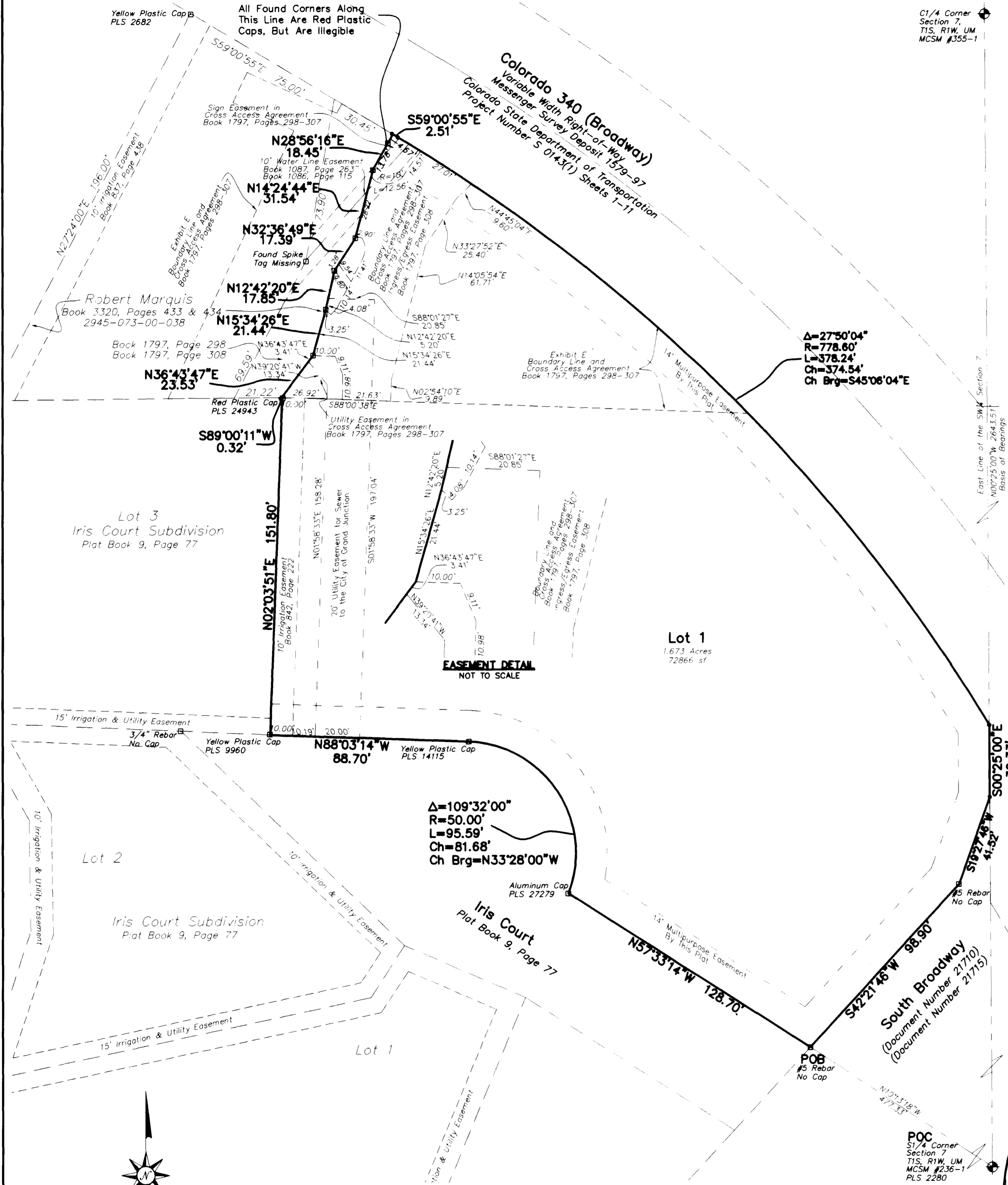


LIPSON SUBDIVISION LOCATED IN SW1/4 SECTION 7, T1S, R1W, UTE MERIDIAN



DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
That Lipson III Properties is the owner of that real property located in the Southwest Quarter (SW¼) of Section 7, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, and being more particularly described as follows:
(Original Warranty Deed Book 1708, Pages 479 and 480.)

Commencing from the South Quarter (SQ) corner of said Section 7, whence the Northwest corner of said SW¼ (C¼) bears North 00 degrees 25 minutes 00 seconds West, a distance of 2643.51 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence North 10 degrees 13 minutes 18 seconds West, a distance of 477.33 feet to the most Southerly Southeast corner of said parcel, the POINT OF BEGINNING; thence North 57 degrees 33 minutes 14 seconds West, a distance of 128.70 feet, along the Northeasterly right-of-way line of Iris Court, as shown on the plat of Iris Court Subdivision, Plat Book 9, Page 77; thence along a non-tangent curve to the left, having a delta angle of 109 degrees 32 minutes 00 seconds, with a radius of 50.00 feet, an arc length of 95.59 feet, with a chord bearing of North 33 degrees 28 minutes 00 seconds West, with a chord length of 81.68 feet, around the arc of said Iris Court right-of-way, thence North 88 degrees 03 minutes 14 seconds West, a distance of 88.70 feet; thence North 02 degrees 03 minutes 51 seconds East, a distance of 151.80 feet, along the East lot line of Lot 3, said Iris Court Subdivision; thence South 89 degrees 00 minutes 11 seconds West, a distance of 0.32 feet, to the Southeast corner of a parcel of land described in Book 3320, Pages 433 and 434; thence along the East line of said parcel the following six (6) courses: (1) North 36 degrees 43 minutes 47 seconds East, a distance of 23.53 feet; (2) North 15 degrees 34 minutes 26 seconds East, a distance of 21.44 feet; (3) North 12 degrees 42 minutes 20 seconds East, a distance of 17.85 feet; (4) North 32 degrees 36 minutes 49 seconds East, a distance of 17.39 feet; (5) North 14 degrees 24 minutes 44 seconds East, a distance of 31.54 feet; (6) North 28 degrees 56 minutes 16 seconds East, a distance of 18.45 feet, to a point on the South right-of-way line of State Highway 340, as shown in Book 518, Page 337, Mesa County records; thence South 59 degrees 00 minutes 55 seconds East, a distance of 2.51 feet, along said right-of-way line; thence along a non-tangent curve to the right, having a delta angle of 27 degrees 50 minutes 04 seconds, with a radius of 378.60 feet, an arc length of 378.24 feet, with a chord bearing of South 45 degrees 06 minutes 04 seconds East, with a chord length of 374.54 feet, to the intersection of said State Highway 340 Southerly right-of-way line with the Westerly right-of-way line of South Broadway Road; thence, along the said Westerly right-of-way line of South Broadway Road the following three (3) courses: (1) South 00 degrees 25 minutes 00 seconds East, a distance of 32.33 feet; (2) thence South 19 degrees 27 minutes 46 seconds West, a distance of 41.52 feet; (3) South 42 degrees 21 minutes 46 seconds West, a distance of 98.90 feet to the POINT OF BEGINNING.

Said parcel containing an area of 1.673 acres, as described.
That said owners have 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 LIPSON SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers 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 utility providers and appurtenant facilities. Only landscaping or asphalt treatment will be allowed within Utility Easements. Other surface treatments shall be subject of review and approval by the City of Grand Junction.

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 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.

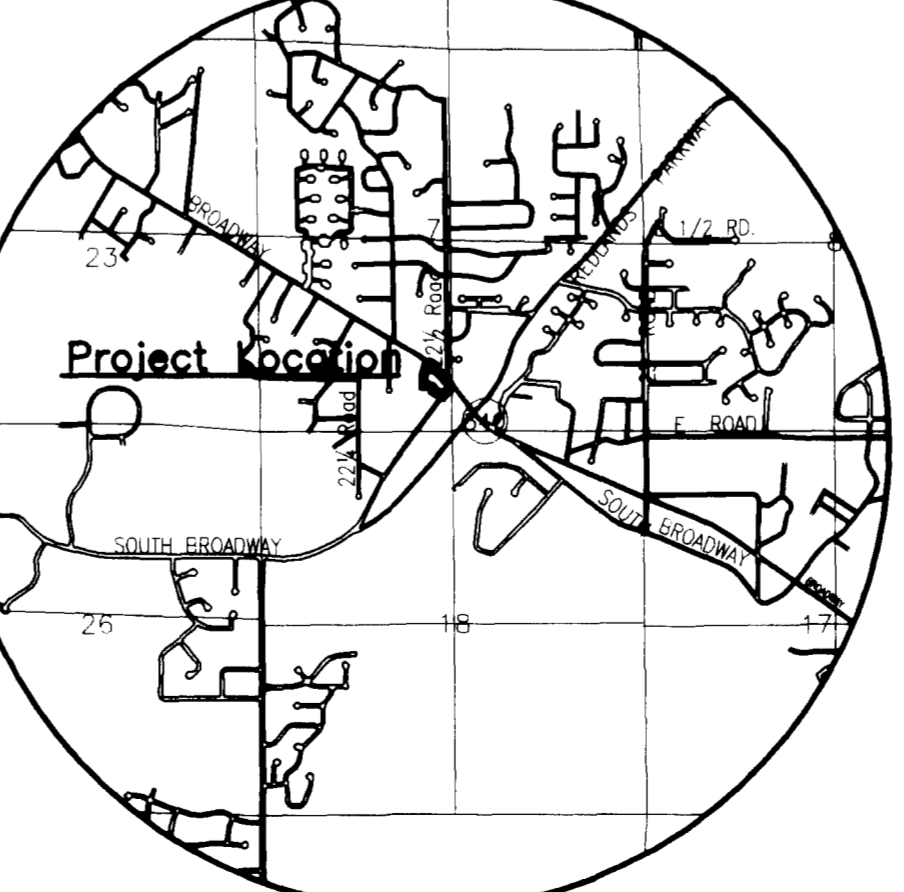
Owners hereby declare all lienholders of record to herein described real property are shown hereon.

IN WITNESS WHEREOF, said owner, Lipson III Properties, has caused their name to be hereunto subscribed this 4th day of MARCH, A.D. 2008
by: [Signature] its: GENERAL PARTNER
for: Lipson III Properties (title) COUNTY OF MESA

NOTARY PUBLIC'S CERTIFICATE
STATE OF COLORADO } ss
COUNTY OF MESA
The foregoing instrument was acknowledged before me by Robert L. Lipson III, its General Partner (title) for Lipson III Properties this 4th day of March, A.D., 2008
Witness my hand and official seal:
[Signature]
Notary Public
My Commission Expires 03-29-2011

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO } ss
COUNTY OF MESA
I hereby certify that this instrument was filed in my office at 3:57 o'clock P.M.,
April 14th, A.D., 2008 and was duly recorded in Book 4644 Page(s)
No. 478
Reception No. 2434208 Drawer No. 4V-89 Fees: 10.00/6.00
Janice Rich
Clerk and Recorder
By: Teresa Yon
Deputy

NOTARY PUBLIC
DAWN DELAPENA
STATE OF COLORADO
My Commission Expires 03-29-2011



AREA SUMMARY

LOTS	=	1.674 Acres	100.00%
TOTAL	=	1.674 Acres	100.00%

SURVEYOR'S CERTIFICATION
I, STANLEY K. WERNER, do hereby certify that the accompanying plat of LIPSON SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of 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.
Date certified April 2, 2008

LIENHOLDERS RATIFICATION OF PLAT
THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agree that its security interest, as shown in document recorded at Book 2467, Pages 528 through 540, 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 Vice President, with the authority of its Board of Directors, this 24th day of March, 2008
By: Thomas R. Beston (title)
Vice President
For: Wells Fargo Bank, N.A.

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO } ss
COUNTY OF MESA
The foregoing instrument was acknowledged before me by Thomas R. Beston (title) Vice President for Wells Fargo Bank, N.A. this 24th day of February, A.D., 2008
Witness my hand and official seal:
Nita Gomez
Notary Public
My Commission Expires 1/8/2011

TITLE CERTIFICATION
STATE OF COLORADO } ss
COUNTY OF MESA
We, Abstract and Title 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 Lipson III Properties; 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.
Date: Feb 1, 2008 by: Donald K. Rine Name And Title
for: Abstract and Title Name Of Title Company

GENERAL NOTES
Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc., Policy No. 00919156 C, dated December 20, 2006.
Basis of bearings is the East Line of the SW¼ Section 7 which bears North 00 degrees 25 minutes 00 seconds West, a distance of 2643.51 feet, established by observation of the MCGPS control network. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.
Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

CITY OF GRAND JUNCTION APPROVAL
This plat of LIPSON SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 8th day of APRIL, A.D., 2008
City Manager: [Signature]
Mayor: [Signature]

LEGEND
ALPHABETIC SURVEY MARKER, AS NOTED
● SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
○ PER CRS-38-51-105, IN CONCRETE FOUND REBAR, AS NOTED
▲ PK NAIL, SET IN PAVING
ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
Δ DELTA ANGLE OF ARC
R RADIUS OF ARC
L LENGTH OF ARC
Ch CHORD DISTANCE OF ARC
Cg CHORD BEARING OF ARC
= EQUAL SYMBOL
% PERCENT SYMBOL
& AND SYMBOL
I/I INTERSTATE HIGHWAY SYMBOL
S/H STATE HIGHWAY SYMBOL
US UNITED STATES
NTS NOT TO SCALE
CRS COLORADO REVISED STATUTES
SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
PLS PROFESSIONAL LAND SURVEYOR
No. NUMBER
L.L.C. LIMITED LIABILITY COMPANY
A.D. ANNO DOMINI
± MORE OR LESS
° DEGREES (ANGULAR)
' MINUTES (ANGULAR) OR FEET (LINEAR)
" SECONDS (ANGULAR) OR INCHES (LINEAR)
MCSM MESA COUNTY SURVEY MARKER
BLM BUREAU OF LAND MANAGEMENT
CROW RIGHT-OF-WAY
CDOT COLORADO DEPARTMENT OF TRANSPORTATION
POB POINT OF BEGINNING
POC POINT OF COMMENCING

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 CERTIFICATION SHOWN HEREON.

LIPSON SUBDIVISION
SW¼ SECTION 7
T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO
High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451
PROJ. NO. 07-05 SURVEYED DRAWN CHK'D SHEET OF
DATE: January, 2008 dj/r rsk skw 1 1