

MAHAN MANOR

NW 1/4 NE 1/4 SECTION 30, T.1S.,R.1E.,UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
a portion of Lots 4 & 5 of GRAND JUNCTION ORCHARD MESA LAND COMPANY'S SUBDIVISION, recorded in Plat Book 1, Page 26

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Mahan Manor Estates, LLC is the owner of record of that real property situate in the northwest 1/4 of the northeast 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, as demonstrated in Book 4280 at Page 751, EXCEPT Road right-of-way as demonstrated in Book 3268 at Pages 258 & 259, being more particularly described as follows:

Commencing at the northwest corner of Lot 4 of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision, the basis of bearing being S89°57'14"E along the north line of said northwest 1/4 northeast 1/4, being monumented with Mesa County Survey Markers,
thence S89°57'14"E a distance of 135.00 feet to the Point of Beginning;
thence S89°57'14"E a distance of 48.67 feet;
thence 425.21 feet along the arc of a curve to the right having a central angle of 28°00'12" and a radius of 870.00 feet, the chord of which bears S75°57'11"E a distance of 421.00 feet;
thence S51°56'58"E a distance of 39.85 feet;
thence S00°01'16"E a distance of 759.43 feet;
thence N89°57'13"W a distance of 493.20 feet;
thence N00°02'40"E a distance of 880.00 feet to the Point of Beginning.
Said Parcel contains 9.55 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 MAHAN MANOR 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 hereby dedicated to the City of Grand Junction for the use of the public forever.

All Multi-purpose 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 sewer, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Drainage Easements shown hereon 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 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 Irrigation and Drainage Easements are granted to the Mahan Manor Homeowners Association, 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.

Tracts A, D, E and F, are granted to the Mahan Manor Homeowners Association, as undivided interest, not subject to partition, for open space purposes, subject to the various easements dedicated and granted on this Final Plat.

Tract B is granted to the Mahan Manor Homeowners Association, as undivided interest, not subject to partition, for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the common areas for landscape, subject to the various easements dedicated and granted on this Final Plat.

Tract C shown hereon is hereby granted to the owners of Lots specifically identified on the Plat as perpetual easements for ingress and egress purposes for the use of said Lot owner(s) their guest(s), and invitee(s), and also for the use by the public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.

Tracts C, D and E are hereby dedicated to the City of Grand Junction for the use of City-approved public utilities as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenant 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 Tracts/Easements include the right of ingress and egress on, over, under, through and across by the beneficiaries, their successors, assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, 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.

Said owner does hereby acknowledge that all lienholders associated with the interest of this plat have been represented hereon.

IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 8th day of APRIL A.D., 2008.

Carolyn M. Futch, Manager

Carolyn M. Futch, Manager Mahan Manor Estates LLC

STATE OF COLORADO)
County of Mesa) ss

The foregoing instrument was acknowledged before me this 8th day of April

A.D., 2008 by Carolyn M Futch

Witness my hand and official seal: Brenda R. Frazer
Notary Public

Address 2478 Patterson Rd #1 Grand Junction, CO 81505

My commission expires: 3/14/09



CITY APPROVAL

This plat of MAHAN MANOR, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 10th day of APRIL, 2008.

[Signature]
City Manager

[Signature]
City Mayor

PLAT NOTES

The Rose Point Irrigation Ditch which is shown on the plat of Grand Junction Orchard Mesa Land Company's Orchard Subdivision, is not within the subject property. The Ditch is now piped and is on the northerly side of Unawep Avenue.

The north line of the NW 1/4 of the NE 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, having a bearing of N89°57'14"E is monumented with Mesa County survey markers as shown on this plat. The origin of bearing is based on grid bearings from the Grand Valley Area Local Coordinate System.

This survey does not constitute a title search by this surveyor or D H Surveys Inc. All information regarding ownership, right-of-way, easements of record and other documents that may affect the quality of title of this property, is from a title policy issued by Abstract and Title Co. of Mesa County, Inc., File Number 00918231 dated July 10, 2006.

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.

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 4:07 o'clock P.M. this 16th day of April A.D. 2008, and is duly recorded in Book No. 4646 at page 173 & 174 Reception No. 2434643, Fee \$ 20⁰⁰ 813, Drawer No. VV-94

[Signature]
Deputy

[Signature]
Clerk and Recorder

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, United Title 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 Mahan Manor Estates 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.

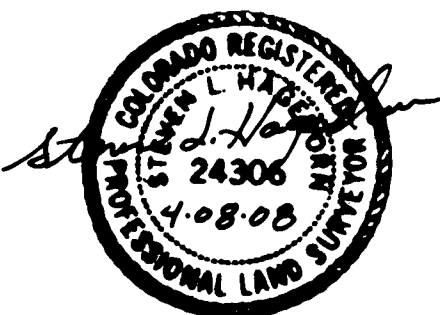
Date: 4/8/08

By: [Signature]

To be completed by the City of Grand Junction personnel.
The accuracy of this information is the responsibility of the City of Grand Junction.
Tract A, B, C, D & E conveyed to Homeowner's Association in Book 4646 at Pages 177.
The Ingress/Egress Easement in Tract C for the benefit of Lots 8 & 9, Block Three, is granted by separate instrument in Book 4646, Pages 179.

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and/or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



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 agree that its security interest which is recorded in Book 4576 at Page 826 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: Carey B. Horton, VP

FOR: First National Bank of the Rockies

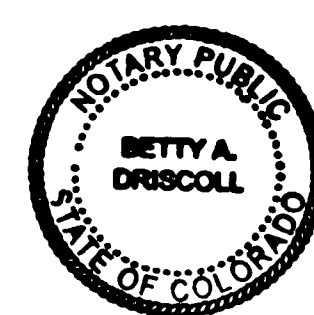
STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing Lienholders Ratification was acknowledged before me this 8th day of April A.D., 2008 by Carey B. Horton, VP

Witness my hand and official seal: [Signature]
Notary Public

Address 2452 Hwy 1450, Grand Junction, CO 81505

My commission expires 01/18/2010



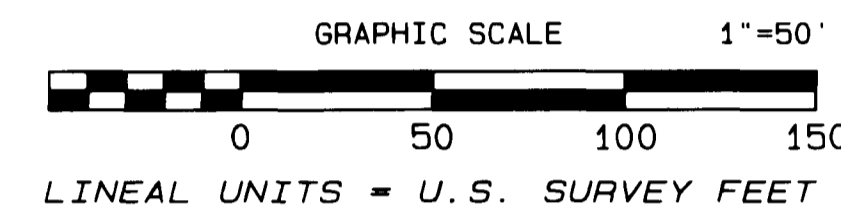
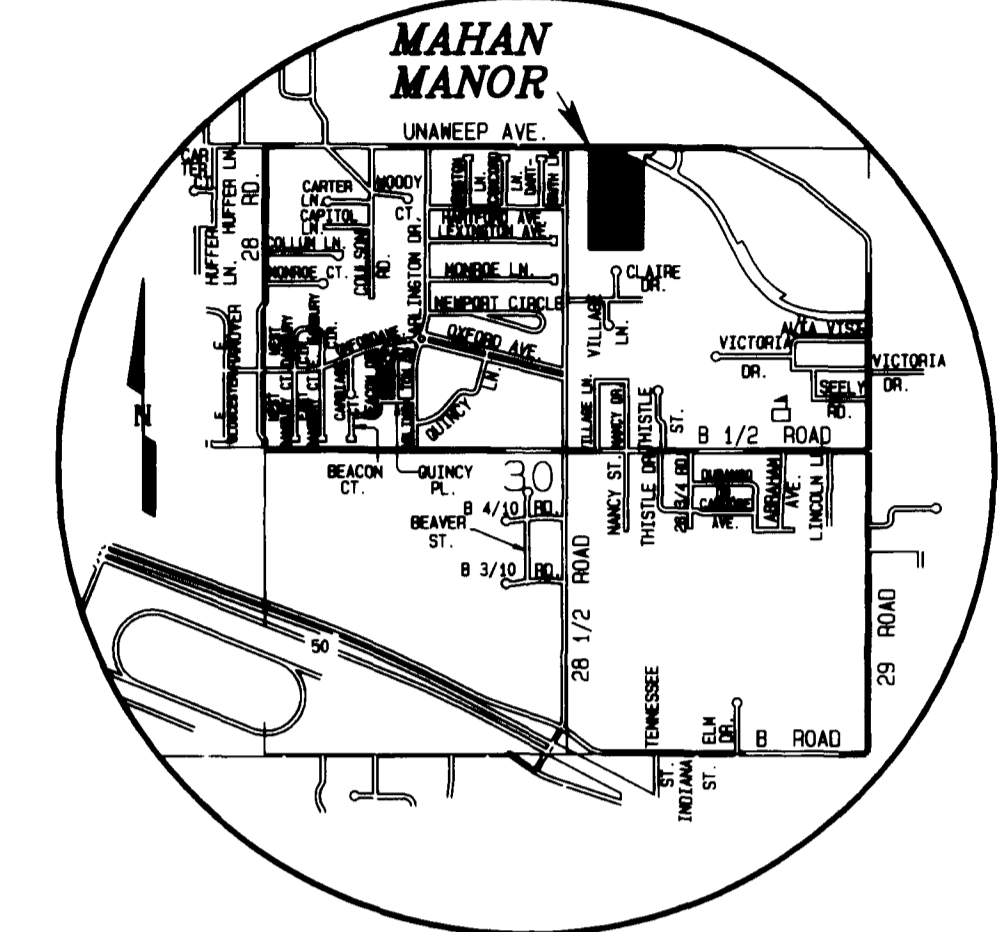
MAHAN MANOR
LOCATED IN THE
NW 1/4 NE 1/4 SECTION 30, T.1S.,R.1E.,UTE M.
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

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

Designed By S.L.H. Checked By M.W.D. Job No. 971-06-01
Drawn By TERRAMODEL Date APRIL, 2008 Sheet 1 OF 2

MAHAN MANOR

NW 1/4 NE 1/4 SECTION 30, T.1S., R.1E., UTE MERIDIAN
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
 a portion of Lots 4 & 5 of GRAND JUNCTION ORCHARD MESA
 LAND COMPANY'S ORCHARD SUBDIVISION recorded in
 Plat Book 1 at Page 26



LEGEND & ABBREVIATIONS

- ◆ FOUND MESA COUNTY SURVEY MARKER (M.C.S.M.)
 - FOUND 2" ALUMINUM CAP ON #5 REBAR STAMPED TLC LS 18480 IN CONCRETE
 - FOUND 2" ALUMINUM CAP ON #5 REBAR STAMPED D H SURVEYS INC LS 37049 IN CONCRETE
 - SET / FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 24306 IN CONCRETE
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- W.C. = WITNESS CORNER
- I & D ESMT. = IRRIGATION & DRAINAGE EASEMENT
- M-P ESMT. = MULTI-PURPOSE EASEMENT
- I/E = INGRESS/EGRESS
- M.C.S.M. = MESA COUNTY SURVEY MARKER
- T. = TOWNSHIP
- R. = RANGE
- M. = MERIDIAN

VICINITY MAP N.T.S.

AREA SUMMARY

| | |
|-----------------|-----------------------------|
| DEDICATED ROADS | = 1.94 ACRES± / 20.3% |
| LOTS (31) | = 6.98 ACRES± / 73.1% |
| TRACTS | = 0.63 ACRES± / 6.6% |
| TOTAL | = 9.55 ACRES± / 100% |

CURVE TABLE

| LINE | DELTA | RADIUS | ARC | CHORD BEARING | CHORD |
|------|-----------|---------|---------|---------------|---------|
| C1 | 2°55'24" | 856.00' | 43.68' | S88°29'35"E | 43.67' |
| C2 | 1°20'28" | 856.00' | 20.04' | S86°21'39"E | 20.03' |
| C3 | 17°18'18" | 856.00' | 288.50' | S76°01'55"E | 257.52' |
| C4 | 21°41'06" | 870.00' | 329.27' | S79°06'43"E | 327.31' |
| C5 | 3°03'54" | 870.00' | 46.54' | S66°44'14"E | 46.53' |
| C6 | 3°15'12" | 870.00' | 49.40' | S63°54'41"E | 49.39' |
| C7 | 25°29'27" | 172.00' | 76.52' | N12°42'11"E | 75.89' |
| C8 | 25°29'27" | 150.00' | 66.74' | N12°42'11"E | 66.18' |
| C9 | 25°29'27" | 128.00' | 56.95' | N12°42'11"E | 56.48' |
| C10 | 90°00'00" | 37.00' | 58.12' | S44°57'28"W | 52.33' |
| C11 | 90°00'00" | 59.00' | 92.68' | S44°57'28"W | 83.44' |
| C12 | 21°44'18" | 13.50' | 5.12' | S10°54'41"E | 5.09' |
| C13 | 9°08'38" | 13.50' | 2.15' | S26°21'10"E | 2.15' |
| C14 | 67°24'19" | 48.00' | 56.47' | S02°46'41"W | 53.27' |
| C15 | 24°02'58" | 48.00' | 20.15' | S48°30'20"W | 20.00' |
| C16 | 60°18'36" | 48.00' | 50.52' | N69°18'53"W | 48.23' |
| C17 | 30°52'57" | 13.50' | 7.28' | N74°36'04"W | 7.19' |
| C18 | 90°00'00" | 37.00' | 58.12' | S44°57'28"W | 52.33' |
| C19 | 90°00'00" | 59.00' | 92.68' | N44°57'28"E | 83.44' |
| C20 | 30°52'57" | 13.50' | 7.28' | N15°29'00"W | 7.19' |
| C21 | 86°31'09" | 48.00' | 72.48' | N12°20'06"E | 65.79' |
| C22 | 24°11'21" | 48.00' | 20.26' | N67°41'21"E | 20.11' |
| C23 | 22°24'41" | 48.00' | 18.78' | S70°21'56"E | 18.66' |
| C24 | 30°52'57" | 13.50' | 7.28' | S74°36'04"E | 7.19' |
| C25 | 18°38'43" | 48.00' | 15.62' | N69°06'22"E | 15.55' |
| C26 | 1°00'26" | 856.00' | 15.05' | S85°11'12"E | 15.05' |

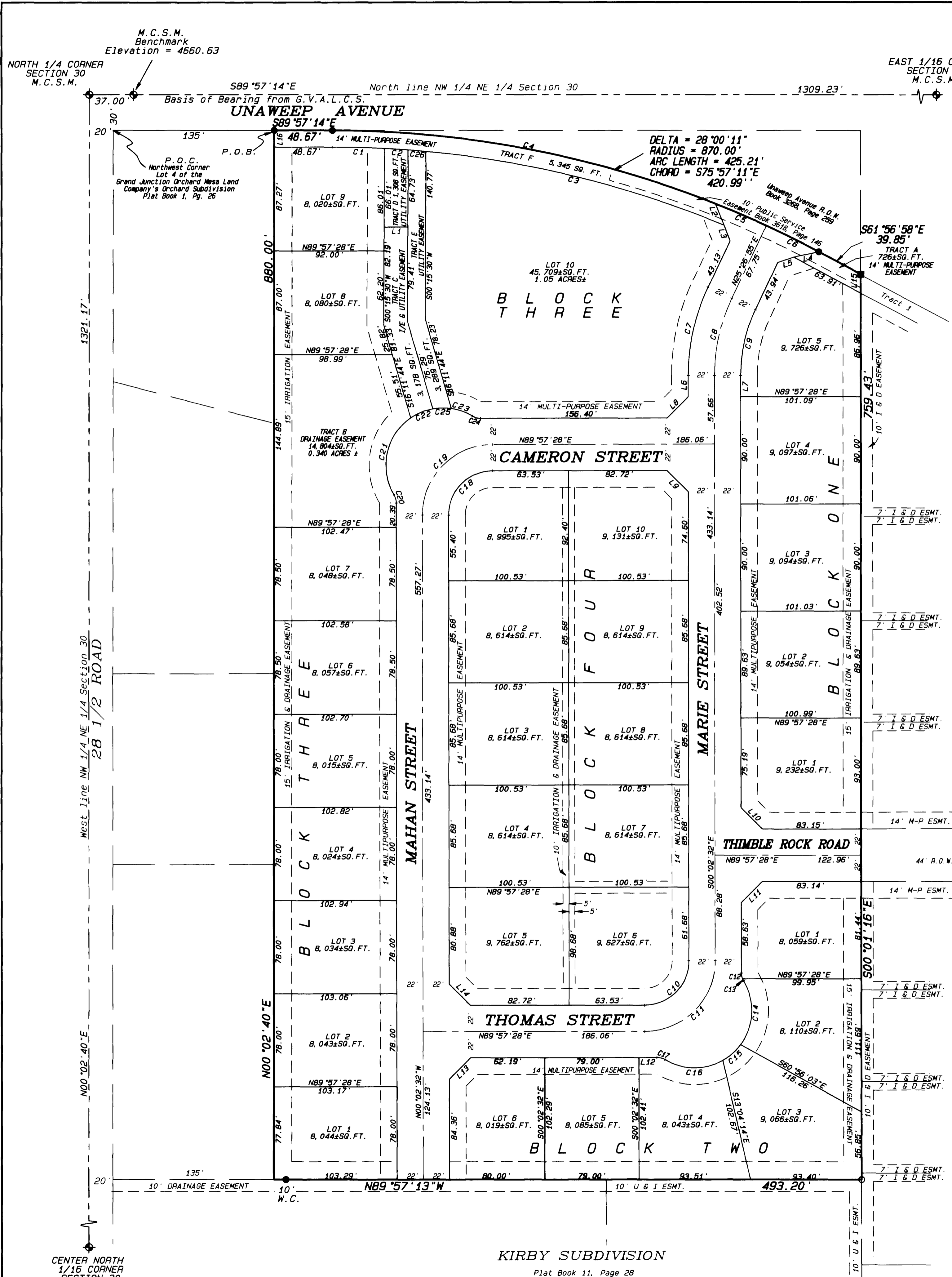
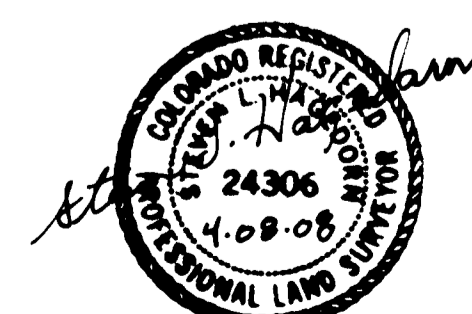
LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N89°57'28"E | 20.00' |
| L2 | N21°33'21"W | 19.37' |
| L3 | N21°33'21"W | 14.13' |
| L4 | N77°53'52"E | 21.70' |
| L5 | S71°42'09"W | 14.09' |
| L6 | N00°02'32"W | 17.85' |
| L7 | N00°02'32"W | 17.89' |
| L8 | N44°57'28"E | 25.18' |
| L9 | S45°02'32"E | 25.18' |
| L10 | S45°02'32"E | 25.18' |
| L11 | N44°57'28"E | 25.18' |
| L12 | N89°57'28"E | 15.21' |
| L13 | N44°57'28"E | 25.18' |
| L14 | N45°02'32"W | 25.18' |
| L15 | S00°01'15"E | 15.86' |
| L16 | N00°02'40"E | 14.00' |

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MAHAN MANOR
 LOCATED IN THE
 NW1/4 NE 1/4 SECTION 30, T.1S., R.1E., UTE M.
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

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



KIRBY SUBDIVISION
 Plat Book 11, Page 28

UNAWEEP HEIGHTS
 FILING NO. 2
 Book 3633, Page 714 & 715