

ARBORS FILING 2-A

A REPLAT OF TRACT 1-A, ARBORS SUBDIVISION FILING ONE
 LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION,
 MESA COUNTY, COLORADO, RECORDED IN BOOK 4479, PAGE 569, RECEPTION #2393172

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
 That the undersigned, The Arbors At Grand Junction, LLC, is the owner of that real property situate in the SW 1/4 NW 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

Tract 1-A in ARBORS SUBDIVISION FILING ONE, as recorded in Book 4479 at Page 569 at Reception No. 2393172, in the Mesa County records.

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 ARBORS FILING 2-A, 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.

Tracts F and G (Open Space) to be granted to the Arbors Homeowners Association, for usage, landscaping and aesthetic purposes as determined appropriate by said owners.

Tract H to be granted to the Arbors Homeowners Association for the benefit of the owners of the lots and tracts hereby platted as undivided interests (non-partitionable) for: (a) ingress and egress of the appropriate lot owners, their guests, and invitees, and also for the use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services; (b) usage and aesthetic purposes as determined appropriate by said owners.

All Irrigation Easements to be granted to the Arbors Homeowners Association, for the benefit of the owners of the lots and tracts hereby platted as undivided interests (non-partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

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 on 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.

Owner certifies that all lienholders appear hereon.

The Arbors At Grand Junction, LLC.

Lloyd J. Davis Jr.
 Lloyd J. Davis Jr. as manager

STATE OF COLORADO)
 County of Mesa) ss

The foregoing instrument was acknowledged before me this 2ND day of APRIL A.D., 2010 by The Arbors At Grand Junction, LLC, Lloyd J. Davis Jr.

Witness my hand and official seal: Kim A. Merk
 Notary Public

Address: 2350 G Rd. Grand Junction, CO 81505

My commission expires: 04/14/2014



04/14/2014

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 this certification/statement shown hereon.

TITLE CERTIFICATION

State of Colorado
 County of Mesa

We, Land Title Guarantee 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 The Arbors At Grand Junction, LLC; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: 4-1-2010

By: Lawrence J. Vent
 EXAMINER

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 4479 at Page 606 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

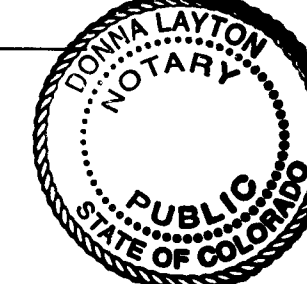
By: Dina V. (title) Vice President
 Bank of Oklahoma, N.A., A National Banking Association

STATE OF Colorado)
 COUNTY OF Denver) ss

The foregoing Lienholders Ratification was acknowledged before me this 5th day of April A.D., 2010 by Dina V. Vice President of Bank of Oklahoma, N.A.

Witness my hand and official seal: Donna Layton
 Notary Public

My commission expires 09-29-2013



CITY APPROVAL

This plat of ARBORS 2-A, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 23RD day of September, 2010.

Jim Madala
 City Manager

Teresa L. Coons
 City Mayor

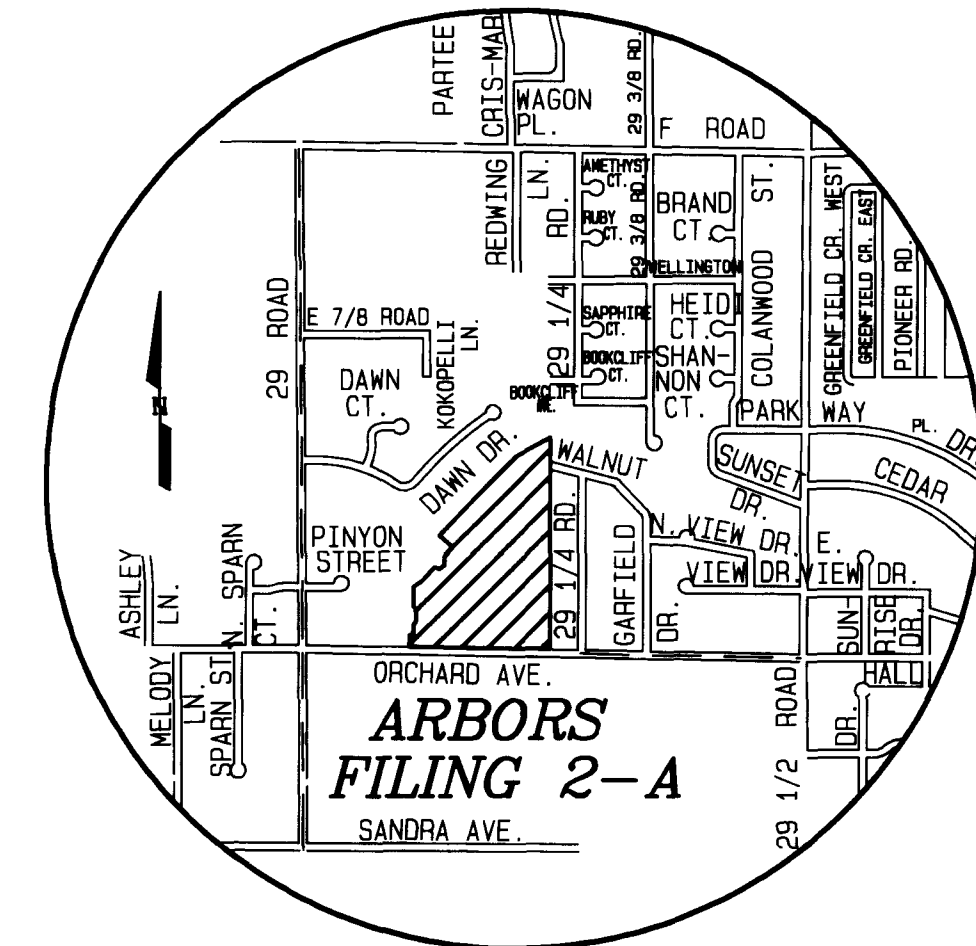
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 9:49 o'clock A.M., on this 29th day of Sept., 2010 and was recorded at Reception No. 2547617, Book 5062 and Pages 901 & 902
 Drawer No. XX-130 Fees \$20 *1st S.C

Janice Rich
 Clerk and Recorder

Carol Lutz
 Deputy



VICINITY MAP
 NOT TO SCALE

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

Tracts F, G, and H granted to Arbors Homeowners Association as recorded in Book 5062 Page 937

Irrigation Easement in Lot 2, Block Seven, granted to Arbors Homeowners Association as recorded in Book 5062 Page 938

SURVEYOR'S STATEMENT

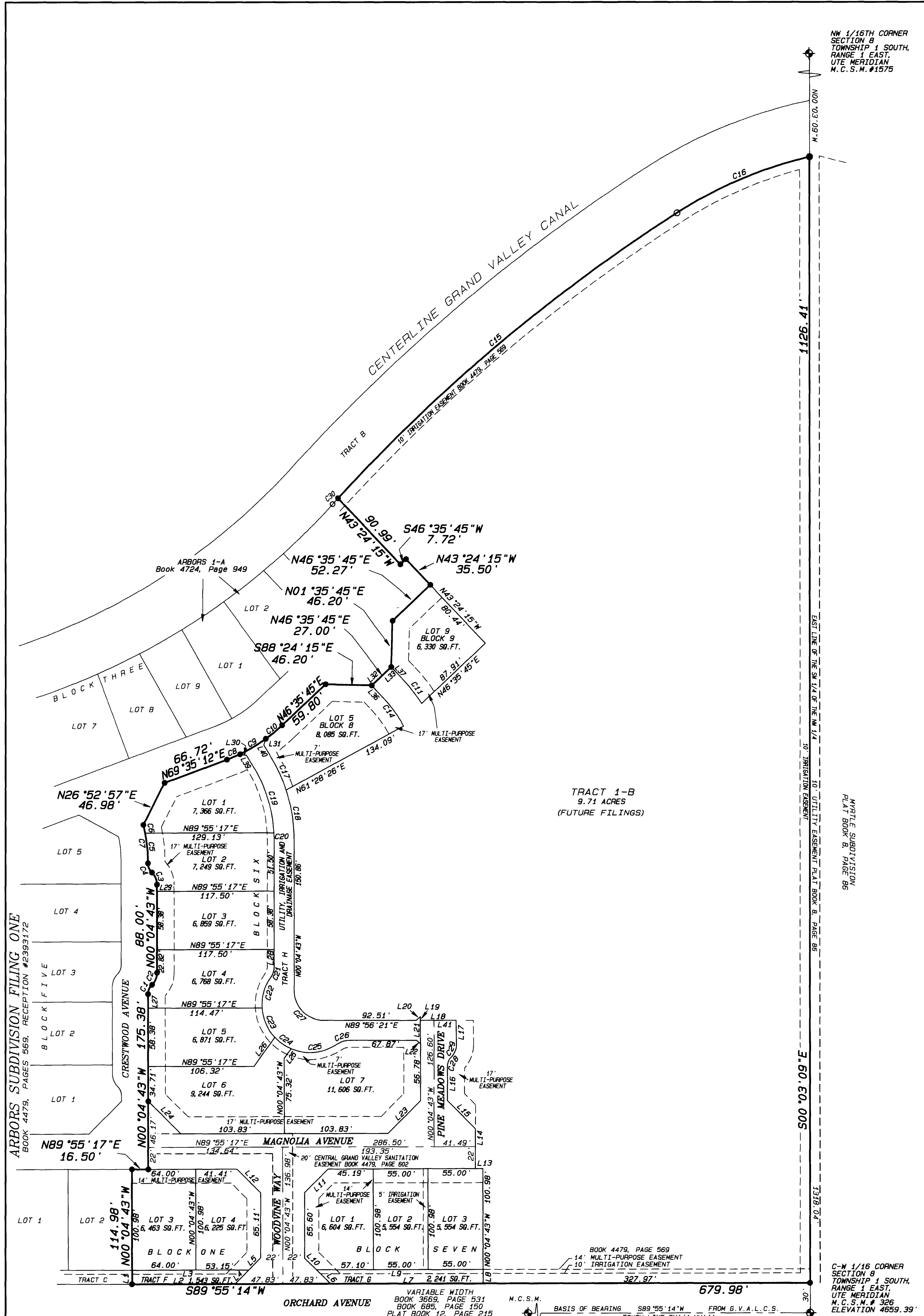
I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Land Title Guarantee Company under File Number: 65009406.



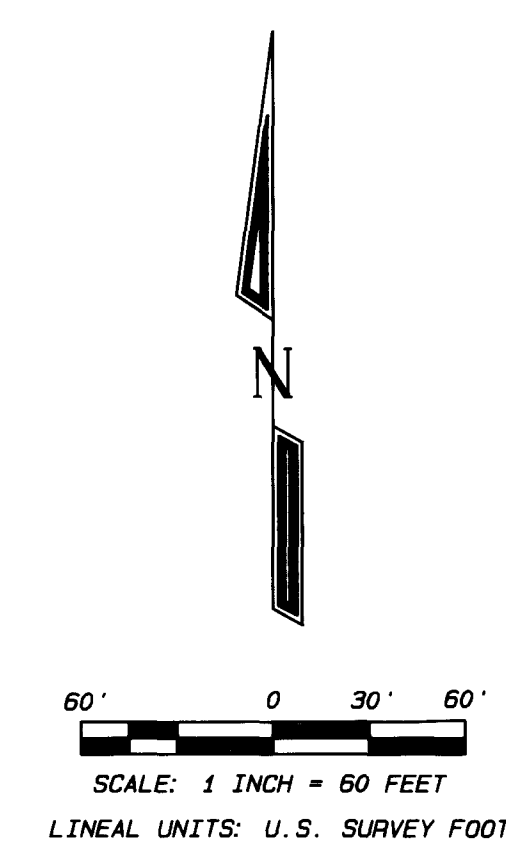
ARBORS FILING 2 - A		
LOCATED IN THE		
SW 1/4 NW 1/4, SECTION 8, T1S, R1E, U.M.		
D H SURVEYS INC.		
118 OURAY AVE. - GRAND JUNCTION, CO.		
(970) 245-8749		
Designed By <u>S.L.H.</u>	Checked By <u>M.W.D.</u>	Job No. <u>198-09-67</u>
Drawn By <u>TERRAMODEL</u>	Date <u>MARCH, 2010</u>	Sheet <u>1 OF 2</u>

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A REPLAT OF TRACT 1-A, ARBORS SUBDIVISION FILING ONE
 LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION,
 MESA COUNTY, COLORADO, RECORDED IN BOOK 4479, PAGE 569, RECEPTION #2393172



NW 1/16TH CORNER
 SECTION 8
 TOWNSHIP 1 SOUTH,
 RANGE 1 EAST,
 UTE MERIDIAN
 M. C. S. M. #1575



CURVE TABLE

LINE	BEARING	DISTANCE
L1	S00°04'45"E	14.00'
L2	N89°55'14"E	103.31'
L3	N89°55'14"E	117.37'
L4	S44°34'54"W	19.68'
L5	N44°34'54"E	17.06'
L6	S45°12'30"E	19.84'
L7	N89°55'14"E	153.03'
L8	N00°04'45"W	14.00'
L9	S89°55'14"W	167.10'
L10	N45°12'30"W	16.60'
L11	N44°55'17"E	33.47'
L12	N45°00'22"W	33.52'
L13	S89°55'17"W	7.51'
L14	N00°04'43"W	18.17'
L15	N45°04'43"W	39.59'
L16	N00°04'43"W	34.16'
L17	N00°04'43"W	24.85'
L18	N89°56'21"E	36.00'
L19	N00°03'39"W	3.66'
L20	S47°28'40"W	5.43'
L21	S00°04'16"E	23.66'
L22	N47°32'59"W	5.42'
L23	N44°55'17"E	46.20'
L24	N45°04'43"W	46.20'
L25	N35°18'16"E	11.79'
L26	N35°18'16"E	35.74'
L27	N00°04'43"W	14.13'
L28	N00°04'43"W	16.34'
L29	N00°04'43"W	6.80'
L30	S79°34'22"E	6.68'
L31	N17°51'05"E	6.63'
L32	N46°35'45"E	13.50'
L33	N46°35'45"E	13.50'
L36	S43°24'15"E	16.72'
L37	S43°24'15"E	16.72'
L39	S31°07'05"E	14.42'
L40	S31°07'05"E	14.28'
L41	S89°56'21"W	22.50'

LINE TABLE

LINE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	45°34'23"	13.00'	10.34'	N22°42'28"E	10.07'
C2	45°34'23"	17.00'	13.52'	N22°42'28"E	13.17'
C3	45°34'23"	17.00'	13.52'	N22°51'54"W	13.17'
C4	45°34'23"	13.00'	10.34'	N22°51'54"W	10.07'
C5	10°37'32"	163.50'	30.32'	N05°23'29"W	30.28'
C6	2°58'02"	163.50'	8.47'	N12°11'16"W	8.47'
C7	13°35'34"	163.50'	38.79'	N06°52'30"W	38.70'
C8	5°00'27"	163.50'	14.29'	N67°04'59"E	14.28'
C9	10°31'41"	163.50'	30.04'	N69°18'55"E	30.00'
C10	7°27'19"	163.50'	21.27'	N50°19'25"E	21.26'
C13	14°52'41"	190.00'	38.95'	S35°57'54"E	38.84'
C14	14°52'41"	190.00'	38.45'	S35°57'54"E	35.35'
C15	14°48'51"	1720.00'	444.72'	N80°01'10"E	443.48'
C16	19°20'23"	429.00'	144.81'	N67°05'47"E	144.12'
C17	12°58'55"	160.00'	36.25'	S24°37'38"E	36.17'
C18	18°03'28"	160.00'	50.43'	S09°06'27"E	50.22'
C19	28°13'22"	140.00'	68.96'	S17°00'24"E	68.27'
C20	2°49'00"	140.00'	6.88'	S01°29'13"E	6.88'
C21	34°46'27"	20.00'	12.14'	S17°18'30"W	11.95'
C22	38°39'15"	48.00'	32.38'	S15°22'06"W	31.77'
C23	38°42'44"	48.00'	32.43'	S23°18'53"E	31.82'
C24	24°02'58"	48.00'	28.15'	S54°41'44"E	20.00'
C25	58°06'53"	48.00'	48.89'	N84°13'21"E	46.63'
C26	34°46'27"	20.00'	12.14'	N72°33'08"E	11.95'
C27	89°58'56"	30.00'	47.11'	N45°04'11"W	42.42'
C28	45°34'23"	13.00'	10.34'	N22°42'28"E	10.07'
C29	45°34'23"	17.00'	13.52'	N22°42'28"E	13.17'
C30	00°16'06"	1720.00'	8.05'	S42°28'41"W	8.05'

LEGEND & ABBREVIATIONS

- ◆ FOUND MESA COUNTY SURVEY MARKER (MCSM)
 - FOUND #5 REBAR AND CAP STAMPED "LS 19597"
 - SET 2" ALUMINUM CAP ON #5 REBAR "STAMPED D H SURVEY LS 24306"
- NAVD 88 = NORTH AMERICA VERTICAL DATUM 1988
 G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM

AREA SUMMARY

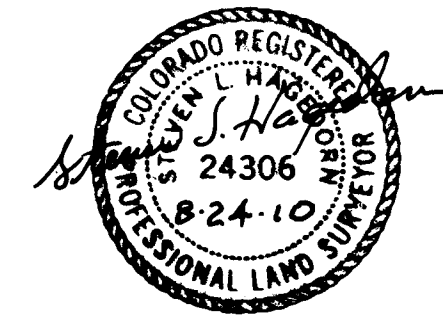
LOTS (14)	2.32 ACRES	18.2%
TRACT F	0.04 ACRES	0.3%
TRACT G	0.05 ACRES	0.4%
TRACT H	0.23 ACRES	1.8%
ROAD R.O.W.	0.52 ACRES	3.9%
TRACT 1-B	9.71 ACRES	75.4%
TOTAL	12.87 ACRES	100%

PLAT NOTES

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in this certification be commenced more than ten years from the date of this certification/statement shown hereon.

Basis of Bearing: The south line of the southwest 1/4 of the northwest 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, having a bearing of S89°55'14"W and is monumented with found Mesa County Survey Markers. The origin of the bearing is from the Grand Valley Area Local Coordinate System.

Declaration of Covenants and Restrictions recorded in Book 4479 at Page 572.



ARBORS FILING 2 - A
 LOCATED IN THE
 SW 1/4 NW 1/4, SECTION 8, T1S, R1E, U.M.
D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By S. L. H.	Checked By M. W. D.	Job No. 198-09-67
Drawn By TERRAMODEL	Date MARCH, 2010	Sheet 2 OF 2

C-M 1/16TH CORNER
 SECTION 8
 TOWNSHIP 1 SOUTH,
 RANGE 1 EAST,
 UTE MERIDIAN
 M. C. S. M. # 326
 ELEVATION 4659.39' (NAVD 88)

VARIABLE WIDTH
 BOOK 3669, PAGE 531
 BOOK 669, PAGE 150
 PLAT BOOK 12, PAGE 215

M. C. S. M.
 BASIS OF BEARING S89°55'14"W FROM G. V. A. L. C. S.
 SOUTH LINE SW1/4 NW1/4