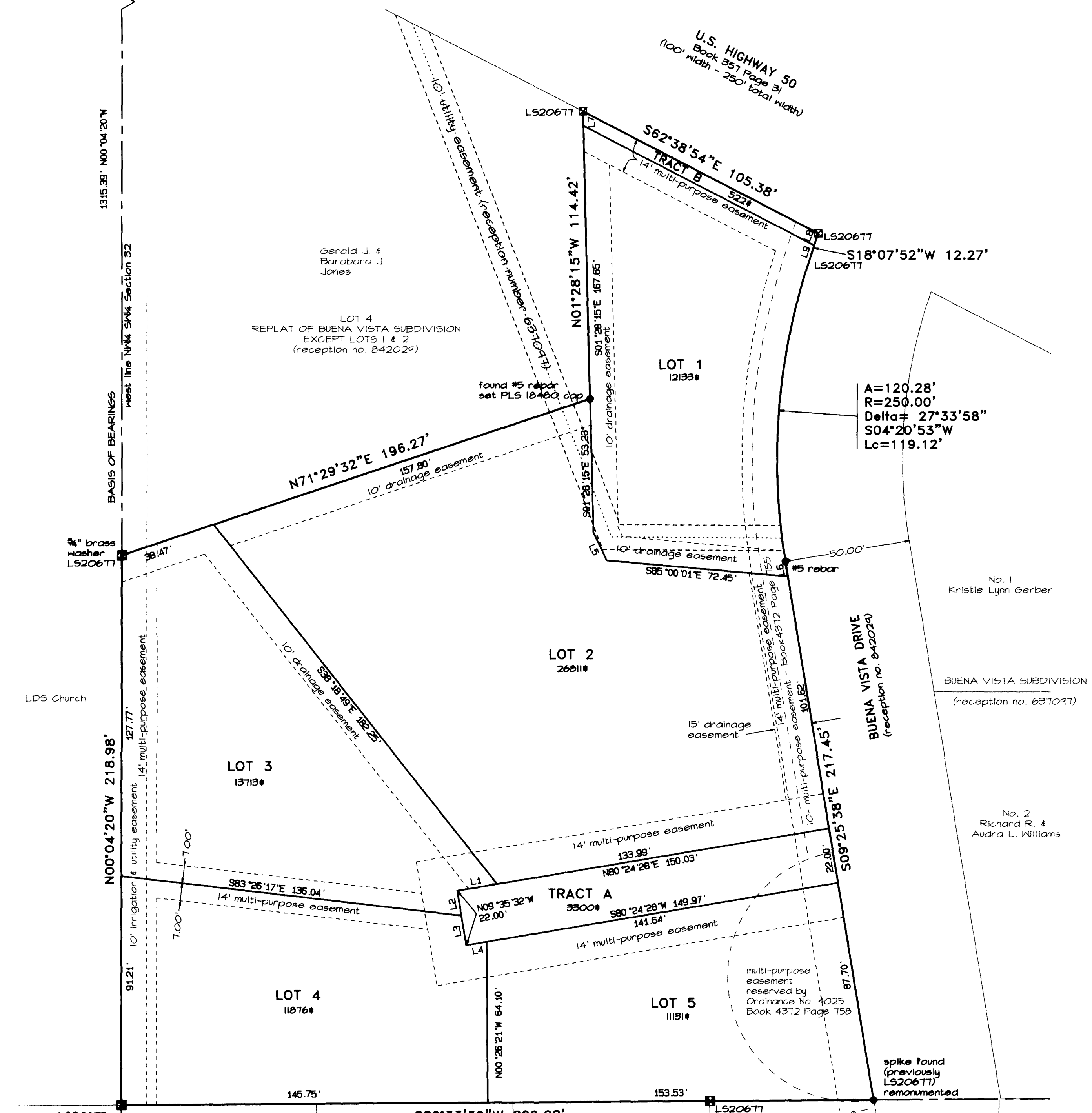


LOOKOUT POINT SUBDIVISION

LOT 3, REPLAT OF BUENA VISTA SUBDIVISION (Reception Number 637097)

City Sec. 32
T19 R1E 1M
1999 PLS 18480



LINE/CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
L1	16.05'			N80°24'28"W	
L2	9.93'			N09°35'32"W	
L3	12.01'			N09°35'32"W	
L4	8.34'			S80°24'28"E	
L5	12.19'			N25°38'45"W	
L6	6.12'			N09°25'38"E	
L7	5.71'			S01°28'15"E	
L8	5.07'			N18°07'52"W	
L9	7.20'			N18°07'52"E	

- LINE/TYPE LEGEND**
- section lines
 - - - - - easement line
 - - - - - easement to be vacated
- LEGEND**
- ⊕ found PLSS monument as noted
 - ⊗ found aluminum monument as noted
 - ⊠ found rebar and cap as noted
 - 24" #5 rebar with aluminum cap PLS 18480 (note: boundary monuments set in concrete)

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.

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Gemini Development, LLC, a Colorado limited liability company, is the owner of real property situated in the northwest quarter of the southwest quarter of Section 32, Township 1 South, Range 1 East of the Ute Meridian, described in Book 4464 at Page 47 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:

LOT 3, REPLAT OF BUENA VISTA SUBDIVISION, MESA COUNTY, COLORADO TOGETHER WITH THE VACATED RIGHT-OF-WAY (ORDINANCE NO. 4025)

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as LOOKOUT POINT 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 Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the installation, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

Tract A, shown hereon shall be granted by separate instrument, to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interests, not subject to partition, for Auto-Court purposes, subject to the various easements dedicated and granted on this Final Plat and subject to the conditions of the Auto-Court Agreement recorded in Book _____ of the Mesa County Records.

Tract B, shown hereon shall be granted by separate instrument, to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interests, not subject to partition, for landscaping purposes, subject to the various easements dedicated and granted on this Final Plat.

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 Owner certifies that all lienholders, if any, are represented hereon. IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed.

Gemini Development, LLC, a Colorado limited liability company

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 09 day of July 2009 by Jay Kee Jacobson, Manager on behalf of Gemini Development, LLC, a Colorado limited liability company.

Witness my hand and official seal: [Signature] 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 4464 Page 98 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 09 day of July 2009.

By: [Signature] Vice President For: [Signature] Michelle Marie American National Bank

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 09 day of July 2009 by Michelle Marie on behalf of American National Bank.

Witness my hand and official seal: [Signature] Notary Public

My commission expires Feb 12, 2011

- 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
 - CHORD: BEARING OF LONG CHORD OF CURVE
 - L: LENGTH OF LONG CHORD OF CURVE
 - T: TOWNSHIP
 - R: RANGE
 - R.O.W.: RIGHT-OF-WAY
 - PLS or LS: PROFESSIONAL LAND SURVEYOR
 - PLSS: PUBLIC LAND SURVEY SYSTEM
 - No: NUMBER
 - sq: SQUARE FEET

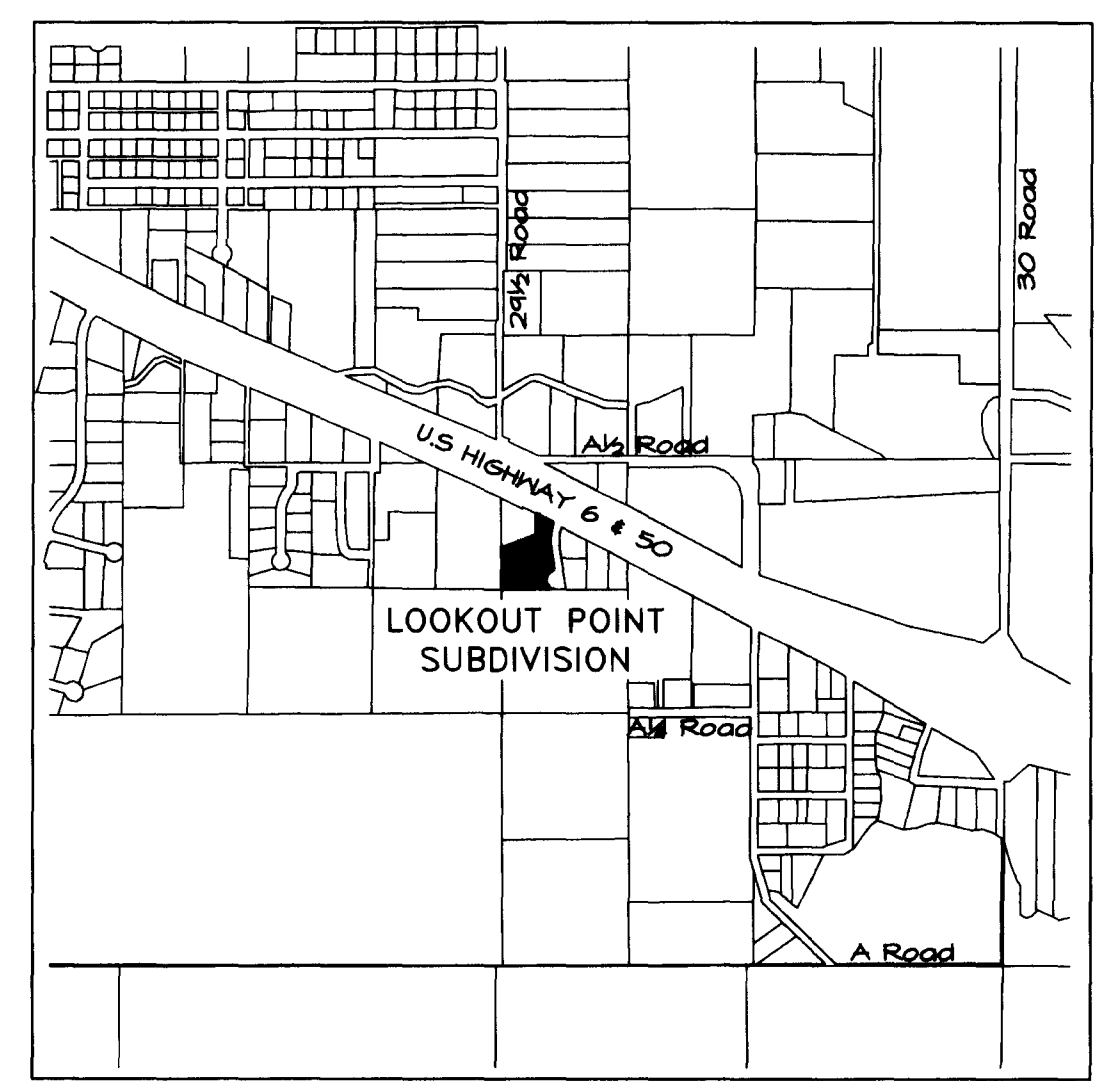
SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of LOOKOUT POINT 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



VICINITY MAP 1"=1000'

TITLE CERTIFICATION

We, [Signature] Heritage 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 Gemini Development, LLC, a Colorado limited liability company; 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: 7-10-09 BY: [Signature] Regional Title Manager

CITY APPROVAL

This plat of LOOKOUT POINT SUBDIVISION, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 4 day of Sept. 2009

[Signature] City Manager [Signature] Mayor

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 2:22 o'clock P. M., on this 16th day of Sept. 2009, and was recorded at Reception No. 2505798 OR. 4917. PSE. 513 Drawer No. XX-32 Fees 7.00 + 1.00 SC

By: [Signature] Clerk and Recorder [Signature] Deputy

Notice: This plat has been determined to be of sufficient clarity and legibility to be approved by the City of Grand Junction. 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. This stamp, if it appears hereon, is an indication of the inability of the Clerk and Recorder's Office to create a scanned image that is of comparable quality to the original document and is not an accurate statement regarding the quality of the document presented for recording.

AREA SUMMARY

	AREA	PERCENT
LOTS	75664	95.19%
TRACTS	3822	4.81%
TOTAL	79486	100%

CITY USE BLOCK

TRACT A TO HOA	BOOK 4917 PAGE 607
TRACT B TO HOA	BOOK 4917 PAGE 607
AUTO-COURT AGREEMENT	BOOK 4917 PAGE 607
LANDSCAPE EASEMENT TO THE HOA	BOOK 4917 PAGE 607

LOOKOUT POINT SUBDIVISION
GEMINI DEVELOPMENT LLC

N1/4 S1/4 Section 32, Township 1 South, Range 1 East, Ute Meridian

Sheet 1 of 1 Date: May 29, 2009 Job No. 0865-00301

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

S:\PROJECTS\0865 Jacobson\003 Lookout Point\Survey\PLAT.pro

RIVER CITY CONSULTANTS

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

