

ARLINGTON POINTE SUBDIVISION

A REPLAT OF LOT 14, FAIRMOUNT SUBDIVISION PLAT BOOK 1 PAGE 19
SW 1/4 NW 1/4 SEC. 12, T.1S., R1W., U.M.,

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Miller Marais, LLC is the owner of that real property situate in the SW 1/4 NW 1/4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Lot 14, Fairmount Subdivision as recorded in Plat Book 1 at Page 19 of the records of said Mesa County;

EXCEPTING THEREFROM: The south 50.00 feet of the west 240.00 feet of said Lot 14; Said parcel contains 1.72 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots, as shown hereon, and designated the same as ARLINGTON POINTE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

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 Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance, and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement area. The owner(s) and/or the property owner's association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain and repair the detention and drainage facilities.

All Drainage Easements shown hereon are hereby granted to an association if formed now or in the future for the benefit of the owners, or if not, to the owners of lots and tracts hereby platted as undivided interest, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

All Tracts/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, 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.

The owners certifies that there are no lienholders of record.

Amma
Miller Marais LLC
By: Andries S. Marais, Manager

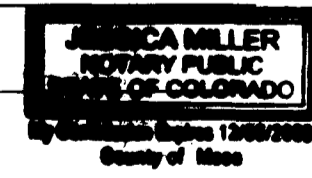
STATE OF COLORADO
County of Mesa)ss

The foregoing instrument was acknowledged before me this 6th day of Nov. A.D., 2007 by Andries S. Marais, Manager, Miller, Marais LLC.

Witness my hand and official seal: Janice Rich
Notary Public

Address: 2454 Patterson, Ste 100, G.J., CO 81505

My commission expires: 12-5-09



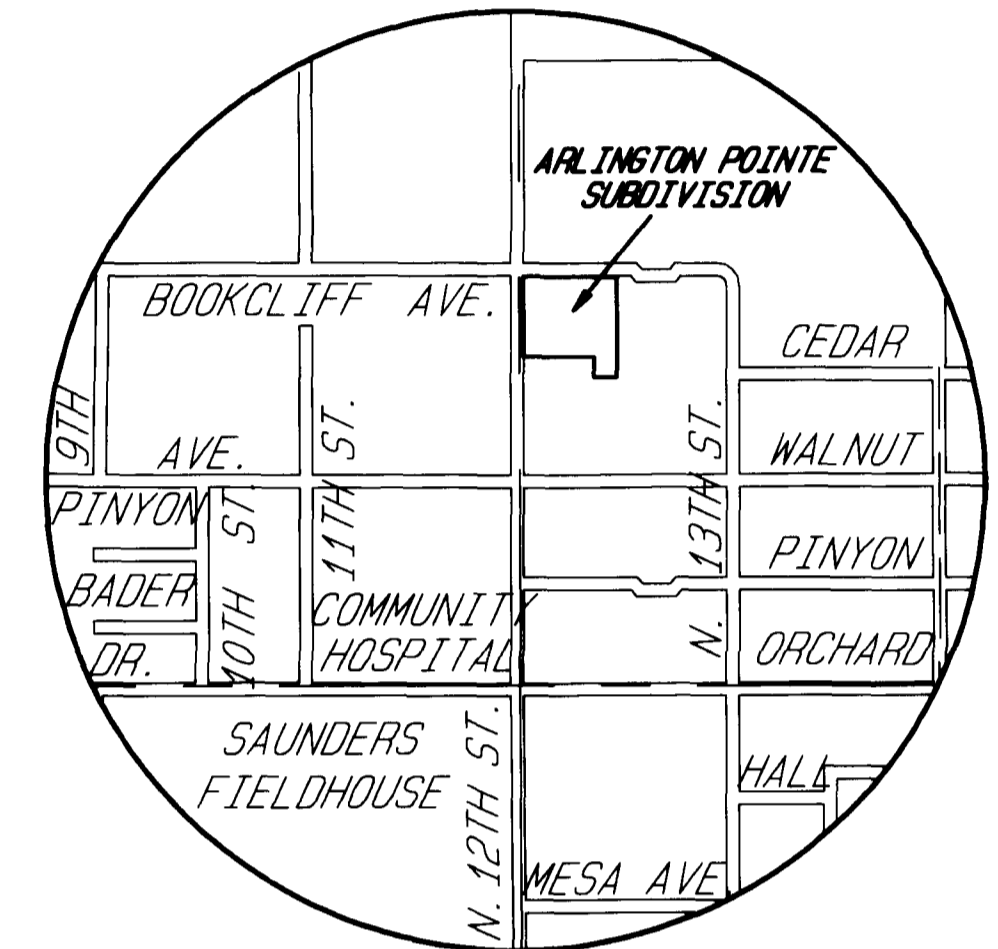
TITLE CERTIFICATION

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 Miller Marais, LLC; 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.

Date: Nov 6, 2007

By: Lawrence D. Vent
LAWRENCE D. VENT, EXAMINER



VICINITY MAP
N.T.S.

CITY APPROVAL

This plat of Arlington Pointe Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 5th day of NOVEMBER 2007.

Jim Madril
City Manager

[Signature]
City Mayor

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

Grant of Cross Access Easements and Declaration of Restrictions for Arlington Pointe Subdivision, recorded in Book 4555 at Pages 190.

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 3:58 o'clock P.M., on this 15th day of November A.D. 2007, and was recorded at Reception No. 2412471, Book 4555 and Page 186+187, Drawer No. VV-29, and Fees 20⁰⁰ 1⁰⁰.

Janice Rich
Clerk and Recorder

Ginny Baughman
Deputy

SURVEYOR'S STATEMENT

I, Michael W. 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 under File Number: 78934.



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SW 1/4 NW 1/4 SEC. 12, T.1S., R1W., U.M.,
MESA COUNTY, COLORADO

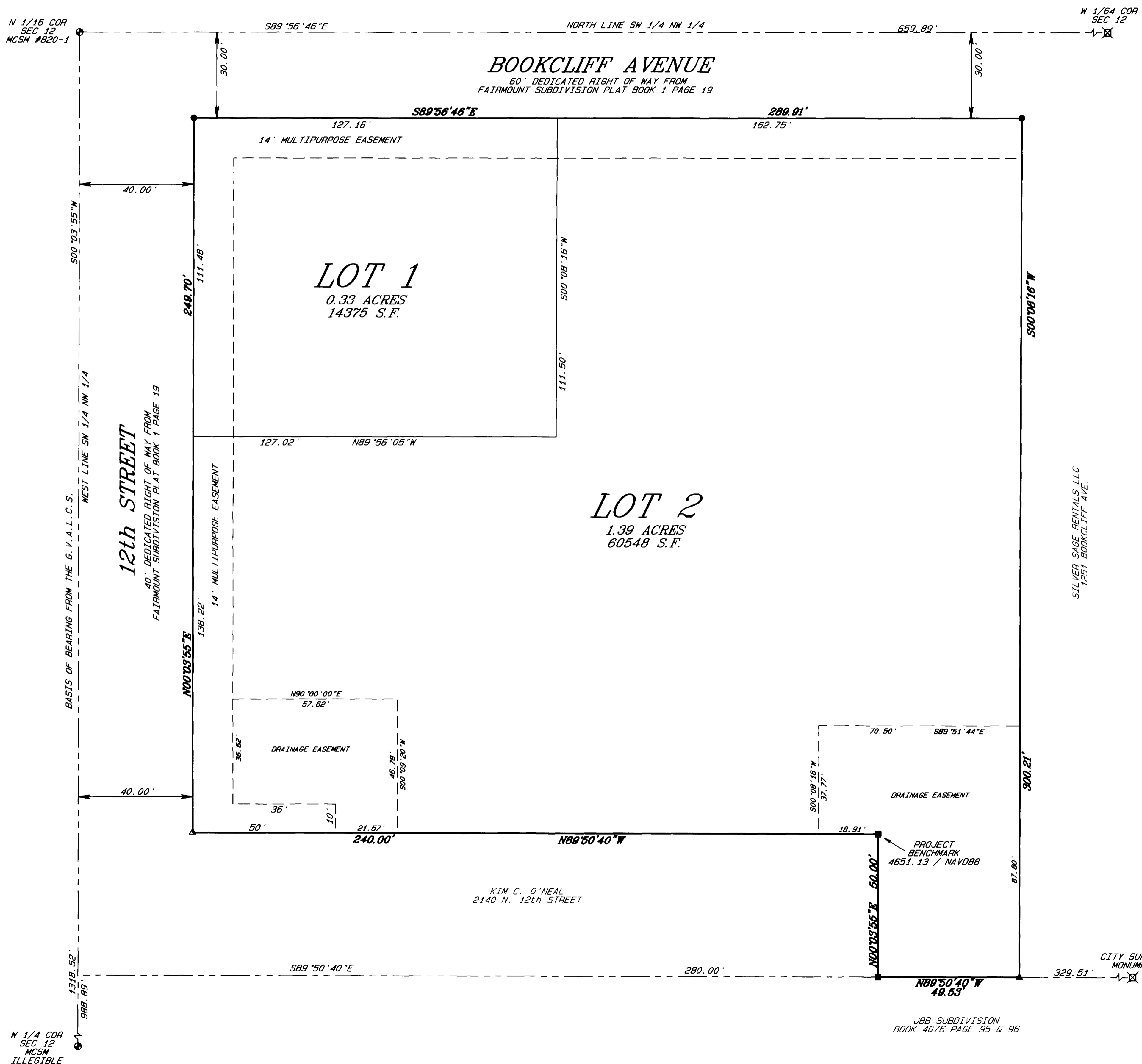
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M. W. D.	Checked By	S. L. H.	Job No.	621-05-06
Drawn By	TMODEL	Date	NOV. 2007	Sheet	1 OF 2

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.

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Michael D. H. [Signature]

PROFESSIONAL LAND SURVEYOR
 No. 10247

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 MESA COUNTY, COLORADO

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 Drawn By TMODEL Date NOV. 2007 Sheet 2 OF 2