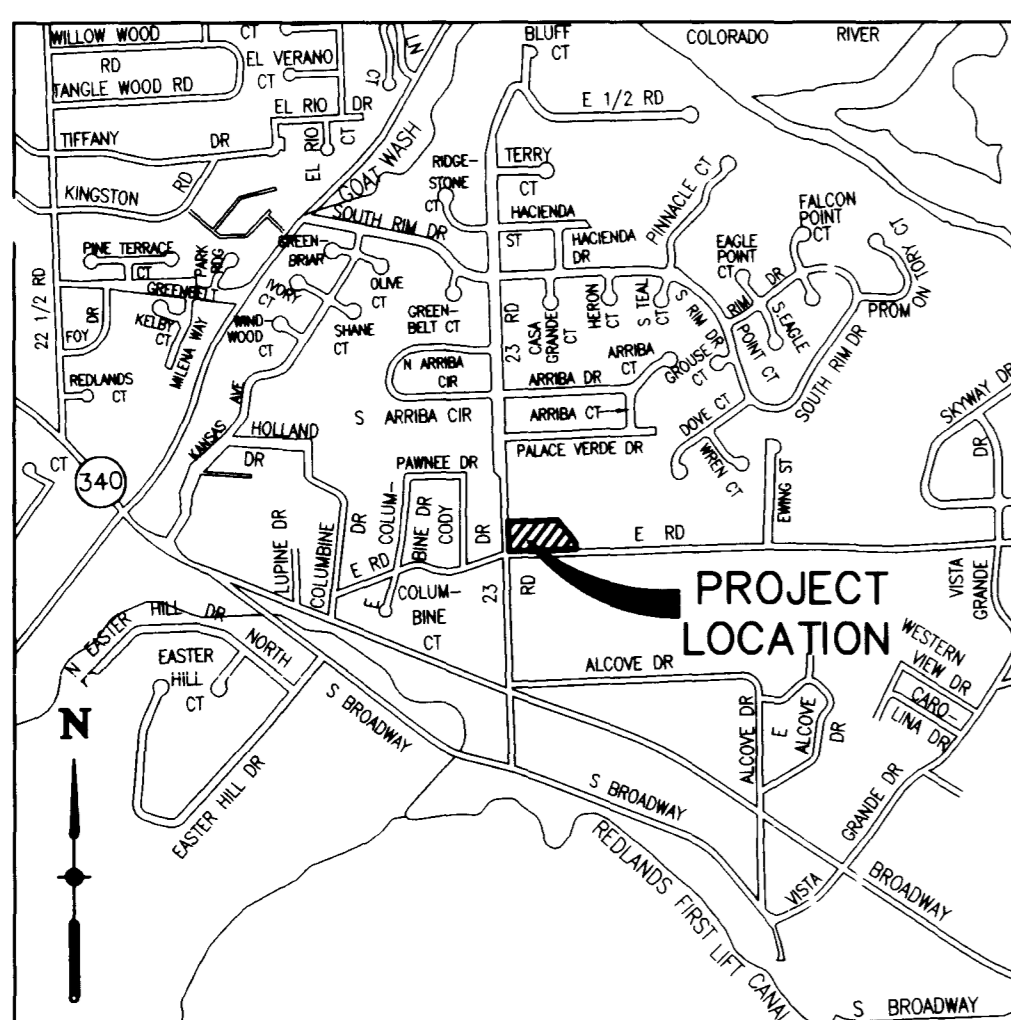


### HURNI SUBDIVISION

SITUATED IN THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 8, AND THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.



VICINITY MAP

#### AREA SUMMARY

LOT 1	0.706 AC.±	49.8%
LOT 2	0.706 AC.±	49.8%
ROADS	0.007 AC.±	0.4%
<b>TOTAL</b>	<b>1.419 AC.±</b>	<b>100%</b>

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that RJ Developments, LLC, a Colorado limited liability company, being the owners of record of that real property situated in the S 1/2 of the SW 1/4 of the SW 1/4 of Section 8 and the N 1/2 of the NW 1/4 of the NW 1/4 of Section 17, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 4404, Page 308 of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby Plat said real property under the name and style of HURNI 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 S 1/2 of the SW 1/4 of the SW 1/4 of Section 8, and the N 1/2 of the NW 1/4 of the NW 1/4 of Section 17, Township 1 South, Range 1 West 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, being the southwesterly corner of Lot 2, Hi-Lite Subdivision, which bears N 00°03'05" E, 109.61 feet and S 89°59'55" E, 30.00 feet from the SW corner of Section 8, Township 1 South, Range 1 West of the Ute Meridian and considering the west line of the SW 1/4 of the SW 1/4 of said Section 8 to bear N 00°03'05" E, with all other bearings contained herein relative thereto;

1. Thence S 89°59'55" E, 289.62 feet along said south line of Lot 2, Hi-Lite Subdivision;
2. Thence S 39°09'58" E, 117.19 feet;
3. Thence S 30°25'02" E, 55.30 feet;
4. Thence S 00°10'17" E, 36.07 feet to the northerly right-of-way line of E Road;
5. Thence N 89°59'55" W, 391.76 along said right-of-way line of E Road to the easterly right-of-way line of 23 Road;
6. Thence N 00°03'50" W, 64.95 feet along said right-of-way line;
7. Thence N 00°03'05" E, 109.66 feet along said right-of-way line to the point of beginning.

Hurni Subdivision, as described above contains 1.419 acres more or less.

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

1. All streets, roads and Right-of-Way are dedicated to the City of Grand Junction for the use of the public forever.
2. 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, 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/owners 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 impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Said owner 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 owner, RJ Developments, LLC, has caused it's name to be hereunto subscribed this 26<sup>th</sup> day of October, A.D., 2007.

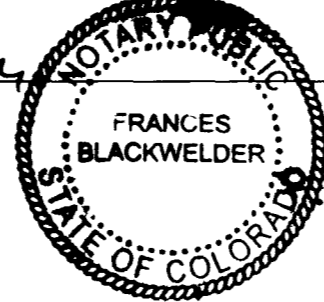
Robert L. Hurni, Manager  
Robert L. Hurni, Manager.

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA        )

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 26<sup>th</sup> day of October, A.D., 2007, by Robert L. Hurni as Manager of RJ Developments, LLC.

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

My commission expires 2-09-2008  
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 4404 at Page 310 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 Asst. Vice President with the authority of its board of directors, this 29<sup>th</sup> day of October, A.D., 2007.

By: Elizabeth Wilhelm (title) Asst. Vice President  
Timberline Bank



STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA        )

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 29<sup>th</sup> day of October, A.D., 2007, by Elizabeth Wilhelm as Asst. Vice President of Timberline Bank.

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

My commission expires August 31, 2009  
Patriciae Stage  
Notary Public

#### TITLE CERTIFICATION

Land Title Guarantee Company  
We, Land Title Guarantee Company, a title insurance company, as duly licensed 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 RJ Developments, LLC, a Colorado limited liability company, 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 30<sup>th</sup> day of October, A.D., 2007.

By: L. D. A. (title) EXAMINER  
Title Examiner LAWRENCE D. WENT

#### CITY APPROVAL

The Hurni Subdivision is approved and all dedications accepted this 25<sup>th</sup> day of November, A.D., 2007.

Jim Kubicki  
City Manager

[Signature]  
Mayor

#### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA        )

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 3:44 P.M., on the 5<sup>th</sup> day of November, A.D. 2007 in Book No. 4548, Page No. 196-197, Reception No. 2410661.  
Drawer No. VV-27, Fees 20+1

Janice Rich  
Mesa County Clerk and Recorder  
Sharon Bridgewater  
Deputy

#### 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 the accompanying plat of HURNI SUBDIVISION a subdivision of a part of City of Grand Junction, has been prepared by me and/or under my direct supervision and represents a field survey. 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.



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

#### NOTES:

1. 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.
2. Basis of Bearing: The west line of the SW 1/4 of the SW 1/4 of Section 8, Township 1 South, Range 1 West, Ute Meridian, having a grid bearing of N 00°03'05" E and is monumented on the ground as shown on this Plat. The origin for this basis of bearings hereon is based on the grid bearings of the Mesa County SIMSLCS network.
3. 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.
4. 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 Property Information Binder issued by Land Title Guarantee Company - Grand Junction, Order No. GJR65005399, dated August 28, 2007.
5. All Drainage Easements as shown hereon are reserved for the benefit of the owners of the lots hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of drainage facilities for the conveyance of runoff water which originated within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground. Said easement shall be conveyed by separate legal instrument.
6. All Irrigation Easements as shown hereon are reserved for the benefit of the owners of the lots hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Said easement shall be conveyed by separate legal instrument.
7. LINEAL UNITS ARE UNITED STATES SURVEY FEET.

### HURNI SUBDIVISION

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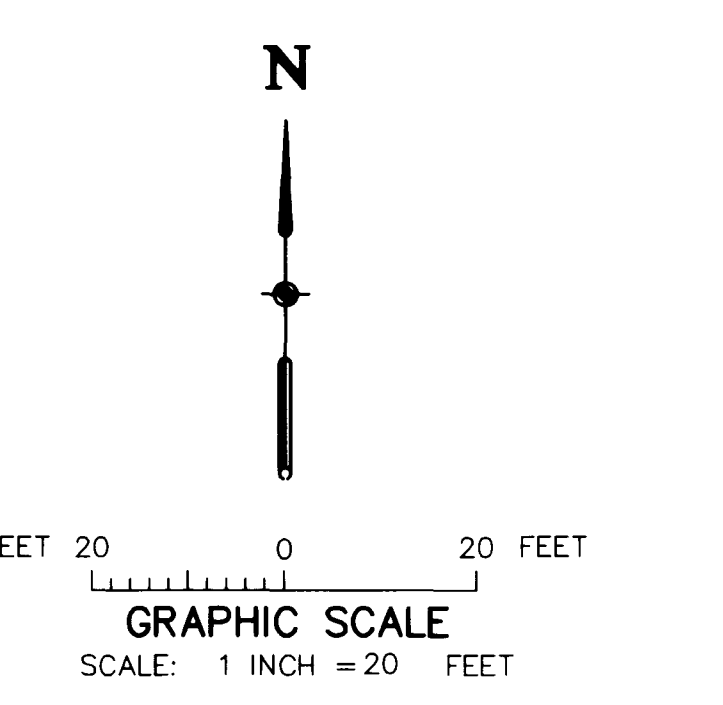
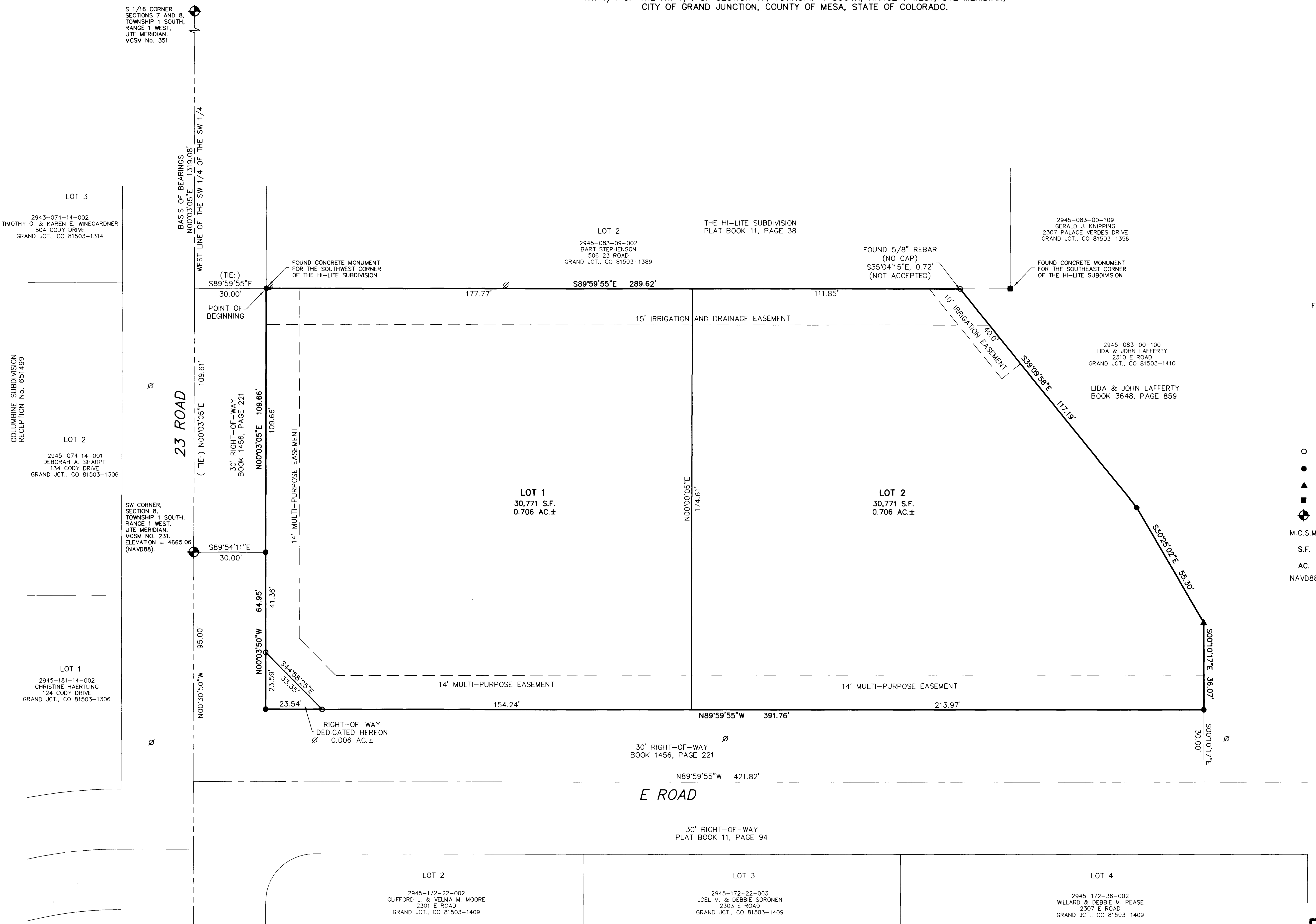
VISTA ENGINEERING CORP.  
GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 20'	4268.00-03	10-16-07	1 of 2

### HURNI SUBDIVISION

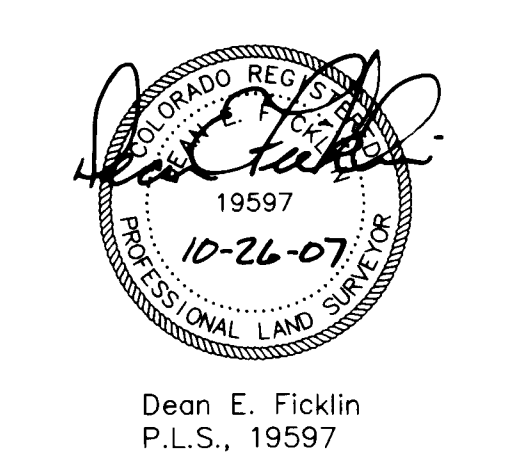
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S 1/16 CORNER SECTIONS 7 AND 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MCSM No. 351



#### LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH CAP PLS 19597.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP PLS 37904.
- ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP PLS 9175.
- FOUND THIS SURVEY, 5/8" REBAR.
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- M.C.S.M. MESA COUNTY SURVEY MONUMENT.
- S.F. SQUARE FEET.
- AC. ACRES.
- NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988.
- BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE.



**HURNI SUBDIVISION**

SITUATED IN THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 8, AND THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

VISTA ENGINEERING CORP.  
GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 20'	4268.00-03	10-16-07	2 of 2