

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Marcus and Carol Costopoulos and Hill & Davidson, LLC, are the owners of that real property located in part of the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deeds: Book 3668, Pages 624 and 625 to Costopoulos - Book 3832, Pages 683 and 684 to Hill & Davidson - Book 4210, Pages 525 through 527, Quiet Title to Hill & Davidson.)

Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, whence the Southwest corner of said SW¼ SE¼ Section 17 bears South 89 degrees 58 minutes 40 seconds West, a distance of 1317.52 feet, for a bearing of bearings, with all bearings contained herein relative thereto; thence North 00 degrees 01 minutes 27 seconds West, a distance of 50.00 feet to the North right-of-way line of D Road, as described in Book 1024, Page 397, Mesa County records; thence South 89 degrees 58 minutes 40 seconds West, a distance of 210.00 feet, along said North right-of-way line of said D Road, to the POINT OF BEGINNING; thence South 89 degrees 58 minutes 40 seconds West a distance of 277.62 feet, along said right-of-way line; thence North 00 degrees 02 minutes 13 seconds West a distance of 1133.34 feet, to a point in the center of the Grand Valley Canal; thence, along the centerline of said Grand Valley Canal the following five (5) courses: (1) South 71 degrees 48 minutes 37 seconds East a distance of 127.79 feet; (2) South 76 degrees 05 minutes 45 seconds East a distance of 132.54 feet; (3) South 70 degrees 43 minutes 47 seconds East, a distance of 60.57 feet; (4) South 59 degrees 28 minutes 27 seconds East, a distance of 137.94 feet; (5) South 68 degrees 42 minutes 14 seconds East, a distance of 66.45 feet, to a point on the East line of said SW¼ SE¼ Section 17; thence South 00 degrees 01 minutes 27 seconds East a distance of 702.16 feet, along said East line of said SW¼ SE¼ Section 17; thence South 89 degrees 58 minutes 40 seconds West a distance of 209.98 feet; thence South 00 degrees 01 minutes 28 seconds East a distance of 245.00 feet to the POINT OF BEGINNING.

Said parcel containing an area of 10.587 acres, more or less, 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 WEST BRANCH SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers 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, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

Tract A includes a Trail Easement, because of such easement no structures shall be built within Tract A. If the property is developed, then Tract A will be conveyed to the Homeowners Association, as created, and unless and until that happens the tract will be for the use and benefit of land owners and residents, subject to the City Trail Easement.

All Trail Easements 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 non-motorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity 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 prevent reasonable ingress and egress to and from the easement.

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 prevent 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 owners, Marcus and Carol Costopoulos and Hill & Davidson, LLC, have caused their names to be hereunto subscribed this 20th day of June, A.D. 2008

by: Marcus Costopoulos

by: Carol Costopoulos

by: Darren M. Davidson and Ben D. Hill for Hill & Davidson, LLC as managers/members

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO) ss COUNTY OF MESA The foregoing instrument was acknowledged before me by Marcus Costopoulos this 20th day of June, A.D., 2008

Witness my hand and official seal:

Notary Public My Commission Expires 11/2/09

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO) ss COUNTY OF MESA The foregoing instrument was acknowledged before me by Carol Costopoulos this 20th day of June, A.D., 2008

Witness my hand and official seal:

Notary Public My Commission Expires 11/2/09

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO) ss COUNTY OF MESA The foregoing instrument was acknowledged before me by Darren M. Davidson and Ben D. Hill as managers/members for Hill & Davidson, LLC, its (title) this 20th day of June, A.D., 2008

Witness my hand and official seal:

Notary Public My Commission Expires 11/2/09

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 4693, Pages 463 through 470, 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' banking officer, with the authority of its' Board of Directors, this 20th day of June, 2008

By: Nathan P. Knoll (title) Banking Officer For: Alpine Bank

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO) ss COUNTY OF MESA The foregoing instrument was acknowledged before me by Nathan P. Knoll (title) banking officer for Alpine Bank this 20th day of June, A.D., 2008

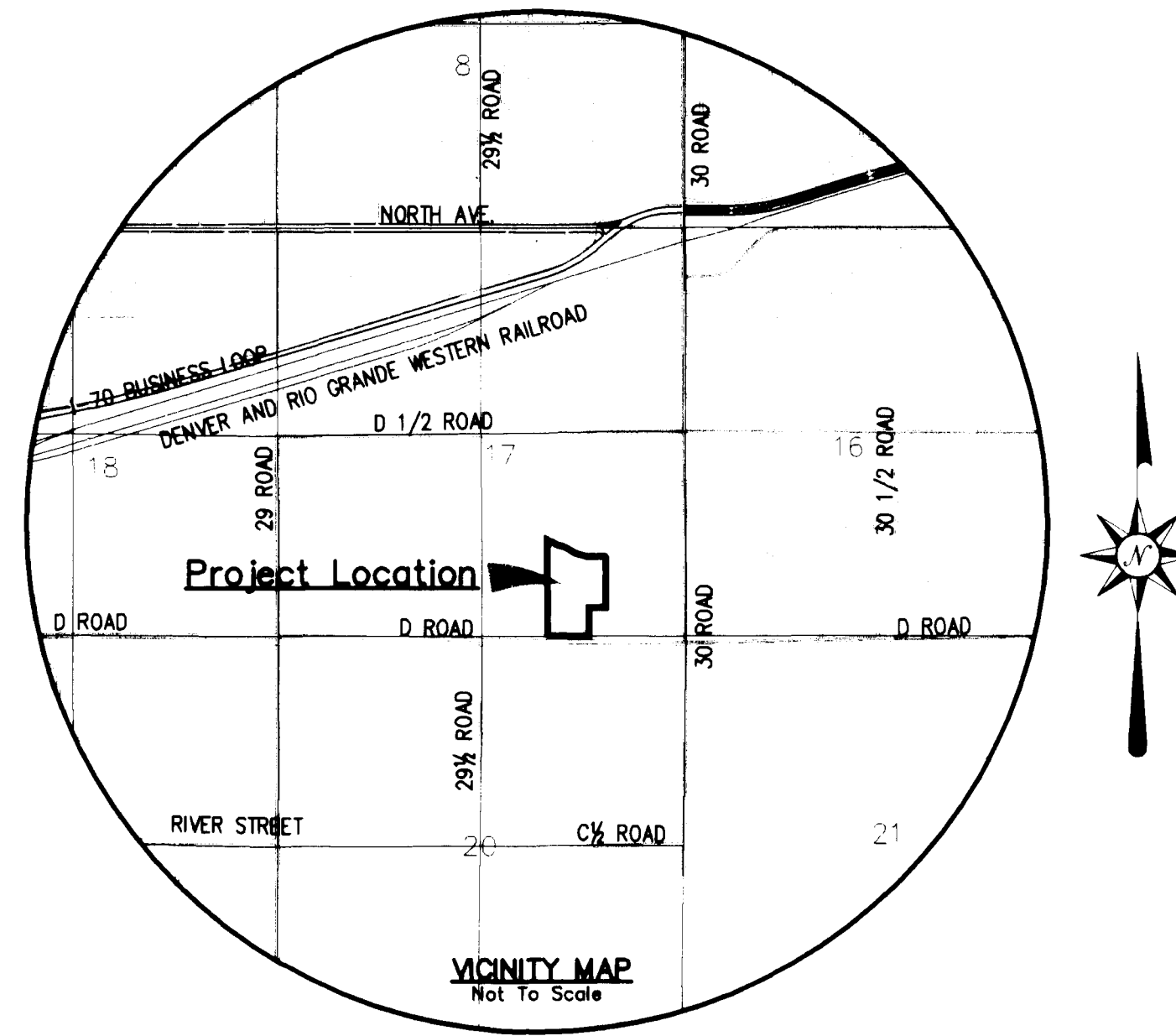
Witness my hand and official seal:

Notary Public My Commission Expires 11/2/09

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.

WEST BRANCH SUBDIVISION

LOCATED IN SW¼ SE¼ SECTION 17 T1S, R1E, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



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 4310, Pages 326 through 328, 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' managers/members with the authority of its' Board of Directors, this 20th day of June 2008

By: Ben D. Hill and Darren M. Davidson (title) managers/members For: Hill & Davidson, LLC, a Colorado limited liability company.

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO) ss COUNTY OF MESA The foregoing instrument was acknowledged before me by Ben D. Hill and Darren M. Davidson (title) managers/members for Hill & Davidson, LLC this 20th day of June, A.D., 2008

Witness my hand and official seal:

Notary Public My Commission Expires 11/2/09

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 4664, Pages 461 through 467, 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' managers/members with the authority of its' Board of Directors, this 20th day of June 2008

By: Ben D. Hill and Darren M. Davidson (title) managers/members For: Hill & Davidson, LLC, a Colorado limited liability company.

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO) ss COUNTY OF MESA The foregoing instrument was acknowledged before me by Ben D. Hill and Darren M. Davidson (title) managers/members for Hill & Davidson, LLC this 20th day of June, A.D., 2008

Witness my hand and official seal:

Notary Public My Commission Expires 11/2/09

- ALLOT SURVEY MARKER, AS NOTED
SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
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
DELTA VALUE OF ARC
R RADIUS OF ARC
L LENGTH OF ARC
Ch CHORD DISTANCE OF ARC
Brg CHORD BEARING OF ARC
= EQUAL SYMBOL
PERCENT SYMBOL AND SYMBOL
INTERSTATE HIGHWAY SYMBOL
STATE HIGHWAY SYMBOL
UNITED STATES
NOT TO SCALE
COLORADO REVISED STATUTES
PROFESSIONAL LAND SURVEYOR
LIMITED LIABILITY COMPANY
ANNO DOMINI
MORE OR LESS
DEGREES (ANGULAR)
MINUTES (ANGULAR) OR FEET (LINEAR)
SECONDS (ANGULAR) OR INCHES (LINEAR)
MCSM MESA COUNTY SURVEY MARKER
BLWM BUREAU OF LAND MANAGEMENT
ROW RIGHT-OF-WAY
CDOT COLORADO DEPARTMENT OF TRANSPORTATION
POB POINT OF BEGINNING
POC POINT OF COMMENCING

SURVEYOR'S CERTIFICATION

I, JEFFREY C. FLETCHER, do hereby certify that the accompanying plat of WEST BRANCH 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 JUNE 20, 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 3822, Pages 685 through 689, 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' attorney in fact with the authority of a power of attorney, this 20th day of June, 2008

By: Bruce Dwire (title) as attorney in fact For: Hartland Clubb and Retha Clubb

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO) ss COUNTY OF MESA The foregoing instrument was acknowledged before me by Bruce Dwire (title) as attorney in fact for Hartland Clubb and Retha Clubb this 20th day of June, A.D., 2008

Witness my hand and official seal:

Notary Public My Commission Expires 11/2/09

TITLE CERTIFICATION

STATE OF COLORADO) ss 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 ANDREW H. DAVIDSON, et al. 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: JUNE 30, 2008 by: Lawrence D. Vent/Examiner Name And Title for: LAND TITLE GUARANTEE COMPANY Name Of Title Company

GENERAL NOTES

Easement and Title Information provided by Land Title Guarantee Company - Grand Junction, Commitment No. GJF65008005, dated June 6, 2008.

Basis of bearings is the South line of the SW¼ SE¼ Section 17 to bear S89 degrees 58 minutes 40 seconds West, a distance of 1317.52 feet, based on 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".

All lineal units shown hereon in U.S. Survey feet.

FOR CITY USE ONLY

Table with columns: Associated Recorded Documents, Book, Page, Type. Entry: 4575, 340, Boundary Line Agreement - Houghton / Costopoulos

CITY OF GRAND JUNCTION APPROVAL

This plat of WEST BRANCH SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 26th day of June, A.D., 2008

City Manager: Jim Madril

Mayor: Craig Palmer

CLERK AND RECORDER'S CERTIFICATE

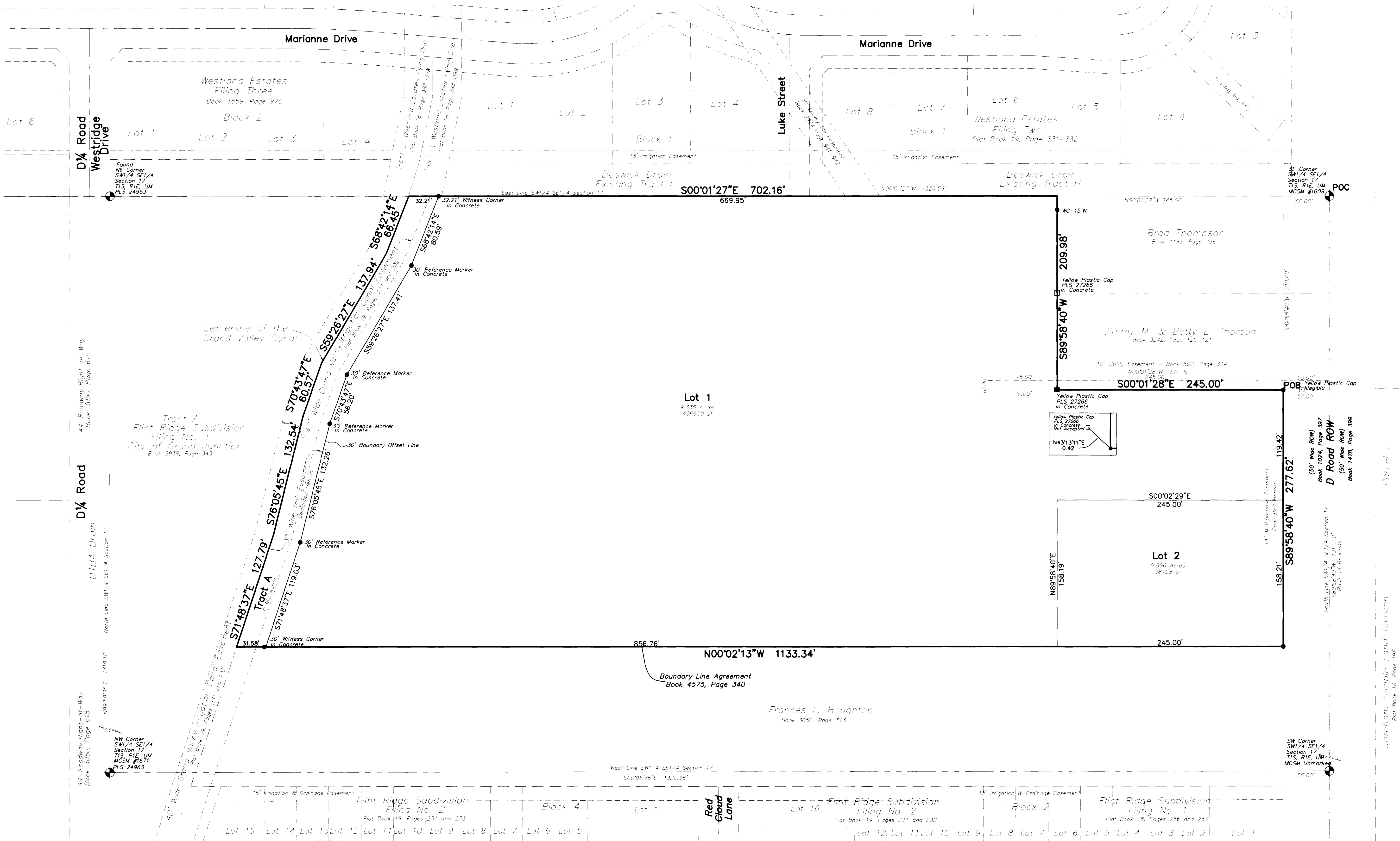
STATE OF COLORADO) ss COUNTY OF MESA I hereby certify that this instrument was filed in my office at 3:12 o'clock P.M., July 3, A.D., 2008 and was duly recorded in Plat Book 4693 Page No. 412-413 Reception No. 2447491 Drawer No. VV-128 Fees: 20.00 + 1.00

Janice Rich Clerk and Recorder

By: Helen Cross Deputy

WEST BRANCH SUBDIVISION LOCATED IN SW¼ SE¼ SECTION 17 T1S, R1E, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO High Desert Surveying, LLC 1673 Highway 50 Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax 970-255-7047 PROJ. NO. 05-110 SURVEYED/DRAWN SHEET OF DATE: June, 2008 JT/UC rsk 1 2

WEST BRANCH SUBDIVISION



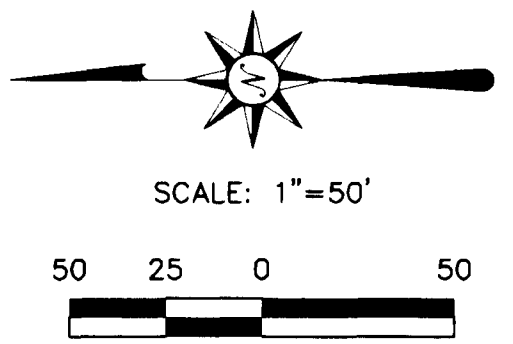
LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 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
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- INTERSTATE HIGHWAY SYMBOL
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- UNITED STATES
- US NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- PLS PROFESSIONAL LAND SURVEYOR NUMBER
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- ROW RIGHT-OF-WAY
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- POB POINT OF BEGINNING
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AREA SUMMARY

LOTS	=	10.225 Acres	96.58%
TRACT A	=	0.362 Acres	3.42%
TOTAL	=	10.587 Acres	100.00%

All lineal units shown hereon in U.S. Survey feet.



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WEST BRANCH SUBDIVISION

LOCATED IN
SW 1/4 SECTION 17
T1S, R1E, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-255-7047

PROJ. NO. 05-110
DATE: June, 2008

SURVEYED/DRAWN
JT/JC rsk

SHEET OF
2 2