

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Manor Road Development, Inc. is the owner of that real property situate in the SW 1/4 SE 1/4, Section 23, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, as described in Book 3293 at Page 266 of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 23, being a found Mesa County survey marker, the basis of bearing being N89°54'20"E to the E 1/16 corner of said Section 23, being a found B. L. M. Brass Cap, thence N00°02'13"W a distance of 30.00 feet along the west line of said SW 1/4 SE 1/4, to the Point of Beginning; thence N00°02'13"W a distance of 566.00 feet along said west line; thence N89°54'20"E a distance of 706.24 feet to the centerline of the Government Highline Canal; thence along said centerline the following 3 courses; (1) S19°47'24"E a distance of 166.78 feet; (2) along the arc of a curve to the left a distance of 336.55 feet, having a central angle of 47°07'14" and a radius of 409.23 feet, the chord of which bears S42°21'02"E a distance of 327.15 feet; (3) S65°54'40"E a distance of 369.38 feet to the east line of said SW 1/4 SE 1/4; thence S00°01'05"E a distance of 14.56 feet along said east line; thence S89°54'20"W a distance of 1317.20 feet to the Point of Beginning; Said parcel contains 11.75 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as GARFIELD ESTATES, 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 shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive 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 sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All Utility Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved public utilities as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenant facilities including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and communication lines.

All Trail Easements are dedicated to the City of Grand Junction as a perpetual easement 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 with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and nonmotorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 c.c., 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 Water User's Association to install, operate, maintain and repair irrigation water and water transmission and distribution facilities.

All Drainage Easements shown hereon are hereby granted to the Garfield Estates Homeowners Association Inc. as perpetual, non-exclusive easements for the conveyance of runoff water which originated within the area hereby platted or from upstream areas, though natural or man-made facilities above or below ground.

All Irrigation Easements shown hereon are hereby granted to the Garfield Estates Homeowners Association Inc. as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

Sign Easement shown hereon is hereby granted to the Garfield Estates Homeowners Association Inc. as perpetual easement for the installation, maintenance and repair of subdivision sign.

Tract A shown hereon is hereby granted to the Garfield Estates Homeowners Association Inc. not subject to partition, subject to a utility easement as dedicated to the City of Grand Junction, described above.

Tract B is dedicated to the City of Grand Junction as a drainage easement for the inspection, installation, operation, maintenance, and repair of detention and drainage facilities and appurtenants thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement area. The Garfield Estates Homeowners Association, Inc. is not relieved of its responsibility to inspect, install, operate, maintain and repair the detention and drainage facilities.

Tract B shown hereon is hereby granted to the Garfield Estates Homeowners Association Inc., not subject to partition, for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems.

Tract C, shown hereon is hereby granted to the Garfield Estates Homeowners Association Inc., not subject to partition, for recreational vehicle storage subject to the various easements dedicated and granted on this Final Plat.

Tracts D and E, shown hereon is hereby granted to the Garfield Estates Homeowners Association Inc., not subject to partition, for open space purposes subject to the various easements dedicated and granted on this Final Plat.

Tract F, shown hereon is hereby granted to the Garfield Estates Homeowners Association Inc., not subject to partition, for landscape purposes, subject to the various easements dedicated and granted on this Final Plat.

All Tracts/Easements include the right of ingress and egress on, over, under, through and across by the beneficiaries, their successors, 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.

MANOR ROAD DEVELOPMENT, INC.

Ben Hill, President



STATE OF COLORADO))ss COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 23rd day of July

A.D., 2007 by Ben D. Hill, President, Manor Road Development, Inc.

Witness my hand and official seal: Kathleen A. Bowen, Notary Public

Address 1804 North 7th Street, Grand Junction CO 81501

My commission expires: 11-09-2009

GARFIELD ESTATES

SW 1/4 SE 1/4 SEC 23 T1N R1W UTE PM

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 the title to the hereon described property, that we find the title to the property is vested to MANOR ROAD DEVELOPMENT, INC.; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon. *Deed of Trust to Alpine Bank recorded in Book 4452 at Page 466

Date: July 19, 2007

By: Harry Vent, Title Examiner

Its: Title Examiner

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 3858 at Page 624 and modified in Book 4122 at Page 185 and Book 4297 at Page 8 and Book 4396 at Page 774 Book 4297 at Page 16 and modified in Book 4396 at Page 776 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon. *and Book 4452 at Page 466

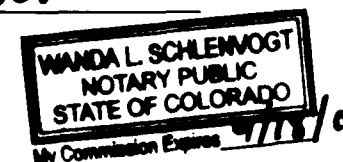
BY: Clay Tuttle FOR: ALPINE BANK

STATE OF COLORADO))ss COUNTY OF MESA)

The foregoing Lienholders Ratification was acknowledged before me this 19th day of July A.D., 2007 by Clay Tuttle

Witness my hand and official seal: Amanda S. Schlemm, Notary Public

Address 225 N. 5th St. Grand Junction CO 81501 My commission expires 9/11/08



CITY APPROVAL

This plat of Garfield Estates, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 25th day of July, 2007.

City Manager

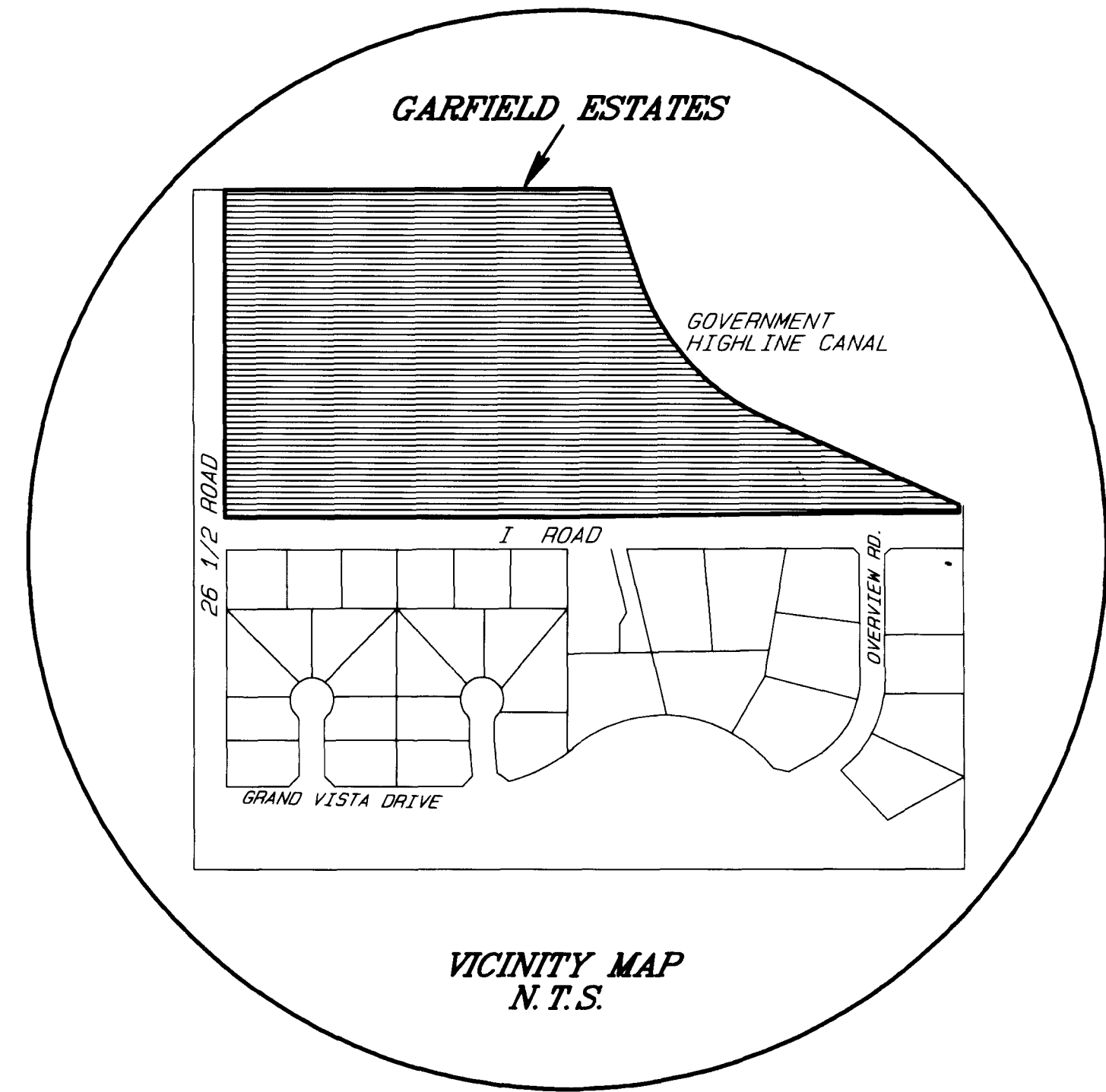
City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 1:16 o'clock PM, this 23rd day of July A.D. 2007, and is duly recorded in Book No. 4479 at page 473-474 Reception No. 2393149 Fee \$ 20.00/1.00 Drawer No. 77-123

Deputy

Janice Rich, Clerk and Recorder



To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction. Tracts A, B, C, D, E, and F, Irrigation, Drainage & Sign Easements conveyed to the Garfield Estates Homeowners Association Inc. in Book 4479 at Pages 538

SURVEYOR'S STATEMENT

I, Michael M. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Land Title Guarantee Company in Title Commitment ABA No. 102103407.



Garfield Estates Located in the SW 1/4 SE 1/4 SEC 23 T1N R1W UTE PM D H SURVEYS INC. 118 OURAY AVE - GRAND JUNCTION, CO. (970) 245-8749

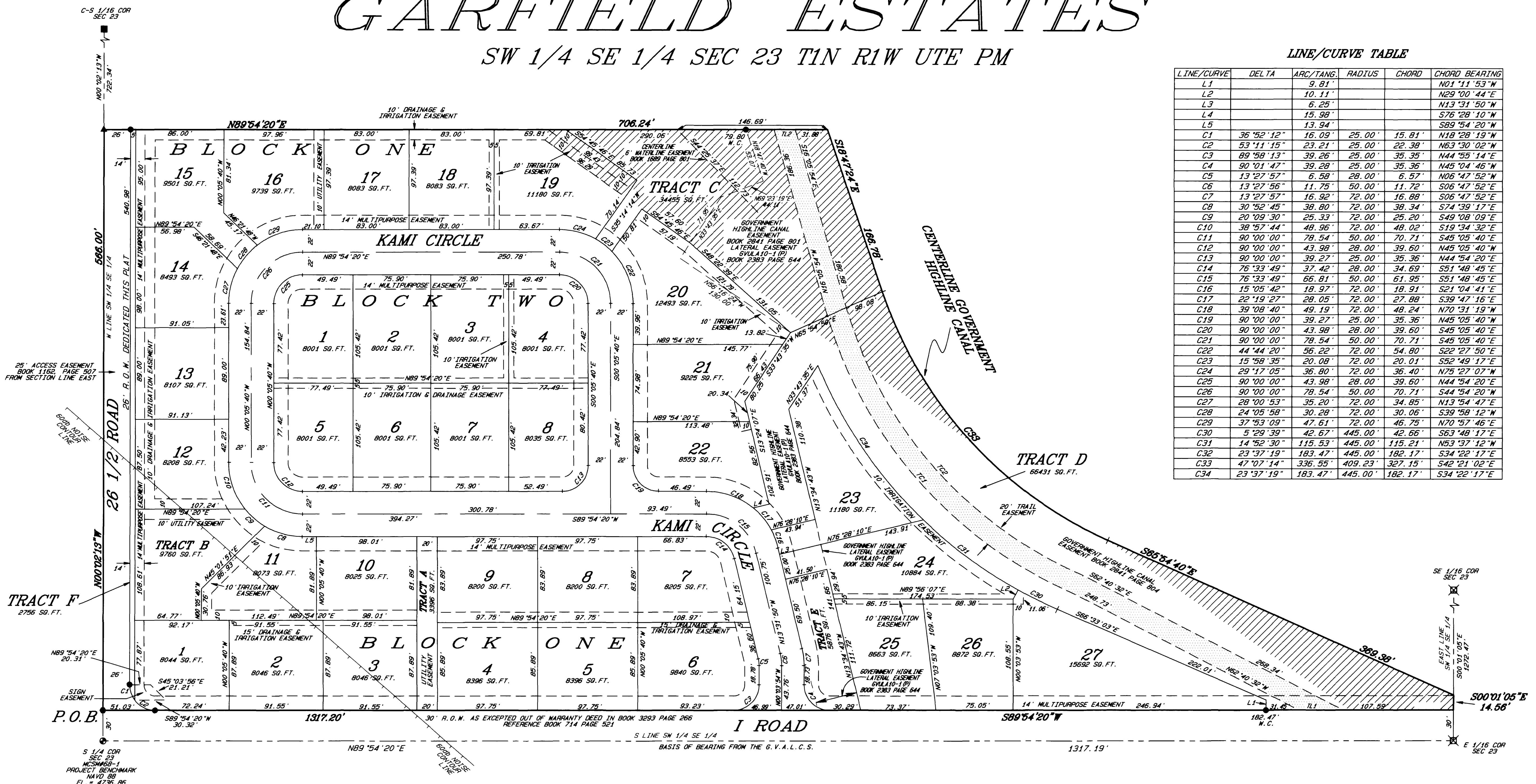
Table with 3 columns: Designed By (M.W.D.), Checked By (S.L.H.), Job No. (893-05-02); Drawn By (TMODEL), Date (JULY 2007), Sheet (1 OF 2)

GARFIELD ESTATES

SW 1/4 SE 1/4 SEC 23 T1N R1W UTE PM

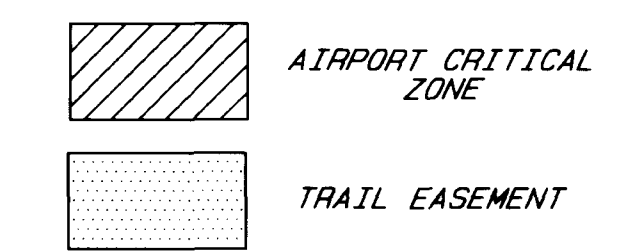
LINE/CURVE TABLE

LINE/CURVE	DELTA	ARC/TANG.	RADIUS	CHORD	CHORD BEARING
L1		9.81'			N01°11'53"W
L2		10.11'			N29°00'44"E
L3		6.25'			N13°31'50"W
L4		15.98'			S76°28'10"W
L5		13.94'			S89°54'20"W
C1	36°52'12"	16.09'	25.00'	15.81'	N18°28'19"W
C2	53°11'15"	23.21'	25.00'	22.38'	N63°30'02"W
C3	89°58'13"	39.26'	25.00'	35.35'	N44°55'14"E
C4	90°01'47"	39.28'	25.00'	35.36'	N45°04'46"W
C5	13°27'57"	6.58'	28.00'	6.57'	N06°47'52"W
C6	13°27'56"	11.75'	50.00'	11.72'	S06°47'52"E
C7	13°27'57"	16.92'	72.00'	16.88'	S06°47'52"E
C8	30°52'45"	38.80'	72.00'	38.34'	S74°39'17"E
C9	20°09'30"	25.33'	72.00'	25.20'	S49°08'09"E
C10	38°57'44"	48.96'	72.00'	48.02'	S19°34'32"E
C11	90°00'00"	78.54'	50.00'	70.71'	S45°05'40"E
C12	90°00'00"	43.98'	28.00'	39.60'	N45°05'40"W
C13	90°00'00"	39.27'	25.00'	35.36'	N44°54'20"W
C14	76°33'49"	37.42'	28.00'	34.69'	S51°48'45"E
C15	76°33'49"	66.81'	50.00'	61.95'	S51°48'45"E
C16	15°05'42"	18.97'	72.00'	18.91'	S21°04'41"E
C17	22°19'27"	28.05'	72.00'	27.88'	S39°47'16"E
C18	39°08'40"	49.19'	72.00'	48.24'	N70°31'19"W
C19	90°00'00"	39.27'	25.00'	35.36'	N45°05'40"W
C20	90°00'00"	43.98'	28.00'	39.60'	S45°05'40"E
C21	90°00'00"	78.54'	50.00'	70.71'	S45°05'40"E
C22	44°44'20"	56.22'	72.00'	54.80'	S22°27'50"E
C23	15°58'35"	20.08'	72.00'	20.01'	S52°49'17"E
C24	29°17'05"	36.80'	72.00'	36.40'	N75°27'07"W
C25	90°00'00"	43.98'	28.00'	39.60'	N44°54'20"E
C26	90°00'00"	78.54'	50.00'	70.71'	S44°54'20"W
C27	28°00'53"	35.20'	72.00'	34.85'	N13°54'47"E
C28	24°05'58"	30.28'	72.00'	30.06'	S39°58'12"W
C29	37°53'09"	47.61'	72.00'	46.75'	N70°57'46"E
C30	5°29'39"	42.67'	445.00'	42.66'	S63°48'17"E
C31	14°52'30"	115.53'	445.00'	115.21'	N53°37'12"W
C32	23°37'19"	183.47'	445.00'	182.17'	S34°22'17"E
C33	47°07'14"	336.55'	409.23'	327.15'	S42°21'02"E
C34	23°37'19"	183.47'	445.00'	182.17'	S34°22'17"E



LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
- ⊗ FOUND B.L.M. BRASS CAP
- FOUND #5 REBAR W/1.5" ALUMINUM CAP STAMPED RLS 7734
- ▲ FOUND 3.25" ALUMINUM CAP ON 2.5" PIPE STAMPED PLS 20166
- SET 2" ALUMINUM CAP STAMPED D H SURVEYS LS 37049 ON FOUND #5 REBAR
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 37049
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- W.C. = WITNESS CORNER
- P.O.B. = POINT OF BEGINNING
- EL. = ELEVATION
- SQ. FT. = SQUARE FEET
- N.T.S. = NOT TO SCALE



TRAIL EASEMENT

LINE/CURVE	DELTA	ARC/TANG.	RADIUS	CHORD	CHORD BEARING
TL1		43.43'			S89°54'20"W
TC1	50°07'22"	374.42'	428.00'	362.59'	N41°24'46"W
TC2	50°42'31"	357.53'	408.00'	346.20'	N41°27'42"W
TL2		20.81'			S89°54'20"W

AREA SUMMARY

LOTS (35 TOTAL) = 7.13 AC. / 61%
 DED. ROADS = 1.81 AC. / 16%
 TRACTS (6 TOTAL) = 2.81 AC. / 23%
 TOTAL = 11.75 AC. / 100%

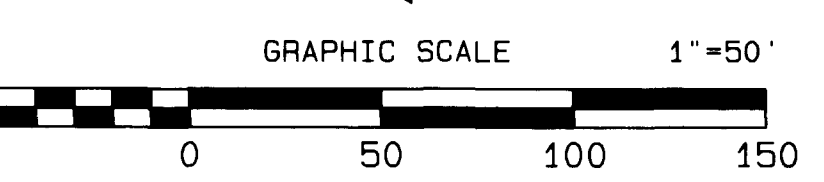
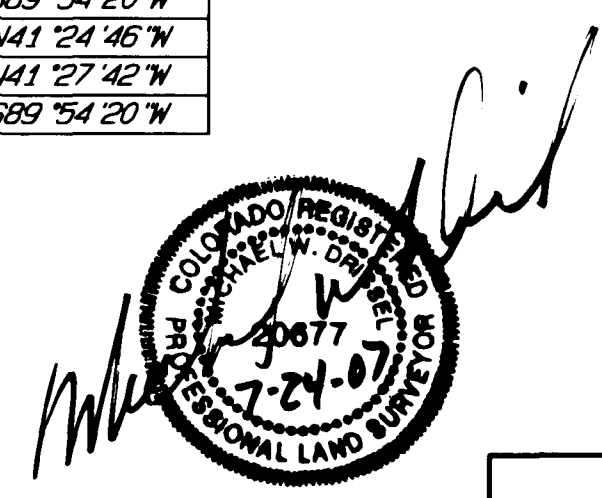
PLAT NOTES

Airport noise contour line obtained from the City of Grand Junction geographic information system master map.

All or part of this development is potentially subject to aircraft noise levels high enough to annoy users of the property and may interfere with its unrestricted use. Measures to achieve noise level reduction (NRL) of 30dB must be incorporated into the design and construction of structures.

Part of this property is also located in the approach and departure path of the airport in an area more apt to have accidents because of the takeoff and landing of aircraft. This area is comprised of Tract C and part of Tract D. No residential lots are located in the airport critical zone.

The available fire flow on 1116 Popbis 1069 C 20 1/2 CALCULATED Based on this fire flow, any proposed structures with a fire area exceeding 3600 square feet will be required to install a residential fire sprinkler system, approved by the Grand Junction Fire Department, before a building permit is issued. The fire sprinkler requirement may be waived provided a current water supply test shows adequate fire flow is available.



NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

GARFIELD ESTATES
 LOCATED IN THE
 SW 1/4 SE 1/4 SEC 23 T1N R1W UTE PM

D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By M.W.D.	Checked By S.L.H.	Job No. 893-05-02
Drawn By TMODEL	Date JULY 2007	Sheet 2 OF 2