

FAIRWAY VILLAS SUBDIVISION
IN THE NE1/4 OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH P.M., CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

GJ Development LLC, is the owner of a parcel of land being that certain tract of land in the NW1/4 NE1/4 of Section 27, Township 11 South, Range 101 West of the 6th Principle Meridian, Grand Junction, Colorado, recorded in Book 4614 at Page 975 and being more particularly described as follows:

All that portion of the NW 1/4 NE 1/4 of Section 27, Township 11 South, Range 101 West of the Sixth Principle Meridian in the City of Grand Junction, County of Mesa, State of Colorado, bounded on the south by The Seasons at Tiara Rado Filing No. 1, on the south and southwest by Tiara Rado Golf Course, and on the west by the Redlands Water and Power Second Lift Canal, said portion being more particularly described by the following perimeter:

Commencing at an ally cap, marked PLS 22580, for the N 1/4 Corner of said Section 27, whence an ally cap, marked PLS 12770, for the E 1/16 Corner on the northerly line of said Section 27 bears S88°19'50"E for a distance of 1329.33 feet; thence S88°19'50"E for a distance of 682.79 feet to the Point of Beginning; thence S88°19'50"E for a distance of 646.54 feet to the E 1/16 Corner of said Section 27; thence S00°46'52"E, on the easterly line of the NW 1/4 NE 1/4 of said Section 27 for a distance of 641.86 feet to the northeast corner of The Seasons at Tiara Rado Filing No.1, a subdivision recorded in Plat Book 13 at Page 469, Reception Number 1541184, in the Office of the Mesa County Clerk and Recorder; thence, running on and along the northerly line of said subdivision, N89°56'49"W for a distance of 174.77 feet to an angle point; thence N89°37'08"W for a distance of 66.91 feet to an angle point on the boundary line of the Tiara Rado Golf Course, as described in a deed recorded on February 10, 1975, in Book 1031 at Page 20 in the Office of the Mesa County Clerk and Recorder; thence, running on and along said Tiara Rado Golf Course boundary line the following courses and distances:

- 1. N55°53'59"W for a distance of 98.70 feet;
2. S69°40'05"W for a distance of 315.09 feet;
3. N48°53'40"W for a distance of 301.91 feet;
4. N37°32'41"W for a distance of 58.90 feet to a point on the centerline of the Redlands Water and Power Second Lift Canal;
Thence, departing said Tiara Rado Golf Course boundary line, running northerly and northeasterly on and along the centerline of said Canal, the following twenty-three courses and distances:
1. N32°14'14"W for a distance of 4.50 feet;
2. N18°20'24"W for a distance of 17.59 feet to a point of curvature;
3. 6.43 feet on the arc of a 200.00 foot radius curve to the right, the central angle of which is 18°25'30" and the chord of which bears N09°07'39"W 6.40 feet;
4. N00°05'05"E for a distance of 13.57 feet to a point of curvature;
5. 9.67 feet on the arc of a 30.00 foot radius curve to the right, the central angle of which is 18°28'32" and the chord of which bears N09°19'22"E 9.63 feet;
6. N18°33'38"E for a distance of 32.34 feet to a point of curvature;
7. 3.94 feet on the arc of a 50.00 foot radius curve to the right, the central angle of which is 4°31'00" and the chord of which bears N20°49'08"E 3.94 feet;
8. N23°04'38"E for a distance of 35.45 feet;
9. N23°49'52"E for a distance of 115.73 feet to a point of curvature;
10. 3.63 feet on the arc of a 100.00 foot radius curve to the right, the central angle of which is 02°04'53" and the chord of which bears N24°52'19"E 3.63 feet;
11. N25°54'45"E for a distance of 35.54 feet to a point of curvature;
12. 13.92 feet on the arc of a 200.00 foot radius curve to the right, the central angle of which is 03°59'14" and the chord of which bears N27°54'22"E 13.92 feet;
13. N29°53'59"E for a distance of 32.78 feet to a point of curvature;
14. 15.07 feet on the arc of a 125.00 foot radius curve to the right, the central angle of which is 06°54'27" and the chord of which bears N33°21'12"E 15.06 feet;
15. N36°48'26"E for a distance of 28.54 feet to a point of curvature;
16. 12.91 feet on the arc of a 240.00 foot radius curve to the right, the central angle of which is 03°04'57" and the chord of which bears N38°20'54"E 12.91 feet;
17. N39°53'23"E for a distance of 73.37 feet to a point of curvature;
18. 14.45 feet on the arc of a 240.00 foot radius curve to the left, the central angle of which is 03°27'01" and the chord of which bears N38°09'52"E 14.45 feet;
19. N36°26'22"E for a distance of 18.10 feet to a point of curvature;
20. 9.49 feet on the arc of a 75.00 foot radius curve to the left, the central angle of which is 07°15'06" and the chord of which bears N32°48'49"E 9.49 feet;
21. N29°11'16"E for a distance of 23.17 feet to a point of curvature;
22. 8.84 feet on the arc of a 50.00 foot radius curve to the left, the central angle of which is 10°07'36" and the chord of which bears N24°07'28"E 8.83 feet;
23. N19°03'40"E for a distance of 6.62 feet to the intersection with the northerly line of said Section 27 and the point of beginning.

(containing 11.82 acres, more or less)

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

All streets, roads and Rights-of-Way 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Canal Trail Easements, including all of Tract C, are dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and nonmotorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other nonmotorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Redlands Water and Power company to install, operate, maintain and repair irrigation water and water transmission and distribution facilities.

All Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail and for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling, and other nonmotorized forms of transportation for commuting and recreational purposes with or without pets accompanying them.

All Utility Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utility lines and appurtenance facilities including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and communication lines.

All Drainage Easements, including Tracts B, D, E, and H, 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 areas. The owner(s) and/or the property owners' 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, recorded by separate instrument, are granted to the Fairway Villas Subdivision Homeowners Association, not subject to partition, for storm drainage purposes, subject to the various easements shown on this Final Plat.

The following Tracts, shown hereon, recorded by separate instruments, are granted to the Fairway Villas Subdivision Homeowners Association for the purposes stated and which are subject to the various easements shown on this Final Plat:

- Tract A: for landscape purposes
Tract B, Tract E and Tract H: for pedestrian trail purposes and storm drain and irrigation purposes
Tract C: for use as follows: 1)for drainage purposes, 2)for irrigation purposes and 3)for landscape and open space purposes.
Tract D: for pedestrian trail purposes, irrigation purposes and Drainage and detention pond purposes
Tract F: for landscape purposes
Tract G: for irrigation, drainage and landscape purposes

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.

ALL LIENHOLDERS APPEAR HEREON.
IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 3 day of March A.D., 2008

By [Signature] Manager
For GJ Development, LLC

STATE OF COLORADO )
COUNTY OF MESA ) ss
The foregoing instrument was acknowledged before me this 3rd day of March A.D., 2008

By Ted J. Ciavome, Manager for GJ Development, LLC
My commission expires: 8-12-2009

WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
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 2:41 o'clock P.M., this 13th day of March A.D., 2008 and is duly recorded as Reception Number 2428722 in Book 4623, Page 60 through 61 inclusive. Drawer No. VV-74

Janice Rich Clerk and Recorder
Teresa Hon Deputy
Fees \$20.00 + \$1.00

TITLE CERTIFICATION

We Abstract & Title company of Mesa County Inc., 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 GJ Development, LLC; 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, as of March 3, 2008

Date: March 3, 2008 by Kenneth Brown, Ellice Examiner for Abstract and Title Co. of Mesa County, Inc.

LIENHOLDERS 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 the owners thereof and agrees that its security interest which is recorded in Book 4614, Page 977 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 presents to be signed by its Branch President, with the authority of its board of directors, this 3rd day of March 2008

STATE OF COLORADO )
COUNTY OF MESA ) ss
by Brad Kuehn, Branch President:
(American National Bank, 131 North 6th Street, Grand Junction, Co)

The foregoing instrument was acknowledged before me this 3rd day of March A.D., 2008 BY American National Bank, by Brad Kuehn, President

My commission expires: 8-12-09
WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
Notary Public

LIENHOLDERS 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 the owners thereof and agrees that its security interest which is recorded in Book 4614, Page 977 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 presents to be signed by its MANAGER, with the authority of its board of directors, this 3rd day of MARCH, 2008

STATE OF COLORADO )
COUNTY OF MESA ) ss
by Clifton Owen, MANAGER for:
(Redlands Investment Properties, LLC)

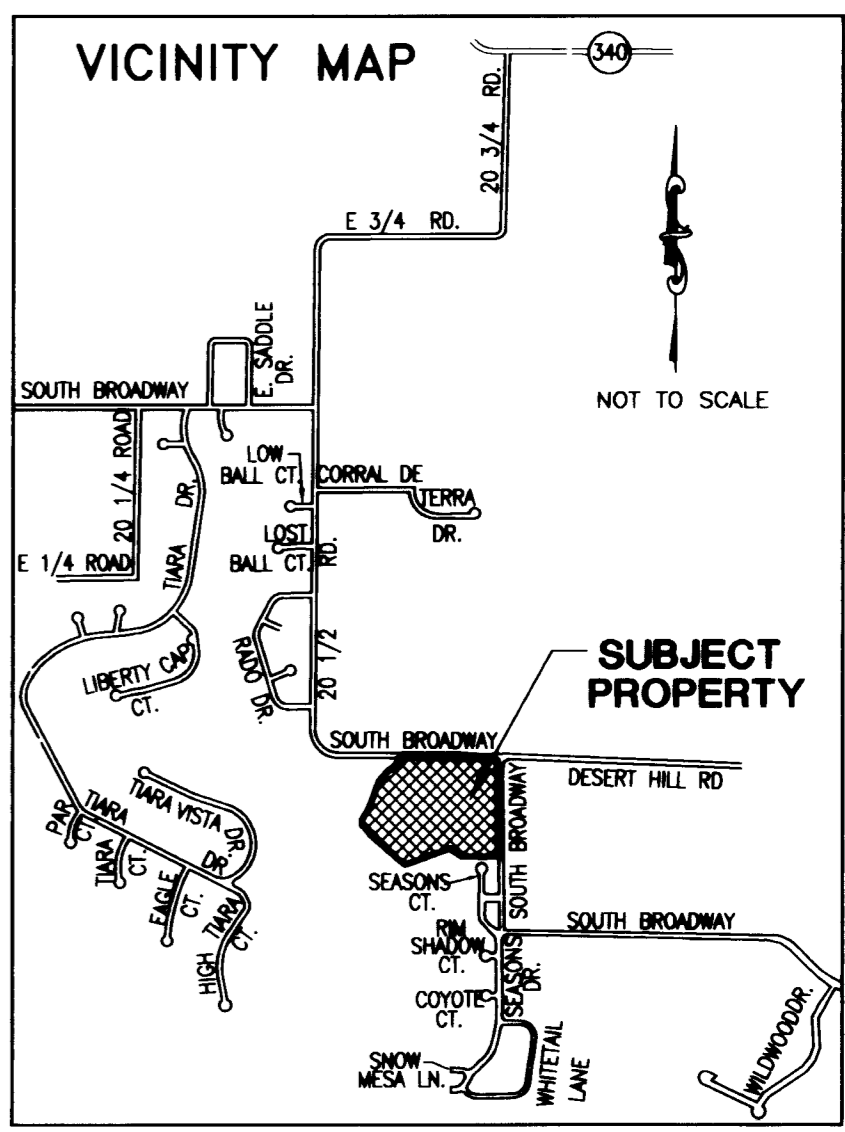
The foregoing instrument was acknowledged before me this 3rd day of March A.D., 2008 BY Redlands Investment Properties, LLC by Clifton Owen, Manager

My commission expires: 8-12-09
WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
Notary Public

FOR CITY OF GRAND JUNCTION USE
Additional instruments documenting property interests and rights of other relative to the lands platted hereon are recorded as follows:
A. Drainage Easements to Fairway Villas Subdivision Homeowners Association, Book 4623 Page 58
B. Tract A to Fairway Villas Subdivision Homeowners Association Book 4623 Page 57
C. Tract B to Fairway Villas Subdivision Homeowners Association Book 4623 Page 57
D. Tract C to Fairway Villas Subdivision Homeowners Association Book 4623 Page 57
E. Tract D to Fairway Villas Subdivision Homeowners Association Book 4623 Page 57
F. Tract E to Fairway Villas Subdivision Homeowners Association Book 4623 Page 57
G. Tract F to Fairway Villas Subdivision Homeowners Association Book 4623 Page 57
H. Tract G to Fairway Villas Subdivision Homeowners Association Book 4623 Page 57
I. Tract H to Fairway Villas Subdivision Homeowners Association Book 4623 Page 57
J. Ten-foot electric line easement to Public Service Co. of Colorado Book 4623 Page 65
Covenants, Conditions, and Restrictions recorded at Book 4623 Pages 77

AREA SUMMARY
DESCRIPTION ACRES PERCENT
LOTS (46) 8.14 68.9%
TRACT A 0.01 0.1%
TRACT B 0.15 1.3%
TRACT C 0.52 4.4%
TRACT D 0.49 4.2%
TRACT E 0.26 2.2%
TRACT F 0.003 0.1%
TRACT G 0.087 0.7%
TRACT H 0.04 0.3%
DEDICATED R.O.W. 2.11 17.8%
TOTAL 11.82 100.0%
AVERAGE LOT AREA = 0.18 AC.



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.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 6th day of MARCH A.D. 2008
Mayor [Signature] City Manager [Signature]

GENERAL NOTES:

- 1. Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County Inc., File No. 00918450 C 4, effective date 1/30/08.
2. Basis of bearings is related to the Mesa County Local Coordinate System (MCLCS) as determined by the Thompson Langford Corporation survey of the location of the northerly line of the NW1/4 NE1/4 of Section 27. Bearing and distance value between an ally cap (PLS 22580) for the N 1/4 Corner and an ally cap (PLS 12770) for the E 1/16 Corner of Section 27 equals S88°19'50"E for a distance of 1329.33 feet.
3. The canal right-of-way is not a recorded easement. Redlands Water and Power asserts this width per conversation with manager on 5/24/06.

SURVEYOR'S STATEMENT

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of FAIRWAY VILLAS SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 3 day of March 2008

[Signature]
Richard A. Mason
Registered Professional Land Surveyor
No. 18469

ROLLAND ENGINEERING logo and project information:
File Name: C:\PROJECTS\6029\6029PLAT.DWG
FAIRWAY VILLAS SUBDIVISION
IN THE NE1/4 OF SECTION 27
T11S, R101W, 6TH P.M.
IN THE CITY OF GRAND JUNCTION,
MESA COUNTY COLORADO
Designated: ESS Checked: RAM Proj# 6029 Sheet 1
Drawn: ESS Date 3/03/08 Pw: Of 2

