

O. M. FAMILY ESTATES

A REPLAT OF A PORTION OF LOT 22 OF SHARON HEIGHTS AS RECORDED IN PLAT BOOK 7 AT PAGE 18, LOCATED IN THE NE 1/4 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA AND STATE OF COLORADO.

LIEN HOLDER 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 owners thereof and agree that its security interests which is recorded in Book 4517 at Page 628 of the public records of Mesa County, Colorado shall be subordinate to the dedications shown hereon.

Timberline Bank with the authority of its Board of Directors this 11th day of January, 2008
 By: Thomas E. Wright For Timberline Bank
 Title Commercial Banking Officer Timberline Bank

NOTARY STATEMENT

State of Colorado)
 County of Mesa) SS

The foregoing instrument was acknowledged before me this 11th day of January, 2008 by Thomas E. Wright

My commission expires 4-23-16
Stacy Smallwood
 Notary Public



TITLE CERTIFICATION

We, Land Title Guarantee Company - Grand Junction, 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 vested to RAMRE LLC, a Colorado Limited Liability Company, 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.
 *EXCEPT 2007 TAXES NOT YET PAID.

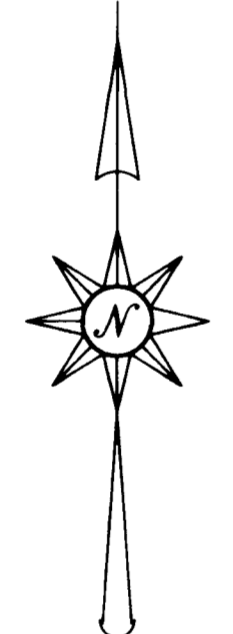
By: Karen A. Crespin
 Title Examiners signature
 Printed Name KAREN A. CRESPIN
 Executed this 14th day of JANUARY, 2008

SURVEYOR'S CERTIFICATE

I, Cecil D. Caster, do hereby certify that the accompanying plat of O. M. Family Estates, a subdivision of a part of the City of Grand Junction and Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.

Cecil D. Caster
 P.L.S. Number 24943

Basis of Bearing: A bearing of N0°01'00"W has been assumed between the Mesa County Survey Markers located at the Northeast 1/16 corner and the E 1/16 corner on the North Line of Section 31, Township 1 South, Range 1 East of the Ute Meridian. This assumption is based on the East Line of Sharon Heights, which is recorded in Plat Book 7 at Page 18, Reception No. 451831.



FOR CITY USE ONLY

TYPE OF DOCUMENT	BOOK	PAGE
QCD	4605	702
QCD	4605	703
QCD	4605	704
Recording Memorandum	4605	705
CCR	4605	706

DEDICATION:

KNOW ALL MEN THESE PRESENTS:

That RAMRE LLC, a Colorado Limited Liability Company is the owner of that real property as described in Book 4517 at Page 626 in the Mesa County Clerk and Recorder's Office. Said real property described as:

Commencing at the Southeast corner of Lot 22 in Sharon Heights and whose East line is recorded as bearing N0°01'W in Plat Book 7 at page 18 in the Mesa County Clerk and Recorder's Office; thence N89°26'00"W 159.72 feet along the North right of way of A 3/4 Road to a found Number 5 rebar and point of beginning; thence continuing N89°26'00"W 420.25 feet to the Southwest corner of said Lot 22, a number 5 rebar in concrete; thence leaving said North right of way and along the Westerly line of said Lot 22, N02°14'00"W 691.20 feet to a point intersecting the Southerly right of way of U.S. Highway 50; thence along said Southerly right of way line S62°19'06"E 504.81 feet; thence leaving said Southerly right of way line S00°01'00"E 460.32 feet to the point of beginning, City of Grand Junction, County of Mesa and State of Colorado, containing 5.69 acres more or less. As a basis of bearing a bearing of N0°01'00"W has been assumed between the Mesa County Survey Markers located at the Northeast 1/16 corner and E 1/16 corner of Section 31, Township 1 South, Range 1 South of the Ute Meridian.

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

That said owner has caused that real property to be laid out and surveyed as O. M. Family Estates.

That said owner states that there are no lien holders on this property.

All Multipurpose Easements are dedicated to the City of Grand Junction for the use of city-approved utilities and public providers as perpetual easement 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 structure

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, natural gas pipelines, sanitary sewer lines, storm sewers, waterlines, telephone lines, equivalent other public utility providers and appurtenant facilities and ingress and egress for the public forever.

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 appurtenance thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owners and or the property owners association, if one exists, is not relieved of its responsibility to inspect, install, operate, and maintain and repair the detention and drainage facilities.

All Irrigation Easements to be granted to the O. M. Family Estates Home Owners Association Inc. for the benefit of the owners of the lots and tracts 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.

Tracts A and C are granted to the O. M. Family Estates Home Owners Association Inc.

Tract B is dedicated to the O. M. Family Estates Home Owners Association, Inc., with a perpetual easement to the City of Grand Junction for the inspection, installation, operation and maintenance and repair of sanitary sewer, drainage and detention facilities, and for ingress and egress for the public forever.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, and in Drainage easements or tracts, the right to dredge, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of 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.

All streets, roads and rights of way are dedicated to the City of Grand Junction for the use of the public forever.

IN WITNESS said owners have caused their names to be hereunto subscribed

this 11th day of January, A.D. 2008

Richard K. Brown, Representative of RAMRE LLC, a Colorado Limited Liability Company

STATE OF COLORADO)

COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 11th day of _____

Richard K. Brown AD 2008 by Richard K. Brown, representing RAMRE LLC, a Colorado Limited Liability Company.

My commission expires 4-23-16

Stacy Smallwood
 Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at 3:56 O'clock P.M.

this 19th day of February, A.D. 2008

Book 4605 Pages 643+644 Reception Number 2424609

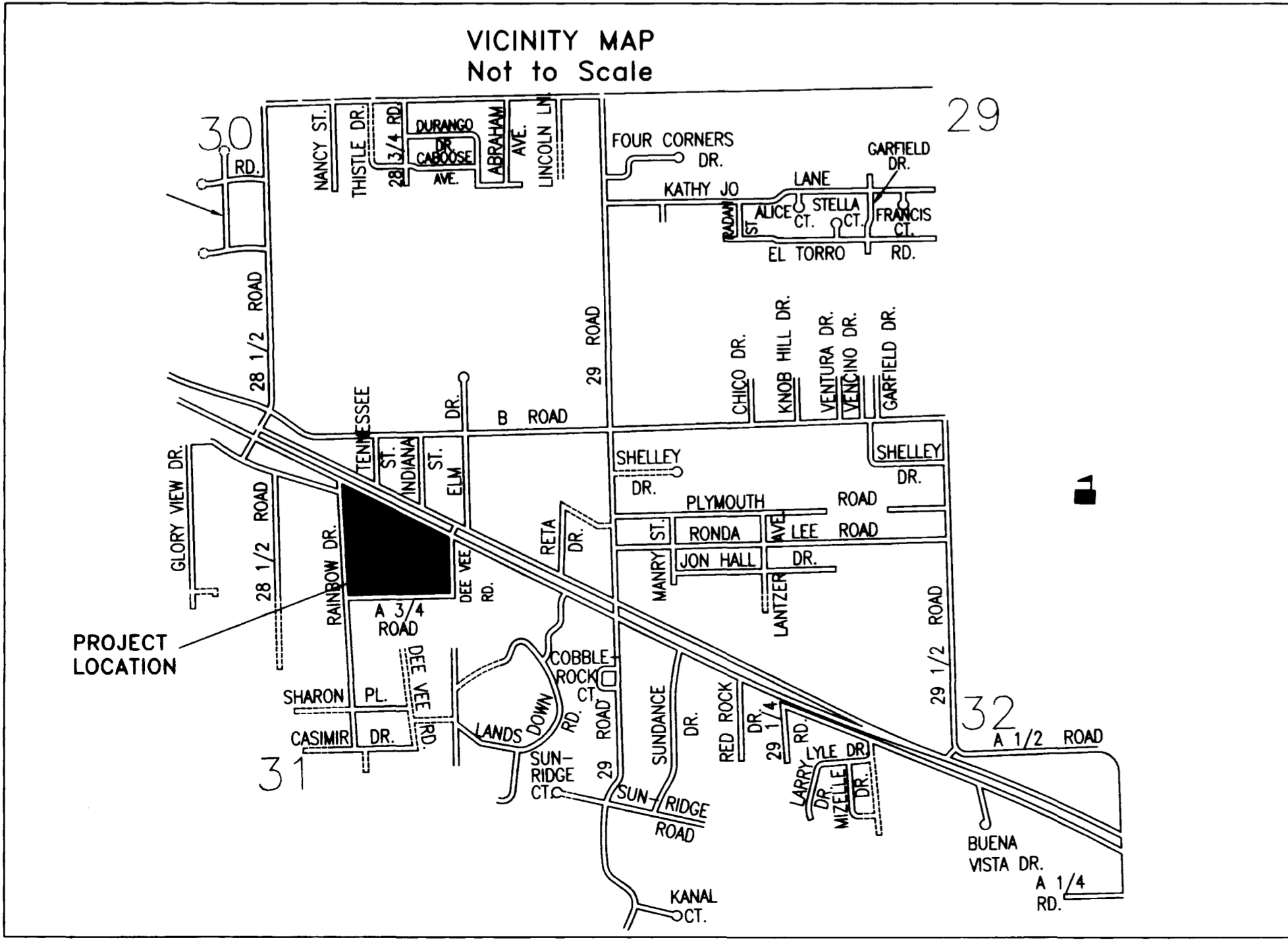
Drawer No. VV-67 Fees 20⁰⁰ 1⁰⁰
Janice Rich Ginny Baughman
 Clerk and Recorder Deputy

CITY OF GRAND JUNCTION APPROVAL

This plat of O. M. Family Estates, City of Grand Junction, Mesa

County, Colorado was approved this 4th day of February, A.D. 2008

Jim Madril Richard Brown
 City Manager President of City Council



O. M. FAMILY ESTATES
 A Replat of a portion of Lot 22 of Sharon Heights, Located in the NE 1/4 of Section 31, Township 1 South, Range 1 East of the Ute Meridian.

DESIGNED _____	FIELD APPROVAL <u>BKH</u>
DRAWN <u>CDC</u>	TECHNICAL APPROVAL _____
CHECKED <u>DJS</u>	APPROVED <u>4/26/07</u>
PREPARED FOR: <u>Richard Brown</u>	JOB NO. <u>06-11</u>

Monument Surveying Inc.
 741 Rood Ave.
 Grand Junction, CO 81501
 (970) 245-4189 Fax (970) 245-4674

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 any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

RECORDED NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

O. M. FAMILY ESTATES

A REPLAT OF A PORTION OF LOT 22 OF SHARON HEIGHTS AS RECORDED IN PLAT BOOK 7 AT PAGE 18 AND LOCATED IN THE NE 1/4 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA AN STATE OF COLORADO.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	84.48'	83.36'	N 16°42'01" E	32°16'03"
C2	150.00'	194.19'	180.91'	N 04°15'11" W	74°10'27"
C3	172.00'	21.18'	21.17'	N 04°05'41" E	07°03'22"
C4	172.00'	75.68'	75.08'	S 20°13'42" W	25°12'42"
C5	128.00'	33.64'	33.54'	S 25°18'20" W	15°03'26"
C6	128.00'	77.88'	76.69'	S 00°20'45" W	34°51'44"
C7	20.00'	22.68'	21.49'	S 49°34'32" E	64°58'49"
C8	48.00'	33.92'	33.21'	S 61°49'24" E	40°29'04"
C9	48.00'	57.42'	54.06'	S 07°18'45" E	68°32'15"
C10	48.00'	30.51'	30.00'	S 45°10'03" W	36°25'21"
C11	48.00'	30.00'	29.51'	S 81°17'01" W	35°48'36"
C12	48.00'	48.98'	46.88'	N 51°34'48" W	58°27'46"
C13	48.00'	35.60'	34.79'	N 01°06'14" W	42°29'22"
C14	20.00'	15.13'	14.77'	N 01°32'03" W	43°21'00"
C15	172.00'	28.50'	28.46'	N 18°27'47" W	09°29'32"
C16	172.00'	68.01'	67.56'	N 02°23'24" W	22°39'13"
C17	172.00'	71.74'	71.22'	N 20°53'07" E	23°53'51"
C18	128.00'	34.42'	34.32'	N 25°07'49" E	15°24'27"
C19	128.00'	15.43'	15.42'	N 1°35'24" E	06°54'24"
C20	128.00'	22.24'	22.21'	N 05°32'36" E	09°57'12"

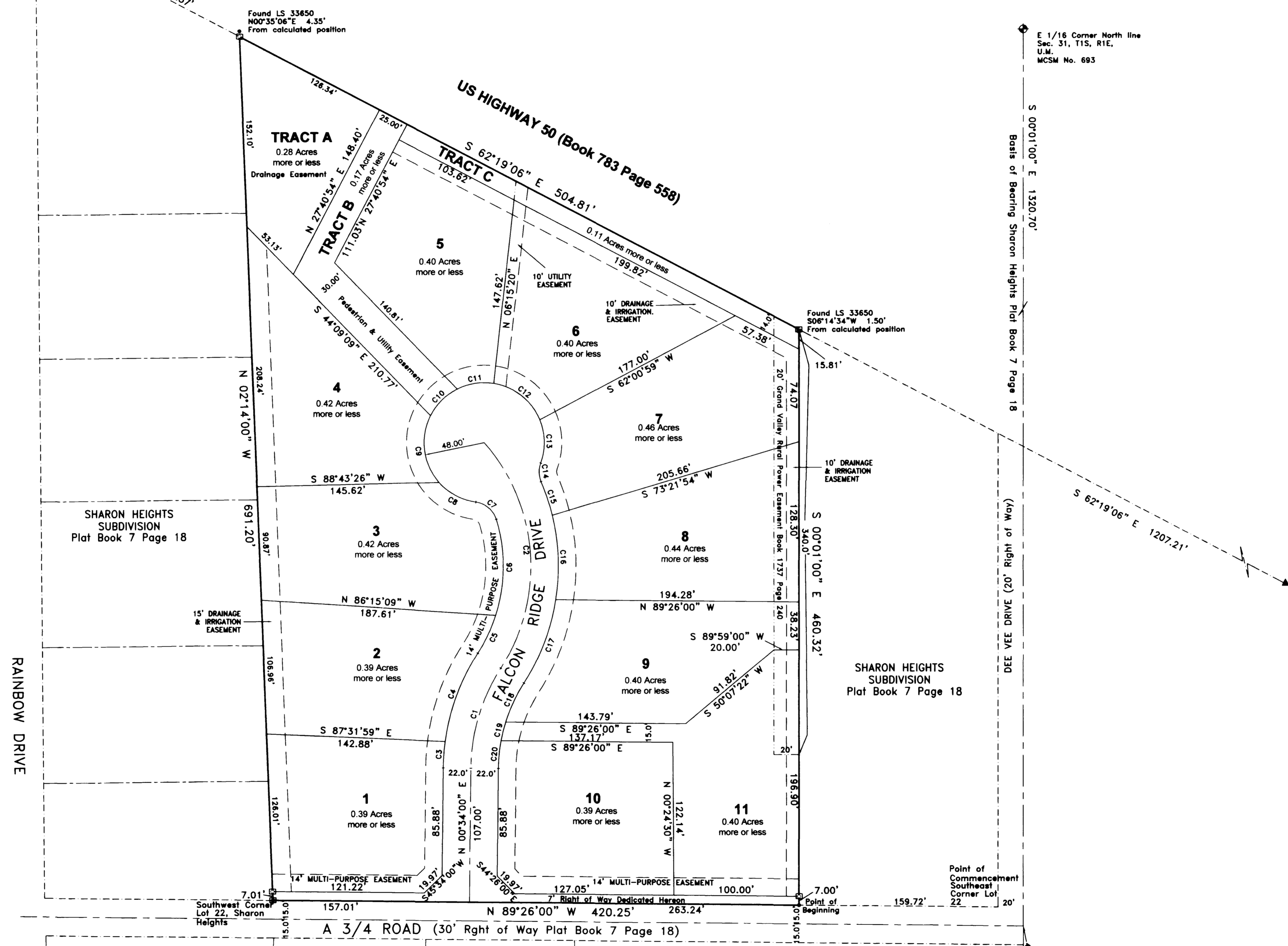
LAND USE BREAKDOWN			
NUMBER OF LOTS	=	11	
LOTS	4.55 AC.	79.8%	
TRACT A	0.28 AC.	4.9%	
TRACT B	0.18 AC.	3.2%	
TRACT C	0.11 AC.	2.0%	
DEDIC. R.O.W.	0.57 AC.	10.1%	
TOTAL	5.69 AC.	100.0%	



Scale 1 inch = 50 feet

LEGEND

- ◆ = Found Mesa County Survey Marker
- = Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
- ▲ = Highway right of way monument
- = Found No. 5 Rebar except as noted
- = Monument set in concrete
- S.F. = Square Feet
- T = Township
- R = Range
- UM = Ute Meridian
- MCSM = Mesa County Survey Marker
- Sec. = Section

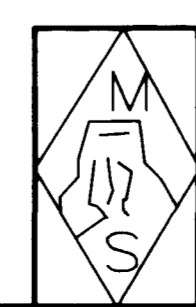


Cecil D. Carter
 Colorado Registered Professional Land Surveyor
 PLS 24943

All lineal units are in feet.

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