

MDS at Cattail 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 CREEK SIMPLE SUBDIVISION (Rec. No. 2504311)

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Blue Heron Development, LLC, a Colorado Limited Liability Company, 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 4991 at Page 235, Reception No. 2528869 (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:

Lot 1 of Cattail Creek Simple Subdivision, Reception Number 2504311, City of Grand Junction, County of Mesa, State of Colorado.

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Parcels as shown hereon, and designated the same as MDS at Cattail Subdivision, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

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.

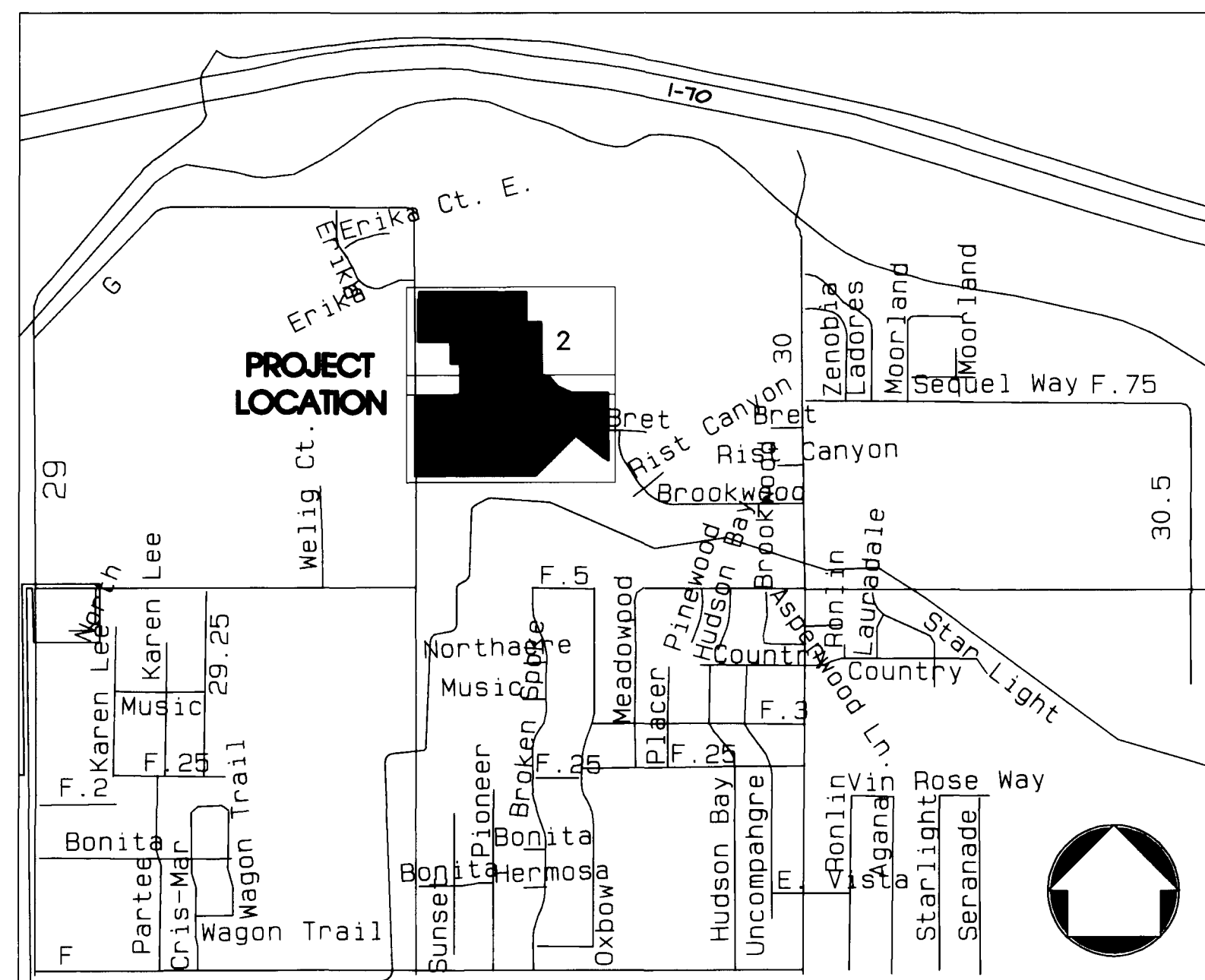
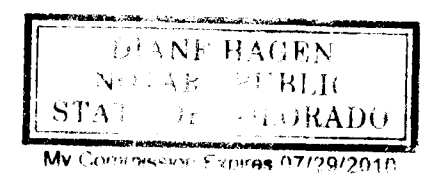
IN WITNESS WHEREOF said owner has caused their names to be hereunto subscribed.

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 30 day of March, 2010.

Witness my hand and official seal: *Diane Hagen*
My commission expires _____ Notary Public



VICINITY MAP 1" = 1000'

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 4966 Page 782, Reception No. 2519460

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 30th day of March, 2010.

By: *Kevin Jany* 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, as Regional President for: First National Bank of the Rockies this 30th day of March, 2010

Witness my hand and official seal: *Betty A. Dinsdale*
My commission expires 01/19/2014 Notary Public



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
- Chrg: BEARING OF LONG CHORD OF CURVE
- Lc: LENGTH OF LONG CHORD OF CURVE
- T: TOWNSHIP
- R: RANGE
- R.O.W: RIGHT-OF-WAY
- PLS: PROFESSIONAL LAND SURVEYOR
- MCSM: MESA COUNTY SURVEY MARKER
- REC.: RECEPTION (OR RECORD)
- HOA: HOME OWNERS ASSOCIATION
- No.: NUMBER
- #: NUMBER

AREA SUMMARY		
LOTS	25.382 acres	100.00%
TOTAL	25.382 acres	100.00%

CITY USE BLOCK
Grant of Irrevocable Power of Attorney and Terminable Easement
BOOK 4995 PAGE 751
BOOK _____ PAGE _____
BOOK _____ PAGE _____

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.

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 (name(s) 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 As of 3/29/10

DATE: 3/29/2010 BY: *Barbara A. Griffin, Title Examiner*
NAME AND TITLE
ABSTRACT & TITLE CO. OF MESA COUNTY, INC

CITY APPROVAL

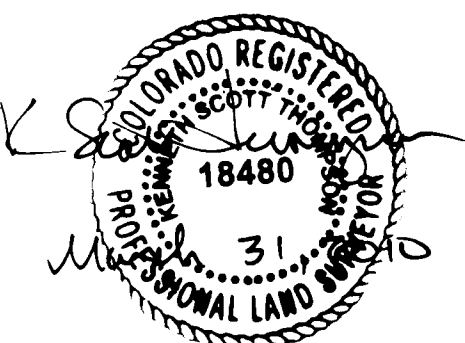
This plat of MDS at Cattail Subdivision, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 1st day of April, 2010.

Samir Kadid City Manager
Ron 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 MDS at Cattail 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 11:38 o'clock P.M., on this 1st day of APRIL, 2010.

and was recorded at Reception No. 2528367, Book 4995, Page 755-757, Drafter No. XX-91, Fees 30⁰⁰ 10

By: *Janice Rich* Clerk and Recorder
Luisa Martinez 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.

MDS at Cattail 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. 0865-006
Design: kst	Drawn: kst	Checked: drs
Approved: kst		

S:\PROJECTS\0865 Jacobsen\006 Group Home\006 plat.pro

RIVER CITY
CONSULTANTS

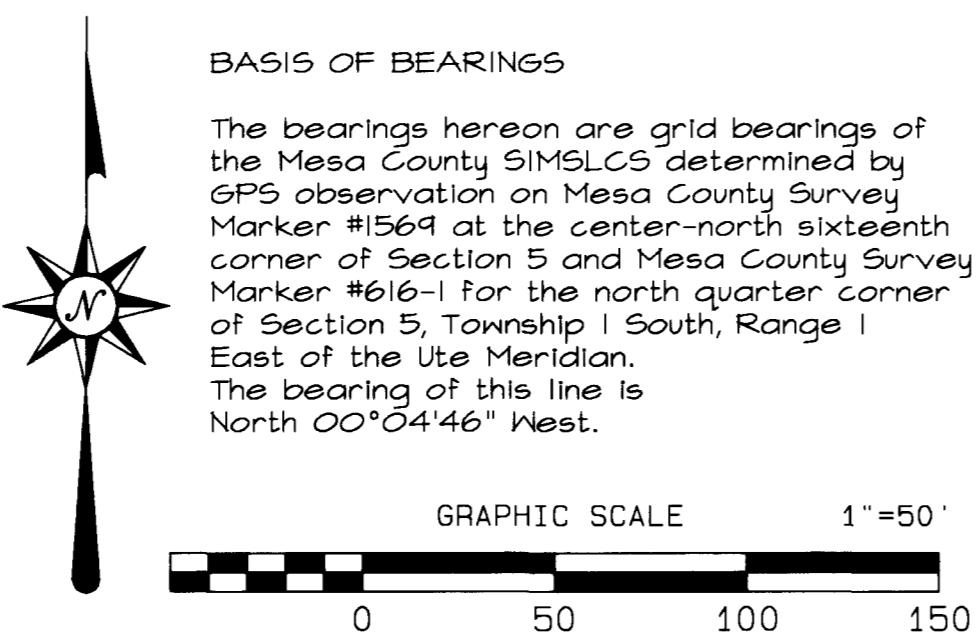
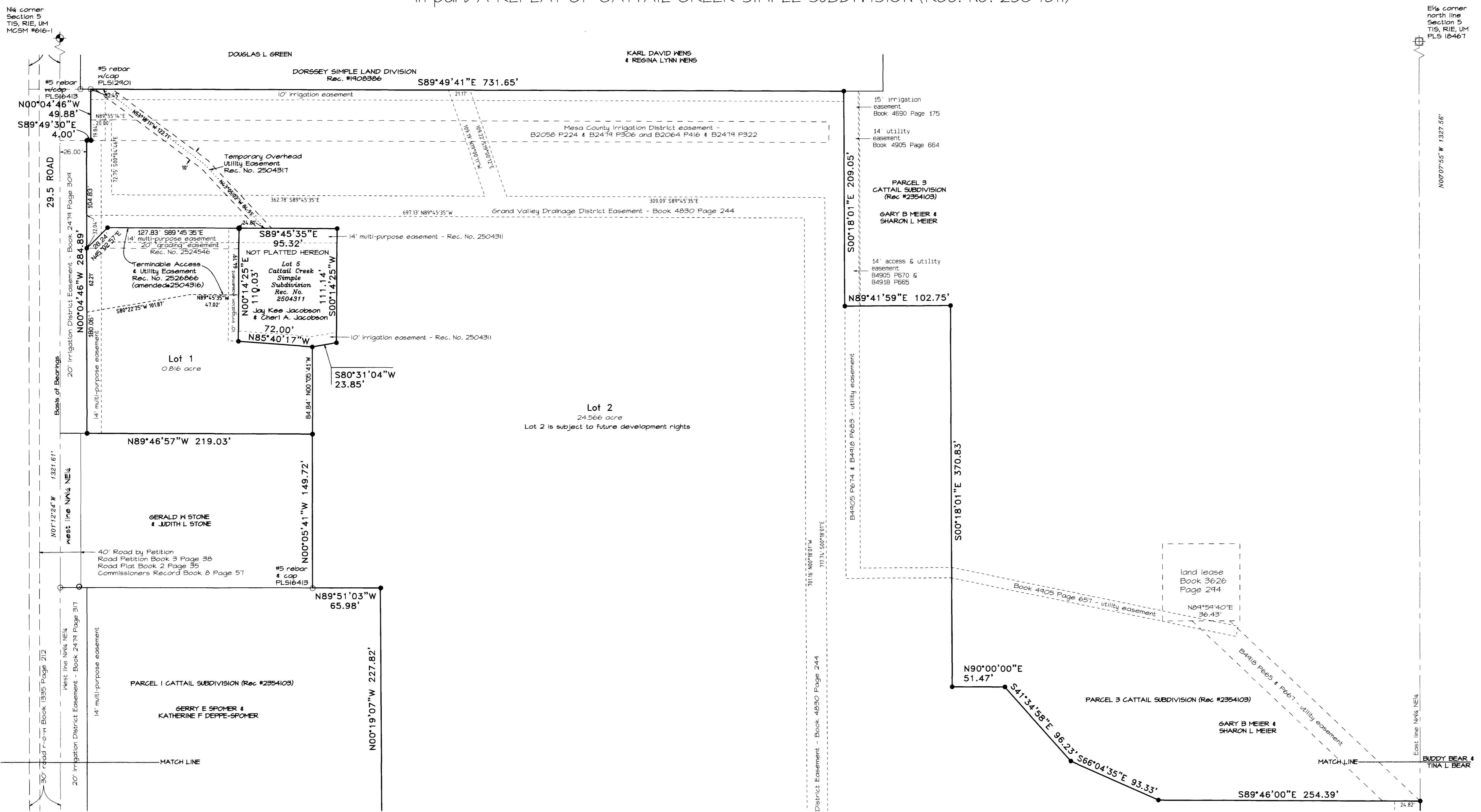
744 Horizon Court, #110 - Grand Junction, CO 81506 - Phone: 970-241-4722

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.

REPRODUCTION NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

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BASIS OF BEARINGS
The bearings herein are grid bearings of the Mesa County SIMS LGS 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 PL55 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)

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Sheet 2 of 3 | Date: Aug 25, 2009 | Job No. 0865-006

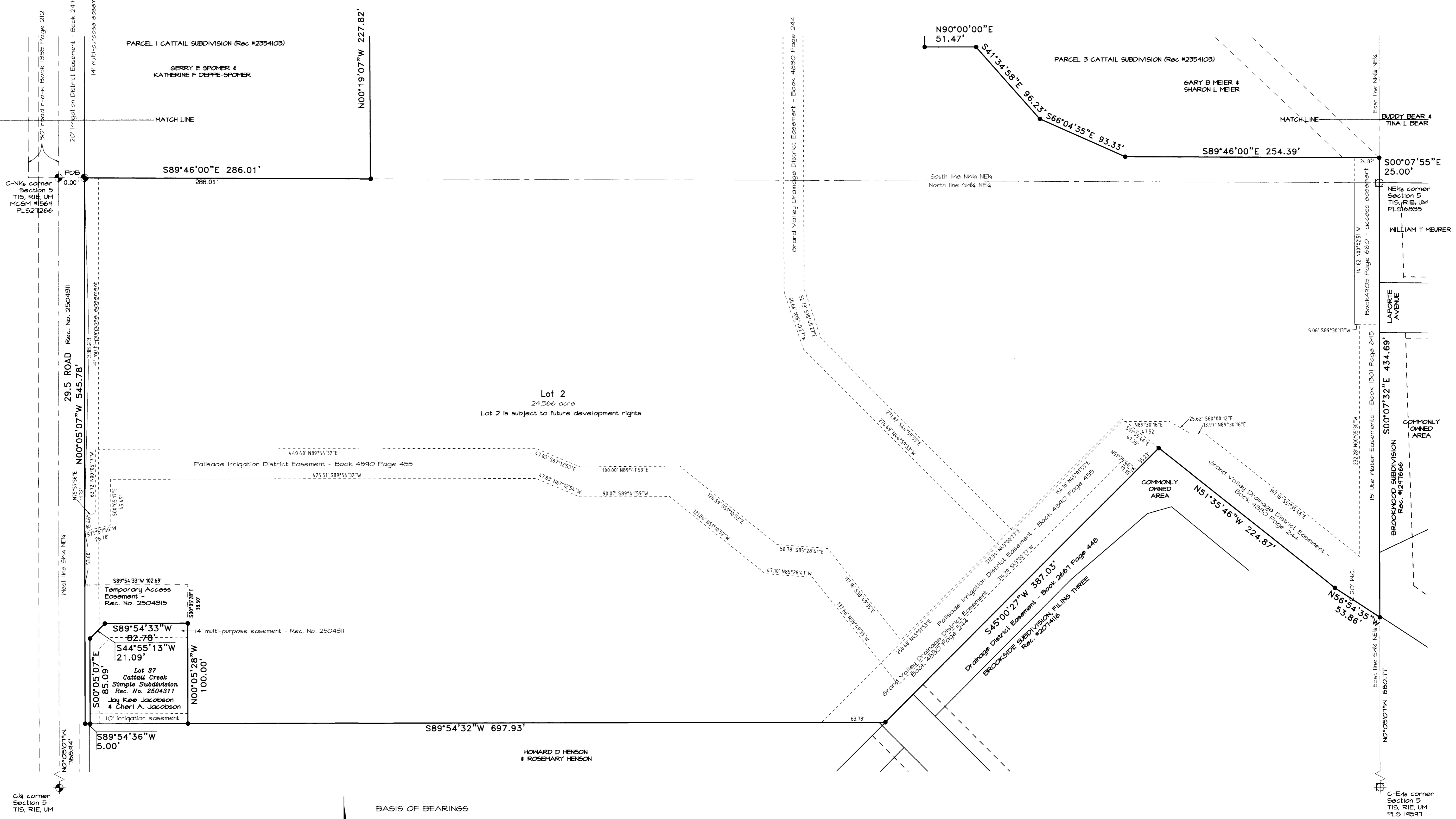
Design: kst | Drawn: kst | Checked: drs | Approved: kst

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

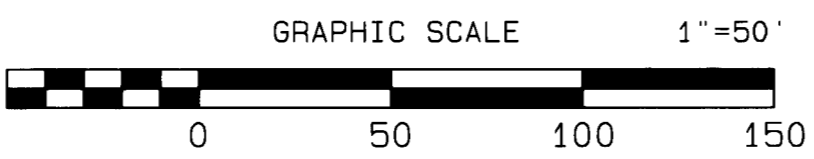
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Lineal Units of Measurement are the U.S. Survey Foot.

LEGEND

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Sheet 3 of 3 Date: Aug 25, 2009 Job No. 0865-006

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

S:\PROJECTS\0865 Jacobsen\006 Group Home\006 plat.pro

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