

Racer Subdivision

In the SE1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado

Owners' Statement and Dedication:

KNOW ALL MEN BY THESE PRESENTS:

The undersigned BLG Real Estate Holdings, L.L.C., a Colorado Limited Liability Company, Ronald K. Berry, and Maxine J. Berry are the owners of that real property situate in the SE1/4 SW1/4 SE1/4 SE1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being the same parcels as conveyed by TBI, Inc., a Colorado Corporation (Grantor) to BLG Real Estate Holdings, L.L.C., a Colorado Limited Liability Company (Grantee) as evidenced by General Warranty Deed filed in the office of the Mesa County, Colorado, Clerk and Recorder, on February 4, 2008, in Book 4596, at Page 128, Reception No. 2422473, and as conveyed by Kenneth L. Shackles Jr., and Jeanne Shackles (Grantors) to Ronald K. Berry and Maxine J. Berry as Joint Tenants (Grantees) as evidenced by Warranty Deed filed in the office of the Mesa County, Colorado, Clerk and Recorder, on September 30, 2003, in Book 3495, at Page 739, Reception No. 2150985, the combined property being more particularly described as follows:

COMMENCING at the SE corner of the SE1/4 SW1/4 SE1/4 SE1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian, whence the found MCSM #1697 at the E 1/16 corner on the south line of Section 7 bears N89°49'23"W, a distance of 658.58 feet with all other bearings contained herein being relative thereto;

- thence, N89°49'23"W along the south line of said SE1/4 SW1/4 SE1/4 SE1/4, a distance of 110.00 feet;
- thence, N00°05'44"W, a distance of 55.00 feet to a point on the north right-of-way line of North Avenue, as recorded in the office of the Mesa County, Colorado, Clerk and Recorder, on May 12, 1978, in Book 2678, at Page 490, Reception No. 1938532, monumented with a 2-inch aluminum cap on 5/8-inch rebar, PLS 17485, and the POINT OF BEGINNING;
- thence, N89°49'23"W along said north right-of-way line, a distance of 109.30 feet to the eastern boundary line of Plaza on North Avenue, as recorded in the office of the Mesa County, Colorado, Clerk and Recorder, on June 16, 2008, in Book 4683, at Page 395 & 396, Reception No. 2444551, monumented with a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
- thence, N00°06'35"W along said eastern line, a distance of 165.00 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
- thence, N00°06'35"W along said eastern line, a distance of 34.23 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
- thence, N00°06'35"W along said eastern line, a distance of 75.40 feet to the north line of said SE1/4 SW1/4 SE1/4 SE1/4, monumented with a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
- thence, S89°49'09"E along said north line, a distance of 109.37 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 24943;
- thence, S89°49'09"E along said north line, a distance of 95.00 feet to a point on the western right-of-way line of Melody Lane, as recorded in the office of the Mesa County, Colorado, Clerk and Recorder, on May 12, 1978, in Book 1149, at Page 9, Reception No. 1160301, monumented with a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
- thence, S00°05'44"E along said western line, a distance of 79.63 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
- thence, N89°49'23"W, a distance of 95.00 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;
- thence, S00°05'44"E, a distance of 195.00 feet to the POINT OF BEGINNING;

said parcel contains 37590 square feet by these measures.

That said owners have laid out, platted and subdivided the above described real property into lots as shown hereon, and designate the same as RACER SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby make the following grants:

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 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 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.

That all lienholders of record for the described property are shown hereon.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 18th day of February, A. D. 2011.

Ronald K. Berry
Manager
BLG Real Estate Holdings, L.L.C.
A Colorado Limited Liability Company

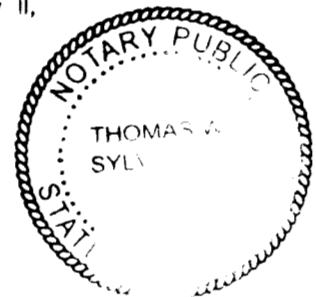
Maxine J. Berry
Maxine J. Berry

Ronald K. Berry
Ronald K. Berry

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 18th day of February, A.D. 2011 by Ronald K. Berry II, Manager, BLG Real Estate Holdings, L.L.C., a Colorado Limited Liability Company, on behalf of the company.

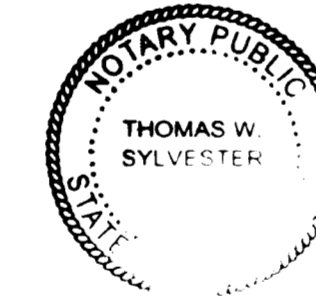
Witness my hand and official seal Thomas W. Sylvester
Notary Public
My commission expires 7/13/12



STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 18th day of February, A.D. 2011 by Ronald K. Berry.

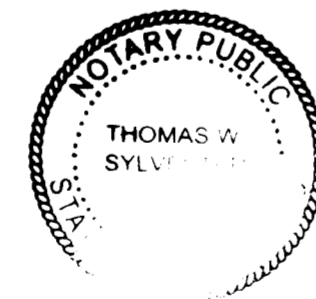
Witness my hand and official seal Thomas W. Sylvester
Notary Public
My commission expires 7/13/12



STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 18th day of February, A.D. 2011 by Maxine J. Berry.

Witness my hand and official seal Thomas W. Sylvester
Notary Public
My commission expires 7/13/12



Title Certification:

STATE OF COLORADO }
COUNTY OF MESA } SS

We, Abstract and 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 in BLG Real Estate Holdings, L.L.C.; and Ronald K. Berry and Maxine J. Berry; 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 rights-of-way of record are shown hereon. **2009 TAXES PAID 2010 TAXES NOT YET PAID & PAYABLE**

Date: 2/22/11 By: Sheila Reiner Title: Deputy Clerk and Recorder
Sheila Reiner Title: Deputy Clerk and Recorder
An Abstractor and Title Officer of Mesa County, Inc.

Surveyor's Note:

The original Deed of Trust to which the modification recorded in Book 4731, at Page 411 applies was recorded February 11, 2008, in Book 4600, at Page 389, Reception No. 2423361, for the benefit of Wells Fargo Bank, National Association.

The original Deed of Trust to which the assignment recorded in Book 4708, at Page 211 applies was recorded August 5, 2008, in Book 4708, at Page 198, Reception No. 2451577, for the benefit of Community Economic Development Company of Colorado.

Notice:

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.

Lienholder's 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 4731, Page 411 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

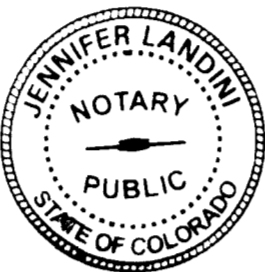
In witness whereof, the said corporation has caused these presents to be signed by its AKP (Title), with the authority of its board of directors, this 9th day of July, 2010.

By: John T. Farrell For: Wells Fargo Bank National Association.

STATE OF Colo. }
COUNTY OF Mesa } SS

The foregoing instrument was acknowledged before me by John T. Farrell this 9th day of July, A.D. 2010.

Witness my hand and official seal John T. Farrell
Notary Public
My commission expires 12/6/12



Lienholder's 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 4708, Page 211 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

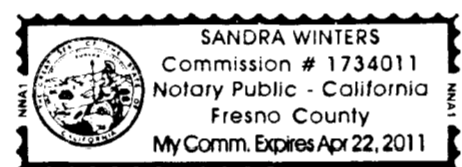
In witness whereof, the said corporation has caused these presents to be signed by its VIA (Title), with the authority of its board of directors, this 14th day of February, 2011.

By: Olivia Freijo Small Business Administration.

STATE OF California }
COUNTY OF Fresno } SS

The foregoing instrument was acknowledged before me by Olivia Freijo this 7th day of February, A.D. 2011.

Witness my hand and official seal Sandra Winters
Notary Public
My commission expires 4/22/11



Clerk and Recorder's Certificate:

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at

10:58 o'clock A.M. this 26th day of February, A.D., 2011.

and is duly recorded in Book No. 5129, Page 337+338

Reception No. 2564282, Drawer No. 44-15

Sheila Reiner Clerk and Recorder Deputy Fees \$20.00 + 1.00

City of Grand Junction Approval:

This plat of Racer Simple Subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 18th day of Feb, A. D. 2011

Thomas W. Sylvester City Manager Sheila Reiner Mayor

Basis of Bearing and Linear Units:

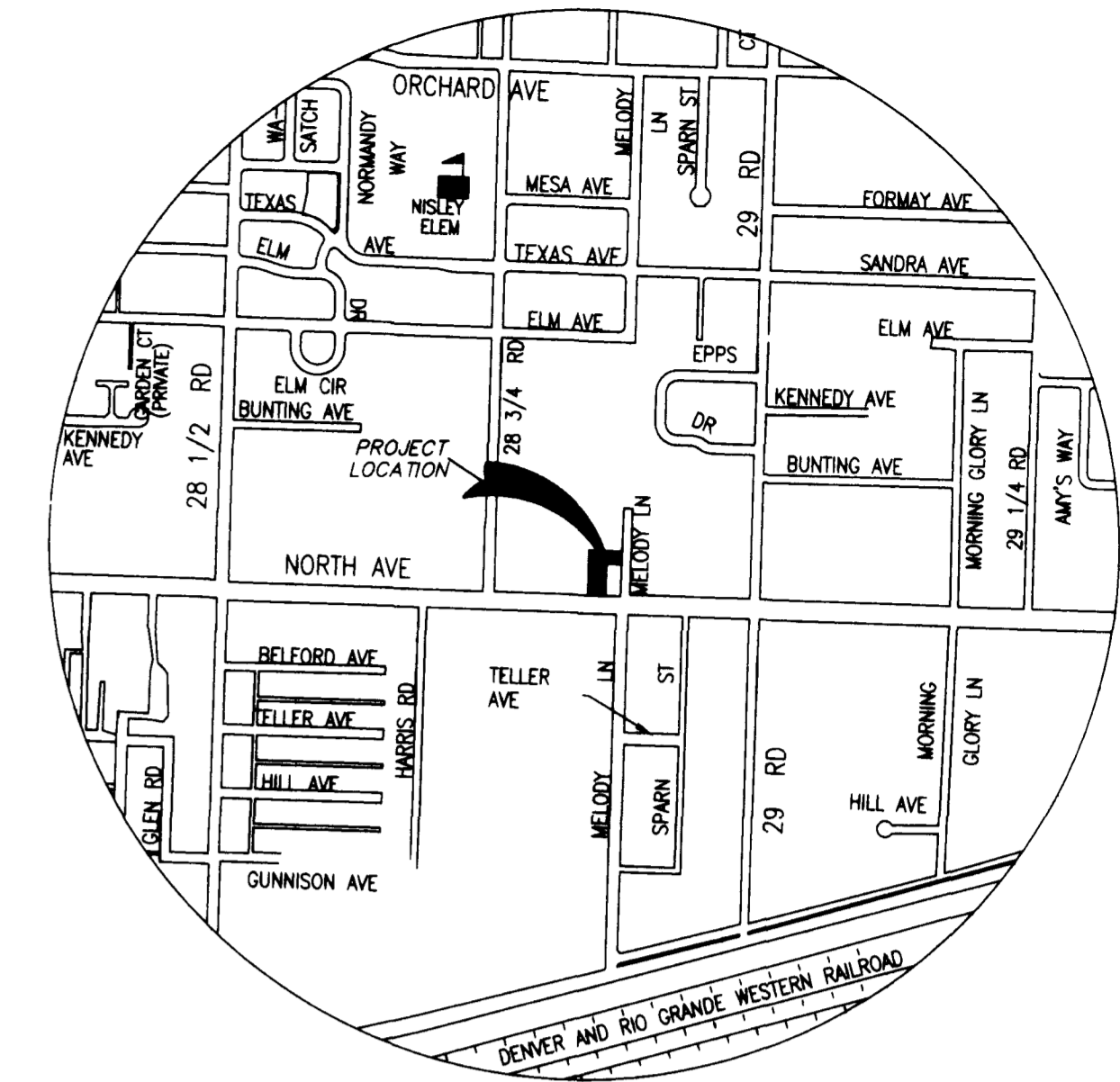
The bearing between the found MCSM# 48 at the SE Corner of Section 7, and the found MCSM# 1697 at the E 1/16 corner on the south line of Section 7, both in Township 1 South, Range 1 East of the Ute Meridian is assumed to bear N89°49'23"W to correspond to the Mesa County Local Coordinate System.

Linear units are in U.S. Feet defined by an Act of Congress in 1866 as exactly 39.37 inches in a meter.

Surveyor's Statement:

I, Thomas W. Sylvester, a Registered Professional Engineer and Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of Racer Simple Subdivision and the survey upon which it was based were completed by me or under my direct supervision, is based upon my knowledge, information, and belief, is in accordance with applicable standards of practice, and is not a guaranty or warranty, either expressed or implied. Title research was supplied by Abstract & Title Co. of Mesa County, Inc., Commitment No. 00923913.

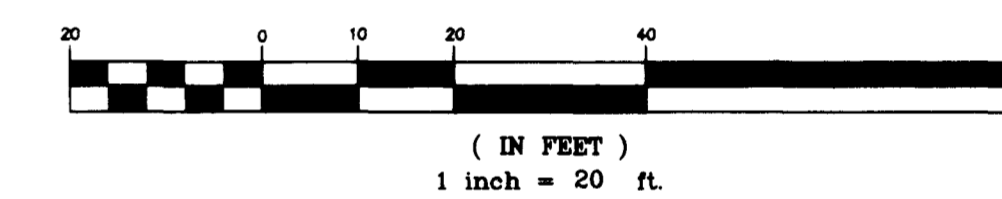
Thomas W. Sylvester, PE 14249 & PLS 38005



Vicinity Map
NTS



GRAPHIC SCALE



Abbreviations Used

Alum. Cap	Aluminum Cap	POB	Point of Beginning
CHK	Checked	POC	Point of Commencement
E	East	ROW	Right-of-way
E 1/16	East 1/16 Corner	S	South
Fnd	Found	S 1/16	South 1/16 Corner
MCSM	Mesa County Survey Monument	SE	Southeast
N	North	S 1/16	Southeast 1/16 Corner
Parcel No.	Parcel Number	SW	Southwest
PE	Professional Engineer	Sec.	Section
PLS	Professional Land Surveyor	W	West

Middle initials of names are listed per assessor's office records.

Legend

- Section Monument as Described
- Monumented as Described
- Section Line
- Boundary Line
- Parcel/Lot Line
- Easement Line

Monuments found within 0.25' of record are considered as being in record position.

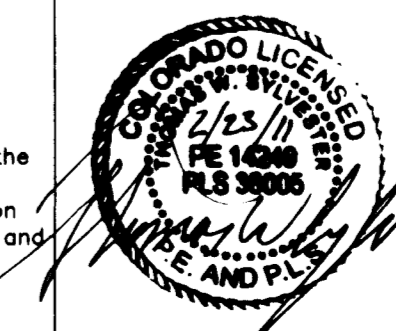
Merritt LS, L.L.C.

743 Horizon Ct., Suite 1005, Grand Junction, CO 81506
PHONE (970) 255-7386 FAX (970) 256-7386

Racer Subdivision

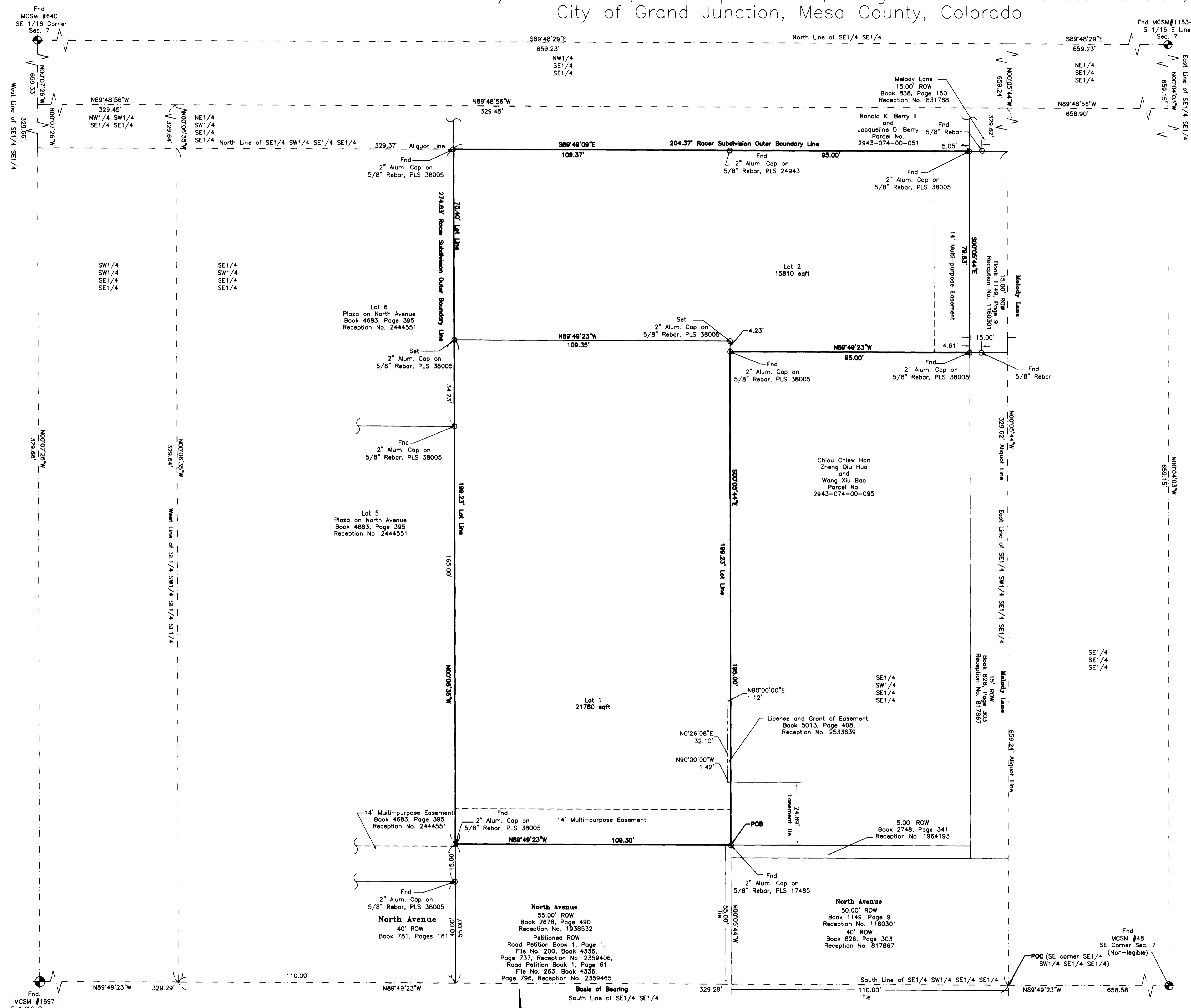
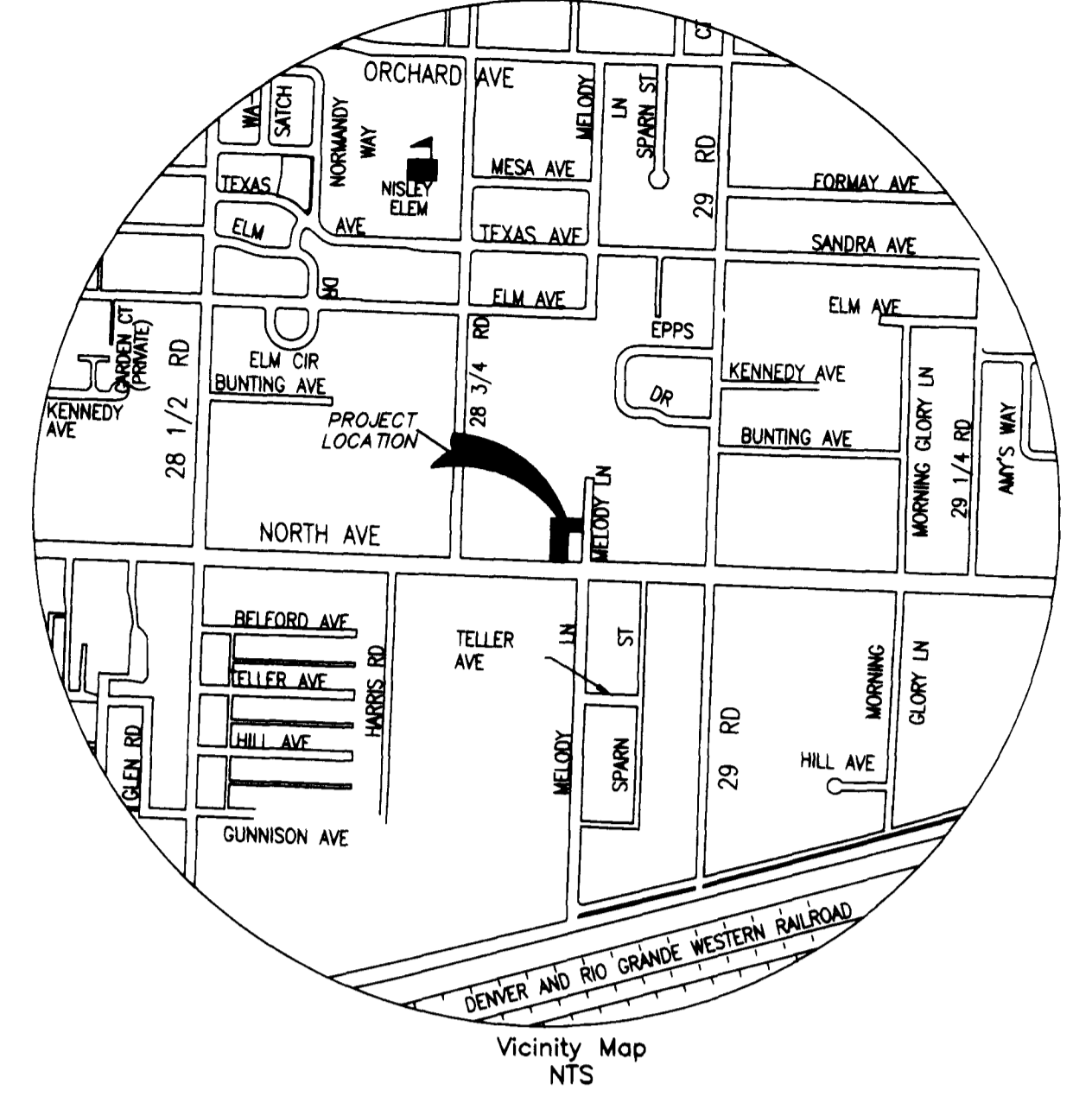
In the SE1/4 Section 7,
Township 1 South, Range 1 East
of the Ute Meridian,
City of Grand Junction, Mesa County, Colorado

DATE: July 7, 2010 SCALE 1" = 20'
DRAWN:KKP | CHK: TWS PROJECT NO: 0933
REVISED: SHEET 1 OF 2



Racer Subdivision

In the SE1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado



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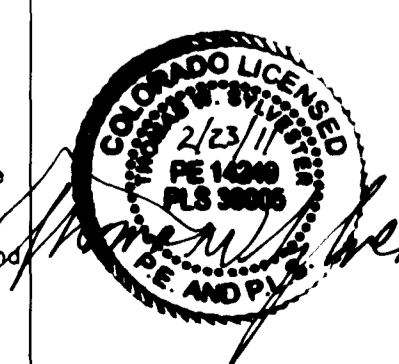
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Area Summary

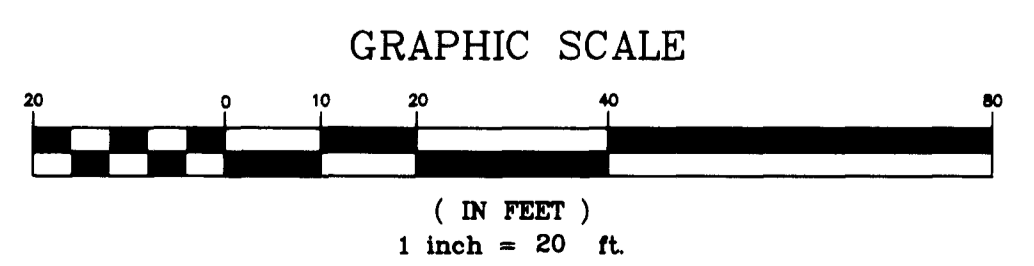
Category	SQFT	Percent
Lots	37590	100.00%
ROW	00	0.00%
Tract	00	0.00%
Total	37590	100.00%

Merritt LS, L.L.C.
 743 Horizon Ct., Suite 100B, Grand Junction, CO 81506
 PHONE (970) 255-7386 FAX (970) 256-7386

Racer Subdivision
 In the SE1/4 Section 7,
 Township 1 South, Range 1 East
 of the Ute Meridian,
 City of Grand Junction, Mesa County, Colorado



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 Thomas W. Sylvester, PE 14249 & PLS 38005



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