

NOTES

- 1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE POLICY BY ABSTRACT & TITLE CO. OF MESA COUNTY INC.
2. BEARINGS ARE BASED ON THE NORTH LINE OF NW 1/4 NW 1/4 SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN. THE VALUE USED N89°58'18"E WAS CALCULATED USING THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM USING PUBLISHED INFORMATION FOR GPS ID NO: P111 AT THE WEST END OF SAID LINE AND T0276 AT THE EAST END OF SAID LINE.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
4. Easement dedication is required for the existing (or relocated) drain at the time of future development. Evaluation of the water table over a full irrigation season is an alternative to determine where a subsurface drain may be best situated if the present location is not going to work for a future development.
5. BLANKET EASEMENT AND EXCEPTION INFORMATION:
A. Reservation of right of proprietorship of any penetrating vein or lode to extract his ore, in U.S. patent recorded April 7, 1892, in Book 11 at Page 183, Reception No. 13735.
B. Reservation of right of way for any ditches or canals constructed by authority of United States, in U.S. Patent recorded April 7, 1892 in Book 11 at Page 183, reception No. 13735.
C. Right of way as may be necessary for canals, tunnels, telephone, and transmission lines as granted in Subscription for Stock recorded March 6, 1908 in Book 130 at Page 111, Reception No. 73579.
D. Entire grantors interest in all oil, gas and other mineral rights, as reserved by Mesa County Irrigation District in the Deed to United States of America, Bureau of reclamation recorded April 21, 1992 in Book 1894 at Page 655, Reception No. 1599875, and any interests therein or rights thereunder.
E. Rights of surface entry and any other incidental rights used, claimed or asserted under any mineral reservation, lease or conveyance affecting the land herein.
F. Terms, agreements, provisions, conditions and obligations as contained in Contract for Negotiated Sale and Purchase recorded October 13, 1988 in Book 1714 at Page 289, Reception No. 1498305.
G. Any and all Rights-of-Way for 29 Road on the West and G Road on the North.
H. Any and all rights and rights-of-way for the Government Highline Canal.
I. Any question, dispute or adverse claims as to any loss or gain of land as a result of any change in the river bed location by other than natural causes, or alteration through accretion, reliction, erosion or avulsion of the center thread, bank, channel or flow of waters in the Government Highline Canal lying within subject Land; and any question as to the location of such center thread, bed, bank or channel as a legal description monument or marker for purposes of describing or locating subject Lands.

Said Owners have by these presents laid out, platted and subdivided the above described real property into Lots as shown hereon, and designated the same as TNG SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedication 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 shown hereon 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 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 states that there are no lien holders of record.

Said Owners have by these presents laid out, platted and subdivided the above described real property into Lots as shown hereon, and designated the same as TNG SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this 7th day of SEPTEMBER, A.D. 2009.

by: ROBERT S. HARRIS FOR 29 & G ROADS, LLC

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO: :ss
COUNTY OF MESA :

The foregoing instrument was acknowledged before me this 7th day of SEPTEMBER, A.D. 2009. by ROBERT S. HARRIS FOR 29 & G ROADS, LLC

Witness my hand and official seal My Commission Expires 01/14/2013

Notary Public signature

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO :
COUNTY OF MESA :ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:36 o'clock P.M., on this 29th day of September 2009 and was recorded at Reception No. 2507268 Book 4922 and Page 242+243. Drawer No. XX-38, and Fees \$200 + \$100.

Janice Rich Clerk and Recorder, Gingy Baughman Deputy

FOR CITY USE ONLY

Table with columns: Associated Book, Recorded Page, Documents Type

LAND USE SUMMARY: LOTS 22.97 ACRES 92%, DEDICATED ROW 1.92 ACRES 8%, TOTAL 24.89 ACRES 100%

TNG SUBDIVISION

SITUATE IN THE NW 1/4 NW 1/4 SECTION 5, T1S, R1E, UTE P.M. CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS: That, 29 & G ROADS, LLC, a Colorado limited liability company is the owner of that real property located in the NW Quarter of the NW Quarter of Section 5, Township 1 South, Range 1 East, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

LEGAL DESCRIPTION:

Covering the Land in the State of Colorado, County of Mesa Described as:

The West 30 acres of the NW 1/4 N/W 1/4 of Section 5, T1S, R1E of the Ute Meridian EXCEPT the Government Highline Canal;

AND EXCEPT a parcel of land conveyed in Quit Claim Deed recorded September 14, 1992 in Book 1923 at Page 653, Reception No. 1614054 and more particularly described as follows: Commencing at the NW Corner of the SW 1/4 NW 1/4 of Section 5, T1S, R1E of the Ute Meridian, which point shall be the Point of Beginning; thence from the Point of Beginning on a bearing of North 89°54'30" East along the North line of said SW 1/4 NW 1/4 of Section 5, T1S, R1E, which line and bearing shall be the Basis of Bearings, a distance of 494.70 feet; thence North 00°00'10" East a distance of 34.00 feet; thence South 89°54'30" West a distance of 494.70 feet; thence South 30°00'00" West a distance of 34.00 feet to the Point of Beginning;

AND ALSO EXCEPT a parcel of land for road right-of-way purposes conveyed in Warranty deed recorded December 7, 1988 in Book 1721 at Page 616, Reception No. 1503022, located in the NW 1/4 NW 1/4 of Section 5, T1S, R1E of the Ute Meridian, being more particularly described as follows: Beginning at point which bears South 00°01'28" West 547.33 feet along the West line of said Section 5 and South 89°58'52" East 30.00 feet from the NW Corner of said Section 5; thence North 45°58'21" East 39.89 feet; thence South 44°01'39" East 20.00 feet; thence North 45°58'21" East 49.66 feet; thence along the arc of a curve to the left 333.43 feet, (the chord of which bears North 41°14'42" East 333.05 feet, and having a radius of 2020.46 feet); thence North 36°31'02" East 238.62 feet; thence along the arc of a curve to the left 32.71 feet (the chord of which bears North 36°01'01" East 32.71, and having a radius of 1873.34 feet) to the South line of the right-of-way running 30.00 feet each side of the North line of said Section 5; thence South 89°54'00" East 99.72 feet along said right-of-way line to the west right-of-way line of the Government Highline Canal; thence along said line South 38°10'21" West 440.93; thence along the arc of a curve to the right 148.11 feet, (the chord of which bears South 41°13'51" West 148.04 feet, and having a radius of 1387.40 feet); thence South 44°17'21" West 270.33 feet to the East line of the right-of-way running 30.00 feet each side of the West line of said section 5; thence North 00°01'28" East 135.17 feet along said line to the point of Beginning;

AND ALSO EXCEPT that tract of land conveyed to the United States of America by Warranty Deed recorded April 21, 1992 in Book 1894 at Page 655, Reception No. 1599875.

TNG SUBDIVISION, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado, as recorded in Book 4519 at Page 13, Reception Number 2402820.

Said parcel contains 24.89 acres as described.

CITY APPROVAL

This plat of TNG Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 29th day of September 2009.

City Manager signature

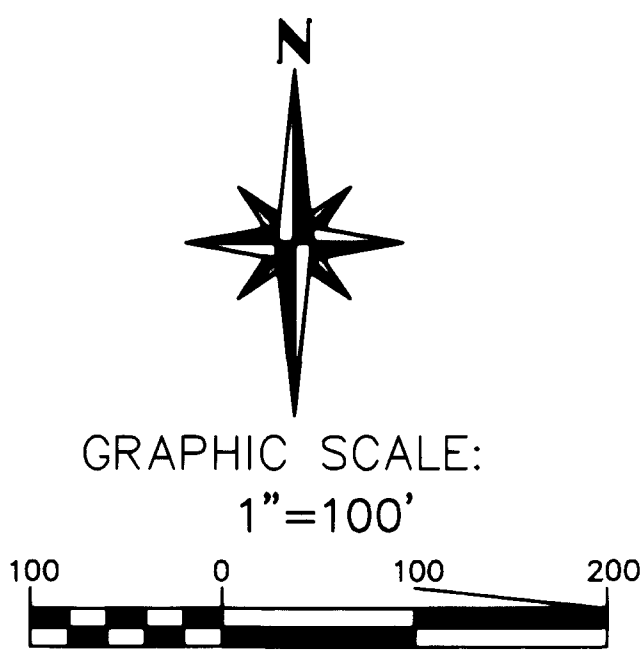
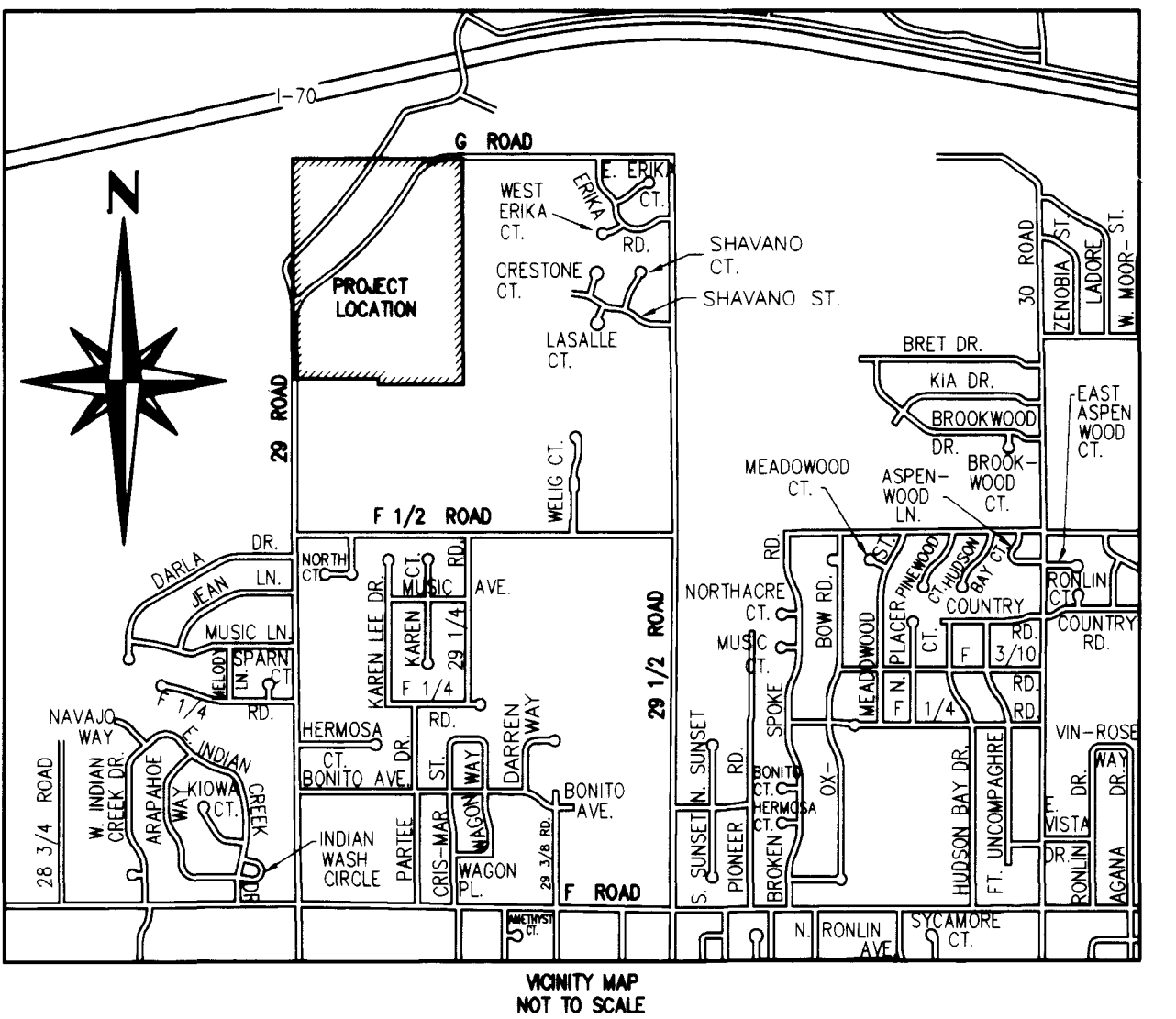
President of Council signature

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }ss

WE, ABSTRACT & TITLE COMPANY 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 VESTED TO THE 29 & G ROADS, LLC; 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: 9/13/2009 BY: Barbara A. Brizzini, Title Examiner
NAME AND TITLE
ABSTRACT & TITLE COMPANY
OF MESA COUNTY INC.



LEGEND:

- FOUND MESA COUNTY SURVEY MARKER
FOUND GLO BRASS CAP
FOUND 2 1/2 INCH ALUMINUM CAP ON No. 6 REBAR
FOUND BUREAU OF RECLAMATION 3 1/2 INCH ALUMINUM CAP
FOUND No. 5 REBAR WITH CAP PLS 27266
FOUND No. 5 REBAR WITH CAP PLS 18480
RECOVERED No. 5 REBAR WITH ALUMINUM CAP PLS 37904
SET No. 5 REBAR WITH ALUMINUM CAP PLS 37904

ABBREVIATIONS:

- N NORTH
S SOUTH
E EAST
W WEST
T TOWNSHIP
R RANGE
MCSM MESA COUNTY SURVEY MARKER
ROW RIGHT OF WAY
SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
PLS PROFESSIONAL LAND SURVEYOR
NUMBER
GPS GLOBAL POSITIONING SYSTEM
ID IDENTIFICATION

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision represents a field survey completed by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief.



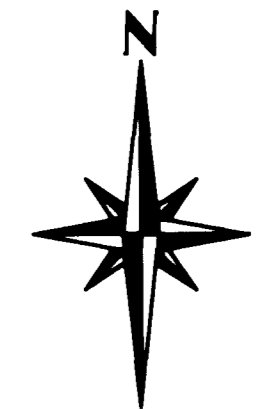
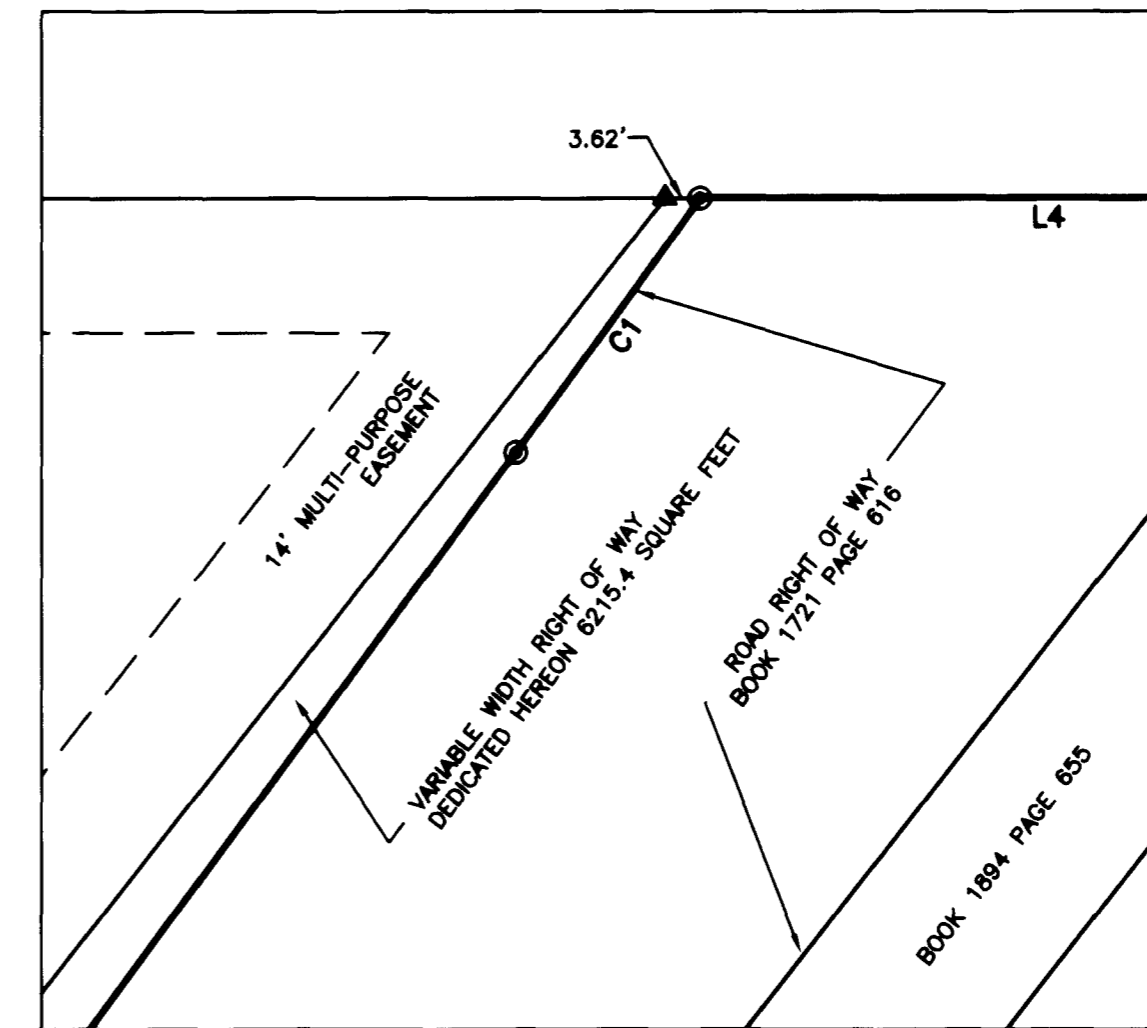
PATRICK W. CLICK COLORADO REGISTERED LAND SURVEYOR PLS #37904 SEPTEMBER 17, 2009 DATE

TNG SUBDIVISION
SITUATE IN THE NW 1/4 NW 1/4 SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
JOB #: 2007022 FIELD WORK: AB-PC
DATE: 07/22/09 DRAWING NAME: TNG SUB DRAWN BY: TW
POLARIS SURVEYING
PATRICK W. CLICK P.L.S. 695 36 ROAD PALISADE, CO 81526 PHONE (970)986-0522 FAX (970)464-7569

TNG SUBDIVISION

SITUATE IN THE NW¼ NW¼ OF SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

DETAIL A



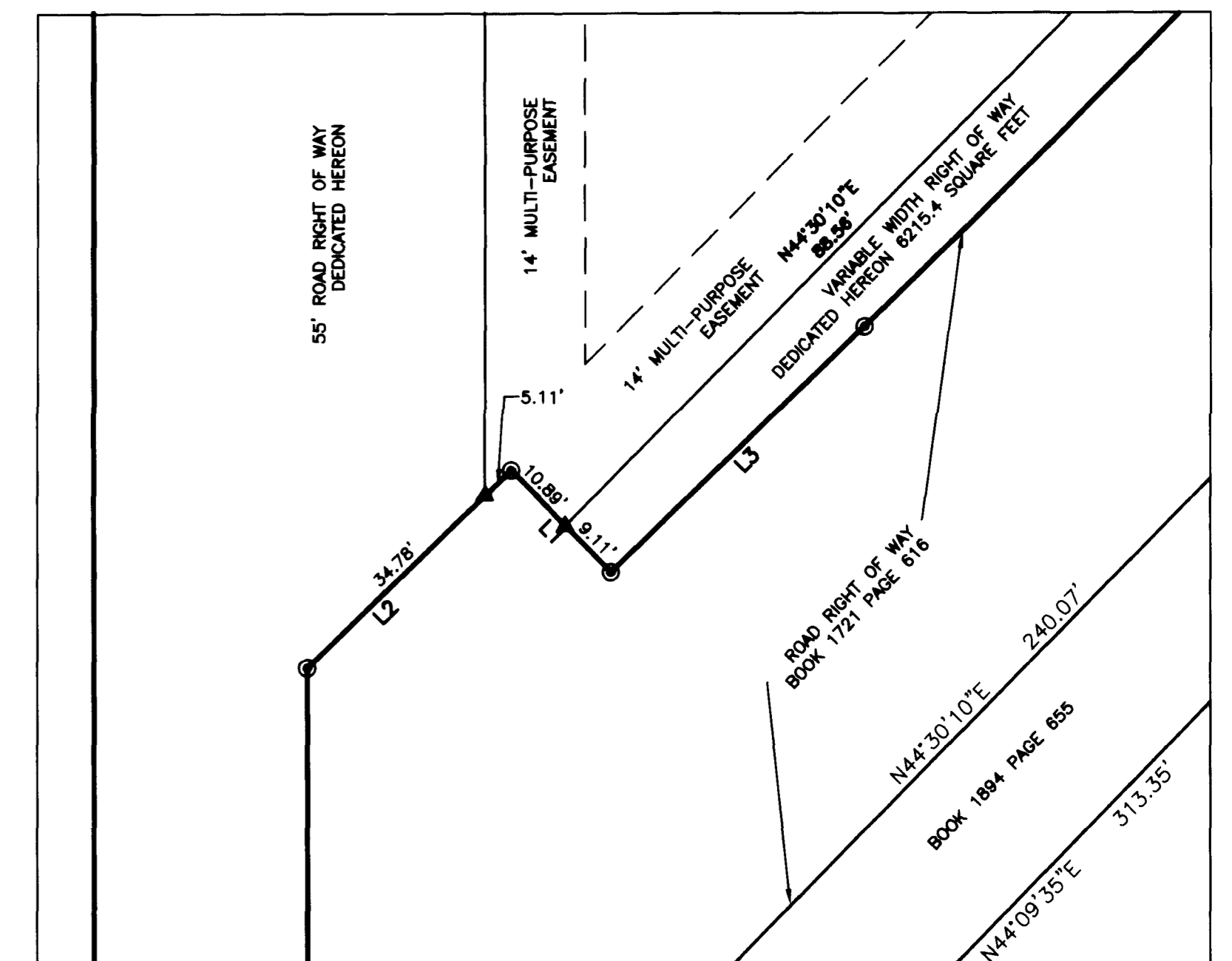
GRAPHIC SCALE:
1"=100'



LINEAL UNITS ARE UNITED STATES SURVEY FEET
LEGEND:

- FOUND MESA COUNTY SURVEY MARKER
- FOUND GLO BRASS CAP
- FOUND 2 1/2 INCH ALUMINUM CAP ON No. 6 REBAR
- FOUND BUREAU OF RECLAMATION 3 1/2 INCH ALUMINUM CAP
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- RECOVERED No. 5 REBAR WITH ALUMINUM CAP PLS 37904
- SET No. 5 REBAR WITH ALUMINUM CAP PLS 37904

DETAIL B



Line Table

Line #	Direction	Length
L1	N44° 09' 16"W	20.00'
L2	S45° 50' 44"W	39.89'
L3	S45° 50' 44"W	49.66'
L4	S89° 58' 18"W	72.60'
L5	N89° 58' 18"E	27.12'
L6	S38° 02' 44"W	38.11'
L7	N0° 06' 09"W	34.00'
L8	N0° 06' 09"W	33.27'
L9	N0° 06' 09"W	34.00'
L10	S0° 06' 09"E	102.28'
L11	S44° 30' 10"W	42.72'
L12	N41° 16' 27"E	154.02'

Curve Table

Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	1873.34'	1°00'01"	32.70'	N35° 53' 25"E	32.70'
C2	2020.46'	9°27'19"	333.43'	N41° 07' 04"E	333.05'
C3	1522.40'	6°07'00"	162.53'	N41° 06' 09"E	162.45'
C4	1388.43'	6°06'43"	148.11'	N41° 06' 14"E	148.04'
C5	2000.00'	6°27'26"	225.40'	N41° 16' 27"E	225.28'



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TNG SUBDIVISION

SITUATE IN THE NW¼ NW¼ OF SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2007022 FIELD WORK: AB-PC
DATE: 07/22/09 DRAWING NAME: TNG SUB DRAWN BY: TW

POLARIS SURVEYING

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