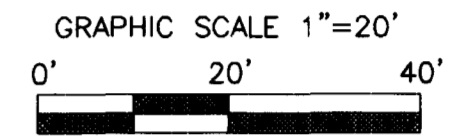


R & A SUBDIVISION

A REPLAT OF LOTS 1, 2, 3, 4, AND A PORTION OF LOT 5
 ORCHARD MESA HEIGHTS SUBDIVISION RECORDED IN
 PLAT BOOK 1 AT PAGE 16
 SITUATE IN THE SW 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH,
 RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION,
 COUNTY OF MESA



ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET
 §38-51-106 (1) (I) C.R.S.

TITLE CERTIFICATION

We, Land Title Guarantee Company, a title insurance company, as duly licensed by 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 Ronald Ibb Ashley and Angelina Ashley, 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: March 14, 2011 By: Karen A. Creghan
 Name and title: KAREN A. CREGHAN / Lic. Title Examiner
 Land Title Guarantee Company

This survey does not constitute a title search by this surveyor or Monument Surveying Company. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Land Title Guarantee Company.

CITY APPROVAL

This Plat of R & A SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and

dedication accepted this 14 day of MARCH 2011
Steve Madala Terence Coons
 City Manager Mayor

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) ss
 I certify that this instrument was filed in my office at 9:02 o'clock A. M. on the 14th day of MARCH, 2011 A.D. and was recorded in Book 5138, Page No. 444 + 445
 Reception No. 2566863 Drawer No. YY-28 Fees 20⁰⁰/1⁰⁰
 By: Sheila Reiner Xavier Mulgrew
 Clerk and Recorder Deputy

SURVEYOR'S CERTIFICATE

I, Cecil D. Caster, a Registered Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that the accompanying Plat of R & A SUBDIVISION a subdivision of a part of the City of Grand Junction, Colorado has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.



Cecil D. Caster
 Registered Professional Land Surveyor
 PLS No. 24943

KNOW ALL PERSONS BY THESE PRESENTS:

The undersigned, Ronald Ibb Ashley and Angelina Ashley are the owner's of that real property situate in Lots 3 and 4 and parts of Lots 1, 2 and 5 in Block 3 of Orchard Mesa Heights Subdivision as recorded at Reception Number 9891, (Book 1842 Page 429, Book 4687 Page 108, Book 4688 Page 85, Book 2593 Page 502) and that portion of vacated alley recorded in Book 438 at Page 540 and that portion of vacated Grand Mesa Avenue recorded in Book 5019 at Page 631, and that portion of vacated La Veta Street recorded in Book 1005 at Page 185 in the Mesa County Clerk and Recorder's Office, more particularly described as beginning at the NW corner of the East 15 feet of said Lot 5, thence N00°17'45"W 8.00 feet; thence S89°58'28"E 65.08 feet; thence S00°17'17"W 85.62 feet; thence S80°58'02"E 10.95 feet; thence S89°45'15"E 64.30 feet; thence S00°17'50"E 54.66 feet; thence N89°59'52"W 140.17 feet; thence N00°17'05"W 135.41 feet to the point of beginning, City of Grand Junction, County of Mesa and State of Colorado. Contains 13,505.6 square feet more or less.

Basis of Bearing: Per the Mesa County General Information System a bearing of S89°58'28"E between the City of Grand Junction Street Monuments located at the intersection of Delores Street and Grand Mesa Avenue and La Veta Street and Grand Mesa Avenue has been used.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying Plat as follows:

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.

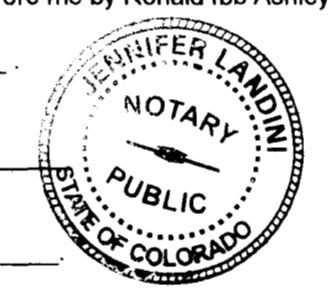
All Easements include the right of ingress and egress on, along, over, under, through, and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts the right to dredge, 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 reasonable ingress and egress to and from the easement.

Said owner further certifies that all lienholders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

Ronald Ibb Ashley Angelina Ashley
 Ronald Ibb Ashley Angelina Ashley

STATE OF COLORADO)

COUNTY OF MESA)
 The foregoing Certificate of Ownership and Dedication was acknowledged before me by Ronald Ibb Ashley and Angelina Ashley, on this 14th day of March, 2011
Jennifer Landini
 Notary Public
 My commission expires 12/6/12



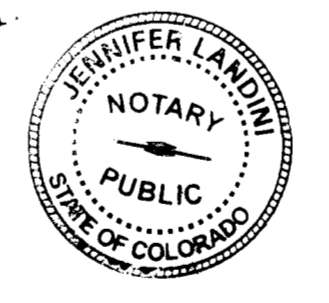
LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, Wells Fargo Bank, hereby certifies that 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 owner thereof and agrees that its security interests which are recorded in Book 4927 at Page 123 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon. A ORIGINAL DEED OF TRUST RECORDED BOOK 2294 AT PAGE 86.

By: Kate Ames Title Sr. Vice President
 For Wells Fargo Bank

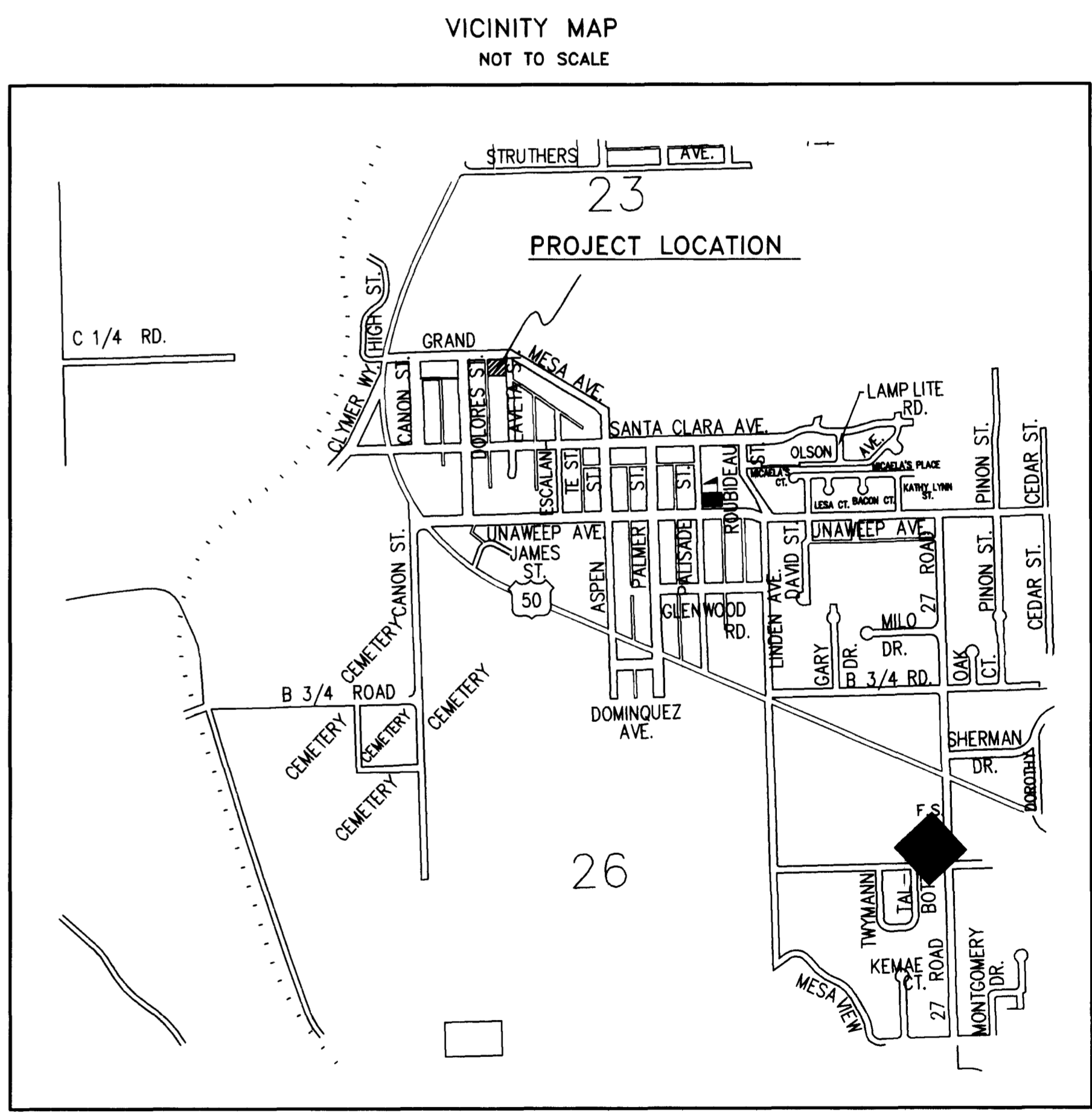
STATE OF COLORADO)

COUNTY OF) ss
 The foregoing Lienholder's Ratification of Plat was acknowledged before me by Kate Ames
 for Wells Fargo Bank as its on this 14th day of March, 2011
Jennifer Landini
 Notary Public
 My Commission expires: 12/6/12



FOR CITY USE ONLY

Type of Document	Book	Page



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DESIGNED _____ FIELD APPROVAL BKH
 DRAWN CDC TECHNICAL APPROVAL _____
 CHECKED CDC APPROVED 10/07/10

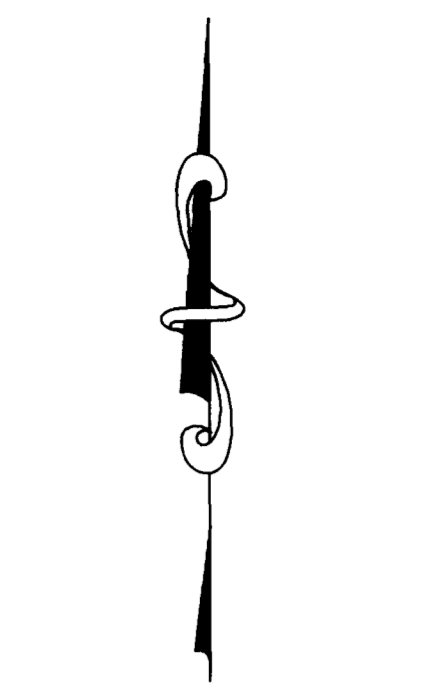
PREPARED FOR: RON & ANGIE ASHLEY JOB NO.: 09-06

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION 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.

Monument Surveying Co.
 741 Rood Ave
 Grand Junction, CO 81501
 (970) 245-4189 Fax (970) 245-4874

R & A SUBDIVISION

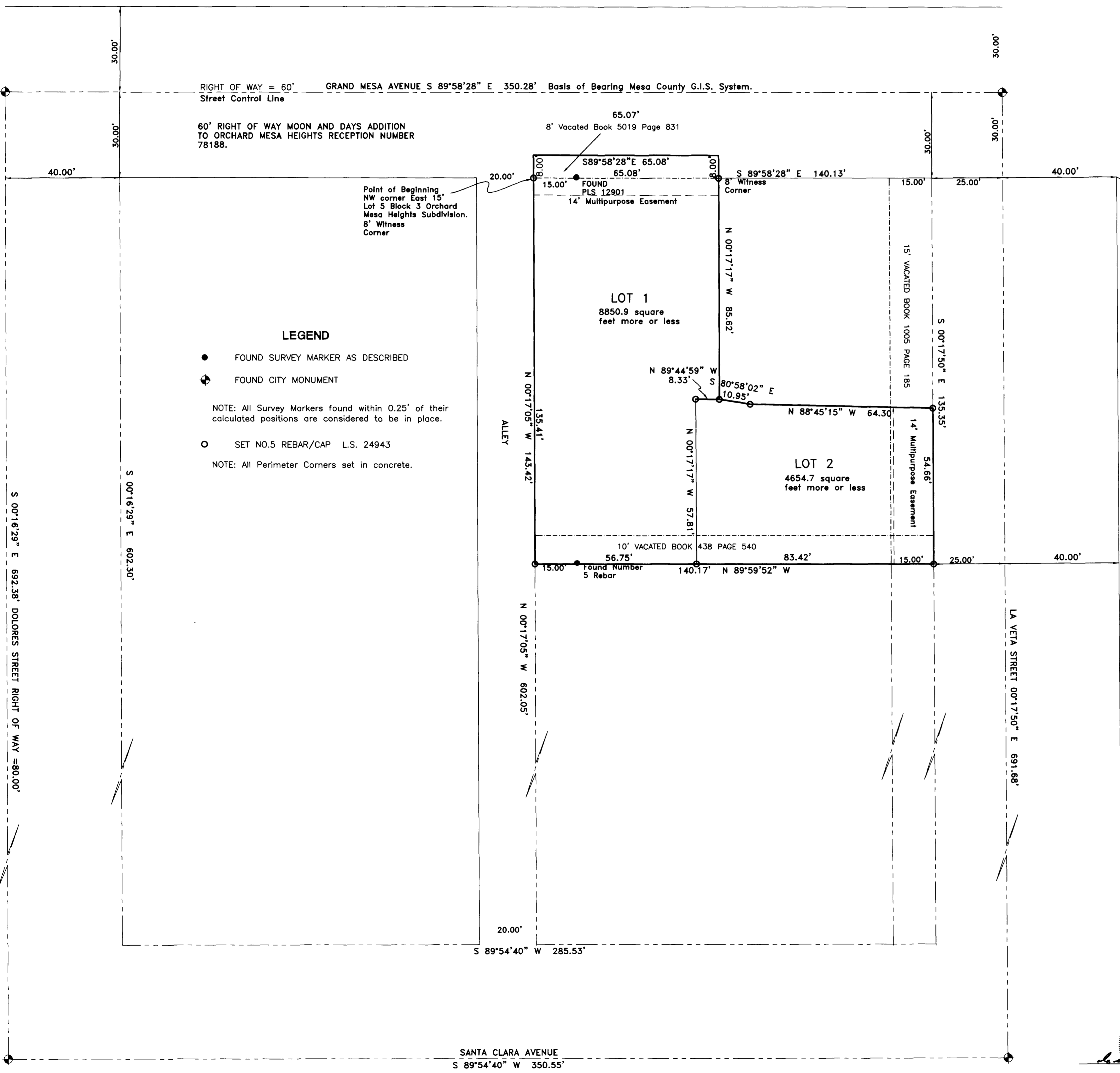
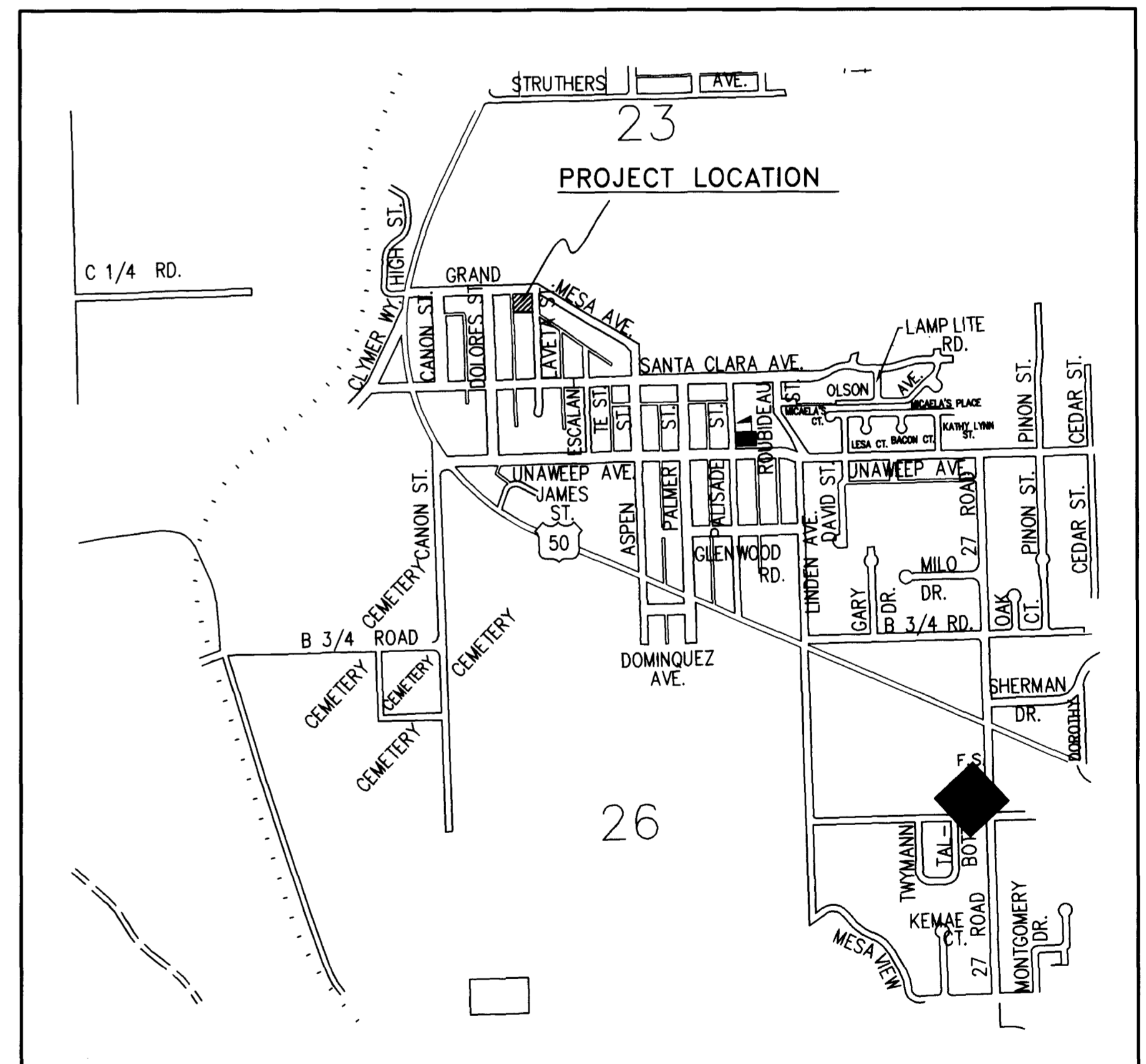
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GRAPHIC SCALE 1"=20'
 0' 20' 40'
 ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET
 §38-51-106 (1) (I) C.R.S.

LAND USE SUMMARY		
DEDICATED R.O.W.	0.0 SQ. FT.	0%
LOT ONE	8850.9 SQ. FT.	65%
LOT TWO	4654.7 SQ. FT.	35%
TOTAL	13505.6 SQ. FT.	100%

VICINITY MAP
 NOT TO SCALE



LEGEND

- FOUND SURVEY MARKER AS DESCRIBED
 - ⊕ FOUND CITY MONUMENT
- NOTE: All Survey Markers found within 0.25' of their calculated positions are considered to be in place.
- SET NO.5 REBAR/CAP L.S. 24943
- NOTE: All Perimeter Corners set in concrete.

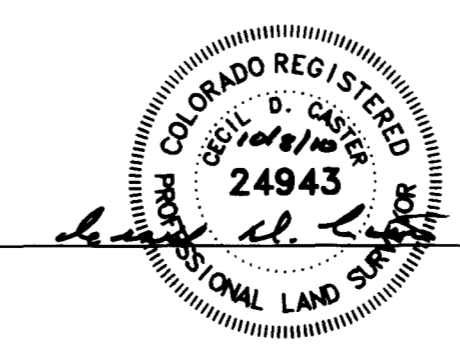
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DESIGNED	FIELD APPROVAL	BKH
DRAWN	TECHNICAL APPROVAL	
CHECKED	APPROVED	10/07/10

PREPARED FOR: RON & ANGIE ASHLEY JOB NO.: 09-06



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