

TEPLY SUBDIVISION, A REPLAT OF LOTS 1 & 2 OF BLOCK 4, LOT 6 OF BLOCK 3, TERRA DEL VISTA SUBDIVISION, PLAT BOOK 8, PAGE 76, PART OF LOTS 5 & 6, BLOCK 1, CAMBRIDGE SUBDIVISION, PLAT BOOK 13, PAGE 174, AND PART OF THE S1/2 NE1/4 SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, 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 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 3172, PAGE 179 AND BOOK 3172, PAGE 173 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO, SHALL BE SUBORDINATED TO THE DEDICATION 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 11th DAY OF July, 2008.

BY: Carri Dixon FOR: Wells Fargo Bank NA (TITLE) Vice President (CORPORATE NAME)

(STATE OF Colorado) (COUNTY OF Mesa)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July, 2008 BY Carri Dixon

MY COMMISSION EXPIRES ON 3/5/2012 WITNESS MY HAND AND OFFICIAL SEAL.

Shelley McAllister NOTARY PUBLIC



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 4051, PAGE 582 AND BOOK 4051, PAGE 600 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Assist. Vice President, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3rd DAY OF December, 2008.

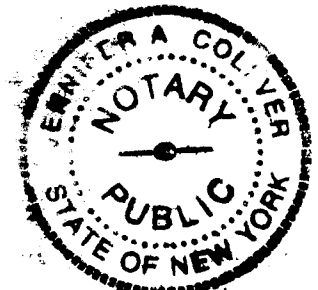
BY: Jacqueline M. Panara FOR: Bank of America N.A. (TITLE) Jacqueline M. Panara A.V.P. (CORPORATE NAME) (STATE OF New York)

(COUNTY OF Erie)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF December, 2008 BY Jacqueline M. Panara

MY COMMISSION EXPIRES ON 9-9-2010 WITNESS MY HAND AND OFFICIAL SEAL.

Jennifer A. Colucci NOTARY PUBLIC



DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED WILLIAM J. ADDESSO AND MARCY D. ADDESSO ARE THE OWNERS OF THAT REAL PROPERTY RECORDED IN BOOK 3672, PAGE 678 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 2, BLOCK 4, TERRA DEL VISTA SUBDIVISION, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, SAID SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 76, IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER;

THAT THE UNDERSIGNED EDNA M. PHILLIPS IS THE OWNER OF THAT REAL PROPERTY RECORDED IN BOOK 4051, PAGE 581, IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 1, BLOCK 4, TERRA DEL VISTA SUBDIVISION, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, SAID SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 76, IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER; TAMMY TAYLOR WAS ADDED AS AN OWNER THROUGH A QUIT CLAIM DEED SEPTEMBER 15, 2008, RECORDED IN BOOK 4729, PAGE 869 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER; THAT THE UNDERSIGNED JAMES D. TEPLY IS THE OWNER OF THAT REAL PROPERTY RECORDED IN BOOK 3428, PAGE 452 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 6, BLOCK 3, TERRA DEL VISTA SUBDIVISION, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, SAID SUBDIVISION BEING RECORDED IN PLAT BOOK 8, PAGE 76, IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER,

TOGETHER WITH: Beginning at the NW Corner of Lot 6, Block 3, Terra Del Vista Subdivision, thence S89°42'45"W, a distance of 50.00 feet; thence N89°59'27"W, a distance of 245.78 feet; thence N00°08'12"W, a distance of 0.62 feet; thence N83°11'27"E, a distance of 80.04 feet to the point of curve of a non tangent curve to the right, having a radius of 1,527.10 feet and having a chord bearing of N80°33'27"E, 214.40 feet; thence easterly along the arc, through a central angle of 08°03'03", a distance of 214.58 feet; thence N87°48'27"E, a distance of 135.49 feet; thence S00°04'19"E, a distance of 157.23 feet; thence S89°42'45"W, a distance of 7.50 feet; thence N00°04'19"W, a distance of 107.62 feet; thence S89°42'45"W, a distance of 123.14 feet to the POINT OF BEGINNING.

AND That portion of the West 7.50 feet of Lots 5 and 6 in Block 1 of Cambridge Subdivision, adjacent to and immediately East of the East line of Lot 6 in Block 3 of said Terra Del Vista Subdivision, said Cambridge Subdivision being recorded in Plat Book 13, Page 174.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE SURVEYED AND LAID OUT AS THE TEPLY SUBDIVISION.

THAT 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.

THAT THE GRAND VALLEY WATER USERS ASSOCIATION EASEMENTS GRANTED HEREON ARE FOR THE INSTALLATION AND MAINTENANCE OF IRRIGATION PIPELINES AND RELATED FACILITIES.

THAT 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.

THAT ALL LIENHOLDERS APPEAR HEREON.

IN WITNESS WHEREOF SAID OWNERS, EDNA M. PHILLIPS, WILLIAM J. ADDESSO AND MARCY D. ADDESSO, AND JAMES D. TEPLY HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED

THIS 2 DAY OF July, 2008.

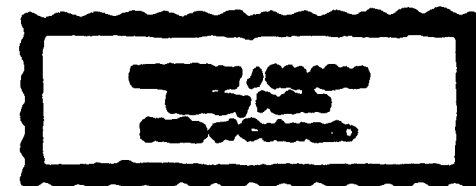
Edna M. Phillips, William J. Adesso, Marcy D. Adesso, James D. Teply, Tammy S. Taylor

(STATE OF COLORADO) (COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF July, 2008 BY EDNA M. PHILLIPS, WILLIAM J. ADDESSO, MARCY D. ADDESSO, AND JAMES D. TEPLY.

MY COMMISSION EXPIRES ON March 30, 2010. WITNESS MY HAND AND OFFICIAL SEAL.

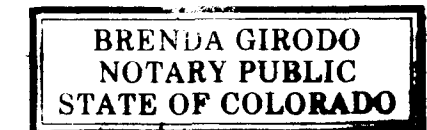
Kimberly Salazar NOTARY PUBLIC



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF January, 2009 BY TAMMY S. TAYLOR

MY COMMISSION EXPIRES ON 05-08-2010 WITNESS MY HAND AND OFFICIAL SEAL

Brenda Girodo NOTARY PUBLIC

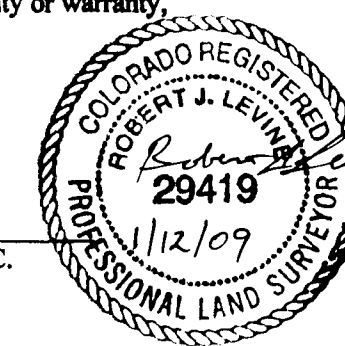


ABBREVIATIONS

- BK BOOK PG PAGE C-E CENTER EAST C-N CENTER NORTH C CURVE L LINE N NORTH S SOUTH E EAST W WEST POB POINT OF BEGINNING MCSM MESA COUNTY SURVEY MONUMENT LS LAND SURVEYOR GVVUA GRAND VALLEY WATER USERS ASSOCIATION

I, Robert J. Levine, a registered Professional Land Surveyor in the State of Colorado, certify that this survey was done by me and that this plat shows said survey to the best of my knowledge and belief, that it is in accordance with the laws of Colorado and generally accepted standards of practice, and that this is not a guaranty or warranty, either expressed or implied.

FOR AND ON BEHALF OF SURVEYIT, INC. ROBERT J. LEVINE, PLS 29419



CITY APPROVAL

THIS PLAT OF TEPLY SUBDIVISION, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS

19 day of January, 2009. Shantel Gump Palmer CITY MANAGER

CLERK AND RECORDERS CERTIFICATE:

(STATE OF COLORADO) (COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE

AT 3:48 O'CLOCK P.M.

THIS 6th DAY OF February, 2009 AND IS DULY

RECORDED IN BOOK 4791, PAGE 244+245

RECEPTION No. 2475114 Drawer No. WW-96

FEE \$20.00 Janice Rich Clerk and Recorder, Ginny Baughman Deputy

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 JAMES D. TEPLY, EDNA M. PHILLIPS, WILLIAM J. ADDESSO, AND MARCY D. ADDESSO; 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: 1/15/09 BY: [Signature] Title Examiner

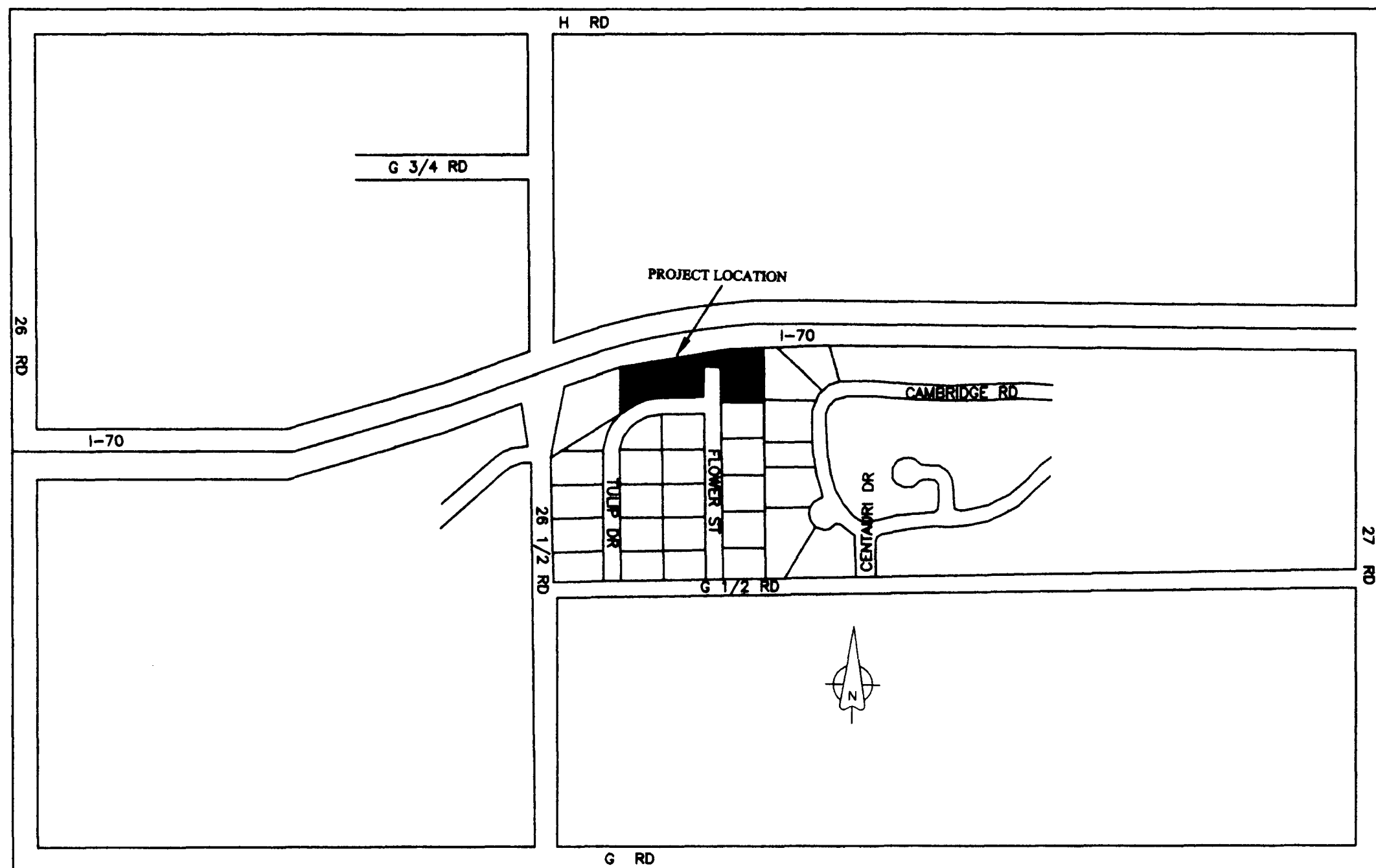
FOR CITY USE ONLY

ASSOCIATED RECORDED DOCUMENTS: BOOK PAGE DOCUMENT

Table with 3 columns: BOOK, PAGE, DOCUMENT. All cells are empty.

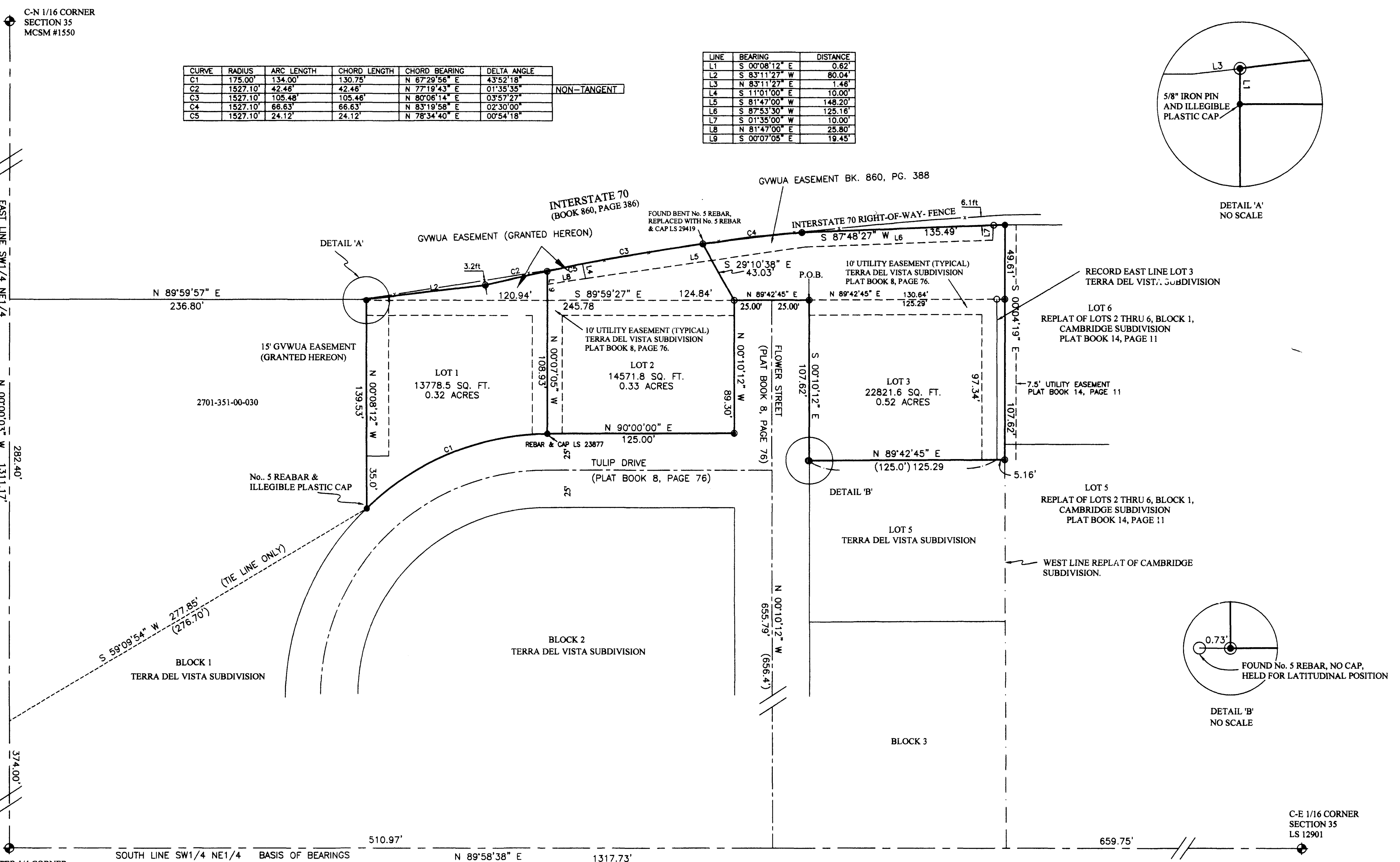
TEPLY SUBDIVISION A REPLAT OF LOTS 1 & 2 OF BLOCK 4, LOT 6 OF BLOCK 3 TERRA DEL VISTA SUBDIVISION, AND PART OF LOTS 5 & 6, BLOCK 1, CAMBRIDGE SUBDIVISION AND PART OF THE S1/2 NE1/4 SECTION 35 TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN CITY OF GRAND JUNCTION MESA COUNTY, COLORADO

SURVEYIT, INC. 2754 COMPASS DRIVE, SUITE 110, GRAND JUNCTION, CO 80506 PHONE: 970-245-3777 FAX: 970-241-4847



TEPLY SUBDIVISION

A REPLAT OF LOTS 1 & 2 OF BLOCK 4, LOT 6 OF BLOCK 3, TERRA DEL VISTA SUBDIVISION, PART OF LOTS 5 & 6, BLOCK 1, CAMBRIDGE SUBDIVISION, AND PART OF THE S1/2 NE1/4 SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



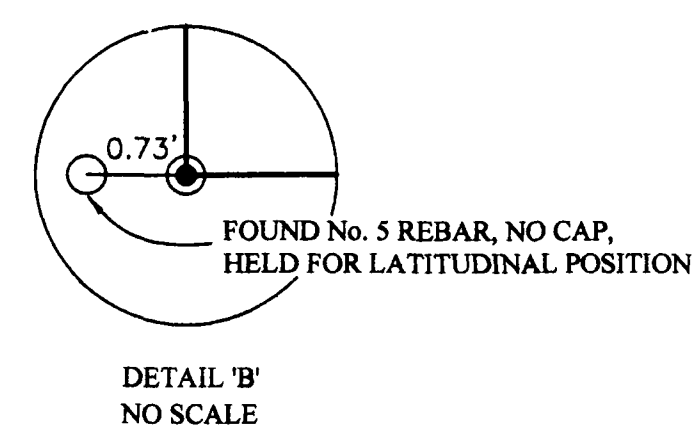
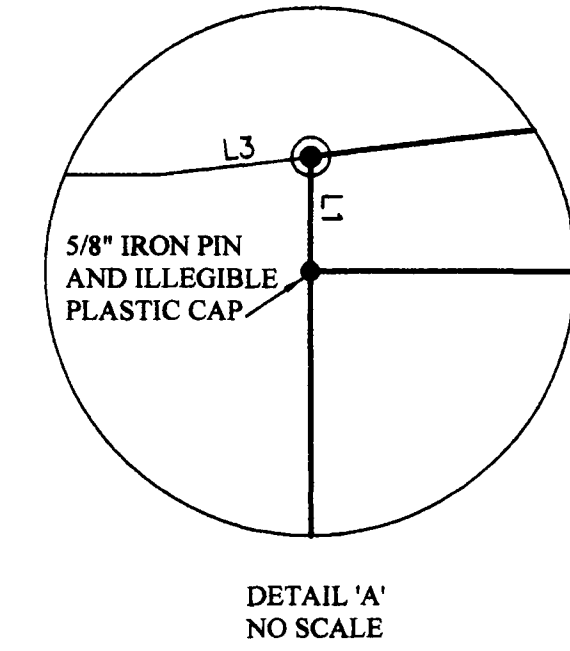
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 175.00' | 134.00' | 130.75' | N 67°29'58" E | 43°52'18" |
| C2 | 1527.10' | 42.48' | 42.48' | N 77°19'43" E | 01°35'35" |
| C3 | 1527.10' | 105.48' | 105.48' | N 80°06'14" E | 03°57'27" |
| C4 | 1527.10' | 66.63' | 66.63' | N 83°19'58" E | 02°30'00" |
| C5 | 1527.10' | 24.12' | 24.12' | N 78°34'40" E | 00°54'18" |

NON-TANGENT

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 00°08'12" E | 0.62' |
| L2 | S 83°11'27" W | 80.04' |
| L3 | N 85°11'27" E | 1.48' |
| L4 | S 11°01'00" E | 10.00' |
| L5 | S 81°47'00" W | 148.20' |
| L6 | S 87°53'30" W | 125.16' |
| L7 | S 01°36'00" W | 10.00' |
| L8 | N 81°47'00" E | 25.80' |
| L9 | S 00°07'05" E | 19.45' |

AREA SUMMARY

| | | |
|--------------|-------------------|-------------|
| LOT 1 | 0.32 ACRES | 27.4% |
| LOT 2 | 0.33 ACRES | 28.2% |
| LOT 3 | 0.52 ACRES | 44.4% |
| TOTAL | 1.17 ACRES | 100% |



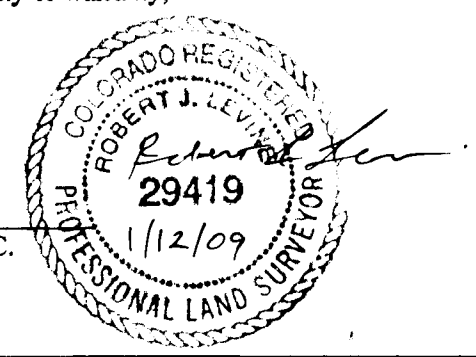
NOTE: FOUND MONUMENTS THAT ARE WITHIN 0.25+/- OF CALCULATED RECORD POSITION ARE ACCEPTED AS IN POSITION.

TITLE AND EASEMENT INFORMATION FROM UNITED TITLE COMPANY COMMITMENT NUMBERS U0029982, U0029984, AND U0029985.

BASIS OF BEARINGS: THE SOUTH LINE OF THE SW1/4 NE1/4 IS ASSUMED TO BEAR N89°58'38"E, SAID BEARING BASED ON THE MESA COUNTY LOCAL COORDINATE SYSTEM, BETWEEN THE CONTROL CORNERS SHOWN HEREON.

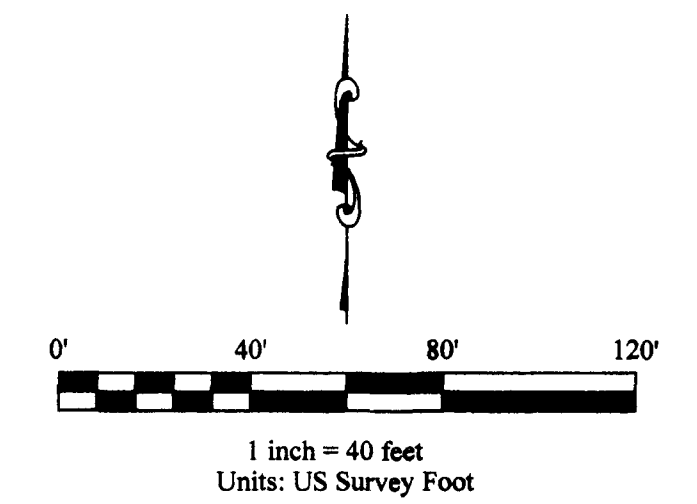
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.

I, Robert J. Levine, a registered Professional Land Surveyor in the State of Colorado, certify that this survey was done by me and that this plat shows said survey to the best of my knowledge and belief, that it is in accordance with the laws of Colorado and generally accepted standards of practice, and that this is not a guaranty or warranty, either expressed or implied.



FOR AND ON BEHALF OF SURVEYOR, INC.
ROBERT J. LEVINE, PLS 29419

- FOUND REBAR, NO CAP
- FOUND REBAR & CAP AS DESCRIBED
- ⊙ No. 5 REBAR & ALUM. CAP LS 29419
- ⊕ MESA COUNTY SURVEY MONUMENT
- (125.00) INDICATES RECORD MEASUREMENT
- - - SECTION SUBDIVISION
- - - EASEMENT
- — — FENCE



REV: 3-20-08 REMOVE GRAPHICS OF WEST LINE ORIGINAL CAMBRIDGE SUBDIVISION.

TEPLY SUBDIVISION
A REPLAT OF LOTS 1 & 2 OF BLOCK 4, LOT 6 OF BLOCK 3
TERRA DEL VISTA SUBDIVISION, AND
PART OF LOTS 5 & 6, BLOCK 1, CAMBRIDGE SUBDIVISION
AND PART OF THE S1/2 NE1/4 SECTION 35
TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

SURVEYIT, INC.
2754 COMPASS DRIVE, SUITE 110, GRAND JUNCTION, CO 80506
PHONE: 970-245-3777 FAX: 970-241-4847

SHEET 2 OF 2