

L & G CARPENTER SIMPLE SUBDIVISION
 LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 15,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
 MESA COUNTY, COLORADO

NOTES:

- 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
- BASIS OF BEARINGS:** The line between the C-W 1/16 corner and C 1/4 corner of Section 15, Township 1 South, Range 1 East, Ute Meridian having a bearing of N 89° 54' 30" W. The basis of bearing hereon is based on the grid bearings of the Mesa County SIMSLCS.
- Existing property corners which were recovered during this survey which were within 0.25 feet± of the position of record were accepted as being in the proper location as shown by record.
- This survey does not constitute a title search by this surveyor or Vista Engineering Corp. 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 policy issued by First American Heritage Title Company, Commitment No. 918-H007204-900-610, dated July 30, 2007.
Amendment No. B

TITLE CERTIFICATION

We, First American Heritage Title 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 Larry R. Carpenter and Gertrude E. Carpenter, 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.

Executed this 30th day of July, A.D., 2007.

By: Janetha V. Basie (title) Examiner
 Title Examiner

CITY APPROVAL

The L & G Carpenter Simple Subdivision is approved and all dedications accepted this 1st day of August, A.D., 2007.

Sharon Ficklin
 City Manager

[Signature]
 Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
 County of Mesa } ss

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 9:52 A.M., on the 2nd day of August, A.D. 2007 in Book No. 4485, Page No. 1314032 Reception No. 3394335.
 Drawer No. TT-125, Fees *20 + 1.25 sc

Mesa County Clerk and Recorder Janice Rich
 Deputy Carol Zutea-Poon

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Larry R. Carpenter and Gertrude E. Carpenter, being the owners of record of that real property situated in the NE 1/4 of the SW 1/4 of Section 15, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 2076, Page 897 in the records in the office of the Mesa County Clerk and Recorder. Said owners do hereby Plat said real property under the name and style of L & G CARPENTER SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

A tract of land situated in the the NE 1/4 of the SW 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, more fully described as follows:

Beginning at the northwesterly corner of a tract of land, which bears S 89°54'30" E, 482.29 feet from the C-W 1/16 corner of Section 15, Township 1 South, Range 1 East of the Ute Meridian and considering the north line of the NE 1/4 of the SW 1/4 of said Section 15 to bear S 89°54'30" E, with all other bearings contained herein relative thereto;

- Thence S 89°54'30" E, 164.53 feet;
- Thence S 00°18'04" E, 1319.91 feet;
- Thence N 89°53'26" W, 170.24 feet;
- Thence N 00°03'12" W, 1319.83 feet to the point of beginning.

L & G Simple Subdivision, as described above contains 5.072 acres more or less.

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

- All streets, roads and Right-of-Ways are dedicated to the City of Grand Junction for the use of the public forever.
- All Multipurpose 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 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 and brush; provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of 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 owners hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owners, Larry R. Carpenter and Gertrude E. Carpenter, have caused their names to be hereunto subscribed this 2nd day of June, A.D., 2007.

Larry R. Carpenter
 Larry R. Carpenter, owner.

Gertrude E. Carpenter
 Gertrude E. Carpenter, owner.

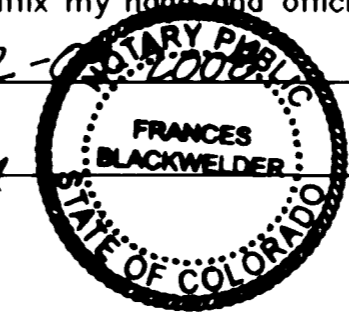
ACKNOWLEDGMENT OF OWNERSHIP

State of Colorado }
 County of Mesa } ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 2nd day of June, A.D., 2007, by Larry R. Carpenter and Gertrude E. Carpenter, as owners.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 2-1-2010
Frances Blackwelder
 Notary Public



LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interests upon the property hereon described and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that its security interests which are recorded in Book 2076 at Page 897 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these present to be signed by its Tamara Azizi Vice President, with the authority of its board of directors, this 20th day of July, A.D., 2007.

By: Tamara Azizi (title) Vice President

For: Mortgage Electronic Registration Systems, Inc.

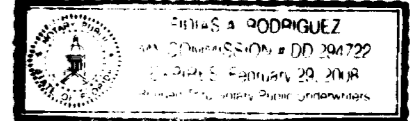
ACKNOWLEDGMENT OF LIENHOLDER

State of Florida }
 County of Hillsborough } ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Tamara Azizi (title) Vice President for Mortgage Electronic Registration Systems, Inc. this 20th day of July, A.D., 2007.

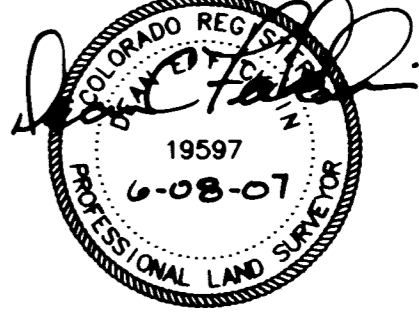
IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 2/29/2008
[Signature]
 Notary Public Flores B. Rodriguez



SURVEYOR'S CERTIFICATE

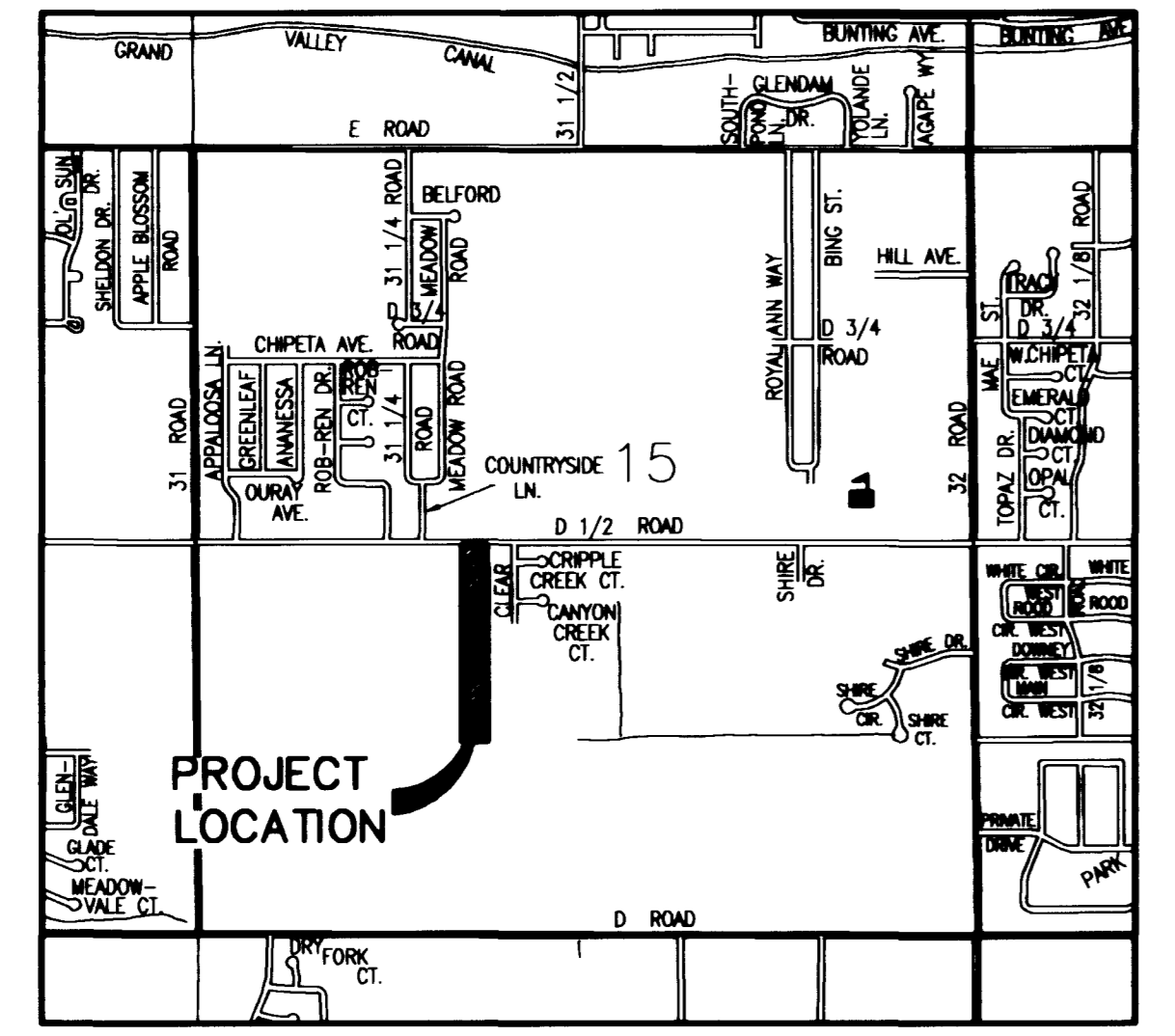
I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of L & G Carpenter Simple Subdivision shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.



Dean E. Ficklin
 P.L.S., 19597

AREA SUMMARY

| | | |
|--------------|-------------------|-------------|
| PARCELS | 4.820 AC.± | 95.0% |
| ROADS | 0.252 AC.± | 5.0% |
| TOTAL | 5.072 AC.± | 100% |



VICINITY MAP

**L & G CARPENTER
 SIMPLE SUBDIVISION**

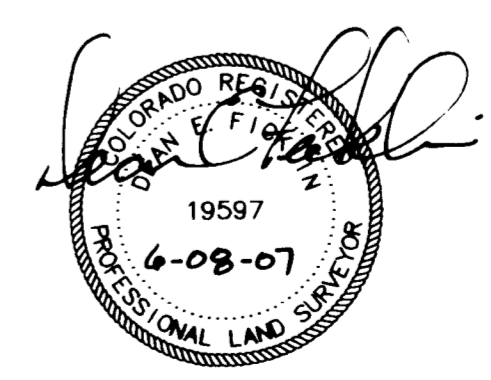
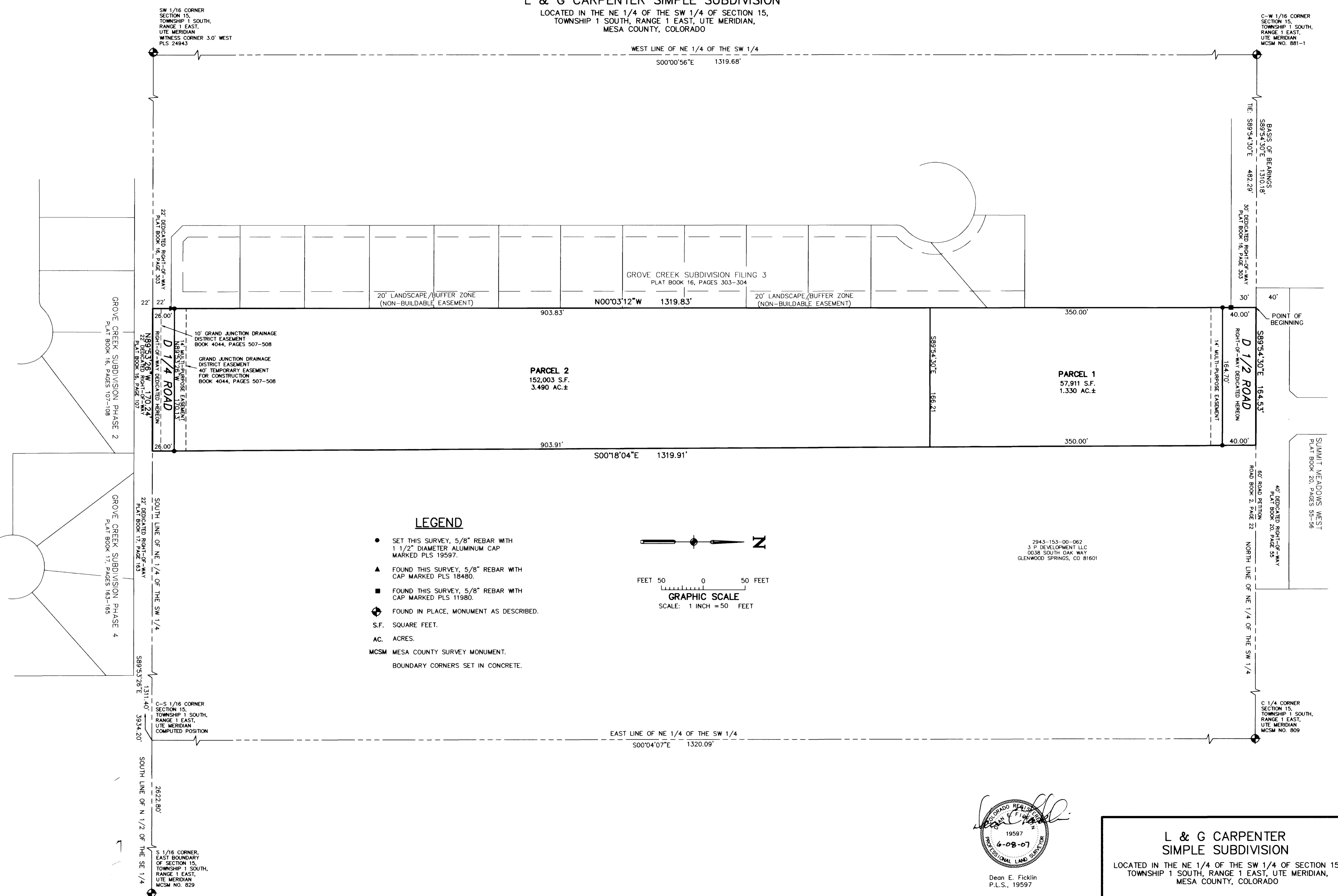
LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 15,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
 MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

| | | | |
|--------|------------|---------|-----------|
| SCALE: | JOB NO: | DATE: | SHEET NO: |
| N/A | 4238.18-01 | 6-05-07 | 1 of 2 |

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TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
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Dean E. Ficklin
P.L.S., 19597

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MESA COUNTY, COLORADO

| | | | |
|---|-----------------------|------------------|---------------------|
| VISTA ENGINEERING CORP. GRAND JUNCTION, COLORADO | | | |
| SCALE: 1" = 50' | JOB NO: 4238.18-01 | DATE: 6-05-07 | SHEET NO: 2 of 2 |