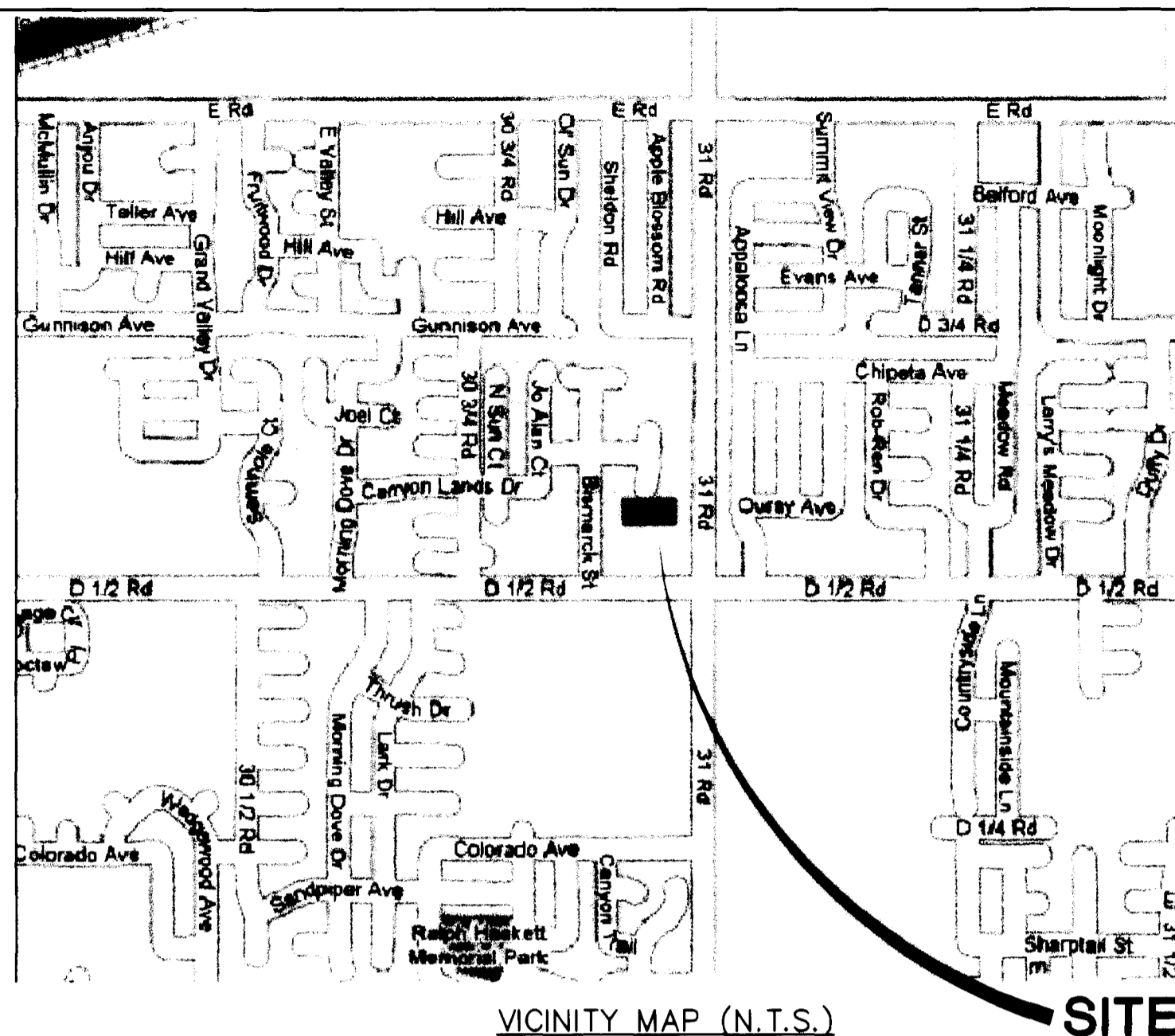
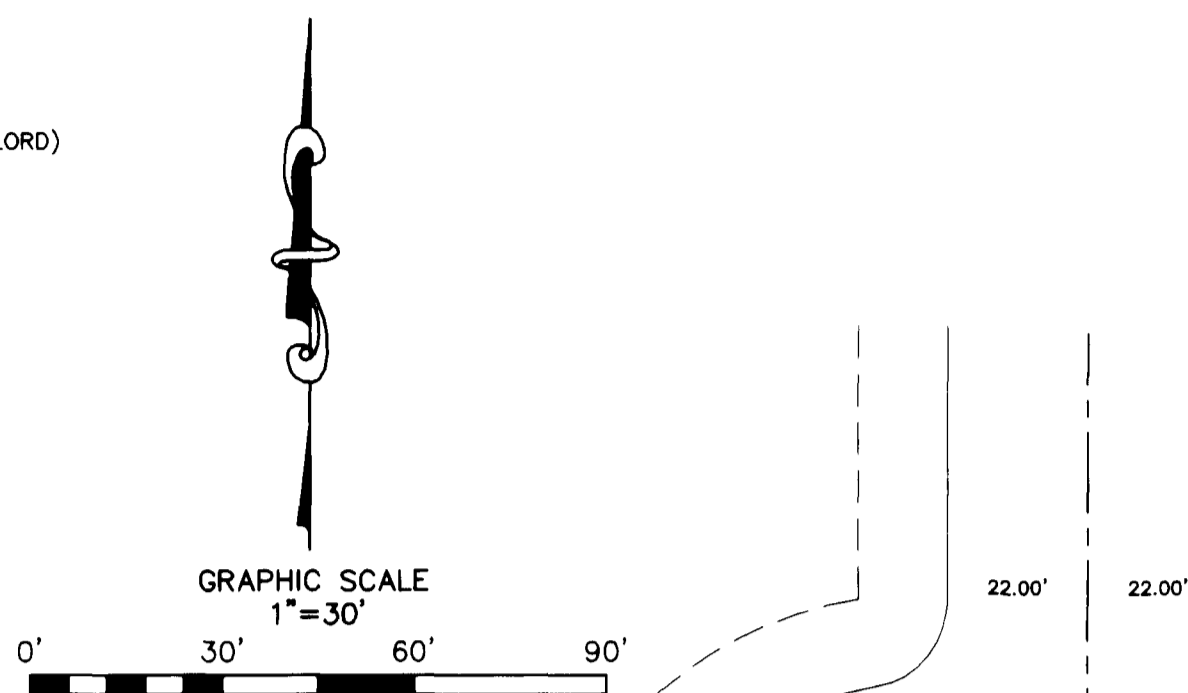


BASIS OF BEARINGS STATEMENT:

BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SE1/4 OF THE NE1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEARS S00°04'06"W. THIS BEARING IS ASSUMED SO AS TO MATCH SURVEY MARKERS FOUND IN DAKOTA WEST SUBDIVISION PHASE 2, RECORDED AT RECEPTION NO. 2136663 IN PLAT BOOK 19 AT PAGES 375 & 376 AT THE MESA COUNTY CLERK & RECORDER'S OFFICE.

ABBREVIATIONS USED:

- A.D.=ANNO DOMINI (IN THE YEAR OF OUR LORD)
E=EAST
INC.=INCORPORATED
MCSM=MESA COUNTY SURVEY MARKER
N=NORTH
NE=NORTHEAST
NO.=NUMBER
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
P.L.S.=PROFESSIONAL LAND SURVEYOR
R=RANGE
S=SOUTH
SE=SOUTHEAST
SQ. FT.=SQUARE FEET
T=TOWNSHIP
W=WEST



Dakota West Filing Three

BEING A REPLAT OF LOT TWO OF DAKOTA SIMPLE SUBDIVISION SITUATE IN THE SE1/4 NE1/4 SECTION 16, T1S, R1E, UTE MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, G & R West, LLC, a Colorado Limited Liability Company, is the real owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado recorded in Book 3926 at Page 381 of the Mesa County Clerk & Recorder's Office, and being situated in the SE1/4 of the NE1/4 of Section 16, Township 1 South, Range 1 East, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as shown on the accompanying plat, said property being more particularly described as follows: Lot Two of Dakota West Simple Subdivision, further described as follows: Commencing at the E1/4 Corner of Section 16, T1S, R1E of the Ute Meridian, and considering the East Line of the SE1/4 of the NE1/4 of said Section 16 to bear S00°04'06"W and all bearings contained herein to be relative thereto; thence N00°04'06"E along said East Line a distance of 360.00 feet; thence S89°56'31"W a distance of 184.90 feet along the North Line of Tucee Subdivision to the Southeast corner of Lot 2 of Dakota Simple Subdivision recorded at Book 3926 Page 381 of the Mesa County Clerk & Recorder's Office, which is the Point of Beginning (P.O.B.); thence S89°56'31"W along the North line of Voegely Minor Subdivision a distance of 312.77 feet to a point on an East Line of Dakota West Subdivision; thence N00°03'14"E along said East Line a distance of 141.16 feet to a point on the Southernmost Line of Dakota West Subdivision Phase 2; thence S89°56'46"E along said South Line a distance of 312.81 feet; thence S00°04'06"W a distance of 140.55 feet to the Point of Beginning, containing 1.01 acres as described.

That said owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as Dakota West Filing Three, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

All Utility Easements are dedicated to the City of Grand Junction for the use of City-approved: public utilities 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, equivalent other public providers and apartment facilities.

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, 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 drainage easements are to be granted by separate instrument to the Dakota West Homeowners Association, Inc. as perpetual easements for conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground, subject to the terms, conditions and restrictions set forth in said grant.

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

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 owners/beneficiaries shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots 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 are represented hereon, and there are none.

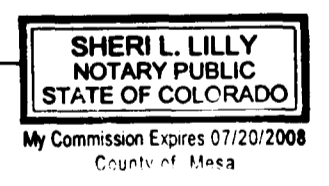
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 12th day of October A.D., 2007.

Signature of Robert G. Cantrell, Manager of G & R West, LLC.

STATE OF COLORADO } S.S. COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 12th day of October A.D., 2007 by Robert G. Cantrell, Manager of G & R West, LLC.

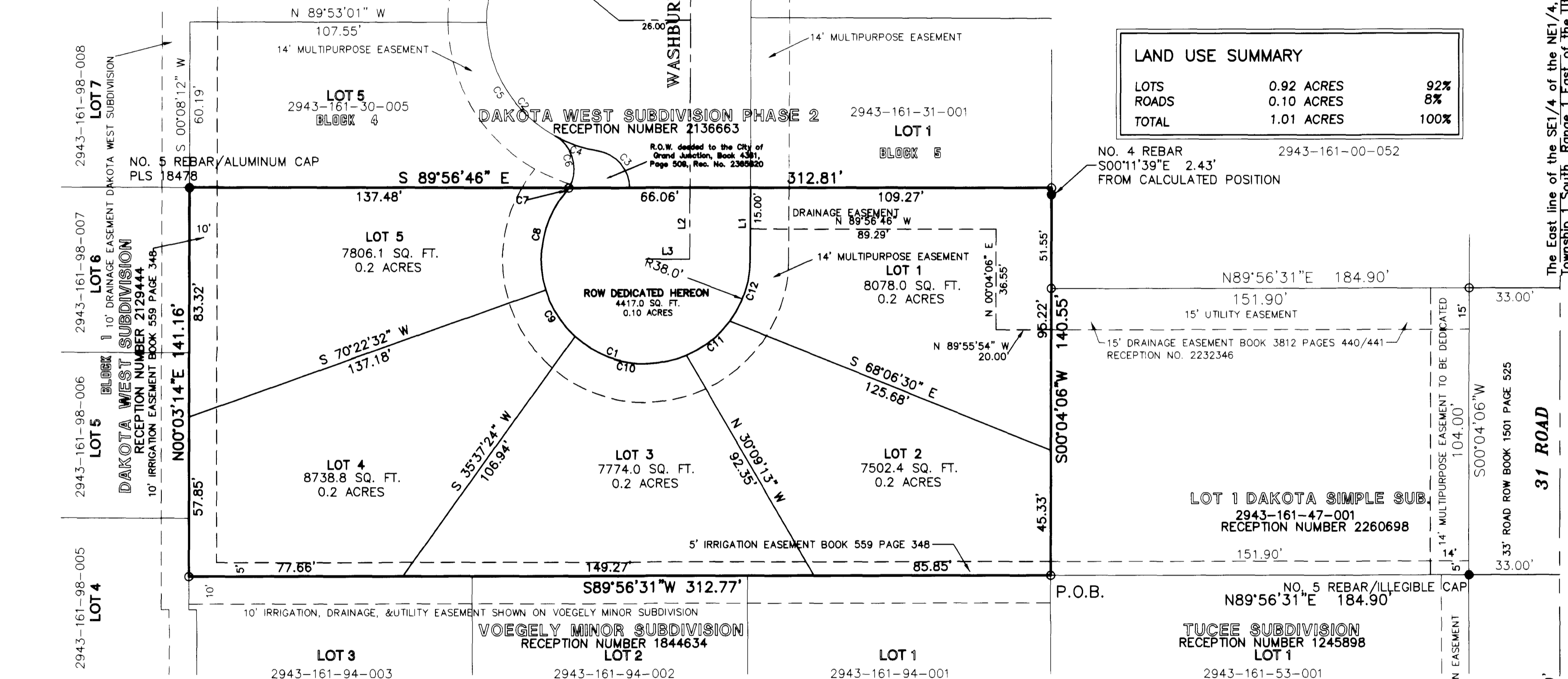
Signature of Notary Public, My commission expires: 7-20-2008



CITY OF GRAND JUNCTION APPROVAL This plat of Dakota West Filing Three, a Subdivision in the City of Grand Junction, County of Mesa, State of Colorado, was approved this 23rd day of October A.D., 2007.

Signature of Vincent A. Popish, Mayor, and City Manager.

LAND USE SUMMARY table with columns: LOTS (0.92 ACRES, 92%), ROADS (0.10 ACRES, 8%), TOTAL (1.01 ACRES, 100%).



CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curves C1 through C12.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1, L2, L3.

- LEGEND: FOUND MONUMENT AS DESCRIBED, FOUND MESA COUNTY SURVEY MARKER, RECOVERED INDEPENDENT SURVEY MARKER.

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...

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } S.S. COUNTY OF MESA } I hereby certify that this instrument was filed in my office at 3:03 o'clock P.M. this 31st day of October A.D., 2007, and is duly recorded in Book No. 4545, Page 799. Reception No. 2410201, Drawer No. YV-26, Fees \$102 & 125c.

Signature of Janice Rich, Clerk and Recorder.

FOR CITY USE ONLY

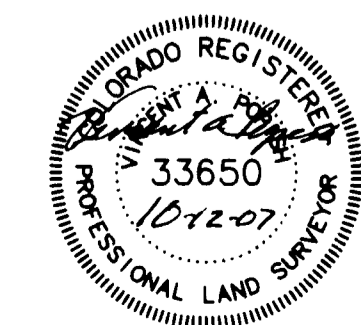
Table with columns: Associated Book (4545), Recorded Page (805), Documents Type (Grant of Easement - Dakota West Subdivision Homeowners Association).

SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, do hereby certify that the accompanying plat of Dakota West Filing Three, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado.

Signature of Vincent A. Popish, P.L.S. No. 33650, Independent Survey, Inc.

Date: 10-12-07



TITLE CERTIFICATION

We, United 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 G & R West LLC, a Colorado Limited Liability Company; 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 rights of way of record are shown hereon.

Date: 10-12-2007 By: Signature of Title Production Manager, Name and Title: United Title Company.

Dakota West Filing Three BEING A REPLAT OF LOT TWO OF DAKOTA SIMPLE SUBDIVISION SITUATE IN THE SE1/4 NE1/4 SECTION 16, T1S, R1E, UTE MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO. Includes client info: Client: Cantrell, Date: 8/20/2007, Scale: 1" = 30', Drawn by: vap, Checked by: jap, File No.: 206142, File Name: PLAT.