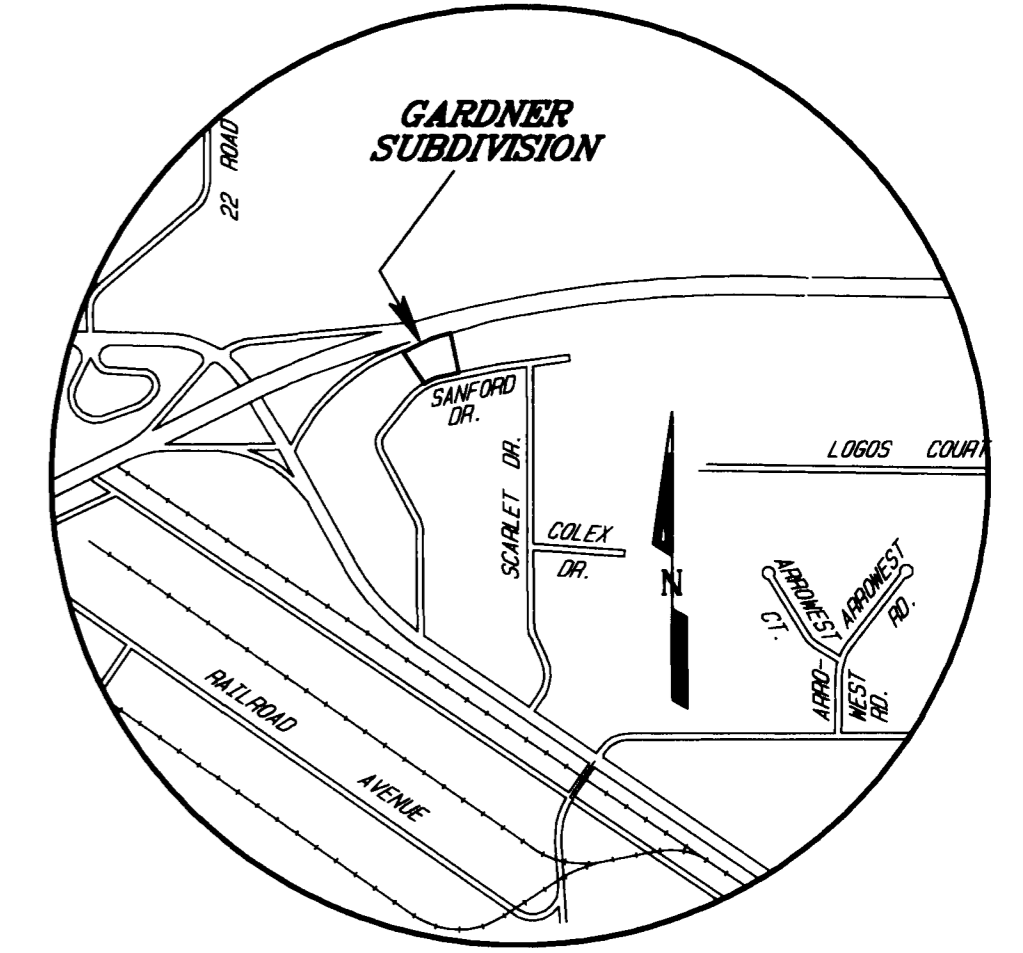


GARDNER SUBDIVISION

A Replat of Lots 6 and 7, Block 5, Sellars Subdivision, Replat No. 1 as recorded in Plat Book 10 at Page 45, City of Grand Junction, Mesa County, Colorado



VICINITY MAP N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, David B. Gardner and Reta W. Gardner are the owners of that real property situate in the SW 1/4 of Section 31, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

Lots 6 and 7, Block 5, Sellars Subdivision, Replat No. 1 as recorded in Plat Book 10 at Page 45, City of Grand Junction, Mesa County, Colorado

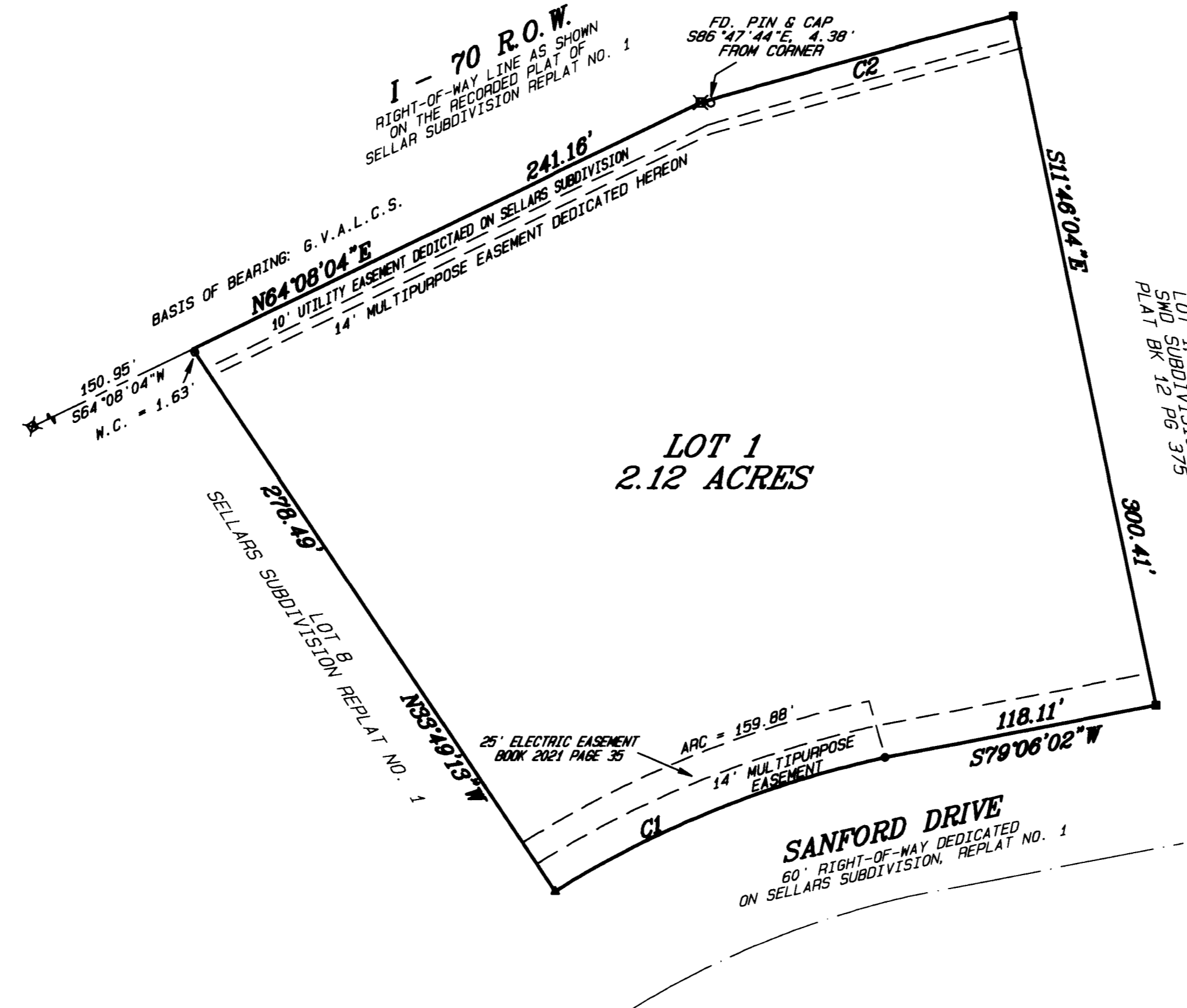
Said Owners have by these presents laid out, platted and subdivided the above-described real property into a Lot and designated the same as GARDNER SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

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, traffic control facilities, street lighting, landscaping, trees and grade structures.

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.

Owner further certifies that all lienholders, if any, are represented hereon.

LINE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	19'28"14"	152.92'	450.00'	152.19'	S67°59'00"W
C2	1'24"45"	138.80'	5630.00'	138.80'	N74°37'16"E



CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 3:58 o'clock P.M., on this 23rd day of April A.D. 2009, and was recorded at Reception No. 2485938, Book 4838 and Page 108, Drawer No. WW-130, and Fees \$1074.00.

Janice Rich
Clerk and Recorder

[Signature]
Deputy

CITY APPROVAL

This plat of Gardner Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 17 day of April, 2009.

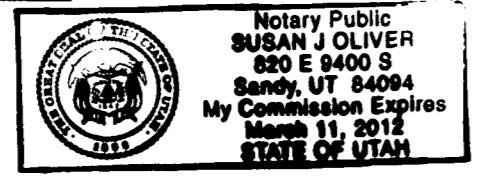
[Signature]
City Manager

[Signature]
City Mayor

David B. Gardner
Reta W. Gardner
STATE OF COLORADO
COUNTY OF MESA
The foregoing instrument was acknowledged before me this 31 day of March 2009 A.D., 2009 by David B. Gardner and Reta W. Gardner.
Witness my hand and official seal: [Signature] Notary Public
My commission expires: 3-11-2012

Reta W. Gardner
Reta W. Gardner

[Signature]
Notary Public



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 David B. Gardner and Reta W. Gardner 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: 4-2-2009 By: [Signature]

State of Colorado
County of Mesa
The foregoing instrument was acknowledged before me this 13th day of April 2009 A.D. by David B. Gardner and Reta W. Gardner.
Witness my hand and official seal: [Signature] Notary Public
My commission expires 10/29/2009

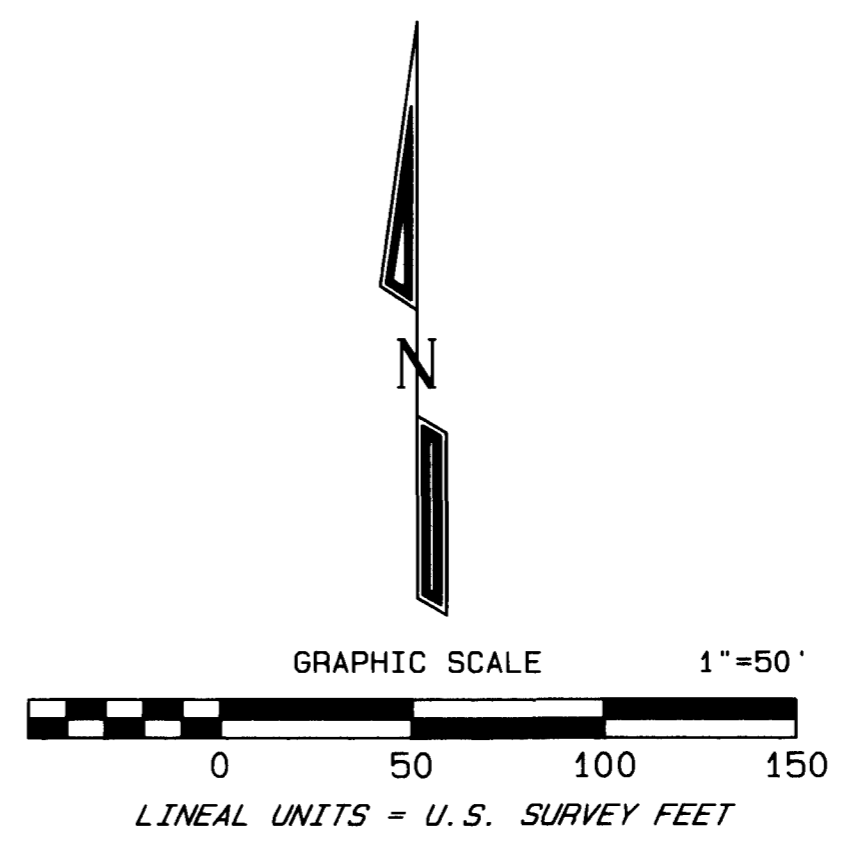


This property is subject to A Electric Utility EASEMENT RECORDED IN BOOK 4627 PAGE 71.

LEGEND & ABBREVIATIONS

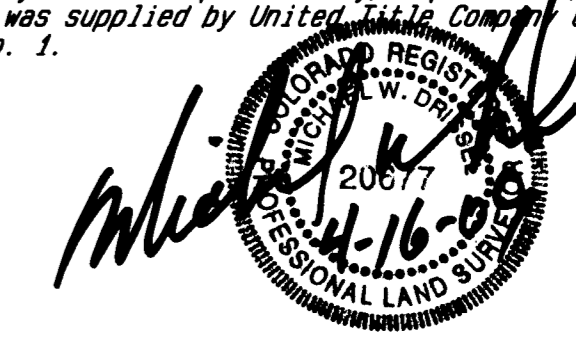
- ✕ FOUND 3.25" BRASS CAP STAMPED CO. DEPT. OF HWY.
 - FOUND #5 REBAR N/PLASTIC CAP ILLEGIBLE IN CONC.
 - FOUND #4 REBAR N/PLASTIC CAP MARKED LS 10386
 - ▲ FOUND #5 REBAR N/ PLASTIC CAP MARKED LS 24943
 - SET #5 REBAR N/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
N.C. = WITNESS CORNER

AREA SUMMARY
LOT 1 = 2.12 AC. / 100 %



SURVEYOR'S STATEMENT

I, Michael W. Drisse, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by United Title Company under file No. U0033434, Amend. No. 1.



GARDNER SUBDIVISION
LOCATED IN THE
SW 1/4, SEC. 31, T1N, R1W, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M. N. D.	Checked By	S. L. H.	Job No.	227-05-32
Drawn By	TMODEL	Date	MARCH 2009	Sheet	1 OF 1

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.

RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION