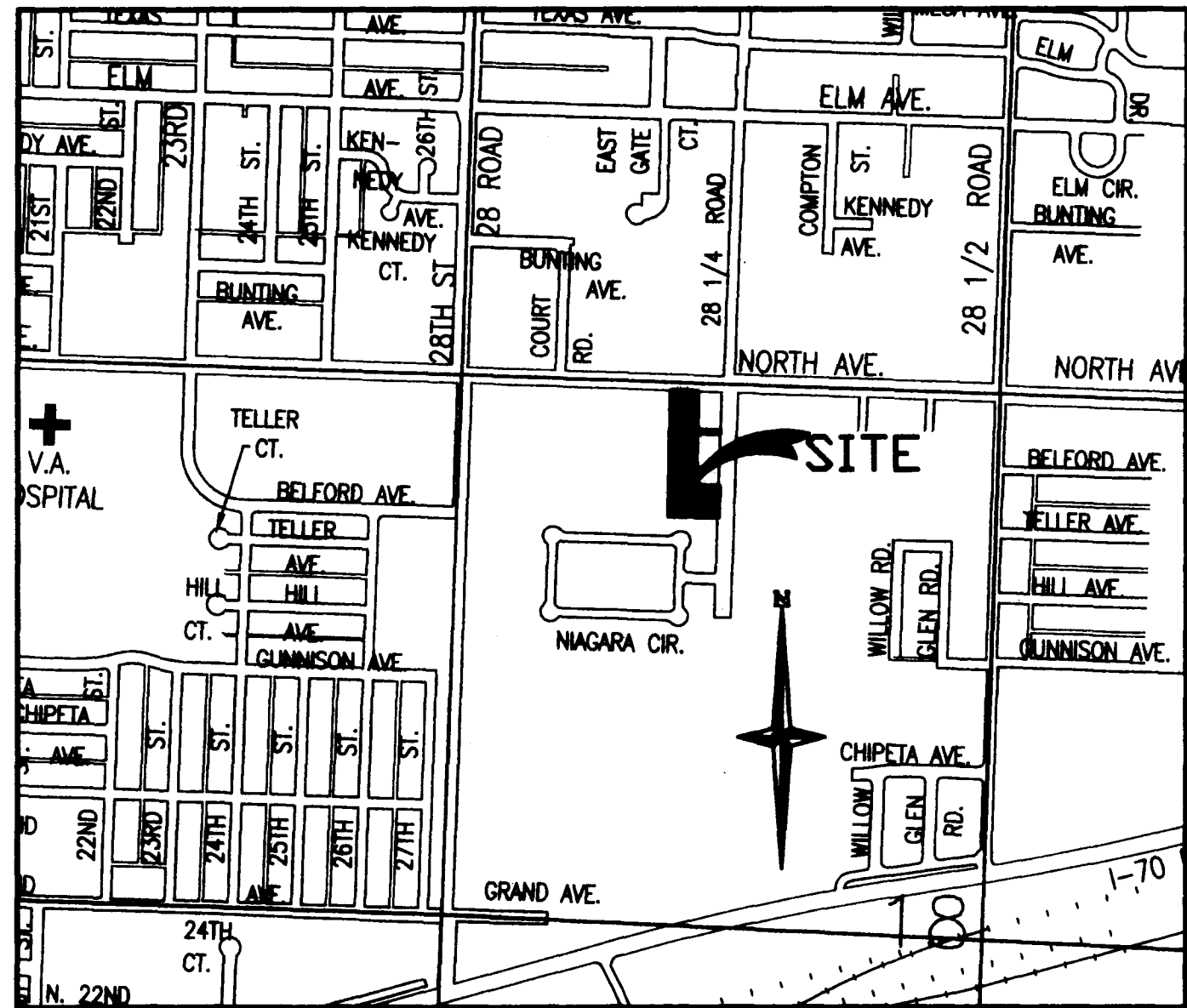


PEPPERMILL LOFTS

REPLAT OF LOT 1 AND LOT 2, WOODLAND SUBDIVISION, PLAT BOOK 12, PAGE 108 AND PART OF GOVERNMENT LOT 1 (NW 1/4 NW 1/4), SECTION 18 TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN



VICINITY MAP
SCALE: 1" = 800'

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, NORTHVIN, LLC, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE TOWNSHIP 1 SOUTH, RANGE 1 EAST, SECTION 18, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, THE EVIDENCE OF OWNERSHIP OF WHICH IS DEMONSTRATED IN AN INSTRUMENT RECORDED IN BOOK 4753 AT PAGE 179, OF THE MESA COUNTY RECORDS; SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION PER SURVEY

REPLAT OF LOT 1 AND LOT 2, WOODLAND SUBDIVISION, PLAT BOOK 12, PAGE 108 AND PART OF GOVERNMENT LOT 1 (NW 1/4 NW 1/4), SECTION 18 TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SAID GOVERNMENT LOT 1 (NW 1/4 NW 1/4); THENCE ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1 (NW 1/4 NW 1/4) S00°02'03"W 40.00 FEET; THENCE N89°46'47"W 25.00 FEET; THENCE N89°50'41"W 129.73 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTH AVENUE;

THENCE S00°11'37"W 189.68 FEET; THENCE S89°46'47"E 115.25 FEET; THENCE S00°02'03"W 12.18 FEET; THENCE N89°56'48"W 114.61 FEET; THENCE S00°10'14"E 260.00 FEET; THENCE S89°56'45"E 113.76 FEET; THENCE S00°02'03"W 152.85 FEET; THENCE N89°43'25"W ~~260.00 FEET~~ 240.54 FEET; THENCE N00°09'08"E 614.33 FEET; THENCE S89°50'41"E 127.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.225 ACRES, MORE OR LESS.

THAT SAID OWNERS HAS BY THESE PRESENTS LAID OUT AND CAUSED TO BE SURVEYED THE ABOVE DESCRIBED REAL PROPERTY AS SHOWN HEREON, AND DESIGNATES THE SAME AS PEPPERMILL LOFTS, A SUBDIVISION OF CITY OF GRAND JUNCTION, COLORADO.

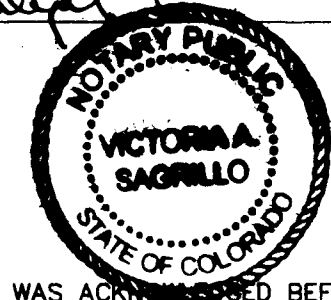
THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT AS FOLLOWS:

- ALL STREETS, ROADS AND RIGHTS-OF-WAY ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER.
- TRACT A IS DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER
- 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 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 PEDESTRIAN EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS ACCESS USE BY THE PUBLIC FOREVER FOR CONSTRUCTING, INSTALLING, MAINTAINING AND REPAIRING A TRAIL, AND FOR PURPOSES OF WALKING, RUNNING, WHEELCHAIRS (MOTORIZED AND NONMOTORIZED), BICYCLING, AND OTHER NONMOTORIZED FORMS OF TRANSPORTATION FOR COMMUTING AND RECREATIONAL PURPOSES WITH OR WITHOUT PETS ACCOMPANYING THEM.
- 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 OR BRUSH, AND IN DRAINAGE, DETENTION/RETENTION, AND IRRIGATION 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 PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.
- SAID OWNER HEREBY ACKNOWLEDGES THAT ALL LIENHOLDERS OR ENCUMBRANCES, IF ANY, ASSOCIATED WITH THE INTERESTS OF THIS PLAT HAVE BEEN REPRESENTED HEREON.

IN WITNESS WHEREOF SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 2 DAY OF June A.D., 2011.

Kenneth B. Milyard
NORTHVIN, LLC

STATE OF COLORADO)
)SS
COUNTY OF MESA)



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF June A.D., 2011.

WITNESS MY HAND AND OFFICIAL SEAL Victoria A. Sagrillo
MY COMMISSION EXPIRES 2/8/2013
NOTARY PUBLIC

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OR SOUDER MILLER AND ASSOCIATES. 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 ADVANCED TITLE COMPANY, NO. 50396-C3, DATED MAY 11, 2011.
2. MONUMENTS FOUND WITHIN 0.25' OF RECORD ARE CONSIDERED AS BEING IN RECORD POSITION.

LIENHOLDER'S RATIFICATION OF PLAT

THE UNDERSIGNED RONALD D. VINCENT, HEREBY CERTIFIES THAT HE 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 SECURED BY A DEED OF TRUST RECORDED AT RECEPTION #2465297 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF SAID LIENHOLDER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED

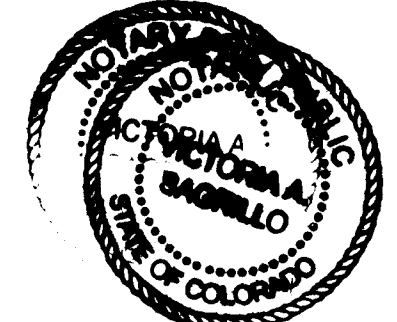
THIS 2 DAY OF June, 2011
BY: Ronald D. Vincent

STATE OF COLORADO)
)SS
COUNTY OF MESA)

THE FOREGOING LIENHOLDER'S RATIFICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME BY Kenneth B. Milyard OF N/A THIS 2nd DAY OF June, 2011

FOR THE AFOREMENTIONED PURPOSES.
Victoria A. Sagrillo
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/8/2013



LIENHOLDER'S RATIFICATION OF PLAT

THE UNDERSIGNED KENNETH B. MILYARD, JR. HEREBY CERTIFIES THAT HE 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 SECURED BY A DEED OF TRUST RECORDED AT RECEPTION #2478020 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF SAID LIENHOLDER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED

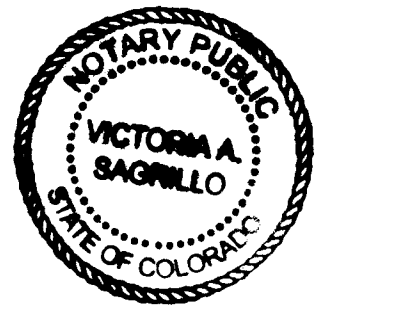
THIS 2 DAY OF June, 2011
BY: Kenneth B. Milyard

STATE OF COLORADO)
)SS
COUNTY OF MESA)

THE FOREGOING LIENHOLDER'S RATIFICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME BY Kenneth B. Milyard OF N/A THIS 2nd DAY OF June, 2011

FOR THE AFOREMENTIONED PURPOSES.
Victoria A. Sagrillo
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/8/2013



TITLE COMPANY'S CERTIFICATE

ADVANCED TITLE COMPANY HAS EXAMINED THE TITLE TO LANDS INCLUDED WITHIN THE BOUNDARY OF THIS PLAT OF PEPPERMILL LOFTS AND CERTIFIES THAT THE TITLE TO SUCH LAND AS DESCRIBED IN THE OWNER'S STATEMENT AND DEDICATION SHOWN HEREON IS VESTED IN NORTHVIN, LLC. THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES EXCEPT AS SHOWN HEREON AS EVIDENCED BY TITLE COMMITMENT NUMBER 50396-C3 PREPARED BY THE COMPANY.

BY: Rita C. Reese TITLE: President

CITY APPROVAL
THIS PLAT OF PEPPERMILL LOFTS, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS 21st DAY OF JUNE 2011.
Jim Madala CITY MANAGER
Tom Kasper MAYOR

STATE OF COLORADO)
)SS
COUNTY OF MESA)

THIS PLAT WAS FILED FOR THE RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AT 4:04 O'CLOCK P.M., ON 24th DAY OF JUNE 2011 A.D., AND WAS RECORDED AT RECEPTION NO. 2576518, BOOK 5170, PAGE 806-807 DRAWER NO. 44-49, FEES 20⁰⁰/1⁰⁰

BY: Sheila Reiner CLERK AND RECORDER
Lucian M. Castro DEPUTY

FOR CITY USE ONLY		
BOOK	PAGE	TYPE
		TRACT A

PEPPERMILL LOFTS
REPLAT OF LOT 1 AND LOT 2, WOODLAND SUBDIVISION, BOOK 12, PAGE 18 AND PART OF GOVERNMENT LOT 1 (NW 1/4 NW 1/4), SECTION 18 TOWNSHIP 1 SOUTH, RANGE 1 EAST UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO

JOB #: 9818772 | DRAWN BY: JPF | DATE: 5/11/2011 | SHEET #: 1 OF 2

SMA
SOUDER, MILLER & ASSOCIATES
529 25 1/2 Road, Suite B210
Grand Junction, Colorado 81505
Tel: 970-243-6067 - Fax: 970-241-2845
www.soudermiller.com
Serving the Southwest & Rocky Mountains
Albuquerque - Farmington - Las Cruces - Roswell - Santa Fe, NM
Cortez - Grand Junction - Montrose, CO - Safford, AZ - Monticello, UT

SURVEYOR'S STATEMENT

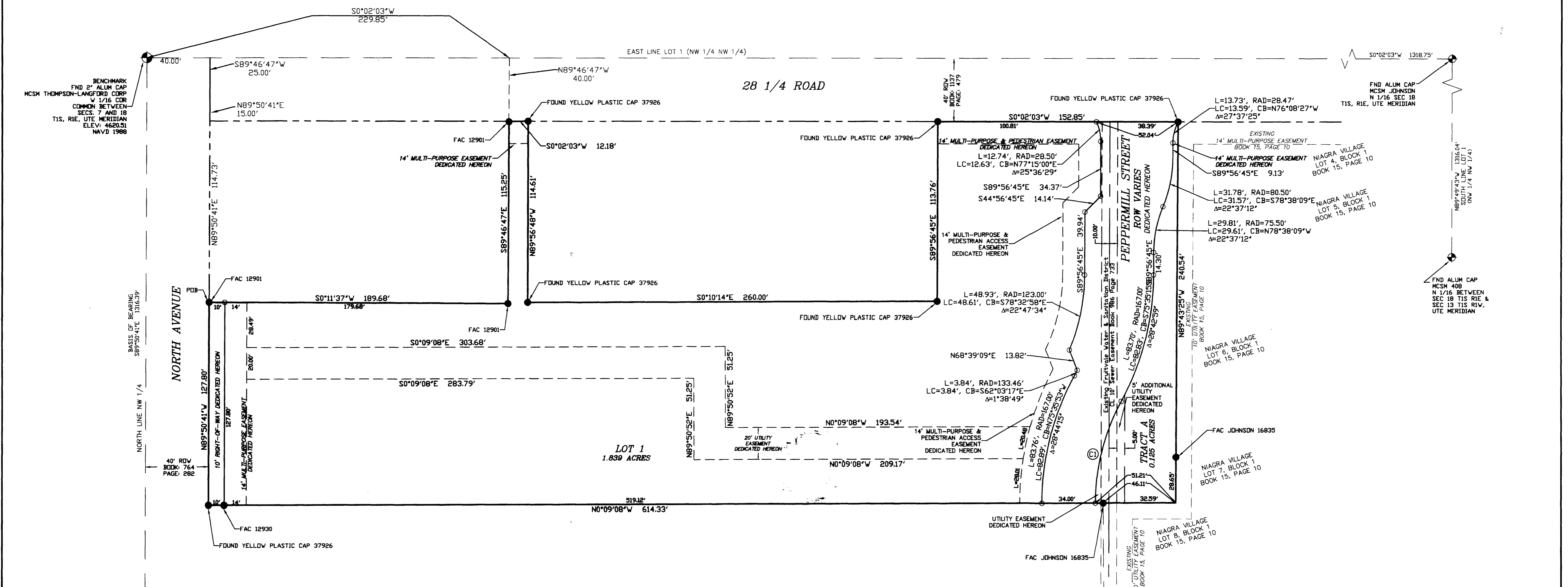
I, HOLLIS GERALD FOX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ACCOMPANYING PLAT OF PEPPERMILL LOFTS, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, STATE OF COLORADO, HAS BEEN PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF THE SAME. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION LAND DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO. THIS STATEMENT IS APPLICABLE ONLY TO THE SURVEY DATA REPRESENTED HEREON, AND DOES NOT REPRESENT A WARRANTY OR OPINION AS TO OWNERSHIP, LIENHOLDERS, OR QUALITY OF TITLE. THIS STATEMENT IS NOT A GUARANTY, EITHER EXPRESSED OR IMPLIED.

Hollis Gerald Fox
COLORADO PLS 38179

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON DEFECT IN THE SURVEY WITHIN THREE YEARS AFTER YOU 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 THE CERTIFICATION SHOWN HEREON.

PEPPERMILL LOFTS

REPLAT OF LOT 1 AND LOT 2, WOODLAND SUBDIVISION, PLAT BOOK 12, PAGE 108
AND PART OF GOVERNMENT LOT 1 (NW 1/4 NW 1/4), SECTION 18
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN



LEGEND
 ● FOUND PROPERTY CORNER AS NOTED
 ○ FOUND WITNESS CORNER
 ○ SET 5/8" REBAR WITH PLASTIC CAP - PLS 38179
 ⊕ MCSM AS NOTED

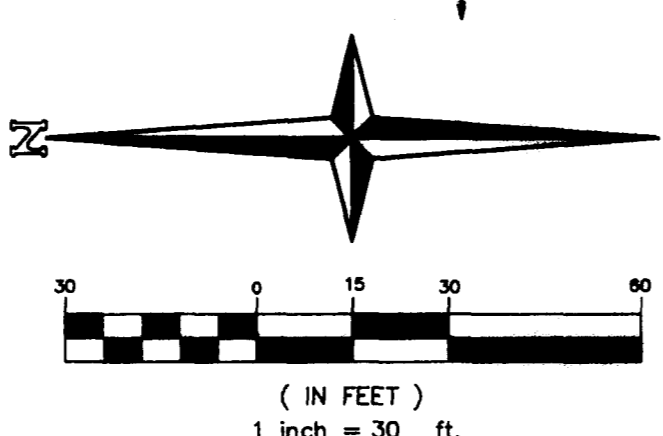
LIST OF ABBREVIATIONS USED ON THIS PLAT
 NE: NORTHEAST N: NORTH
 NW: NORTHWEST E: EAST
 SE: SOUTHEAST S: SOUTH
 SW: SOUTHWEST W: WEST
 FAC: FOUND ALUMINUM CAP
 RAD: RADIUS OF CURVE
 CL: CENTERLINE
 FND: FOUND
 CB: BEARING OF LONG CHORD OF CURVE
 LC: LENGTH OF LONG CHORD OF CURVE
 L: ARC LENGTH OF CURVE
 Δ: INTERIOR/DEFLECTION ANGLE OF CURVE
 T: TOWNSHIP
 R: RANGE
 R.O.W.: RIGHT-OF-WAY
 PLS.: PROFESSIONAL LAND SURVEYOR
 MCSM: MESA COUNTY SURVEY MARKER
 POB: POINT OF BEGINNING
 CORP.: CORPORATION
 ALUM.: ALUMINUM
 SEC.: SECTION

AREA SUMMARY		
LOT 1	1.839 acres	82.7%
TRACT A	0.125 acres	5.6%
R.O.W.	0.261 acres	11.7%
TOTAL	2.225 acres	100.0%

CURVE TABLE					
NAME	LENGTH	RADIUS	LENGH OF CHORD	CHORD BEARING	DELTA ANGLE
C1	66.60'	133.00'	65.90'	N75°34'28"W	28°41'24"

BASIS OF BEARING AND LINEAR UNITS:
 THE BEARING BETWEEN THE FOUND MCSM THOMPSON-LANGFORD CORPORATION AT THE NW CORNER SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN, AND MCSM THOMPSON-LANGFORD CORPORATION AT THE W 1/16 CORNER COMMON BETWEEN SECTIONS 7 AND 18, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN IS ASSUMED TO BEAR S89°50'41"E TO CORRESPOND TO THE MESA COUNTY LOCAL COORDINATE SYSTEM.
 LINEAR UNITS ARE IN U.S. SURVEY FEET DEFINED AS EXACTLY ONE METER EQUALS 3937/1200 FT.

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.



PEPPERMILL LOFTS
 REPLAT OF LOT 1 AND LOT 2, WOODLAND SUBDIVISION, BOOK 12, PAGE 18
 AND PART OF GOVERNMENT LOT 1 (NW 1/4 NW 1/4), SECTION 18
 TOWNSHIP 1 SOUTH, RANGE 1 EAST
 UTE MERIDIAN
 GRAND JUNCTION, MESA COUNTY, COLORADO

JOB #: 9818772
DRAWN BY: JPF
DATE: 5/11/2011
SHEET #: 2 OF 2

SOUDER, MILLER & ASSOCIATES
 529 25 1/2 Road, Suite B210
 Grand Junction, Colorado 81505
 Tel: 970-243-6067 - Fax: 970-241-2845
 www.soudermiller.com

Serving the Southwest & Rocky Mountains
 Albuquerque - Farmington - Las Cruces - Roswell - Santa Fe, NM
 Cortez - Grand Junction - Montrose, CO - Safford, AZ - Monticello, UT

NOTE:
SEE SHEET 1 OF 2 FOR SURVEYOR'S STATEMENT.