

CATTAIL CREEK SIMPLE SUBDIVISION

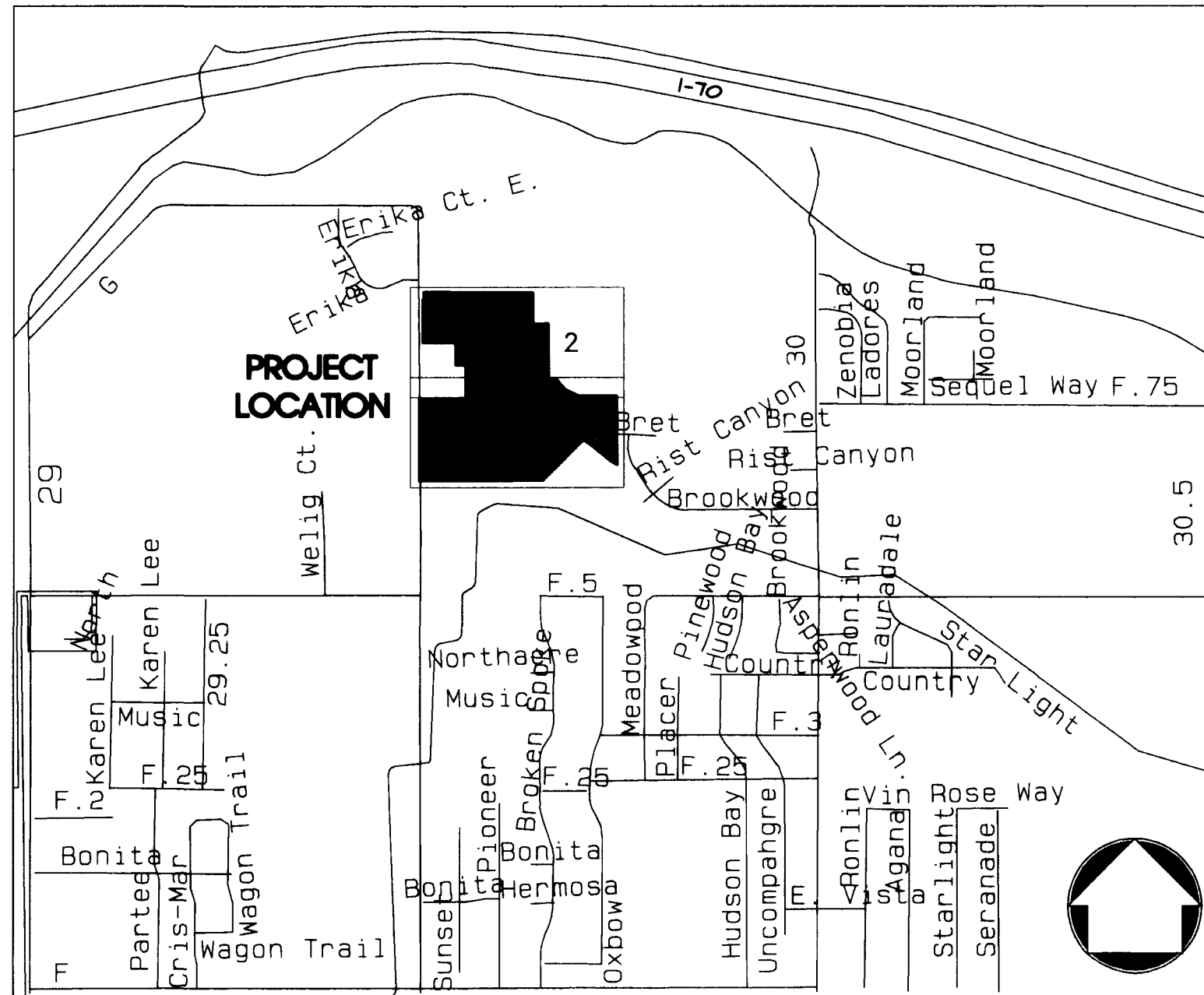
W $\frac{1}{2}$ NE $\frac{1}{4}$ Section 5, Township 1 South, Range 1 East, Ute Meridian
in part A REPLAT OF CATTAIL SUBDIVISION (Rec. No. 2354103)

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Blue Heron Development LLC, is the owner of real property situated in the west half of the northeast quarter of Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, described in Book 4150 at Page 921 (warranty deed), Book 4191 at Page 438 (warranty deed), and Book 4317 at Page 315 (plat) of the records of the Mesa County Clerk and Recorder; and as shown on the accompanying plat, said property being more particularly described as follows:

- Beginning at the Center-North sixteenth corner of said Section 5 whence the Center-quarter corner bears South 00°05'07" East with all bearings herein relative thereto;
Thence South 89°46'00" East, a distance of 312.01 feet along the southerly line of Cattail Subdivision, a plat recorded in Mesa County, Colorado at Reception No. 2354103;
Thence along the boundary of Parcel 2 of said Cattail Subdivision the following sixteen (16) courses:
1. North 00°19'07" West, a distance of 227.82 feet;
 2. North 89°51'03" West, a distance of 65.98 feet;
 3. North 00°05'41" West, a distance of 149.72 feet;
 4. North 89°46'57" West, a distance of 219.03 feet;
 5. North 00°04'46" West, a distance of 284.81 feet;
 6. South 89°44'30" East, a distance of 4.00 feet;
 7. North 00°04'46" West, a distance of 49.88 feet;
 8. South 89°44'41" East, a distance of 131.65 feet;
 9. South 00°18'01" East, a distance of 209.05 feet;
 10. North 89°41'54" East, a distance of 102.75 feet;
 11. South 00°18'01" East, a distance of 310.83 feet;
 12. South 00°00'00" East, a distance of 51.47 feet;
 13. South 41°34'58" East, a distance of 46.23 feet;
 14. South 66°04'35" East, a distance of 93.33 feet;
 15. South 89°46'00" East, a distance of 254.39 feet;
 16. South 00°07'55" East, a distance of 25.00 feet;
- Thence South 00°07'32" East, a distance of 434.69 feet;
Thence North 56°24'35" West, a distance of 53.86 feet;
Thence North 51°35'46" West, a distance of 224.87 feet;
Thence South 45°00'27" West, a distance of 381.03 feet;
Thence South 89°54'32" West, a distance of 826.63 feet;
Thence North 00°05'07" West, a distance of 545.93 feet to the Point of Beginning.

Containing 26.177 acres, more or less.



VICINITY MAP

1" = 1000'

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Parcels, Tracts, and Streets as shown hereon, and designated the same as CATTAIL CREEK SIMPLE 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 Utility 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, equivalent other public utility providers and appurtenant facilities.

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.

Said Owners certify that all lienholders, if any, are represented hereon.

IN WITNESS WHEREOF said owner has caused their names to be hereunto subscribed.

Jay Kee Jacobson
Jay Kee Jacobson, Member of
Blue Heron Development, LLC,
a Colorado Limited Liability
Company

STATE OF COLORADO)
COUNTY OF MESA)ss

The foregoing instrument was acknowledged before me by Jay Kee Jacobson, Member of
Blue Heron Development, LLC, a Colorado Limited Liability Company this 26th day of August, 2009.

Witness my hand and official seal:
My commission expires 01/18/10 *Betty A. Driscoll*
Notary Public



NOTES:

All Irrigation Easements to be granted to the Cattail Creek Home Owners Association for the benefit of the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST
- A: ARC LENGTH OF CURVE
- R: RADIUS OF CURVE
- DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
- ChBrg: BEARING OF LONG CHORD OF CURVE
- L: LENGTH OF LONG CHORD OF CURVE
- T: TOWNSHIP
- R: RANGE
- R.O.W: RIGHT-OF-WAY
- P.L.S: PROFESSIONAL LAND SURVEYOR
- M.C.S.M: MESA COUNTY SURVEY MARKER
- REC.: RECEPTION (OR RECORD)
- HOA: HOME OWNERS ASSOCIATION
- No.: NUMBER
- #: NUMBER
- #: SQUARE FEET

AREA SUMMARY		
LOTS	25.851 acres	98.76%
STREETS	0.326 acres	1.24%
TOTAL	26.177 acres	100.00%

CITY USE BLOCK

IRRIGATION EASEMENTS TO HOA BOOK _____ PAGE _____

TEMPORARY ACCESS EASEMENTS BOOK 4913 PAGE 109

TEMPORARY OVERHEAD EASEMENT BOOK 4913 PAGE 113 - BOOK 4913 PAGE 117

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 4664 Page 93, Reception No. 2439513
NOTE: Modifications of the above Deed of Trust recorded in Book 4683 Page 791, Reception No. 2444654 and Book 4693 Page 840, Reception No. 2444663 and Book 4846 Page 44, Reception No. 2487651

Book 4150 Page 937, Reception No. 2315628
NOTE: Modifications of the above Deed of Trust recorded in Book 4664 Page 163, Reception No. 2439530 and Book 4846 Page 46, Reception No. 2487652

Book 4222 Page 220, Reception No. 2331849
NOTE: Modifications of the above Deed of Trust recorded in Book 4664 Page 100, Reception No. 2439514 and Book 4846 Page 120, Reception No. 2487664

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 Regional President with the authority of its board of directors this 26th day of August, 2009.

By: *Ron Sawyer* For: *First National Bank of the Rockies*
TITLE: Regional President First National Bank of the Rockies

County of Mesa)
State of Colorado)ss

The foregoing instrument was acknowledged before me by Ron Sawyer, Regional President of First National Bank of the Rockies this 26th day of August, 2009.

Witness my hand and official seal:
My commission expires 01/18/10 *Betty A. Driscoll*
Notary Public



TITLE CERTIFICATION

We Abstract & Title Co. of Mesa County, Inc, 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 (names of owner); 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: August 27, 2009 BY: *Betty A. Driscoll* J.P.
NAME AND TITLE: Notary Public
ABSTRACT & TITLE CO. OF COLORADO, INC

CITY APPROVAL

This plat of CATTAIL CREEK SUBDIVISION, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 26th day of September, 2009.

Jim McDaniel City Manager
Tom Hill Mayor

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of CATTAIL CREEK SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same.

This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

For and on behalf of
River City Consultants, Inc.
K. Scott Thompson,
Colorado PLS 18480



CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 2:34 o'clock P.M., on this 3rd day of September, 2009.

and was recorded at Reception No. 2504311, Book 4913
Page 103, Drawer No. XX-216, Fees 50.00 / 1.00

By: *Janice Rich* Clerk and Recorder
Jenida Foru Deputy

NOTICE: A great deal of effort has been expended to make this document legible and understandable. This plat has demonstrated sufficient clarity and legibility to be approved by the City of Grand Junction. However, it may bear the stamp "POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION" which, if present, was placed hereon by the Mesa County Clerk and Recorder's Office after all other parties had signed the plat. This stamp, if it appears hereon, is an indication of the inability of the Clerk and Recorder's Office to capture a scanned image that is of comparable quality to the original document and is not an accurate statement regarding the quality of the document which was presented to the Mesa County Clerk and Recorder for recording.

CATTAIL CREEK SIMPLE SUBDIVISION
Blue Heron Development LLC

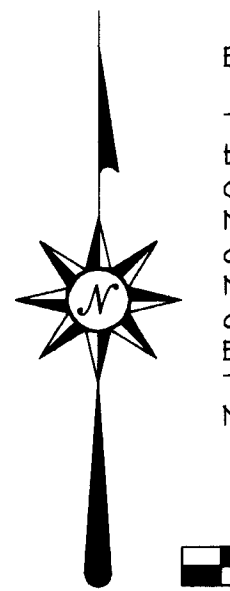
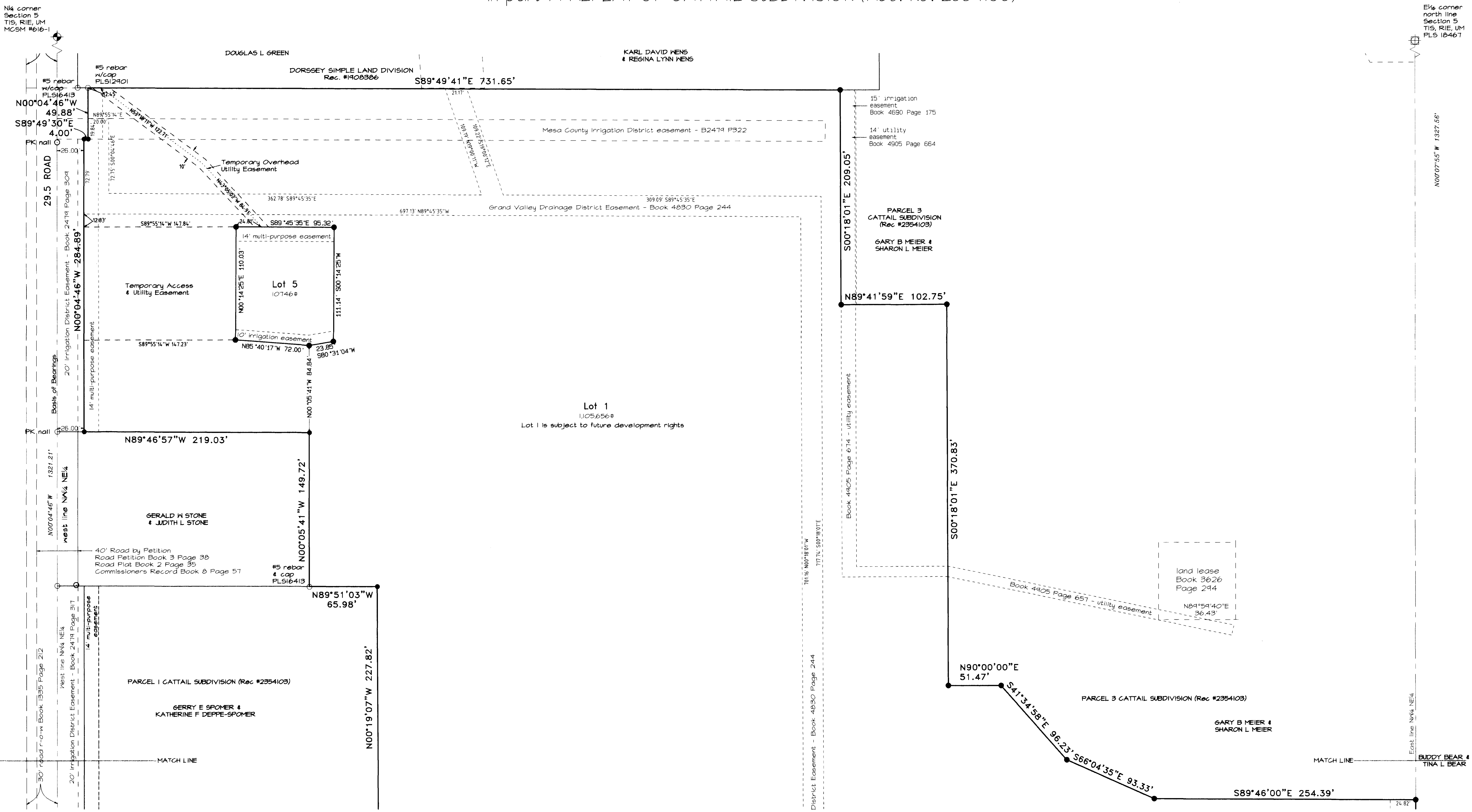
W $\frac{1}{2}$ NE $\frac{1}{4}$ Section 5, Township 1 South, Range 1 East, Ute Meridian
Sheet 1 of 3 Date: Aug 25, 2009 Job No. 0865-00155
Design: kst Drawn: kst Checked: drs Approved: kst
S:\PROJECTS\0865 Jacobsen\001 Cattail\SURVEY\Cattail Simple.pro



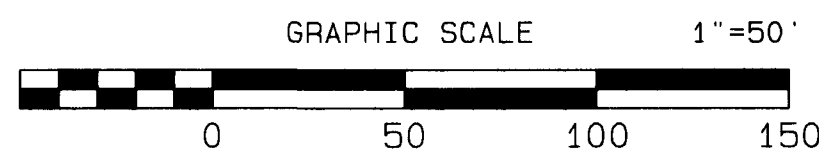
744 Horizon Court, #110 - Grand Junction, CO 81506 - Phone: 970-241-4722

CATTAIL CREEK SIMPLE SUBDIVISION

W $\frac{1}{2}$ NE $\frac{1}{4}$ Section 5, Township 1 South, Range 1 East, Ute Meridian
in part A REPLAT OF CATTAIL SUBDIVISION (Rec. No. 2354103)



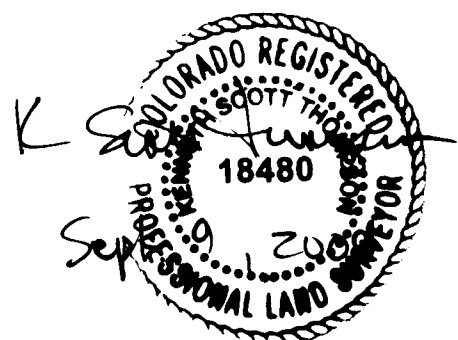
BASIS OF BEARINGS
The bearings hereon are grid bearings of the Mesa County SIMS/LCS determined by GPS observation on Mesa County Survey Marker #1569 at the center-north sixteenth corner of Section 5 and Mesa County Survey Marker #616-1 for the north quarter corner of Section 5, Township 1 South, Range 1 East of the Ute Meridian. The bearing of this line is North 00°04'46" West.



- LEGEND**
- ⊕ found Mesa County Survey Marker
 - ⊕ found PLS aluminum monument as noted
 - ⊗ found aluminum monument as noted
 - found rebar and cap as noted
 - ◇ calculated position - no monument
 - set 24" #5 rebar/aluminum cap PLS 18480 note: boundary monuments are set in concrete

- LINETYPE LEGEND**
- section lines
 - subdivision boundary
 - property/lot line
 - - - - - easement (proposed)
 - - - - - easement (existing)

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 any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

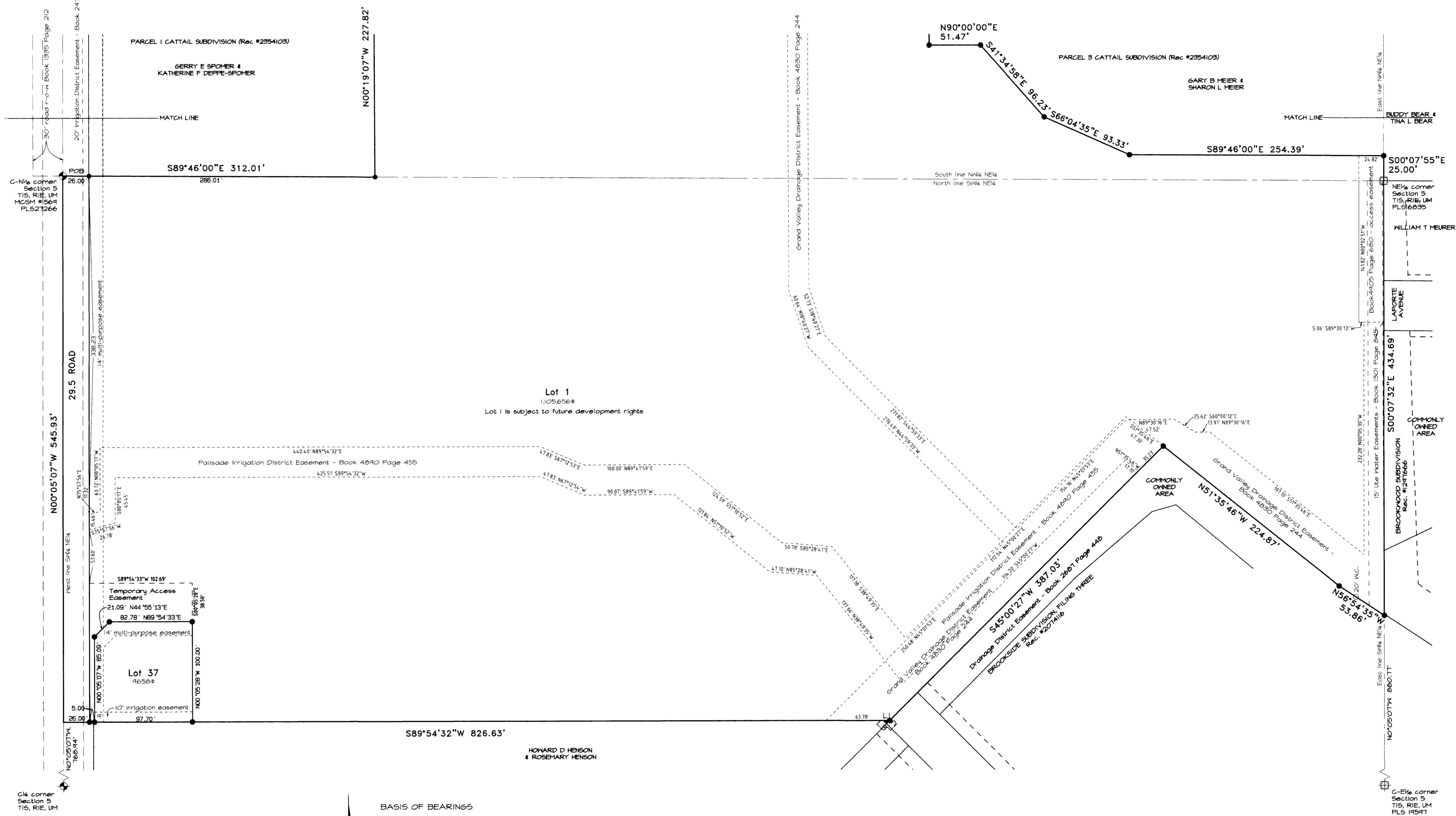


SEE SHEET 1 FOR SURVEYOR'S STATEMENT

CATTAIL CREEK SIMPLE SUBDIVISION			
Blue Heron Development LLC			
W $\frac{1}{2}$ NE $\frac{1}{4}$ Section 5, Township 1 South, Range 1 East, Ute Meridian			
Sheet 2 of 3	Date: Aug 25, 2009	Job No. 0865-00155	
Design: kst	Drawn: kst	Checked: drs	Approved: kst
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		RIVER CITY CONSULTANTS	
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- property/lot line
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GRAPHIC SCALE 1" = 50'
0 50 100 150

Lineal Units of Measurement are the U.S. Survey Foot.

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SEE SHEET 1 FOR SURVEYOR'S STATEMENT 744 Horizon Court, #110 - Grand Junction, CO 81506 - Phone: 970-241-4722

CATTAIL CREEK SIMPLE SUBDIVISION
Blue Heron Development LLC

W 1/2 NE 1/4 Section 5, Township 1 South, Range 1 East, Ute Meridian

Sheet 3 of 3 Date: Aug 25, 2009 Job No. 0865-00155

Design: kst Drawn: kst Checked: drs Approved: kst

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RIVERCITY CONSULTANTS