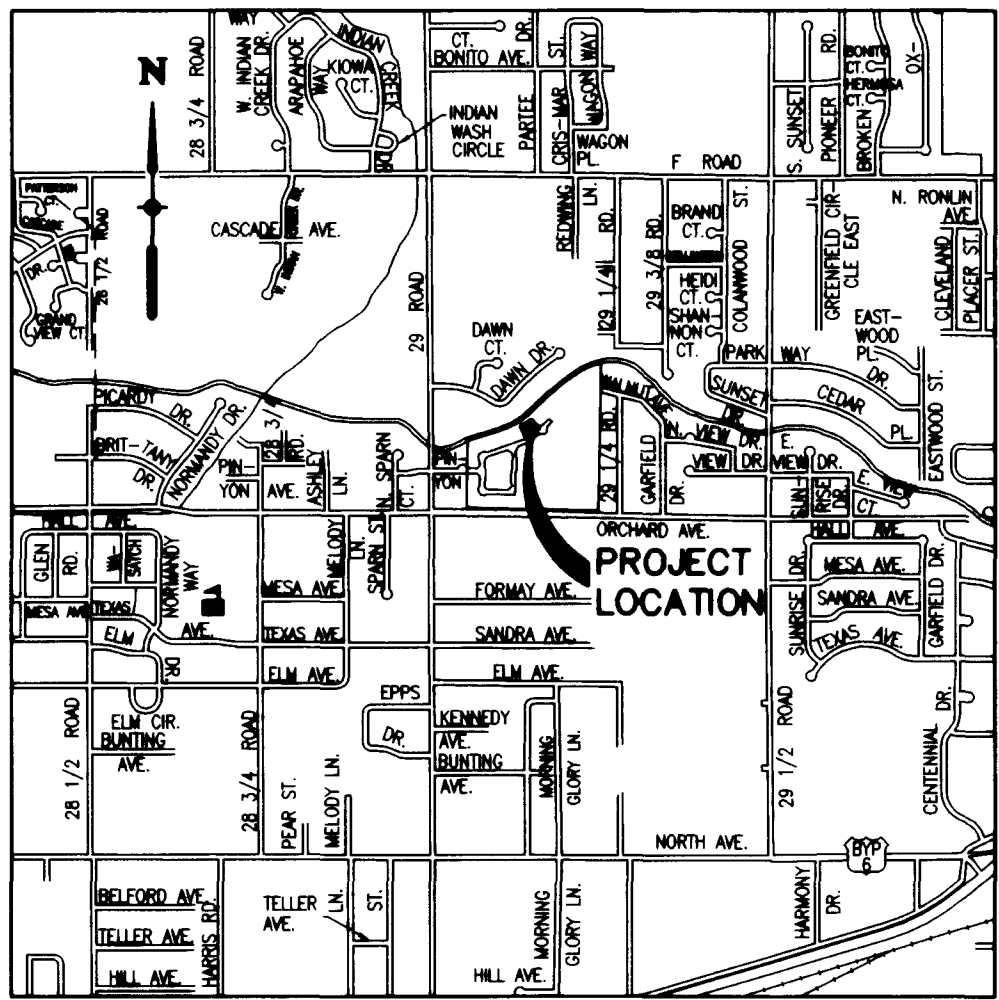


### ARBORS SUBDIVISION 1A

REPLAT OF LOT 10 AND LOT 11 IN BLOCK THREE OF ARBORS SUBDIVISION, FILING ONE.  
 BOOK 4479 AT PAGE 569, RECEPTION NO. 2393172.  
 LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,  
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.



VICINITY MAP

**AREA SUMMARY**

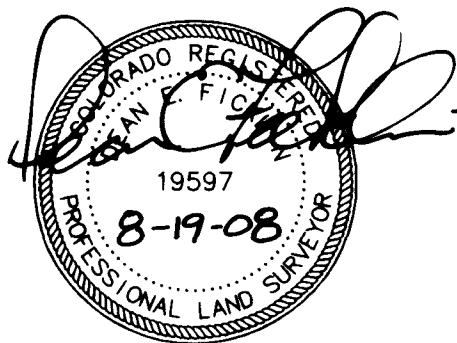
LOTS	0.249 AC.±	100%
TOTAL	0.249 AC.±	100%

**NOTES:**

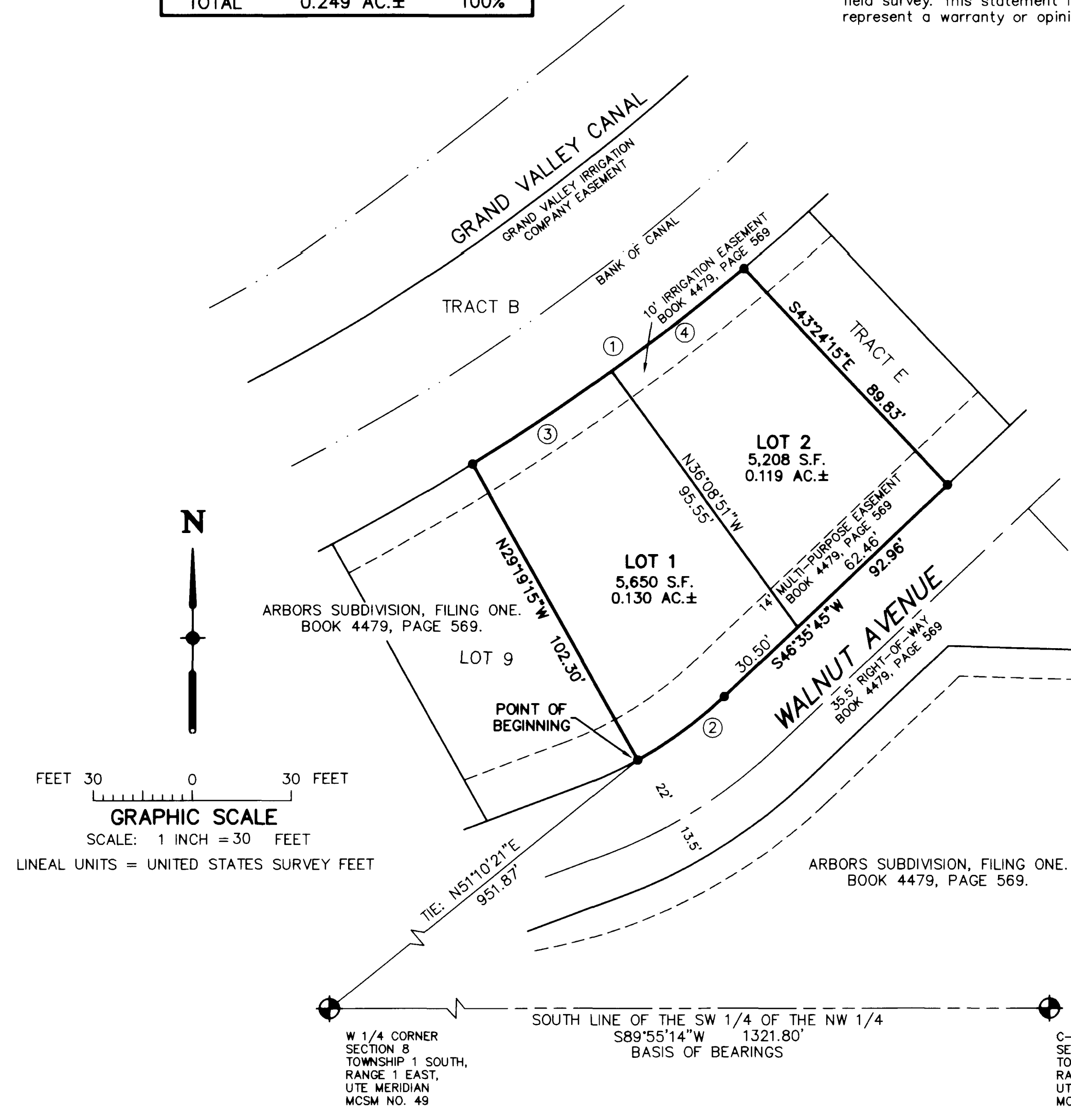
- Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon a defect in this survey be commenced more than ten years from the date of certification shown hereon.
- Basis of Bearing: The south line of the SW 1/4 of the NW 1/4 of Section 8, Township 1 South, Range 1 East, Ute Meridian, having a grid bearing of S 89°55'14" W and is monumented on the ground as shown on this Plat. The origin for this basis of bearings hereon is based on the grid bearings of the Mesa County SIMSLCS network.
- Lineal units are United States Survey Feet.
- Existing property corners which were recovered during this survey which were within 0.25 feet± of the position of record were accepted as being in the proper location as shown by record.
- This survey does not constitute a title search by this surveyor or Vista Engineering Corp. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title policy issued by Land Title Guarantee Company - Grand Junction, Order Number GJF65008429, dated August 14, 2008.
- The status of the terms, conditions, stipulations, obligations and provisions of a mutual agreement for an irrigation ditch and waste ditch as contained in Warranty Deed recorded April 20, 1960 in Book 778 at Page 197 is unclear, no apparent usage or existing structures found in this described location.

**SURVEYOR'S CERTIFICATE**

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that the accompanying plat of ARBORS SUBDIVISION 1A a subdivision of a part of City of Grand Junction, has been prepared by me and/or under my direct supervision and represents a field survey. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders or quality of title.

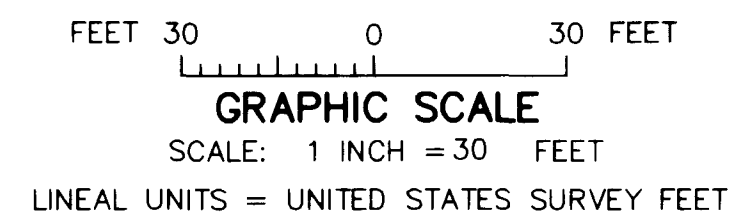


Dean E. Ficklin  
P.L.S., 19597



**LEGEND**

- SET 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP, PLS 19597.
- FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, PLS 20677.
- ◆ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- M.C.S.M. MESA COUNTY SURVEY MONUMENT.
- W.C. WITNESS CORNER.
- R.M. REFERENCE MONUMENT.
- S.F. SQUARE FEET.
- AC. ACRES.
- M.C.S.M. MESA COUNTY SURVEY MONUMENT.



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	08°15'19"	703.00'	101.29'	50.73'	101.20'	N54°16'37"E
C2	14°34'53"	128.00'	32.58'	16.38'	32.49'	N53°53'12"E
C3	04°07'40"	703.00'	50.65'	25.33'	50.64'	N56°20'26"E
C4	04°07'39"	703.00'	50.64'	25.33'	50.63'	N52°12'46"E

**CERTIFICATE OF OWNERSHIP AND DEDICATION.**

KNOW ALL MEN BY THESE PRESENTS that The Sunshine II Construction & Development, LLC., a limited liability company is the owner of record of that real property located in the SW 1/4 of the NW 1/4 of Section 8, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 4642, Page 827, Reception No. 2433699 of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby Plat said real property under the name and style of ARBORS SUBDIVISION 1A, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Lot 10 and Lot 11 in Block Three of Arbors Subdivision, Filing One, according to the Plat thereof recorded in Book 4479, Page 569, Reception Number 2393172 in the records of the Mesa County Clerk and Recorder. Lots located in the SW 1/4 of the NW 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, the perimeter being more particularly described as follows:

Beginning at the southwesterly corner of said Lot 10, which bears N 51°10'21" E, 951.87 feet from the W 1/4 corner said Section 8 and considering the south line of the SW 1/4 of the NW 1/4 of said Section 8 to bear S 89°55'14" W, with all other bearings contained herein relative thereto;

- Thence N 29°19'15" W, 102.30 feet;
- Thence northeasterly 101.29 feet along the arc of a non-tangent circular curve to the left with a radius of 703.00 feet, a delta of 08°15'19" and a chord bearing N 54°16'37" E, 101.20 feet;
- Thence S 43°24'15" E, 89.83 feet;
- Thence S 46°35'46" W, 92.96 feet;
- Thence southwesterly 32.58 feet along the arc of a circular curve to the right with a radius of 128.00 feet, a delta of 14°34'53" and a chord bearing S 53°53'12" W, 32.49 feet to the point of beginning.

Arbors Subdivision 1A as described above contains 0.249 acres more or less.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

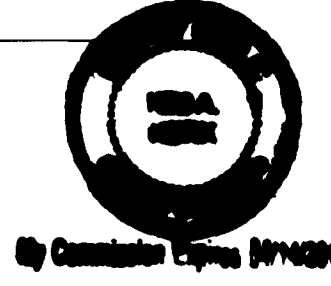
- All provisions, recorded rights and usage of the Easements and Tracts remain in accordance with the recorded documents for the Arbors Subdivision, Filing One according to the Plat thereof recorded in Book 4479 at Page 569, Reception No. 2393172 in the records of the office at the Mesa County Clerk and Recorder.

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.

Said owner hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Sunshine II Construction & Development, LLC., has caused its name to be hereunto subscribed this 16<sup>th</sup> day of August, A.D., 2008.

By: Lloyd J. Davis, Jr.  
Lloyd J. Davis, Jr., President of Sundance Property Leasing, Inc., as manager of Sunshine II Construction & Development, LLC.



STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 26<sup>th</sup> day of August, A.D., 2008, by Lloyd J. Davis, Jr., as president of Sundance Property Leasing, Inc., as manager of Sunshine II Construction & Development, LLC.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 04/14/2010  
By: Kim G. Huke  
Notary Public

**TITLE CERTIFICATION**

We, Land Title Guarantee Company, a title insurance company, as duly licensed 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 Sunshine II Construction & 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.

Executed this 20<sup>th</sup> day of August, A.D., 2008.

By: Lawrence D. Vent (title) TITLE EXAMINER

**LIENHOLDER'S RATIFICATION OF PLAT**

The undersigned, hereby certifies that it is a holder of a security interests upon the property hereon described and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that its security interests which are recorded in Book 4479 at Page 606, re-recorded August 1, 2007 in Book 4484 at Page 1 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 present to be signed by its Vice President with the authority of its board of directors, this 27<sup>th</sup> day of August, A.D., 2008.

By: [Signature] (title) V.P.  
Bank of Oklahoma, N.A.

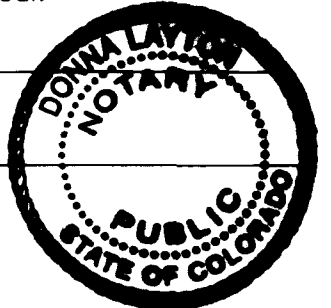
STATE OF Colorado }  
COUNTY OF DENVER } ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 27<sup>th</sup> day of August, A.D., 2008, by Dean E. Visscher as Vice President of Bank of Oklahoma, N.A.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 09-29-2009

By: [Signature]  
Notary Public



**CITY APPROVAL**

The Arbors Subdivision 1A approved and all dedications accepted this 24<sup>th</sup> day of September, A.D., 2008.

By: [Signature]  
City Manager

By: [Signature]  
Mayor

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF MESA } ss

I hereby certify that this instrument was filed for record in the office of the

County Clerk and Recorder of Mesa County at 4:03 P.M.,

on the 10<sup>th</sup> day of September, A.D. 2008 in Book

No. 4724, Page No. 949, Reception No. 2456744

Drawer No. WV-30, Fees 10.00 1.00

By: [Signature]  
Mesa County Clerk and Recorder

By: [Signature]  
Deputy

**DECLARATIONS**

The Declaration of Covenants and Restrictions are recorded in Book 4479, Pages 572 through 599 of the records in the Mesa County Clerk and Recorder.

**ARBORS SUBDIVISION 1A**

REPLAT OF LOT 10 AND LOT 11 IN BLOCK THREE OF ARBORS SUBDIVISION, FILING ONE.  
 LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

VISTA ENGINEERING CORP.  
 GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 30'	4242.01-05	8-19-08	1 of 1