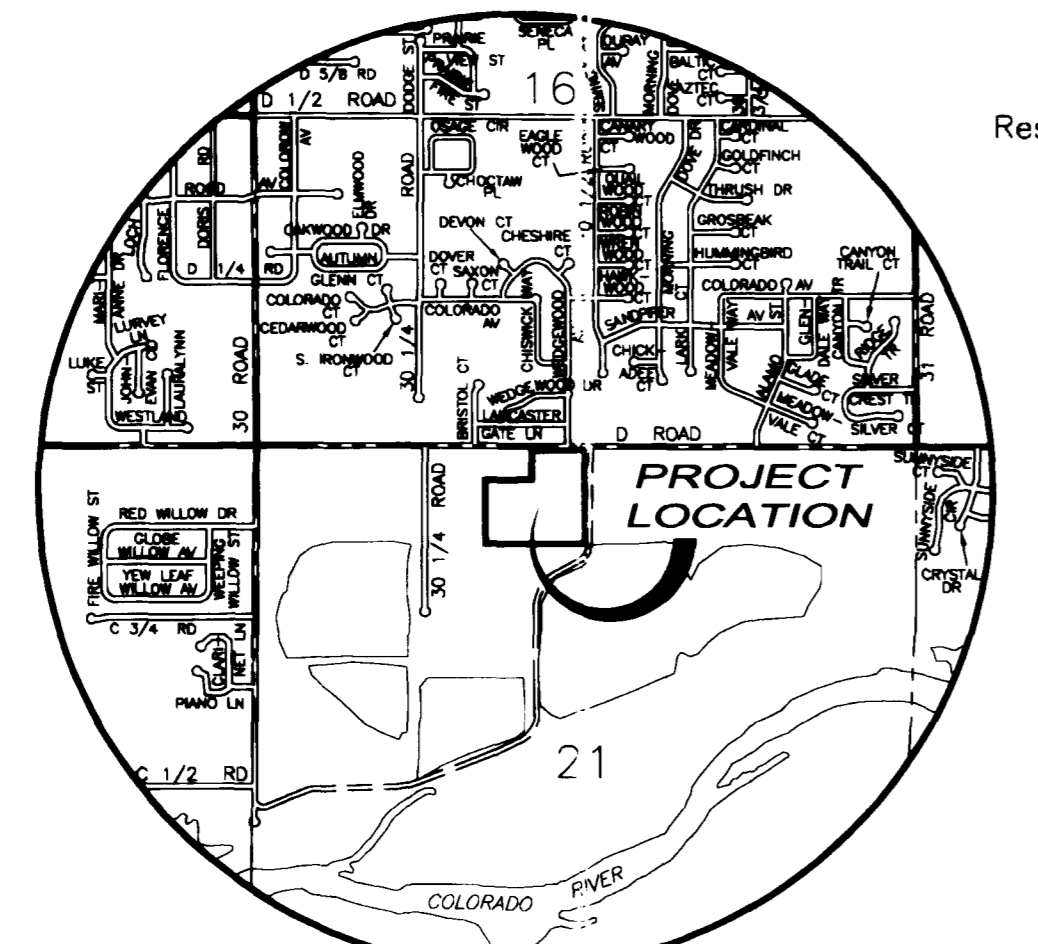
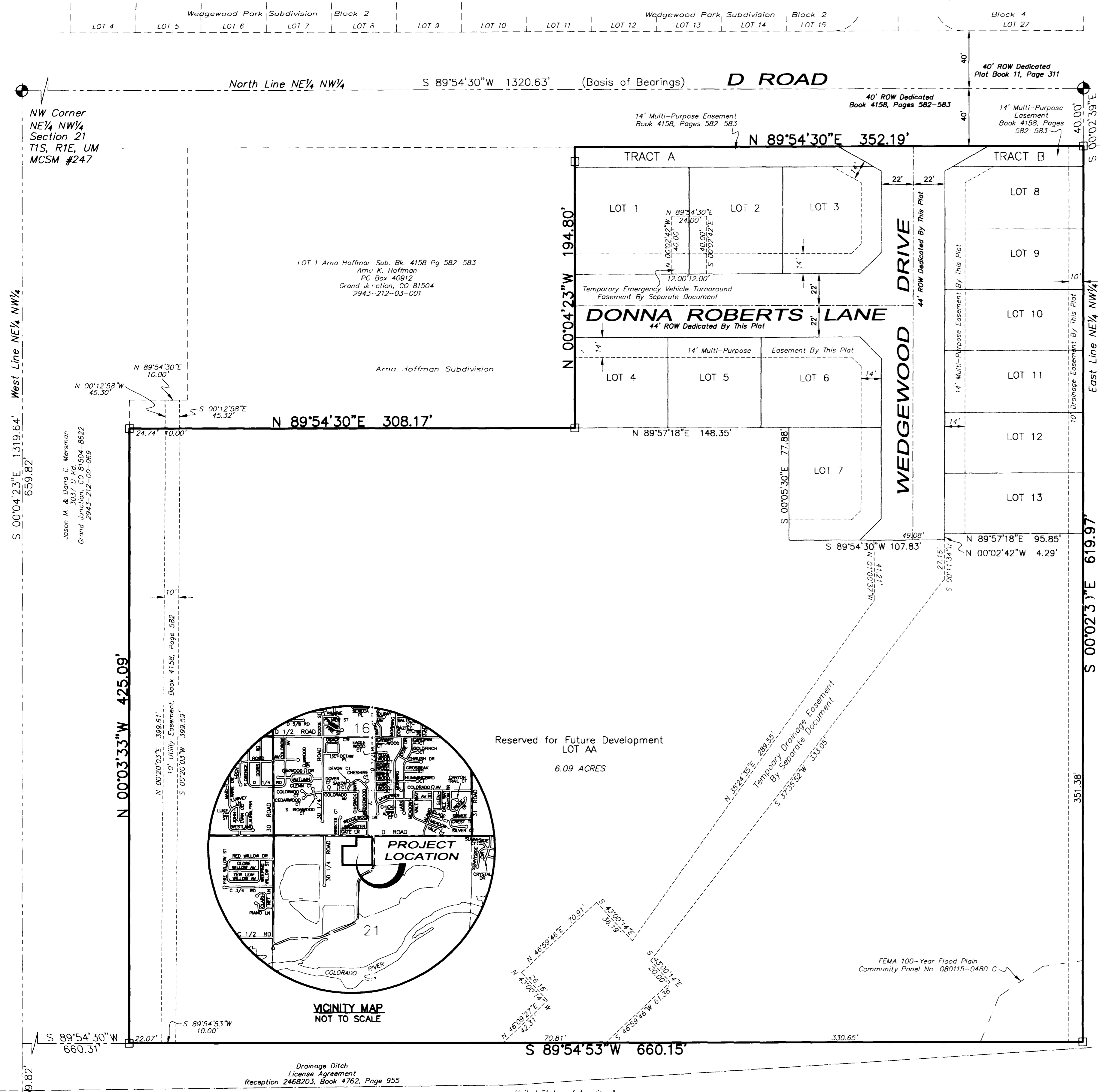


JOHN H. HOFFMAN SUBDIVISION

A REPLAT OF LOT 2, ARNA HOFFMAN SUBDIVISION (Book 4158, Pages 582-583)

LOCATED IN THE NE1/4 NW1/4 SECTION 21, T1S, R1E, UM

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Habitat for Humanity of Mesa County Inc., A Colorado Nonprofit Corporation, is the owner of that real property located in the Northwest Quarter Section 21, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Lot 2, Arna Hoffman Subdivision, as recorded in Book 4158, at Pages 582-583, Mesa County, Colorado Records.

The above described parcel contains 8.02 Acres. That 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 JOHN H. HOFFMAN SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers 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.

Tracts A and B are to be granted to the Homeowners' Association as landscape tracts.

The temporary drainage easement over Lot AA is granted to the Homeowners' Association.

All Drainage Easements are dedicated to the City of Grand Junction as perpetual easements (unless noted as a temporary easement) for the inspection, 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 and/or the Homeowners' Association is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All Multi-Purpose 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.

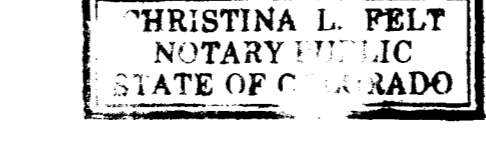
The owner does hereby state that there are no lienholders of record. IN WITNESS WHEREOF, said owner, Habitat for Humanity of Mesa County Inc., a Colorado Nonprofit Corporation, has caused their name to be hereunto subscribed this 21 day of September, 2009 A.D.

by: Habitat for Humanity of Mesa County Inc., A Colorado Nonprofit Corporation (title) Mumtaz Ali Khan, Gen. Director for: OWNER Mumtaz Ali Khan

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me by Amy C. Rogers (title) for Habitat for Humanity of Mesa County, Inc., a Colorado Nonprofit Organization, this 21 day of September, 2009 A.D.

My commission expires: 04/06/12 Witness my hand and seal: Christina L. Felt Notary Public



SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of JOHN H. HOFFMAN SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Certified this 28th day of Sept., 2009 A.D.

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 is vested to

Habitat For Humanity of Mesa County 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: 9-17-2009 By: Barbara A. Suggs, Vice Pres. Name and Title For: Abstract & Title Company of Mesa County, Inc.

GENERAL NOTES

Basis of Bearings is the North line of the NE1/4 NW1/4 of Section 21, which bears North 89 degrees 54 minutes 30 seconds East a distance of 1320.63 feet, established by observation of the MCGPS control network. Both monuments on this line are Mesa County Survey Markers, as shown on the face of this plat.

Note: Property corners located during this survey that were within ±0.25 feet of the calculated point were accepted as being "in position."

Easement and Title Information provided by Abstract & Title Company of Mesa County Inc., Commitment No. 00919378 C, dated February 2, 2007.

FOR CITY USE ONLY

Book	Page	Type
4990	300	Temporary Drainage Easement Agreement
4990	300	Temporary Emergency Vehicle Turnaround Easement
4990	302	Covenants, Conditions & Restrictions

CITY OF GRAND JUNCTION APPROVAL

This plat of JOHN H. HOFFMAN SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 21 day of September, 2009 A.D.
Mumtaz Ali Khan City Manager
Barbara A. Suggs Mayor

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I certify that this instrument was filed in my office at 1:02 o'clock P.M., on the 18th day of March, 2010 A.D. and was duly recorded in Book 4990, Page No. 3271308, Reception No. 2526632
Drawer No. XX-88, Fees: \$20.00 + 1.00
By: Janice Rich Clerk and Recorder
Janice Rich Deputy

File No. FP-2008-262

JOHN H. HOFFMAN SUBDIVISION

A REPLAT OF LOT 2, ARNA HOFFMAN SUBDIVISION, LOCATED IN THE NE1/4 NW1/4 SECTION 21, T1S, R1E, UM, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LANDesign

CONSULTING ENGINEERS
326 Main Street, Suite 100
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

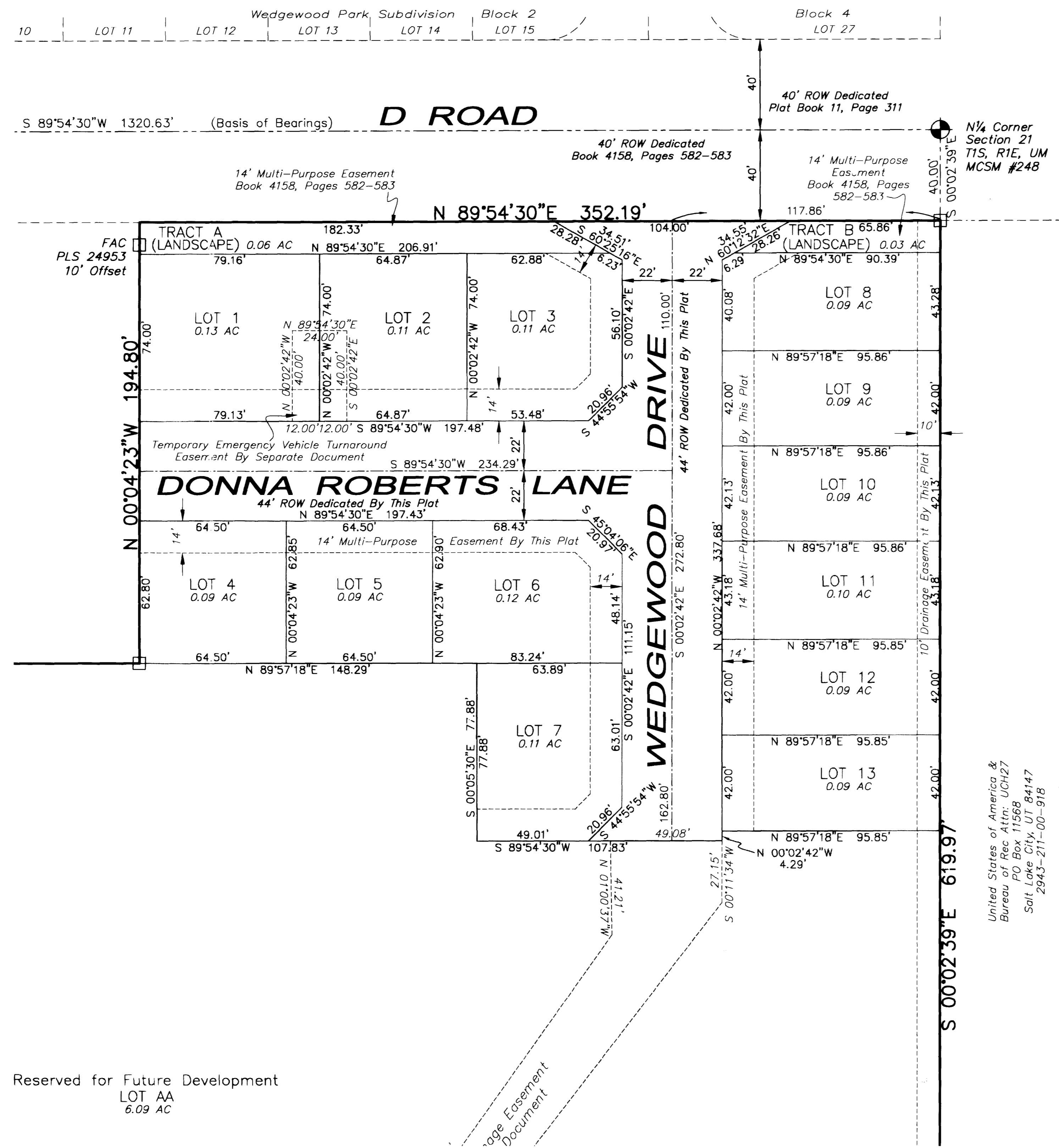
PROJ. NO. 207010-40	SURVEYED DRAWN	CHECKED	SHEET	OF
DATE: December, 2008	RAD/CCR	TWC	PRG	1 2

JOHN H. HOFFMAN SUBDIVISION

A REPLAT OF LOT 2, ARNA HOFFMAN SUBDIVISION [Plat Book 4158, Pages 582-583]

LOCATED IN THE NE1/4 NW1/4 SECTION 21, T1S, R1E, UM

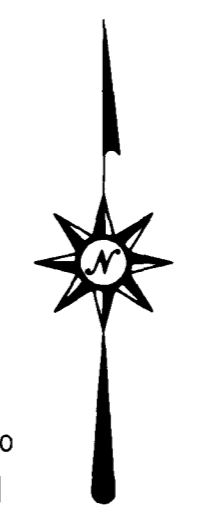
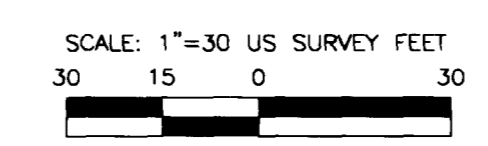
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



AREA SUMMARY

LOTS	= 7.40 Acres	92.29%
TRACTS	= 0.09 Acres	1.12%
ROAD ROW	= 0.53 Acres	6.59%
TOTAL	= 8.02 Acres	100.00%

- LEGEND**
- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
 - MCSM MESA COUNTY SURVEY MARKER
 - MCBC MESA COUNTY BRASS CAP
 - T1S TOWNSHIP 1 SOUTH
 - R1E RANGE 1 EAST
 - UM UTE MERIDIAN
 - ⊠ FOUND ALUMINUM CAP (FAC), PLS 24953
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485
 - ▲ PK NAIL, SET IN PAVING
 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - (M) MEASURED
 - (R) RECORDED
 - AC ACRES
 - L ARC LENGTH
 - R RADIUS
 - Δ CENTRAL ANGLE
 - Ch L CHORD LENGTH
 - BRG CHORD ANGLE
 - FENCE



Reserved for Future Development
LOT AA
6.09 AC

United States of America &
Bureau of Rec. Attn: UCH27
Salt Lake City, UT 84147
2943-211-00-918

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 CERTIFICATION SHOWN HEREON.

JOHN H. HOFFMAN SUBDIVISION

A REPLAT OF LOT 2, ARNA HOFFMAN SUBDIVISION, LOCATED IN THE NE1/4 NW1/4 SECTION 21, T1S, R1E, UM, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LANDesign

CONSULTING ENGINEERS
326 Main Street, Suite 100
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PATRICK R. GREEN
COLORADO REGISTERED SURVEYOR
P.L.S. No. 17485

PROJ NO. 207010.40	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: December, 2008	RAD/CCR	TWG	PRG	2	2