

UNIVERSITY VILLAGE APARTMENTS

NE 1/4 NW 1/4, SEC. 12, T1S, R1W, U.M. &
A portion of Lot 26, Block 8, Fairmount Subdivision
Plat Book 1, Page 19

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Robert Jimenez and Starlieth Jimenez are the owners of that real property situate in the NE 1/4 NW 1/4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

All that part of the SE 1/4 NE 1/4 NW 1/4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian, lying south of the center line of the Grand Valley Canal

AND

The north 75.00 feet of the west 210.00 feet of Lot 26, Block 8, Fairmount Subdivision

TOGETHER WITH

That part of the vacated Bookcliff Avenue, as recorded in Book 1086 at Page 641, City of Grand Junction, Mesa County, Colorado

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots and Tracts as shown hereon, and designated the same as UNIVERSITY VILLAGE APARTMENTS 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 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 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 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 thereof. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement area. The owner(s) and/or the property owner's association, if one exists, is not relieved of it's responsibility to inspect, install, operate, maintain and repair the detention and drainage facilities.

All Trail Easements are dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public with accompanying pets, if any, for the use as pedestrians, and/or with wheelchairs (motorized and nonmotorized), bicycles, motorized bicycles (vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other nonmotorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Grand Valley Irrigation Company, to install, operate maintain and repair irrigation water and water transmission and distribution facilities.

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 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 the reasonable ingress and egress to and from the easement.

Owners further certifies that all lienholders, if any, are represented hereon.

Robert Jimenez
Robert Jimenez

Starlieth Jimenez
Starlieth Jimenez

STATE OF COLORADO)
COUNTY OF MESA)ss

The foregoing instrument was acknowledged before me this 2nd day of June 2011 A.D., 2011 by Robert Jimenez and Starlieth Jimenez, owners.

Witness my hand and official seal: *Sally A. Davidson-Eno*
Notary Public

My commission expires: 11-11-2014

SALLY A. DAVIDSON-ENO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires: 11-11-2014

TITLE CERTIFICATION

State of Colorado
County of Mesa

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 Robert Jimenez and Starlieth Jimenez; 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: June 2, 2011

By: *Karen A. Crespin*
KAREN A. CRESPIN/LIC. TITLE 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 5162 at Page 272 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: *Lew Wunderwald*
Lew Wunderwald

STATE OF COLORADO)
COUNTY OF MESA)ss

The foregoing Lienholders Ratification was acknowledged before me this 2nd day of June 2011 A.D., 2011 by Lew Wunderwald

Witness my hand and official seal: *Sally A. Davidson-Eno*
Notary Public

My commission expires: 11-11-2014

SALLY A. DAVIDSON-ENO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires: 11-11-2014

CITY APPROVAL

This plat of University Village Apartments Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is

approved and accepted on the 6th day of JUNE, 2011.

Jim Madia
City Manager

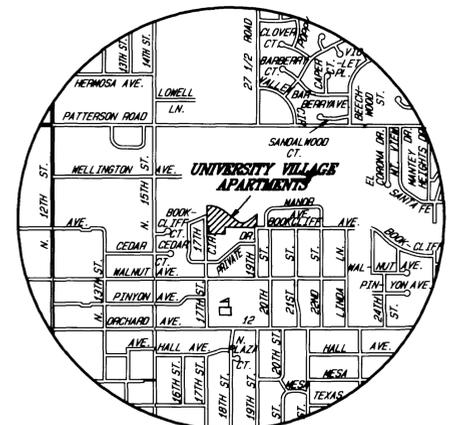
Tom Kemp
City Mayor

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 4:07 o'clock P.M., on this 10th day of June A.D. 2011, and was recorded at Reception No. 2574998, Book 5166 and Page 71-72, Drawer No. 44-46 and Fees 20.70.

Sheila Reiner
Clerk and Recorder

Nicole DeBerry
Deputy



VICINITY MAP
N.T.S.

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.
Easement conveyed to the Grand Valley Irrigation Company as recorded in Book 5166 at Page 73.
Irrigation Easements are recorded in Book 5166 at Page 74 and Book 5166 at Page 76.

SURVEYOR'S STATEMENT

I, Michael W. Drissel, 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. It is based upon my professional knowledge, information and belief according to applicable standards of practice. This is not a guarantee or warranty, either expressed or implied. Title research was supplied by Land Title Guarantee Company - Grand Junction under Order Number 64665016559-2.



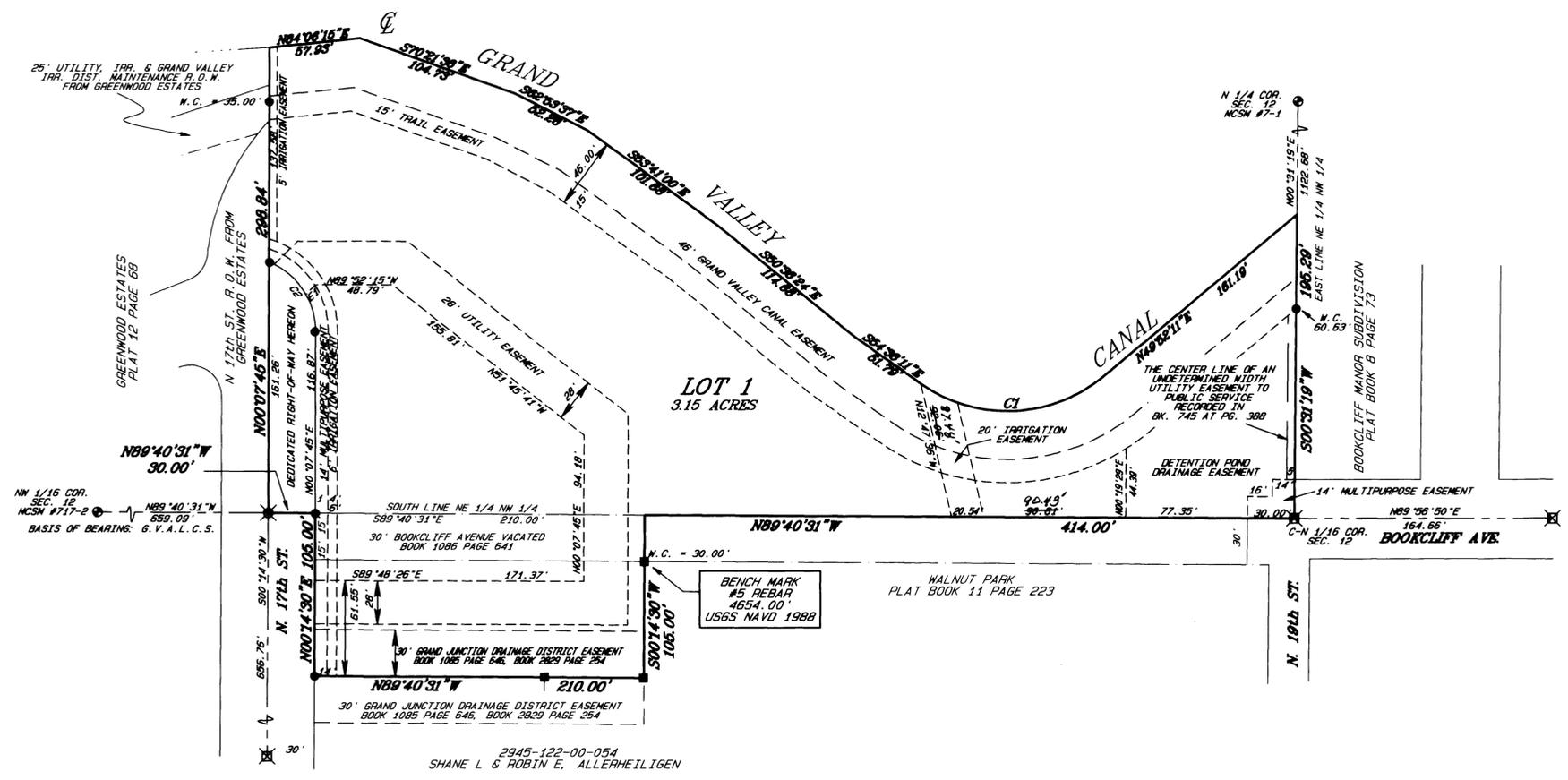
UNIVERSITY VILLAGE APARTMENTS
LOCATED IN THE
NE 1/4 NW 1/4, SEC. 12, T1S, R1W, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

| | | | | | |
|-------------|--------|------------|----------|---------|-----------|
| Designed By | M.W.D. | Checked By | S.L.H. | Job No. | 691-05-03 |
| Drawn By | TMODEL | Date | MAY 2011 | Sheet | 1 OF 2 |

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 survey be commenced more than ten years from the date of this certification/statement shown hereon.

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 A portion of Lot 26, Block 8, Fairmount Subdivision
 Plat Book 1, Page 19

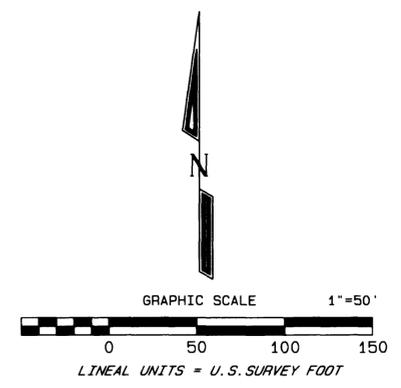


| C | DELTA | ARC/TANG | RADIUS | CHORD | CHORD BEARING |
|----|-----------|----------|--------|---------|---------------|
| C1 | 75°29'39" | 125.17' | 95.00' | 116.31' | N87°37'00"E |
| C2 | 67°58'32" | 56.95' | 48.00' | 53.67' | N33°51'31"W |
| E1 | | 8.70' | | | S49°07'45"W |

AREA SUMMARY

| | |
|--------------|--------------------------|
| DED. ROADS | = 0.10 AC. / 03% |
| LOT | = 3.15 AC. / 97% |
| TOTAL | = 3.25 AC. / 100% |

- LEGEND & ABBREVIATIONS**
- FOUND MESA COUNTY SURVEY MARKER
 - ⊗ CITY OF GRAND JUNCTION BLOCK MONUMENT
 - ⊗ BLOCK MONUMENT MOVED AND RE-MONUMENTED (by others)
 - #5 REBAR (NO CAP) SET 2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
 - SET/FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
 - G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
 - M. C. = WITNESS CORNER
 - IRR. = IRRIGATION
 - R. O. W. = RIGHT-OF-WAY
 - G. J. D. D. = GRAND JUNCTION DRAINAGE DISTRICT



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