence N 90°00'00" E along the Southerly right of way line of D-1/2 Road a distance of 174.40 feet;
Thence S 00°03'34" E, a distance of 180.80 feet;
Thence N 90°00'00" E, a distance of 144.50 feet to the East line of the NW1/4 NW1/4 SE1/4 of said Section 17;
Thence S 00°05'51" W along the East line of the NW1/4 NW1/4 SE1/4 of said Section 17 a distance of 1102.54 feet to the SE corner of the NW1/4 NW1/4 SE1/4 of said Section 17;
Thence N 84°36'05" W along the South line of the NW1/4 NW1/4 SE1/4 of said Section 17, a distance of 330.74 feet to the SW corner of the NW1/4 SE1/4 of said Section 17;
Thence N 00°08'18" E along the West line of the NW1/4 SE1/4 of said Section 17, a distance of 1281.04 feet to the point of beginning.
That said owner has by these presents laid out, platted, and subdivided that above described real property as shown hereon, and designates the same as WEXFORD 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 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 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 prevent reasonable ingress and egress to and from the easement.

Said owner further certifies that all lienholders if any, are represented hereon.

Executed this 21 day of MAY, 2007.

Charles D. Hutchison
Charles D. Hutchison

Roadrunner, LLC, a Colorado limited liability company

By: *Michael B. Zully*
Manager

State of Colorado)
County of Mesa)

The foregoing Statement of Ownership and Dedication was acknowledged before me by Charles D. Hutchison this 21 day of May, 2007.

Misty Lamb
Notary Public

My commission expires: 10-1-07

State of Colorado)
County of)

The foregoing Statement of Ownership and Dedication was acknowledged before me by *Michael B. Zully* as Manager of Roadrunner, LLC, this 21 day of May, 2007.

Misty Lamb
Notary Public

My commission expires: 10-1-07

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Mortgage Electronic Registration Systems, Inc. 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 agrees that its security interest which is recorded in Book 2484 at Page 205 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 be signed this _____ day of _____, 2007.

By: _____
for Mortgage Electronic Registration Systems, Inc.

State of _____)
County of _____)

The foregoing Lienholder's Ratification of Plat was acknowledged before me by _____ of Mortgage Electronic Registration, Inc. as its _____ this _____ day of _____, 2007.

Notary Public _____
My commission expires: _____

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Marc Mathys, 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 agrees that his security interest which is recorded in Book 3670 at Pages 782/786 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

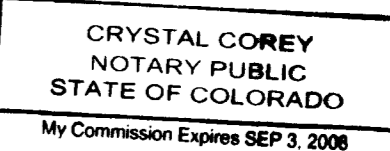
In witness whereof, the said individual has caused these presents to be signed this 4 day of April, 2007.

By: *Marc Mathys*
Marc Mathys

State of Colorado)
County of Mesa)

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Marc Mathys this 4 day of April, 2007.

Notary Public _____
My commission expires: 9/3/08



CITY APPROVAL

This plat of WEXFORD SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 30 day of MAY, 2007.

By: *John Radtke* City Manager
John Radtke Mayor

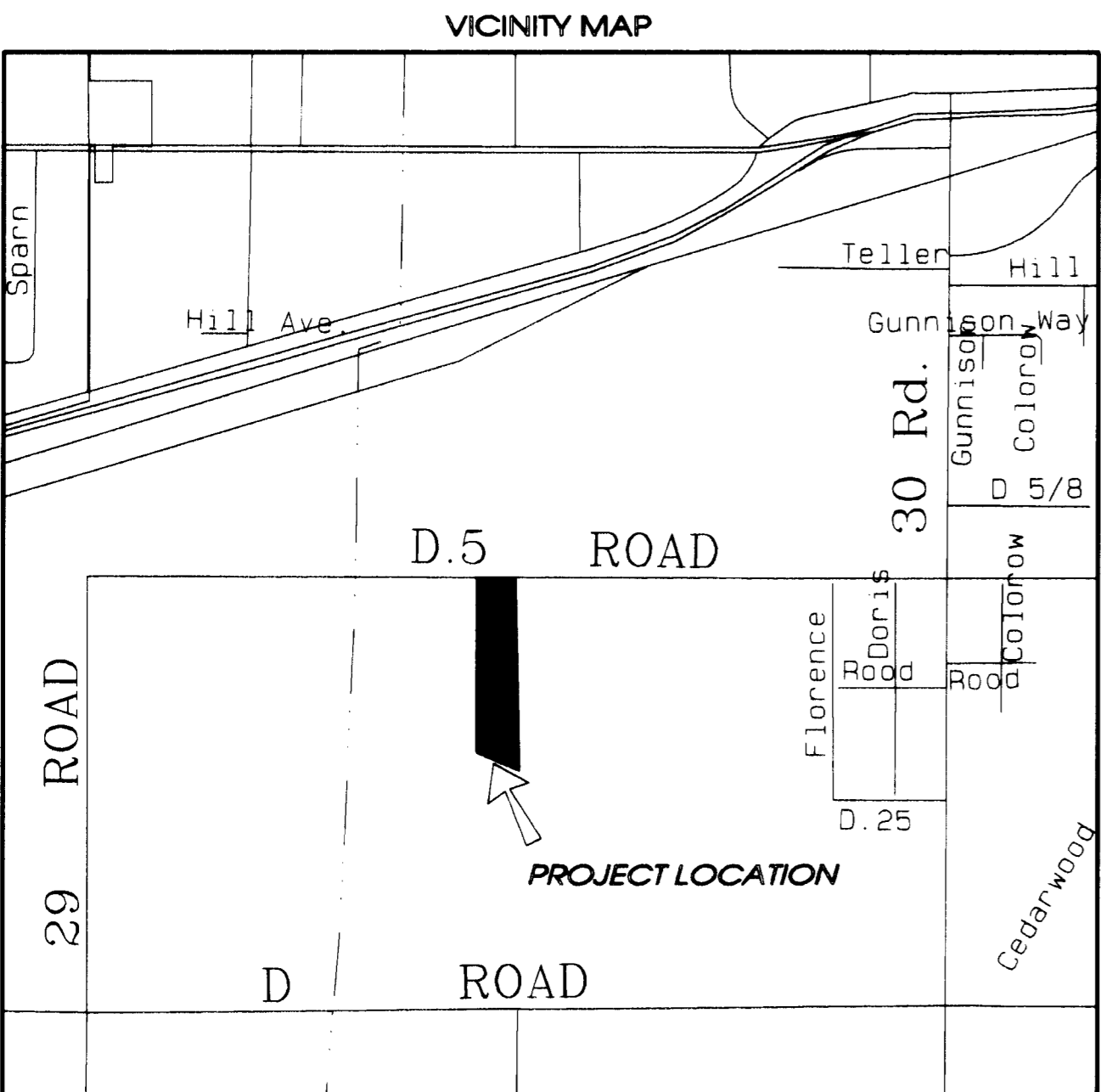
CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa)

This plat was filed for the record in the office of the Clerk and Recorder of Mesa County, Colorado, at 11:57 o'clock A M., on this 27 day of JUNE, 2007, A.D., and was recorded at Reception

No. 2284382 Drawer No. TT-94 Fees 20+1 Book 4441 Page 789-790

By: *Janice Rich* Clerk and Recorder
Sharon Bridgewater Deputy



TITLE CERTIFICATION

State of Colorado
County of Mesa

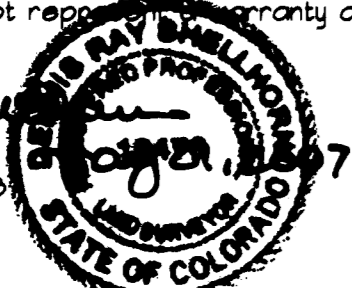
We, Land Title Guarantee Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to Charles D. Hutchison and Roadrunner, LLC; that the current taxes have 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. * CHARLES D. HUTCHISON'S 2006 TAXES NOT PAID; ROADRUNNER, LLC'S 2006 TAXES PAID.

Date: MAY 29, 2007 By: *Lawrence J. Vent*
Name and title LAWRENCE J. VENT/EXAMINER
Land Title Guarantee Company

This survey does not constitute a title search by this surveyor or River City Consultants, Inc. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Land Title Guarantee Company, No. 6-JR65001734-3, dated March 12, 2007.

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of WEXFORD 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 warranty or opinion as to ownership, lienholders, or quality of title.

Dennis R. Shellhorn
Dennis R. Shellhorn,
Colorado PLS 18478



LAND USE SUMMARY

LOTS	14,104 ACRES	98.4%
STREETS	0.231 ACRES	1.6%
TOTAL	14,335 ACRES	100%



WEXFORD SUBDIVISION

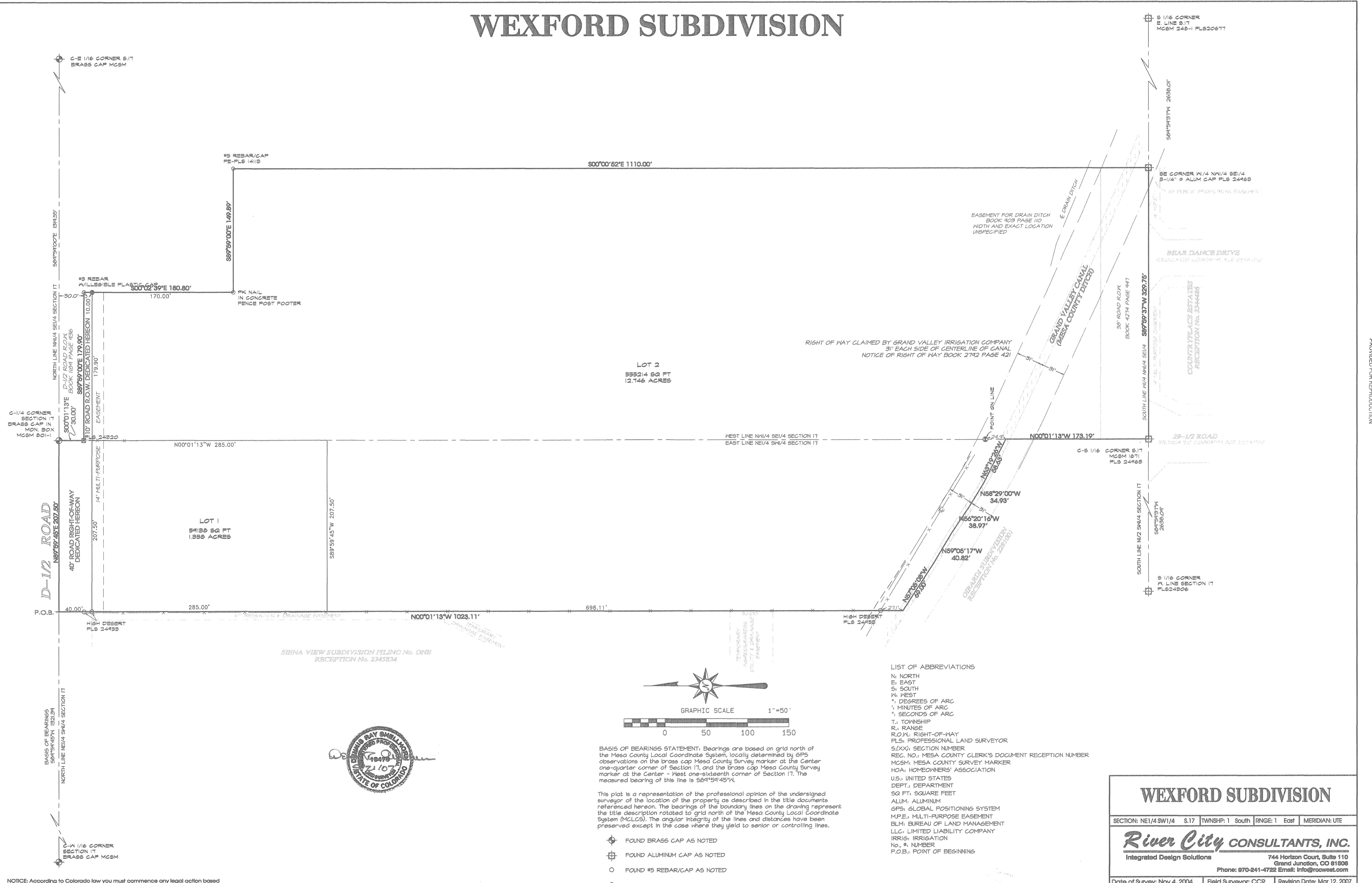
SECTION: NE1/4 SW1/4 S.17 TOWNSHIP: 1 South RANGE: 1 East MERIDIAN: UTE

River City CONSULTANTS, INC.

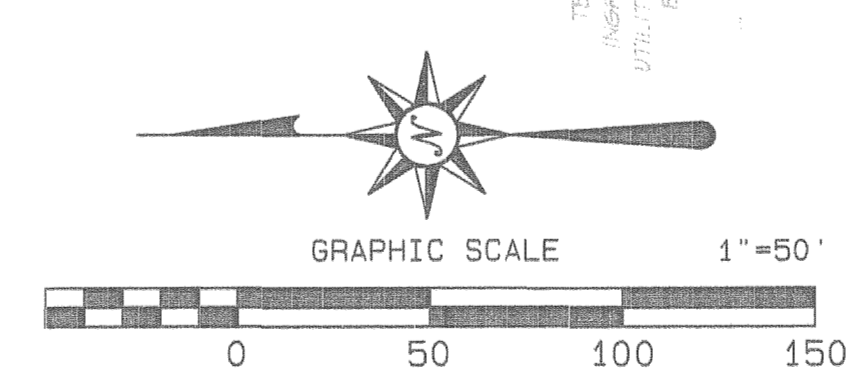
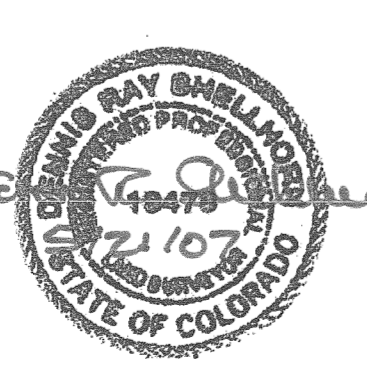
Integrated Design Solutions 744 Horizon Court, Suite 110
Grand Junction, CO 81508
Phone: 870-941-4732 Email: info@rcwest.com

Date of Survey: Nov 4, 2004	Field Surveyor: CCR	Revision Date: Mar 12, 2007
Drawn: DRS	Checked: KST	Approved: DRS
S:\PROJECTS\0732 2963 d5\HUTCHISON\WEXFORD II.pro		Job No. 0732-001
		Sheet 1 of 2

WEXFORD SUBDIVISION



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.



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 17, and the brass cap Mesa County Survey marker at the Center - West one-sixteenth corner of Section 17. The measured bearing of this line is S84°54'45\"/>

This plat is a representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced hereon. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS). The angular integrity of the lines and distances have been preserved except in the case where they yield to senior or controlling lines.

- ⊕ FOUND BRASS CAP AS NOTED
- ⊞ FOUND ALUMINUM CAP AS NOTED
- FOUND #5 REBAR/CAP AS NOTED
- ⊙ SET #5 REBAR/CAP PLS 10478

ALL BOUNDARY MARKERS SET IN CONCRETE

- LIST OF ABBREVIATIONS**
- N: NORTH
 - E: EAST
 - S: SOUTH
 - W: WEST
 - °: DEGREES OF ARC
 - ' : MINUTES OF ARC
 - '' : SECONDS OF ARC
 - T: TOWNSHIP
 - R: RANGE
 - R.O.W.: RIGHT-OF-WAY
 - PLS: PROFESSIONAL LAND SURVEYOR
 - S.(XX): SECTION NUMBER
 - REC. NO.: MESA COUNTY CLERK'S DOCUMENT RECEPTION NUMBER
 - MCSM: MESA COUNTY SURVEY MARKER
 - HOA: HOMEOWNERS' ASSOCIATION
 - U.S.: UNITED STATES
 - DEPT.: DEPARTMENT
 - SG FT: SQUARE FEET
 - ALUM: ALUMINUM
 - GPS: GLOBAL POSITIONING SYSTEM
 - M.P.E.: MULTI-PURPOSE EASEMENT
 - BLM: BUREAU OF LAND MANAGEMENT
 - LLC: LIMITED LIABILITY COMPANY
 - IRRIG: IRRIGATION
 - No., #: NUMBER
 - P.O.B.: POINT OF BEGINNING

WEXFORD SUBDIVISION			
SECTION: NE1/4SW1/4	S.17	TWNSHIP: 1 South	RANGE: 1 East
River City CONSULTANTS, INC.			
Integrated Design Solutions		744 Horizon Court, Suite 110 Grand Junction, CO 81508	
Phone: 970-241-4722 Email: info@rcwest.com			
Date of Survey: Nov 4, 2004	Field Surveyor: CCR	Revision Date: Mar 12, 2007	
Drawn: DR5	Checked: KST	Approved: DR5	Job No. 0732-001
S:\PROJECTS\0732 2953 d5\HUTCHISON\WEXFORD II.pro			Sheet 2 of 2

REORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION