

NORTHERN LIGHTS SUBDIVISION

IN THE SE1/4SW1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:
Northern Lights, LLC, a Colorado Limited Liability Company, is the owner of a parcel of land being that certain tract of land situate in the SE1/4 SW1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, recorded in Book 4959 at Page 155, at Reception Number 2517242, of the Mesa County real property records, the perimeter of which is more particularly described as a result of survey as follows:

All that part of the SE1/4SW1/4 of Section 16, Township One South, Range One East of the Ute Meridian, Mesa County, Colorado, described by the following perimeter:

Commencing at an alloy cap (PLS 16413) for the SW 1/16 Corner of said Section 16 whence a Mesa County Survey Marker for the W 1/16 Corner on the south line of said Section 16 bears S00°02'15"W for a distance of 1319.99 feet; thence S00°02'15"W for a distance of 374.00 feet; thence N89°54'45"E for a distance of 25.00 feet to the easterly right-of-way line of 30 1/4 Road, recorded in Book 767 at Page 175 in the Office of the Mesa County Clerk and Recorder, and the Point of Beginning; thence N89°54'45"E for a distance of 115.00 feet; thence N00°02'15"E for a distance of 110.00 feet; thence N89°54'45"E for a distance of 685.21 feet; thence S00°02'15"W for a distance of 527.99 feet; thence S89°54'45"W for a distance of 800.21 feet to the said easterly right-of-way line of 30 1/4 Road; thence N00°02'15"E for a distance of 418.11 feet to the beginning.

Containing 9.41 acres more or less

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 NORTHERN LIGHTS 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 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 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(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.

All Drainage Easements reserved hereon for future development of Lot 2 as easements for the installation operation, maintenance and repair of drainage systems.

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, 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.

THERE ARE NO LIENHOLDERS OF RECORD

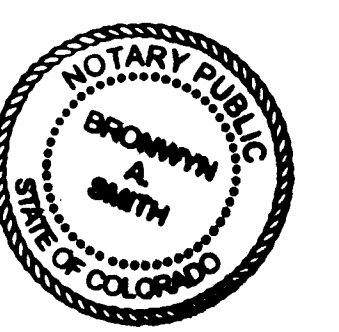
IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 15th day of July, A.D., 2010.

G. Dennis Simon
for Northern Lights LLC, a Colorado Limited Liability Company

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 15th day of July, A.D., 2010.

by G. Dennis Simon
for Northern Lights LLC, a Colorado Limited Liability Company.
My commission expires: 12/22/2011

WITNESS MY HAND AND OFFICIAL SEAL.



[Signature]
Notary Public

TITLE CERTIFICATION

We, Land Title Guarantee Company-Grand Junction, 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 Northern Lights, LLC, a Colorado Limited Liability Company, 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: July 15, 2010 by: [Signature] LAWRENCE D. VENT/EXAMINER NATIONAL BANK
for Land Title Guarantee Company-Grand Junction BOOK 4970 PAGE 890
ASSIGNED TO NORTHERN LIGHTS, LLC
BOOK 4973 PAGE 444

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 10:20 o'clock A.M., this 2nd day of August, A.D., 2010, and is duly recorded as Reception Number 2540959 in Book 5038, Page 172 through 173 inclusive. Drawer No. XX-113

Janice Rich Terese Horvath 20.00 1.00
Clerk and Recorder Deputy Fees

Covenants, Conditions, and Restrictions recorded by separate instrument.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 20 day of July, A.D. 2010.
Mayor Terese Horvath City Manager [Signature]

GENERAL NOTES

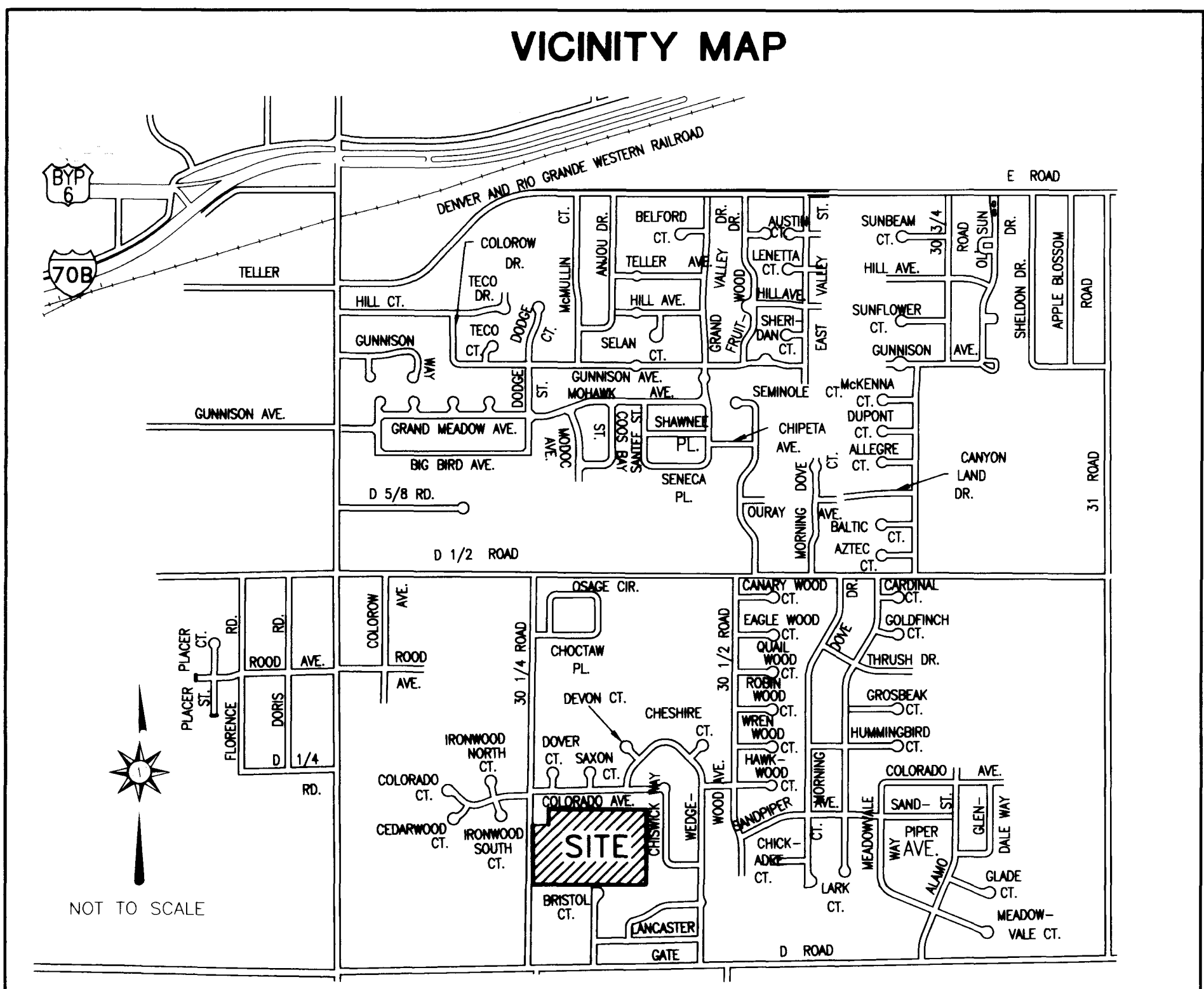
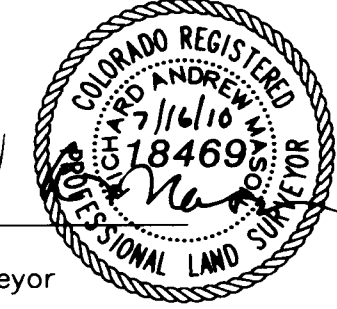
- Title information from Mesa County real property records and from Land Title Guarantee Company-Grand Junction, Order number GJIF65014418, effective date July 13, 2010.
- Basis of bearings is S00°12'15"W 1319.99 feet between a 5/8-inch rebar and alloy cap (PLS 16413) for the SW1/16 Corner of Section 16, Township 1 South, Range 1 East of the Ute Meridian, and a Mesa County Survey Marker for the West 1/16 Corner on the south line of said Section 16. (Derived from GPS observations relative to Mesa County LCS).

SURVEYOR'S STATEMENT

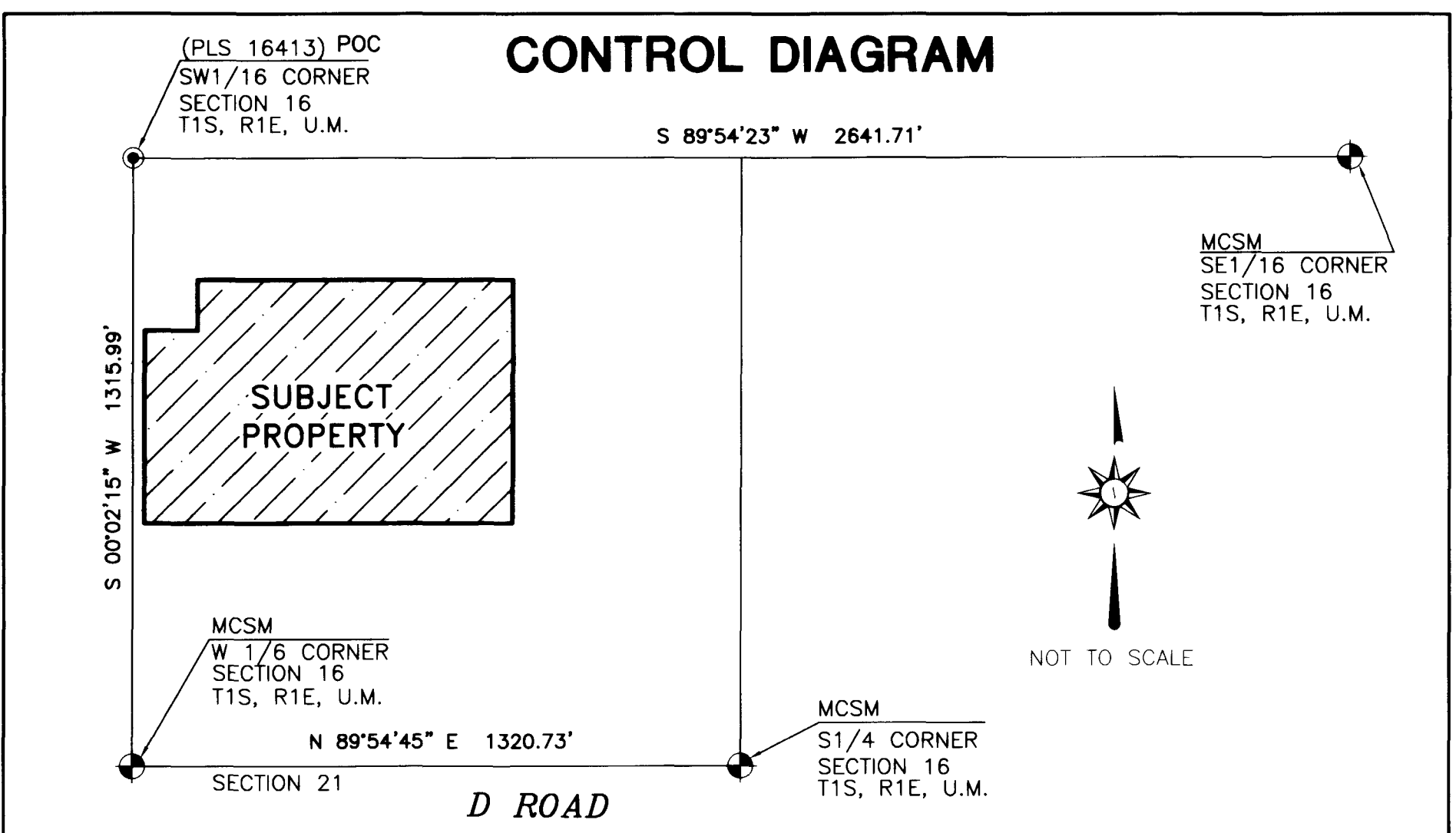
I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plot of Northern Lights Subdivision, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field 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.

EXECUTED this 16 day of July, 2010

Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
No. 18469



FOR CITY OF GRAND JUNCTION USE



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

INDEX OF SHEETS
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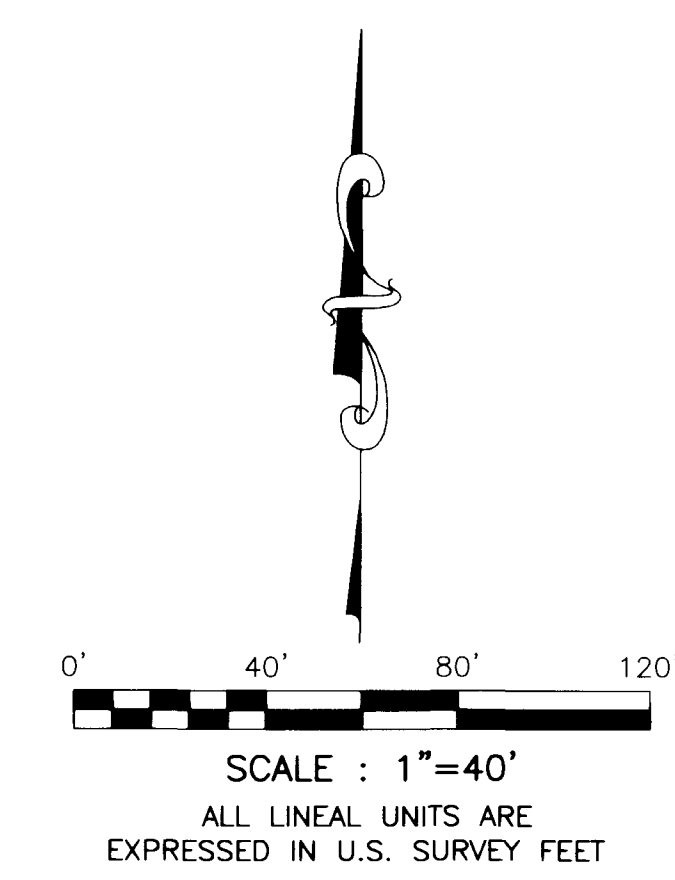
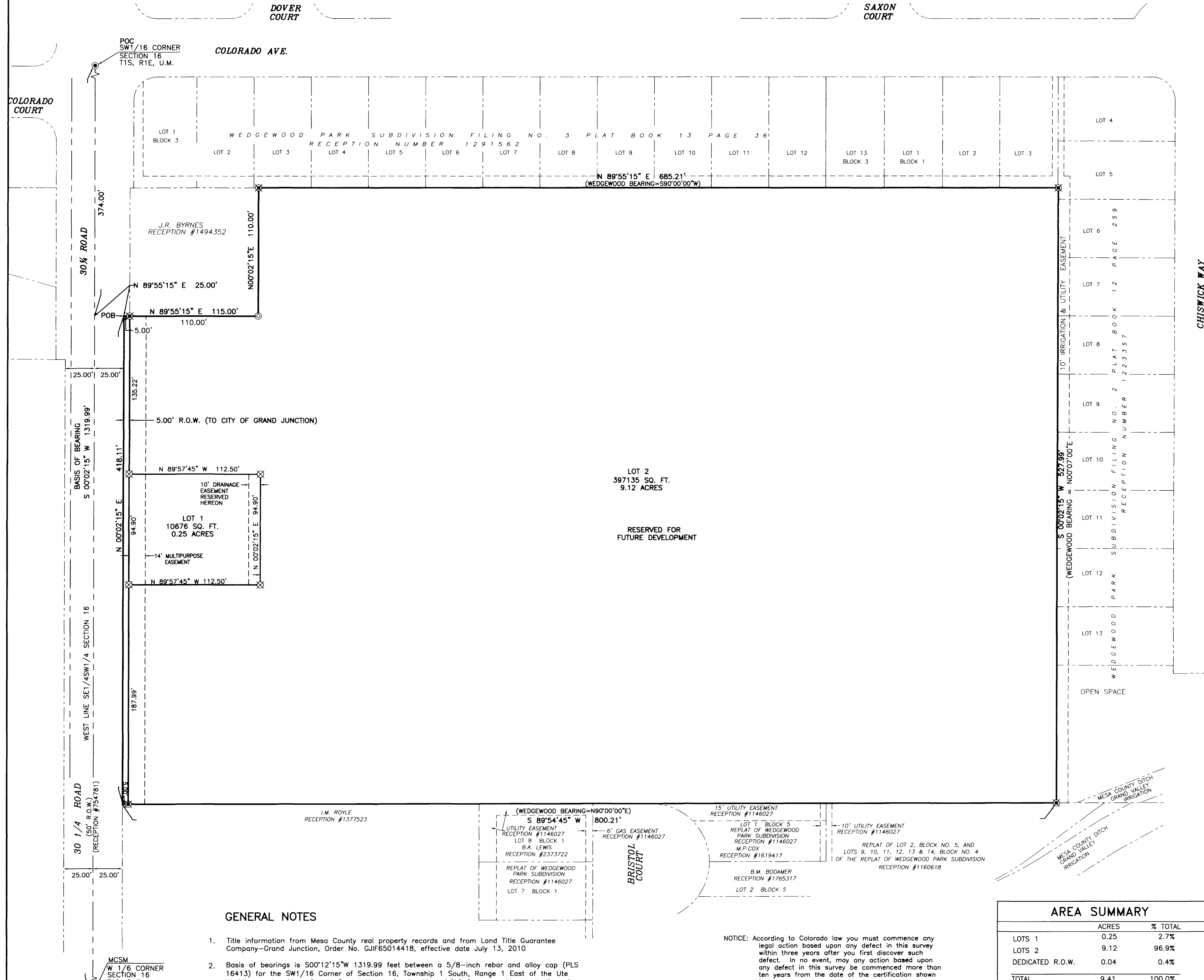
NORTHERN LIGHTS SUBDIVISION
IN THE SE1/4SW1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION MESA COUNTY, COLORADO

Rolland Consulting Engineers, LLC
405 Ridges Blvd, Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rceej.com

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NORTHERN LIGHTS SUBDIVISION

IN THE SE1/4SW1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



LEGEND AND ABBREVIATIONS

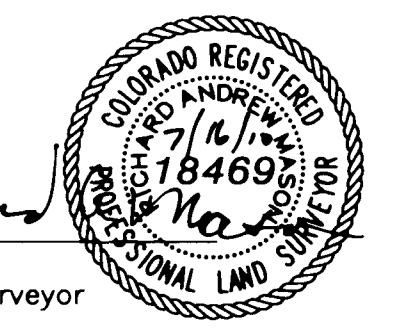
- ⊕ MESA COUNTY SURVEY MARKER
- ⊗ SET 5/8" REBAR & CAP PLS-18469 SET IN CONCRETE
- ⊗ FOUND 5/8" REBAR & CAP PLS-18469 SET IN CONCRETE
- ⊙ FOUND 5/8" REBAR & CAP PLS-9331
- ⊙ FOUND MCSM LS 24306
- AVE. AVENUE
- CO. COMPANY
- CS CENTER-SOUTH
- CT. COURT
- DR. DRIVE
- LCS LOCAL COORDINATE SYSTEM
- MCSM MESA COUNTY SURVEY MARKER
- PLS PROFESSIONAL LICENSED SURVEYOR
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R RANGE
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- ST STREET
- T TOWNSHIP
- U.M. UTE MERIDIAN

SURVEYOR'S STATEMENT

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of NORTHERN LIGHTS SUBDIVISION, a subdivision of a part of Mesa County, 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.

EXECUTED this 16 day of July, 2010

Richard A. Mason
 Registered Professional Land Surveyor
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AREA SUMMARY		
	ACRES	% TOTAL
LOTS 1	0.25	2.7%
LOTS 2	9.12	96.9%
DEDICATED R.O.W.	0.04	0.4%
TOTAL	9.41	100.0%

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