

MORAN'S SUBDIVISION

N 1/2 SE 1/4, SEC. 4, T1S, R1W, U.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Heritage Estates, LLC is the owner of that real property situate in the N 1/2 SE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

Beginning at the found Mesa County survey marker for the E 1/4 corner of said Section 4, the basis of bearing being S00°02'40"W along the east line of said N 1/2 SE 1/4 to the S 1/16 corner of said Section 4, also being a Mesa County survey marker; thence S00°02'40"W a distance of 95.00 feet along the east line of said N 1/2 SE 1/4; thence N89°50'06"W a distance of 257.00 feet; thence S00°02'40"W a distance of 80.00 feet; thence N89°50'06"W a distance of 159.00 feet; thence S00°02'40"W a distance of 160.00 feet; thence S89°50'06"E a distance of 416.00 feet to said east line; thence S00°02'40"W a distance of 662.73 feet along said east line; thence S89°51'50"W a distance of 416.00 feet; thence S00°02'40"W a distance of 105.00 feet to the south line of said N 1/2 SE 1/4; thence S89°51'53"W a distance of 903.60 feet to the SE 1/16 corner of said Section 4; thence S89°49'58"W a distance of 198.04 feet along the south line of said N 1/2 SE 1/4; thence N00°01'49"E a distance of 660.00 feet; thence S89°49'58"W a distance of 792.00 feet to the west line of the E 3/4 NW 1/4 of said Section 4; thence N00°01'49"E a distance of 605.41 feet along said west line; thence S89°50'06"E a distance of 991.28 feet; thence N82°20'39"E a distance of 367.27 feet; thence S89°50'06"E a distance of 954.71 feet to the point of beginning. Said parcel contains 53.06 acres more or less.

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 MORAN'S SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are 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.

Heritage Estates, LLC
 Lloyd J. Davis Jr., Manager

STATE OF COLORADO)
 COUNTY OF MESA) ss
 The foregoing instrument was acknowledged before me this 5th day of May 2009 by Lloyd J. Davis Jr., Manager, Heritage Estates, LLC.
 Witness my hand and official seal: Jim O'Leary Notary Public
 My commission expires: 04/14/2010



TITLE CERTIFICATION

State of Colorado
 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 Heritage Estates, LLC; 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.

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 4:05 o'clock P.M., on this 19th day of May 2009 A.D., and was recorded at Reception No. 2489536 Book 4855 and Page 14 Drawer No. WL-140 and Fees 10.15

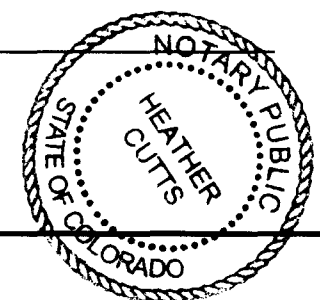
Janice Rich Clerk and Recorder
Carol Zink-Rose Deputy

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 3911 at Page 448 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: Mell A. Taets FOR: Timberline Bank

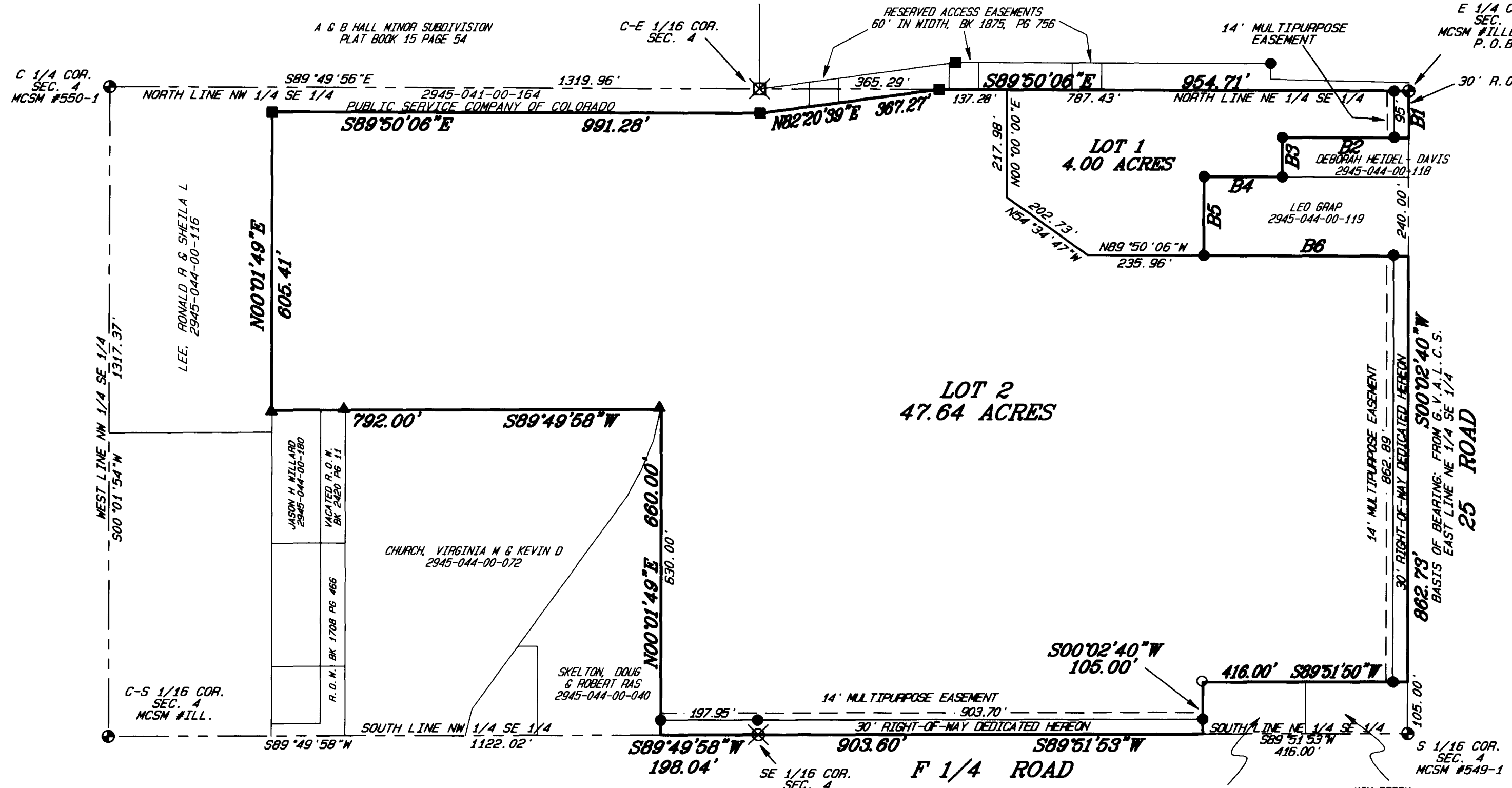
STATE OF COLORADO)
 COUNTY OF MESA) ss
 The foregoing Lienholders Ratification was acknowledged before me this 7th day of May 2009 A.D., by Mell A. Taets for Timberline Bank
 Witness my hand and official seal: Heather Cuts Notary Public
 My commission expires: 10.25.12



CITY APPROVAL

This plat of Moran's Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 15 day of MAY 2009.

Glenn Kadul City Manager
Bob Zell City Mayor

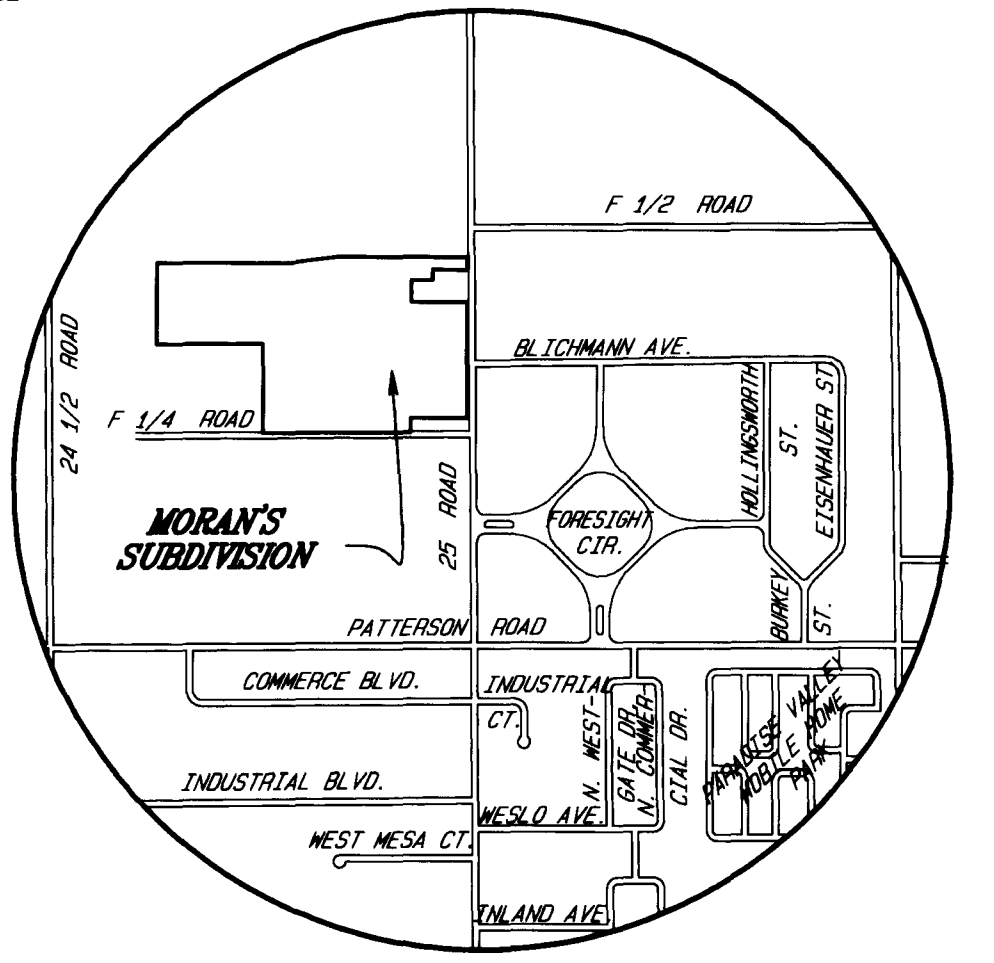


BOUNDARY DIMENSIONS

LINE	BEARING	DISTANCE
B1	S00°02'40"W	95.00'
B2	N89°50'06"W	257.00'
B3	S00°02'40"W	80.00'
B4	N89°50'06"W	159.00'
B5	S00°02'40"W	160.00'
B6	S89°50'06"E	416.00'

AREA SUMMARY

DED. ROADS	= 1.42 AC. / 03%
LOTS	= 51.64 AC. / 97%
TOTAL	= 53.06 AC. / 100%

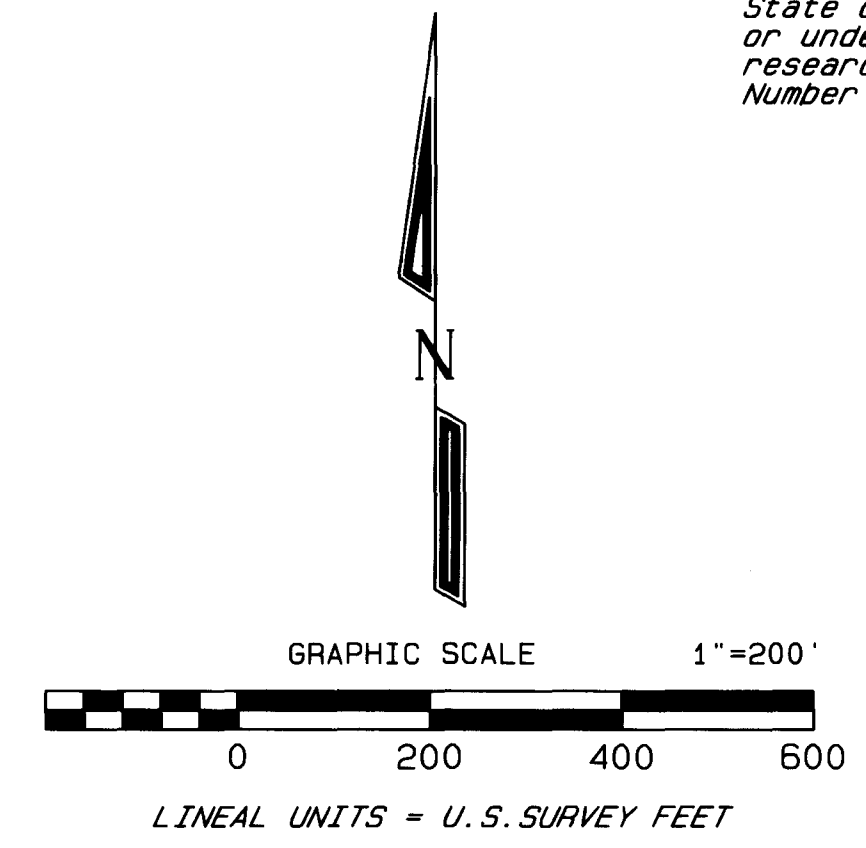


LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
- ⊗ FOUND B.L.M. / G.L.O. BRASS CAP
- ⊗ FOUND #6 REBAR W/2.5" ALUMINUM CAP STAMPED D H SURVEYS LS 24306
- ▲ FOUND #5 REBAR (BARE)
- FOUND #5 REBAR W/1.5" ALUMINUM CAP STAMPED I.T.S. LS 10097
- FOUND #5 REBAR W/ PLASTIC CAP MARKED LISER PE-PLS 14113
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- W.C. = WITNESS CORNER
- P.O.B. = POINT OF BEGINNING
- DED. = DEDICATED
- BK = BOOK
- PG. = PAGE
- SEC. = SECTION
- R.O.W. = RIGHT-OF-WAY

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 Land Title Guarantee Company under Order Number GJIF6500625.



MORAN'S SUBDIVISION
 LOCATED IN THE
 N 1/2 SE 1/4, SEC. 4, T1S, R1W, U.M.
D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By	M. W. D.	Checked By	S. L. H.	Job No.	198-05-55
Drawn By	TMODEL	Date	APRIL 2009	Sheet	1 OF 1