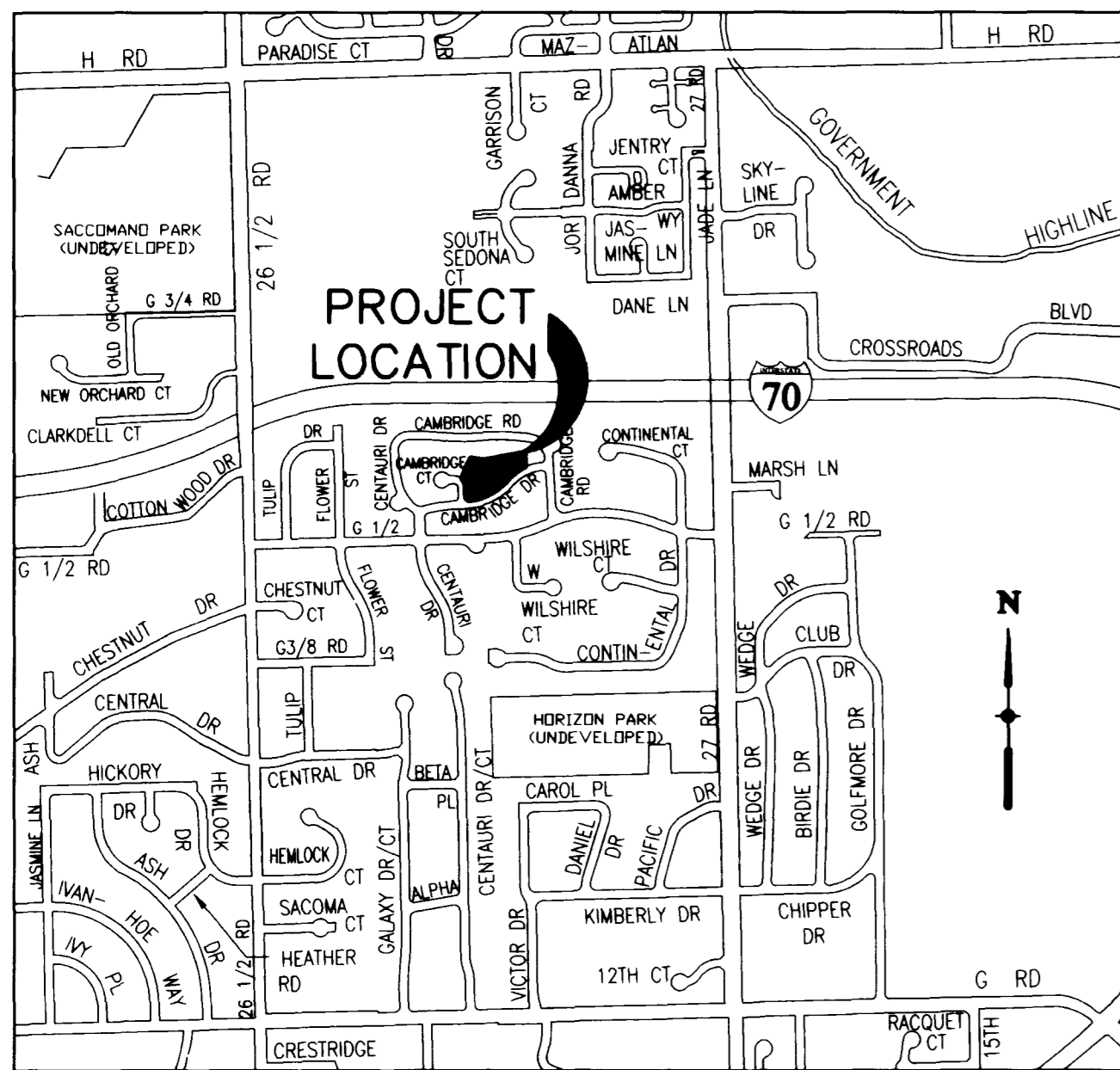


SAWYER SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN,
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.



VICINITY MAP

FOR CITY OF GRAND JUNCTION USE

Book and Page recording information refers to the records of the Mesa County Clerk and Recorders Office.

Declarations
Recorded in Book 1750 Pages 550 through 562

Dedication Note 2.
Deed of conveyance recorded in Book 5142 Page 468

AREA SUMMARY

LOT 1	0.281 AC±	22.8%
LOT 2	0.271 AC±	22.0%
LOT 3	0.378 AC±	30.6%
LOT 4	0.303 AC±	24.6%
TOTAL	1.233 AC±	100%

CERTIFICATE OF OWNERSHIP AND DEDICATION.

KNOW ALL MEN BY THESE PRESENTS that Stephen A. Wilson and Melissa S. Wilson are the owners of record of Lot 11 in Block 2, the ownership of which is demonstrated at Book 2818, Page 589 under Reception No. 1914536 and also that Wayne Marcotte is the owner of record of Lot 12 in Block 2, the ownership of which is demonstrated at Book 4136, Page 188 under Reception No. 2312069 and also that Ronald R. Sawyer and Doreen M. Sawyer are the owners of record of Lot 13 in Block 2, the ownership of which is demonstrated at Book 1808, Page 868 under Reception No. 1554106 and also that Randall Cooper and Tracy Cooper are the owners of record of Lot 16 in Block 2, the ownership of which is demonstrated at Book 4729, Page 143 under Reception No. 2458101 of the records in the office of the Mesa County Clerk and Recorder. Said Lots located in the NE 1/4 Section 35, Township 1 North, Range 1 West, Ute Meridian, County of Mesa, State of Colorado. Said owners do hereby Plat said real property under the name and style of SAWYER SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Lot 11, Lot 12 and Lot 13 in Block 2 of Replat of Lots 10, 11, 12, 13 and 14, Block Two, Cambridge, according to the Plat thereof recorded in Plat Book 13, Page 381 under Reception Number 1473645 in the records of the office of the Mesa County Clerk and Recorder. Lots located in the NE 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado.

and also;

Lot 16 in Block 2 of Cambridge, according to the Plat thereof recorded in Plat Book 13, Page 174 under Reception Number 1332148 in the records of the office of the Mesa County Clerk and Recorder. Lot located in the NE 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado.

Sawyer Subdivision, as described above contains 1.233 acres more or less.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- 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 Drainage Easements to be granted to the Cambridge Homeowners Association, Inc., for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of drainage facilities for the conveyance of runoff water which originated within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

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.

Said owner hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owners, Stephen A. Wilson and Melissa S. Wilson, have caused their names to be hereunto subscribed this 4th day of FEBRUARY, A.D., 2011.

By: Stephen A. Wilson
Stephen A. Wilson, owner of Lot 11 in Block 2

By: Melissa S. Wilson
Melissa S. Wilson, owner of Lot 11 in Block 2

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 4th day of FEBRUARY, A.D., 2011, by Stephen S. Wilson and Melissa S. Wilson as owners of Lot 11 in Block 2.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 2-09-2012

Frances Blackwelder
Notary Public

IN WITNESS WHEREOF, said owner, Wayne Marcotte, has caused his name to be hereunto subscribed this 1st day of MARCH, A.D., 2011.

By: Wayne Marcotte
Wayne Marcotte, owner of Lot 12 in Block 2

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 1st day of MARCH, A.D., 2011, by Wayne Marcotte as owner of Lot 12 in Block 2.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 2-09-2012

Frances Blackwelder
Notary Public

IN WITNESS WHEREOF, said owners, Ronald R. Sawyer and Doreen M. Sawyer, have caused their names to be hereunto subscribed this 2nd day of MAY, A.D., 2010.

By: Ronald R. Sawyer
Ronald R. Sawyer, owner of Lot 13 in Block 2

By: Doreen M. Sawyer
Doreen M. Sawyer, owner of Lot 13 in Block 2

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 2nd day of MAY, A.D., 2010, by Ronald R. Sawyer and Doreen M. Sawyer as owners of Lot 13 in Block 2.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 9/13/2010

Luana Ladage
Notary Public



IN WITNESS WHEREOF, said owners, Randall Cooper and Tracy Cooper, have caused their names to be hereunto subscribed this ___ day of ___, A.D., 2011.

By: Randall Cooper
Randall Cooper, owner of Lot 16 in Block 2

By: Tracy Cooper
Tracy Cooper, owner of Lot 16 in Block 2

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 4th day of MARCH, A.D., 2011, by Randall Cooper and Tracy Cooper as owners of Lot 16 in Block 2.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 2-09-2012

Frances Blackwelder
Notary Public

TITLE CERTIFICATION

We, First American Heritage Title Company, a title insurance company, as duly licensed 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: (a) Stephen A. Wilson and Melissa S. Wilson; (b) Wayne Marcotte; (c) Ronald R. Sawyer and Doreen M. Sawyer; (d) Randall Cooper and Tracy Cooper, 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.

Executed this 21st day of May, A.D., 2010.

By: Annette Miller (title) Sr. Vice President
Title examiner

CITY APPROVAL

Sawyer Subdivision is approved and all dedications accepted this 22nd day of MARCH, A.D., 2011.

Chris Fedid
City Manager

Teresa B. Coons
Mayor

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 10:24 A.M., on the 4th day of APRIL, A.D. 2011 in Book No. 5142, Page No. 465-467, Reception No. 2567968.
Drawer No. Y4-29, Fees 30th 1st

Sheila Reiner
Mesa County Clerk and Recorder
Kecia McElroy
Deputy

DECLARATIONS

The Declaration of Covenants and Restrictions are recorded as shown in the City of Grand Junction Information Box

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Sharper Engineering Services, Inc. and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that the accompanying plat of SAWYER SUBDIVISION, a subdivision of a part of 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 and is in accordance with applicable standards of practice to the best of my knowledge, information and belief. This statement is only applicable to the survey data hereon, and does not represent a guaranty, warranty or opinion as to ownership, lienholders or quality of title, either expressed or implied.



Dean E. Ficklin
P.L.S., 19597

SAWYER SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN,
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

SHARPER ENGINEERING SERVICES, INC.
GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
N/A	10-129	5-19-10	1 of 3

SAWYER SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interests upon the property described as Lot 11, Block 2 hereon and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that it's security interests which are recorded in

Book 2917 at Page 254-261
Book _____ at Page _____
Book _____ at Page _____

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 present to be signed by its VICE PRESIDENT with the authority of its board of directors, this 10th day of JANUARY, A.D., 2011.

By: Michael Samuels (title) VICE PRESIDENT
For: JP Morgan Chase Bank, successor by purchase to Washington Mutual Bank.

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 10th day of JANUARY, A.D., 2011, by MICHAEL SAMUELS as VICE PRESIDENT of JP Morgan Chase Bank, successor by purchase to Washington Mutual Bank.

Witness my hand and official seal.

My commission expires MAY 31, 2011
Notary Public RICHARD SANTONO JR.



LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interests upon the property described as Lot 13, Block 2 hereon and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that it's security interests which are recorded in

Book 3254 at Page 449
Book _____ at Page _____
Book _____ at Page _____

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 present to be signed by its ASST. VICE PRESIDENT with the authority of its board of directors, this 24th day of AUGUST, A.D., 2010.

By: Charita A. Raganas (title) ASST. VICE PRESIDENT
For: Chase Home Finance, LLC successor by merger to Chase Manhattan Mortgage Corporation.

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 24th day of AUGUST, A.D., 2010, by CHARITA A. RAGANAS as ASST. VICE PRESIDENT of Chase Home Finance, LLC successor by merger to Chase Manhattan Mortgage Corporation.

Witness my hand and official seal.

My commission expires 1/11/2014
Notary Public P. L. Santano



LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interests upon the property described as Lot 12, Block 2 hereon and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that it's security interests which are recorded in

Book 4412 at Page 256
Book _____ at Page _____
Book _____ at Page _____

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 present to be signed by its Assistant Secretary with the authority of its board of directors, this 3 day of August, A.D., 2010.

By: Jenny Brown (title) Assistant Secretary
For: Mortgage Electronic Registration Systems, Inc. as Nominee for Homecomings Financial, LLC.

STATE OF Iowa)
COUNTY OF Black Hawk) ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 3 day of August, A.D., 2010, by Jenny Brown as Asst. Secretary of Mortgage Electronic Registration Systems, Inc. as Nominee for Homecomings Financial, LLC.

Witness my hand and official seal.

My commission expires 7-11-2012
Notary Public G. Hintz



LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interests upon the property described as Lot 13, Block 2 hereon and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that it's security interests which are recorded in

Book 4465 at Page 489
Book _____ at Page _____
Book _____ at Page _____

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 present to be signed by its Vice President with the authority of its board of directors, this 25th day of January, A.D., 2011.

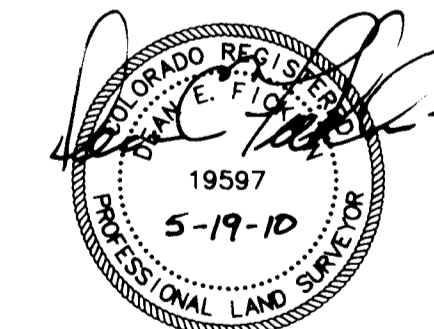
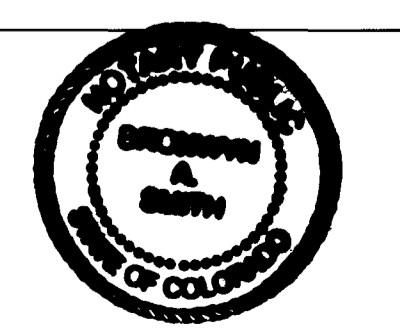
By: Burl A. Barlow (title) V.P.
For: American National Bank

STATE OF Colorado)
COUNTY OF Mesa) ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 25th day of January, A.D., 2011, by Burl A. Barlow as V.P. of American National Bank.

Witness my hand and official seal.

My commission expires 12/22/2011
Notary Public



Dean E. Ficklin
P.L.S., 19597

SAWYER SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

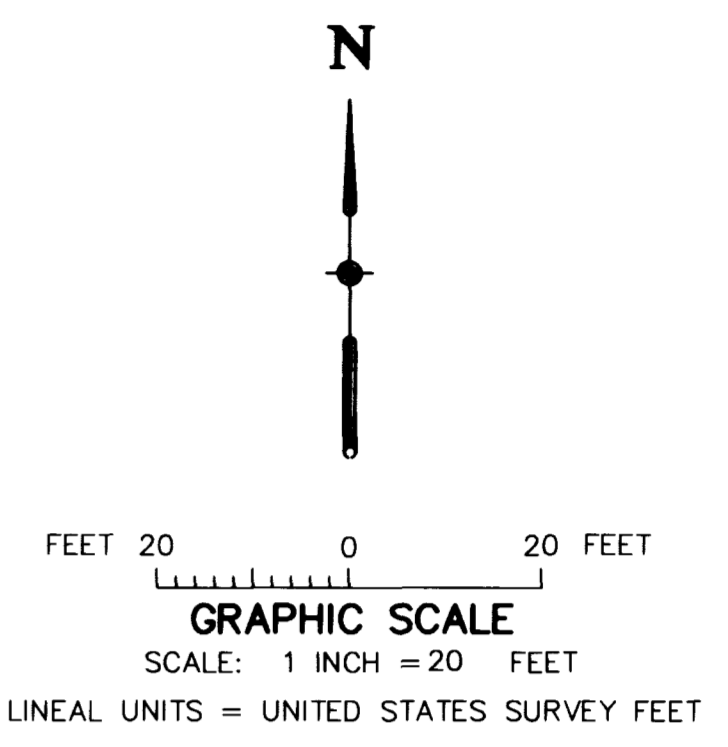
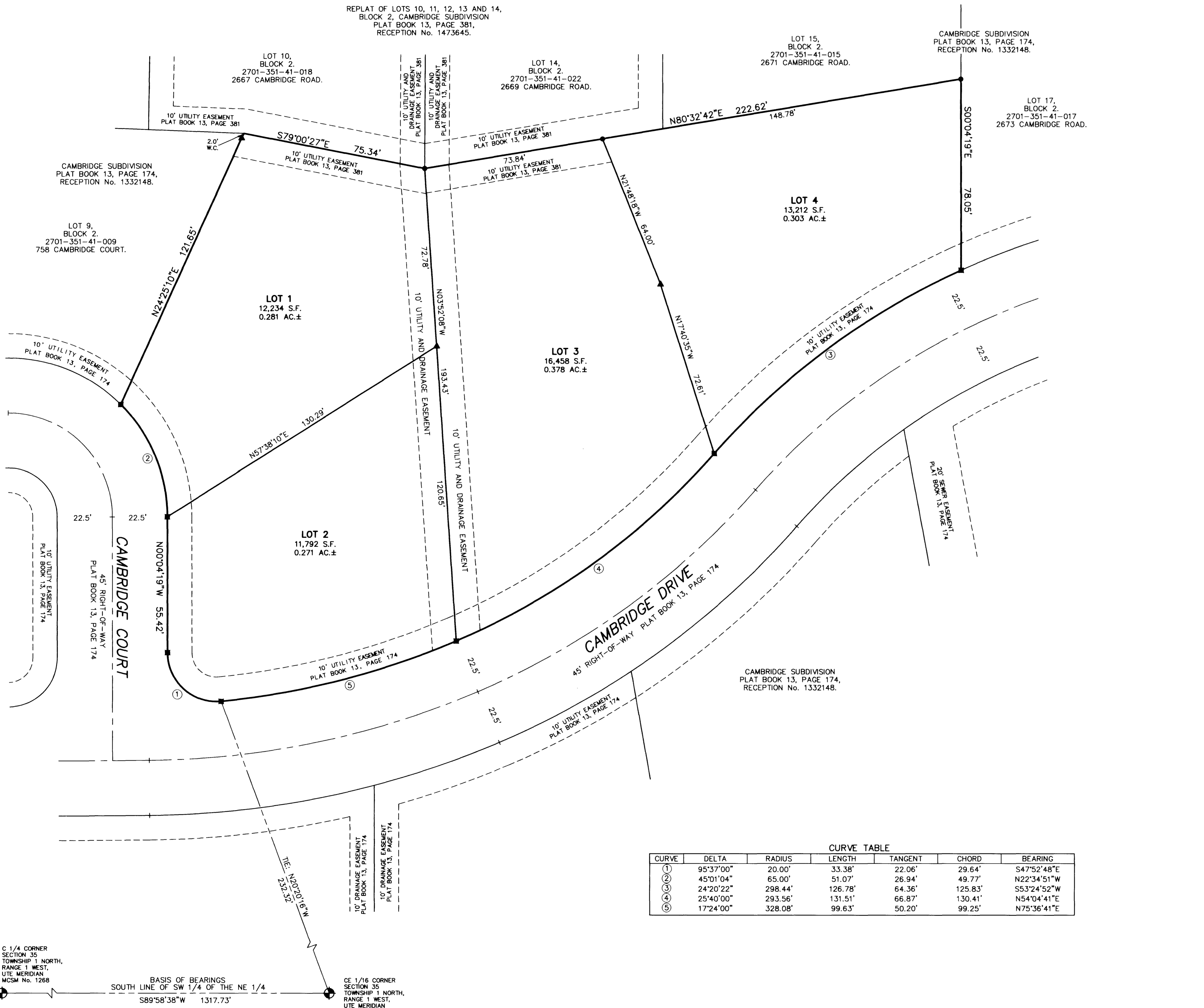
SHARPER ENGINEERING SERVICES, INC. GRAND JUNCTION, COLORADO

Table with 4 columns: SCALE, JOB NO., DATE, SHEET NO. Values: N/A, 10-129, 5-19-10, 2 of 3

SAWYER SUBDIVISION

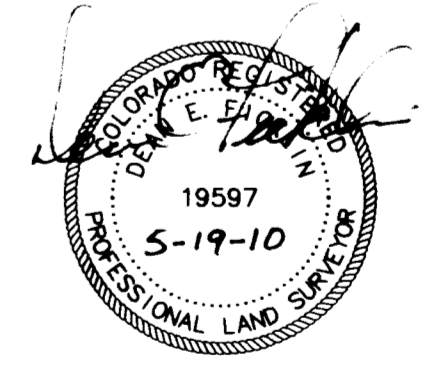
LOCATED IN THE NE 1/4 OF SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN,
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

REPLAT OF LOTS 10, 11, 12, 13 AND 14,
BLOCK 2, CAMBRIDGE SUBDIVISION
PLAT BOOK 13, PAGE 381,
RECEPTION No. 1473645.



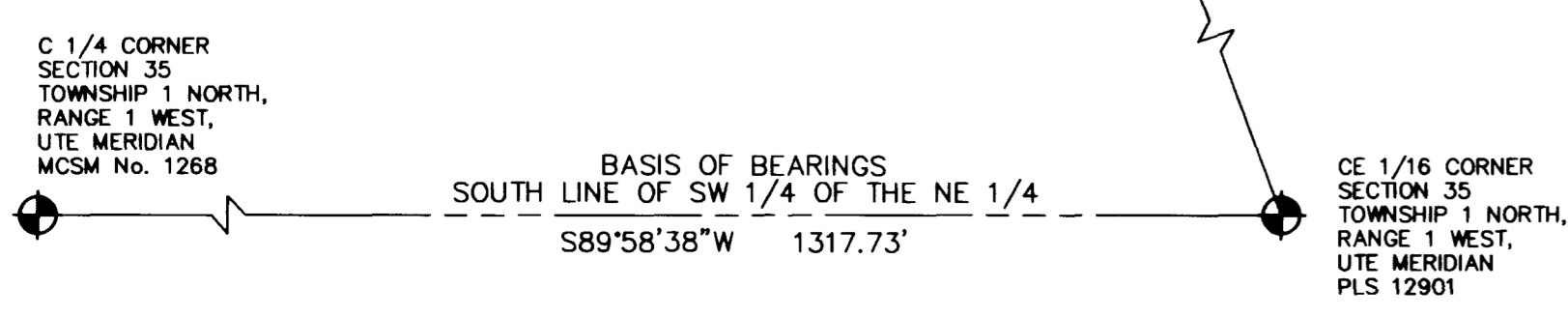
LEGEND/ABBREVIATIONS

- ▲ SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP PLS 19597.
- FOUND THIS SURVEY, 5/8" REBAR AND PLASTIC CAP, PLS 23877.
- FOUND THIS SURVEY, 5/8" REBAR, SET ALUMINUM CAP PLS 19597.
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- M.C.S.M. MESA COUNTY SURVEY MONUMENT.
- W.C. WITNESS CORNER.
- R.M. REFERENCE MONUMENT.
- S.F. SQUARE FEET.
- AC. ACRES.



Dean E. Ficklin
P.L.S., 19597

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
①	95°37'00"	20.00'	33.38'	22.06'	29.64'	S47°52'48"E
②	45°01'04"	65.00'	51.07'	26.94'	49.77'	N22°34'51"W
③	24°20'22"	298.44'	126.78'	64.36'	125.83'	S53°24'52"W
④	25°40'00"	293.56'	131.51'	66.87'	130.41'	N54°04'41"E
⑤	17°24'00"	328.08'	99.63'	50.20'	99.25'	N75°36'41"E



SAWYER SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN,
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

SHARPER ENGINEERING SERVICES, INC.
GRAND JUNCTION, COLORADO

SCALE: 1" = 20'	JOB NO: 10-129	DATE: 5-19-10	SHEET NO: 3 of 3
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