

MAHAN MANOR FILING II

NW 1/4 NE 1/4 SECTION 30, T.1S.,R.1E.,UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
A REPLAT OF LOT 10, BLOCK THREE, MAHAN MANOR, RECORDED IN BOOK 4646, PAGES 173 & 174, RECEPTION NO. 2434643

CITY APPROVAL

This plat of MAHAN MANOR FILING II, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 16 day of OCTOBER, 2008.

[Signature]
City Manager

[Signature]
City Mayor

PLAT NOTES

The north line of the NE 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 United Title Company in File Number U0045415 dated October 13, 2008.

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.

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 4646 at Page's 173 and 174, being more particularly described as follows:

Lot 10, Block Three of Mahan Manor, City of Grand Junction, Mesa County, Colorado, as recorded in Book 4646 at pages 171 and 174, Reception No. 2434643 of the Mesa County records. Said parcel contains 1.05 acres.

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

All Irrigation Easements to be granted to the Mahan Manor Homeowners Association, for the benefit of the owners of the lots hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

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 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 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 15th day of OCTOBER A.D., 2008.

[Signature]

Carolyn M. Futch, Manager Mahan Manor Estates LLC

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 10:49 o'clock A.M., this 15th day of October A.D. 2008, and is duly recorded in Book No. 4743 at page 48-49 Reception No. 462301, Fee \$ 20+1 Drawer No. WW-45

[Signature]
Deputy
CLERK & RECORDER

[Signature]
Deputy
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 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: 10/15/08

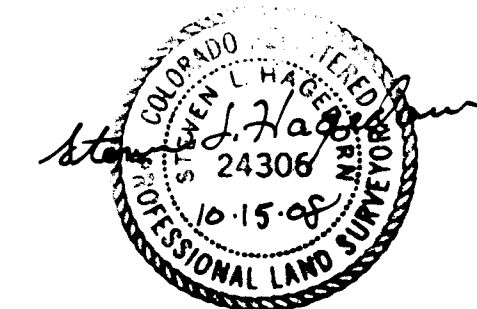
By: [Signature]

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

- Irrigation Easement is granted to the Mahan Manor Homeowners Association by separate instrument in Book 4743 at Page 51
- First Amended Declaration of Covenants, Restrictions Book 4743 at Page 54

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.



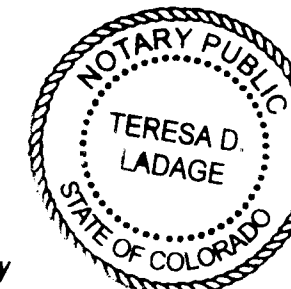
LIENHOLDERS RATIFICATION OF PLAT

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, V.P. FOR: First National Bank of the Rockies

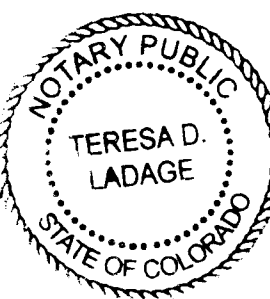
STATE OF COLORADO)
COUNTY OF MESA)

The foregoing Lienholders Ratification was acknowledged before me this 15th day of October A.D., 2008 by Carey B. Horton
Witness my hand and official seal [Signature]
Notary Public
Address 3136 1/2 Alec Way GJT CO
My commission expires 9/13/2010



STATE OF COLORADO)
County of Mesa)

The foregoing instrument was acknowledged before me this 15th day of October A.D., 2008 by Carolyn M Futch
Witness my hand and official seal: [Signature]
Notary Public
Address 3136 1/2 Alec Way GJT CO
My commission expires: 9/13/2010



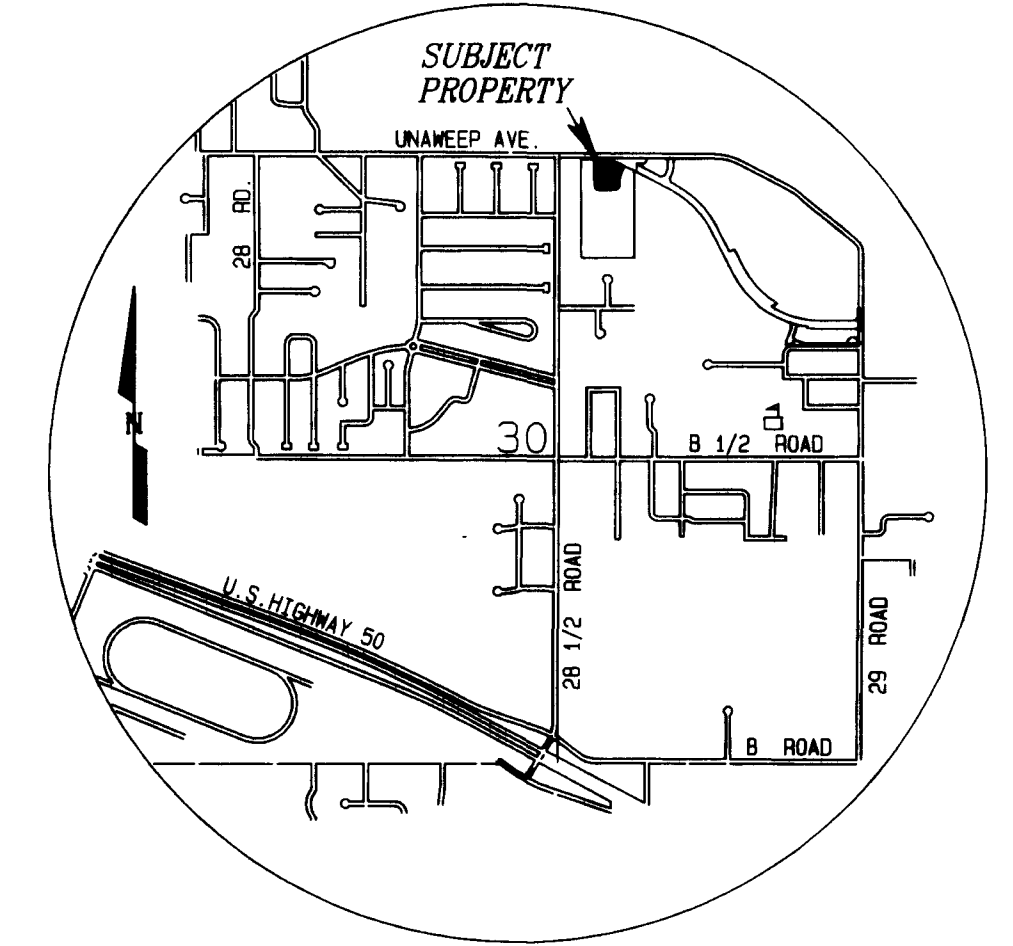
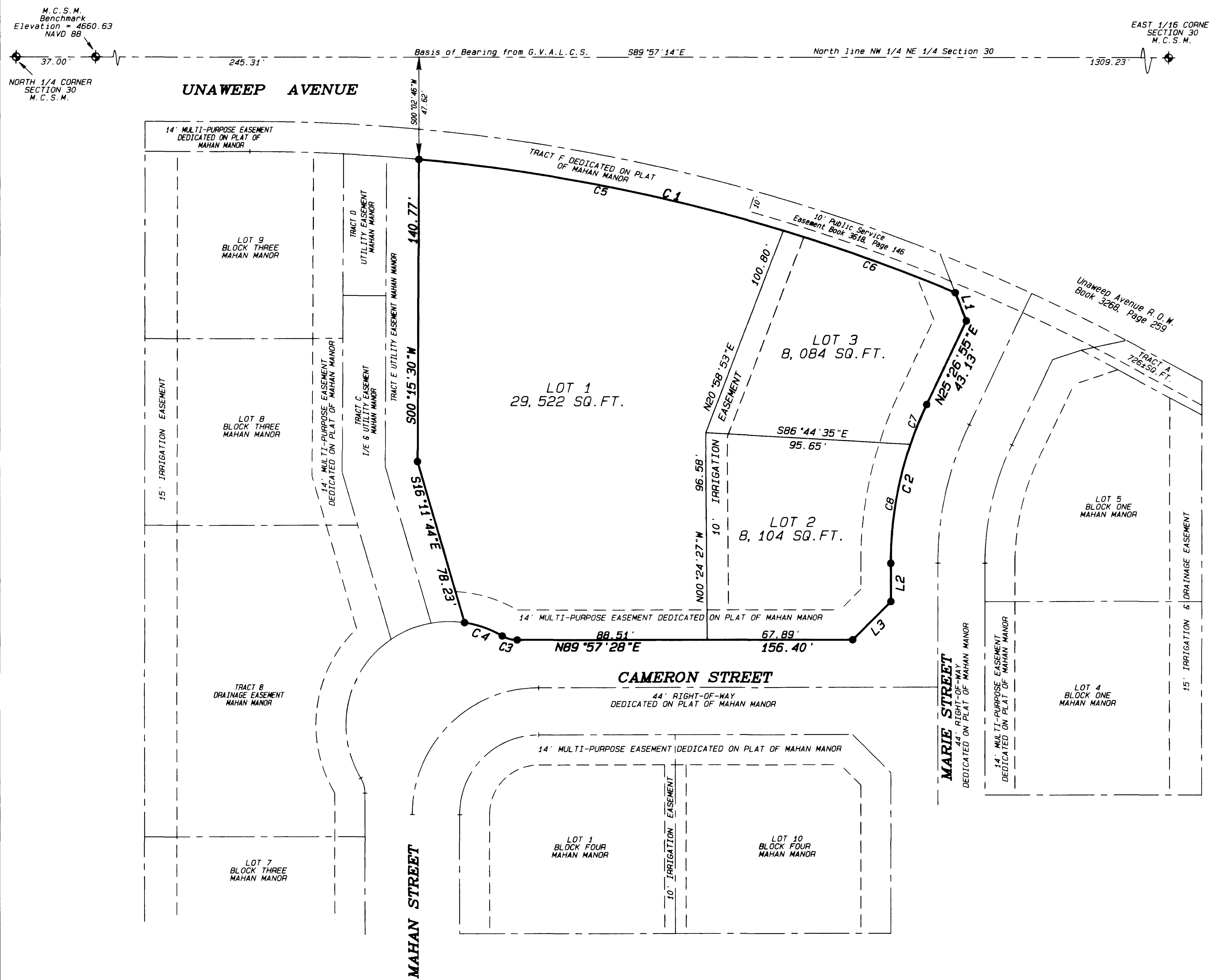
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REPLAT OF LOT 10, BLOCK THREE MAHAN MANOR
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

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

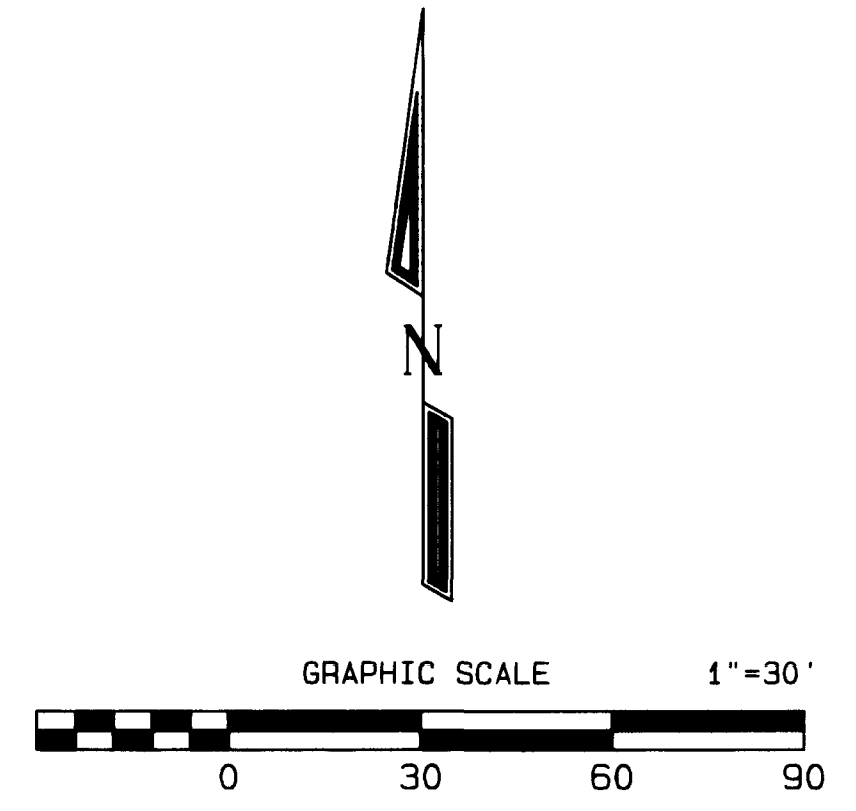
Designed By S. L. H. Checked By M. W. D. Job No. 971-08-02
Drawn By TERRAMODEL Date OCTOBER, 2008 Sheet 1 OF 2

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VICINITY MAP
 NOT TO SCALE



LEGEND & ABBREVIATIONS

- ◆ FOUND MESA COUNTY SURVEY MARKER (M.C.S.M.)
- FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 24306 IN CONCRETE
- NAVD 88 = NORTH AMERICAN VERTICAL DATUM 1988
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- M.C.S.M. = MESA COUNTY SURVEY MARKER
- T. = TOWNSHIP
- R. = RANGE
- M. = MERIDIAN
- SQ. FT. = SQUARE FEET

LINE TABLE

LINE	BEARING	DISTANCE
L1	N41°33'21"W	14.13
L2	N00°32'32"W	17.85
L3	N44°57'28"E	25.18

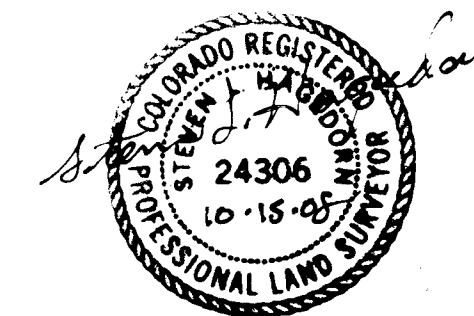
CURVE TABLE

LINE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	17°18'08"	856.00	258.50	S76°01'55"E	267.52
C2	25°29'27"	172.00	76.52	N42°42'11"E	75.09
C3	30°52'57"	13.50	7.28	S74°36'04"E	7.19
C4	22°24'41"	48.00	18.78	S70°21'56"E	18.66
C5	11°35'20"	856.00	173.14	S78°53'19"E	172.84
C6	05°42'49"	856.00	85.36	S70°14'15"E	85.33
C7	06°41'42"	172.00	20.10	S22°06'03"W	20.09
CB	18°47'44"	172.00	56.42	S09°21'20"W	56.17

AREA SUMMARY

LOTS (3) = 1.05 ACRES± / 100%

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 Drawn By TERRAMODEL Date OCTOBER, 2008 Sheet 2 OF 2