ADOBE SUBSTATION SUBDIVISION

REPLAT OF LOT 3 IN VALLEY WEST FILING NO. ONE

RECORDED 5/30/1978, RECEPTION. #1161732

A PORTION OF THE NE 1/4 OF SECTION 36, T1N, R2W OF THE UTE P.M. CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

Bearings are based upon the north line of the Northeast Quarter of Section 36, Township 1 North, Range 2 West, of the Ute Principal Meridian, County of Mesa, State of Colorado as bearing \$87*58'21" between the monuments

2. UNIT OF MEASUREMENT

The unit of measurement used in this survey is U.S. Survey Feet.

notice: According to Colorado Law you must commence any legal action based 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 the certification shown hereon.

This survey does not constitute a title search by Merrick & Company to determine ownership or easements of record. For all information regarding easements, rights—of—way, and title of record Merrick & Company relied upon the following title commitments prepared by Front Range Title of Downtown Denver, LLC: Title Commitment Number NF00799-3, dated October 14, 2011 at 7:45 A.M.

- Title Commitment Number NF00860-2, dated May 17, 2011 at 7:45 A.M. Title Commitment Number NF00964, dated May 24, 2011 at 7:45 A.M. Title Commitment Number NF00965, dated May 24, 2011 at 7:45 A.M. Title Commitment Number NF00966, dated May 24, 2011 at 7:45 A.M.
- Title Commitment Number NF00967, dated May 24, 2011 at 7:45 A.M.

SCHEDULE B - SECTION 2 EXCEPTIONS (Title Commitment Number NF00799-3) 9. EASEMENTS, RIGHTS OF WAY, NOTES AND DEDICATIONS AS SHOWN ON THE FINAL PLAT OF VALLEY WEST FILING

- NO. ONE. RECORDED MAY 30, 1978 AT RECEPTION NO. 1161732 IN PLAT BOOK 12, PAGE 26. (This exception affects the property shown hereon) 10. PUBLIC SERVICE COMPANY OF COLORADO EASEMENT, RECORDED SEPTEMBER 22, 2005 IN BOOK 3996 AT PAGE
- 982, RECEPTION NO. 2276457. (This exception affects the property shown hereon) 11. GRAND OF MULTI PURPOSES EASEMENT, TO THE CITY OF GRAND JUNCTION, A COLORADO HOME RULE
- MUNICIPALITY, RECORDED DECEMBER 2, 2005 IN BOOK 4050 AT PAGE 683, RECEPTION NO. 2290578. (This exception affects the property shown hereon) 12. MEMORANDUM OF LICENSE AGREEMENT BY AND BETWEEN GRAND VALLEY RURAL POWER LINES, INC., AND PUBLIC SERVICE COMPANY OF COLORADO, RECORDED DECEMBER 9, 2005 IN BOOK 4056 AT PAGE 344-345.
- (NOTE: EXHIBIT B IS OF RECORD THOUGH STATED "ATTACHED HERETO AND MADE A PART HEREOF" IN THE MEMORANDUM.) (It is unclear whether this exception affects the property or not) 13. ELECTRIC TRÂNSMISSION LINE EASEMENT, GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO,
- RECORDED APRIL 7, 2011 AT RECEPTION NO. 2568420 IN BOOK 5144 AT PAGE 418. (This exception affects the property shown hereon)
- 14. GRANT OF EASEMENT FOR ACCESS AND STORM DRAINAGE, RECORDED APRIL 7, 2011 AT
- RECEPTION NO. 2568419 IN BOOK 5144 AT PAGE 413. (This exception affects the property shown hereon) 15. ACCESS EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, RECORDED OCTÓBER 11, 2011 AT RECEPTION NO. 2587720, IN BOOK 5210 AT PAGE 721. (This exception affects the property shown hereon)
- SCHEDULE B SECTION 2 EXCEPTIONS (Title Commitment Number NF00860-2)
- 9 RIGHT OF WAY FOR THE INDEPENDENT RANCH MAN'S DITCH RECORDED FEBRUARY 18, 1886 IN BOOK 20 AT PAGE 504. (This exception does not affect the property shown hereon)
- 10. RESERVATIONS AND ACTS, AS SHOWN OR RESERVE IN UNITED STATES PATENT, RECORDED SEPTEMBER 9,1890 IN BOOK 11 AT PAGE 49. (This exception affects the property but is not plottable) 11. TERMS AND CONDITIONS OF MEMORANDUM OF AGREEMENT, RÉCORDED SEPTEMBER 14, 1979 IN BOOK 1218 AT
- PAGE 940. (It is unclear whether this exception affects the property or not) 12. EASEMENTS, SET-BACKS, RIGHTS OF WAY, NOTES AND DEDICATIONS AS SHOWN ON THE FINAL PLAT OF VALLEY
- WEST FILING NO. ONE, RECORDED MAY 30, 1978 AT RECEPTION NO. 1161732. (This exception affects the property shown hereon) 13. RESTRÍCTIONS, CONDITÍONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN PROTECTIVE COVENANTS FOR VALLEY WEST SUBDIVISION, RECORDED MAY 30, 1978 IN BOOK 1151 AT PAGE 410. (This exception affects the
- property but is not plottable) 14. TERMS AND CONDITIONS OF MESA COUNTY BOARD OF COUNTY COMMISSIONERS, SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED MAY 30,1978 IN BOOK 1151 AT PAGE 412. (This exception affects the property but is
- 15. LETTER, GUÁRANTEE OF PUBLIC IMPROVEMENTS ..., RECORDED MAY 30,1978 IN BOOK 1151 AT PAGE 414.
- (This exception affects the property but is not plottable) 16. POWER OF ATTORNEY FOR THE AUTHORIZATION OF VARIOUS PUBLIC IMPROVEMENTS, RECORDED DECEMBER 13.1978 IN BOOK 1177 AT PAGE 894. (This exception affects the property but is not plottable)
- 17. EASEMENTS, SET-BACKS, RIGHTS OF WAY, NOTES AND DEDICATIONS AS SHOWN ON THE FINAL PLAT OF VALLEY WEST FILING NO. 3, RECORDED JANUARY 21, 1981 AT RECEPTION NO. 1246286. (This exception does not affect the property) 18. RESTRICTIONS, CÓNDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN PROTECTIVE COVENANTS FOR
- VALLEY WEST SUBDIVISION, THIRD FILING, RECORDED JANUARY 21,1981 IN BOOK 1294 AT PAGE 801. (This exception does not affect the property) 19. TERMS AND CONDITIONS OF MESA COUNTY SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED JANUARY
- 21,1981 IN BOOK 1294 AT PAGE 803. (This exception does not affect the property) 20. LETTER TO COUNTY COMMISSIONERS, RECORDED JANUARY 21, 1981 IN BOOK 1294 AT PAGE 804. (This exception does not affect the property)
- 21. LETTER TO US WEST COMMUNICATIONS, REGARDING UTILITY EASEMENT, RECORDED DECEMBER 14, 1988 IN
- BOOK 1722 AT PAGE 543. (This exception does not affect the property) 22. LETTER TO GRAND VALLEY RURAL POWER LINES, INC., REGARDING UTILITY EASEMENT, RECORDED DECEMBER 14, 1988 IN BOOK 1722 AT PAGE 544. (This exception does not affect the property)
- 23. AMENDMENT TO EASEMENT AND AGREEMENT, RECORDED OCTOBER 23, 1998 IN BOOK 2503 AT PAGE 777. (This exception does not affect the property)

- 24. EASEMENTS, SET-BACKS, RIGHTS OF WAY, NOTES AND DEDICATIONS AS SHOWN ON THE FINAL PLAT OF SES AMERICOM SUBDIVISION, RECORDED MARCH 10, 2005 AT RECEPTION NO. 224283 (This exception does not
- 25. STATEMENT OF AUTHORITY FOR MCM HOLDINGS, LLC. A COLORADO LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 10, 2010 AT RECEPTION NO. 2552872 IN BOOK 5085 AT PAGE 414. (This exception does not
- 26. CONSTRUCTION DÉED OF TRUST FROM MCM HOLDINGS, LLC. TO THE PUBLIC TRUSTEE OF THE COUNTY OF MESA FOR THE BENEFIT OF UMB BANK COLORADO, N.A., TO SECURE AN AMOUNT OF \$2,000,000,00, DATED JANUARY 14,2011 AND RECORDED FEBRUARY 4,2011 AT RECEPTION NO. 2562010 IN BOOK 5121 AT PAGE 132. (This exception does not affect the property)
- 27. ASSIGNMENT OF RENTS GIVEN IN CONJUNCTION WITH THE DEED OF TRUST SHOWN ABOVE, RECORDED FEBRUARY 4, 2011 AT RECEPTION NO. 2562011 IN BOOK 5121 AT PAGE 139. (This exception does not affect
- 28. PUBLIC SÉRVICE COMPANY OF COLORADO FASEMENT. RECORDED FEBRUARY 15. 2011 AT RECEPTION NO. 2563095 IN BOOK 5125 AT PAGE 243. (This exception does not affect the property)
- 29. ELECTRIC TRANSMISSION LINE EASEMENT, GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO RECORDED MARCH 16, 2011 AT RECEPTION NO. 2566063 IN BOOK 5135 AT PAGE 824. (This exception
- affects/benefits the property) 30. UNDERGROUND ELECTRIC ÚTILITY EASEMENT GRANTED TO GRAND VALLEY RURAL POWER LINES, INC., A COLORADO CORPORATION, RECORDED MARCH 24, 2011 AT RECEPTION NO. 256861 IN BOOK 5138 AT PAGE 437. (This exception does not affect the property)
- SCHEDULE B SECTION 2 EXCEPTIONS (Title Commitment Number NF00964) 9. RESERVATIONS AND ACTS, AS SHOWN OR RESERVED IN UNITED STATES PATENT. RECORDED SEPTEMBER 9. 1890
- IN BOOK 11 AT PAGE 49. (This exception affects/benefits the property) 10. TERMS AND CONDITIONS OF MEMORANDUM OF AGREEMENT, RECORDED SEPTEMBER 14, 1979 IN BOOK 1218 AT
- PAGE 940. (This exception does not affect the property) 11. EASEMENTS, SET-BACKS, RIGHTS OF WAY, NOTE'S AND DEDICATIONS AS SHOWN ON THE FINAL PLAT OF VALLEY WEST FILING NO. ONE, RECORDED MAY 30.1978 AT RECEPTION NO. 1161732. (This exception affects/benefits
- 12. RESTRICTIONS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN PROTECTIVE COVENANTS FOR VALLEY WEST SUBDIVISION, RECORDED MAY 30.1978 IN BOOK 1151 AT PAGE 410. (This exception does not
- 13. TERMS AND CONDÍTIONS OF MESA COUNTY BOARD OF COUNTY COMMISSIONERS, SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED MAY 30, 1978 IN BOOK 1151 AT PAGE 412. (This exception does not affect the
- 14. LETTER, GUARANTEE OF PUBLIC IMPROVEMENTS RECORDED MAY 30, 1978 IN BOOK 1151 AT PAGE 414. (This exception does not affect the property)
- 15. POWER OF ATTORNEY FOR THE AUTHORIZATION OF VARIOUS PUBLIC IMPROVEMENTS, RECORDED DECEMBER 13. 1978 IN BOOK 1177 AT PAGE 894. (This exception does not affect the property)
- 16. POWER OF ATTORNEY AND SEWERAGE SERVICE AGREEMENT, RECORDED NOVEMBER 22, 1989 IN BOOK 1767 AT PAGE 577. (This exception does not affect the property)
- 17. PUBLIC SERVICE COMPANY OF COLORADO EASEMENT, RÉCORDED MAY 6, 2005 AT RECEPTION NO. 2252311 IN BOOK 3891 AT PAGE 878. (This exception affects/benefits the property)
- SCHEDULE B SECTION 2 EXCEPTIONS (Title Commitment Number NF00965) 9. RESERVATIONS AND ACTS. AS SHOWN OR RESERVED IN UNITED STATES PATENT, RECORDED SEPTEMBER 9, 1890.
- IN BOOK 11 AT PAGE 49. (This exception affects/benefits the property) 10. EASEMENTS, SET-BACKS, RIGHTS OF WAY, NOTES AND DEDICATIONS AS SHOWN ON THE FINAL PLAT OF VALLEY WEST FILING NO.3. RECORDED JANUARY 21,1981 AT RECEPTION NO. 1246286. (This exception affects/benefits
- 11. RESTRICTIONS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN PROTECTIVE COVENANTS FOR VALLEY WEST SUBDIVISION, THIRD FILING, RECORDED JANUARY 21,1981 IN BOOK 1294 AT PAGE 801. AMENDMENT TO PROTECTIVE COVENANTS FOR VALLEY WEST SUBDIVISION, RECORDED OCTOBER 11, 1988 IN BOOK
- 1714 AT PAGE 2. (This exception affects/benefits the property)
 12. TERMS AND CONDITIONS OF MESA COUNTY SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED JANUARY 21,1981 IN BOOK 1294 AT PAGE 803. (This exception does not affect the property)
- 13. LETTER TO COUNTY COMMISSIONERS, RECORDED JANUARY 21, 1981 IN BOOK 1294 AT PAGE 804. (This
- exception does not affect the property) 14. EASEMENTS, NOTES, PROVISIONS AND DEDICATIONS AS SHOWN ON THE FINAL PLAT OF REED SUBDIVISION, RECORDED MARCH 17.2006 AT RECEPTION NO. 2307139. (This exception does not affect the property)
- SCHEDULE B SECTION 2 EXCEPTIONS (Title Commitment Number NF00966) 9. RESERVATIONS AND ACTS, AS SHOWN OR RESERVED IN UNITED STATES PATENT. RECORDED SEPTEMBER 9.1890
- IN BOOK 11 AT PAGE 49. (This exception affects/benefits the property) 10. EASEMENTS, SET-BACKS, RIGHTS OF WAY, NOTES AND DEDICATIONS AS SHOWN ON THE FINAL PLAT OF VALLEY WEST FILING NO.3. RECORDED JANUARY 21.1981 AT RECEPTION NO. 1246286. (This exception affects/benefits
- the property) 11. RESTRICTIONS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN PROTECTIVE COVENANTS FOR VALLEY WEST SUBDIVISION, THIRD FILING, RECORDED JANUARY 21,1981 IN BOOK 1294 AT PAGE 801. AMENDMENT TO PROTECTIVE COVENANTS FOR VALLEY WEST SUBDIVISION, RECORDED OCTOBER 11,1988 IN BOOK
- 1114 AT PAGE 2. (This exception affects/benefits the property)
 12. TERMS AND CONDITIONS OF MESA COUNTY SUBDIVISION IMPROVEMENTS RECORDED JANUARY 21,1981 IN BOOK 1294 AT PAGE 803. (This exception does not affect the property)
- 13. LETTER TO COUNTY COMMISSIONERS, RECORDED JANUARY 21, 1981 IN BOOK 1294 AT PAGE 804. (This exception does not affect the property)
- 14. EASEMENTS, NOTES, PROVISION'S AND DEDICATIONS AS SHOWN ON THE FINAL PLAT OF REED SUBDIVISION, RECORDED MARCH 17,2006 AT RECEPTION NO. 2307139. (This exception does not affect the property)
- 15. CROSS EASEMENT AGREEMENT, RECORDED MARCH 17,2006 AT RECEPTION NO. 2307140 IN BOOK 4115 AT PAGE 251. (This exception does not affect the property)
- 16. REVOCABLE PERMIT, RECORDED MARCH 17, 2006 AT RÉCEPTION NO. 2307141 IN BOOK 4115 AT PAGE 254. (This exception does not affect the property)
- 17. STATEMENT OF AUTHORITY FOR 779 VALLEY COURT, LLC. A COLORADO LIMITED LIABILITY COMPANY, RECORDED

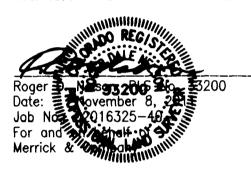
JULY 16, 2007 AT RECEPTION NO. 2391190 IN BOOK 44/1 AT PAGE 212. (This exception does not affect the property)

- SCHEDULE B SECTION 2 EXCEPTIONS (Title Commitment Number NF00967) 9. RESERVATIONS AND ACTS, AS SHOWN OR RESERVED IN UNITED STATES PATENT, RECORDED SEPTEMBER 9,1890
- IN BOOK 11 AT PAGE 49. (This exception affects/benefits the property)
 10. EASEMENTS, SET-BACKS, RIGHTS OF WAY, NOTES AND DEDICATIONS AS SHOWN ON THE FINAL PLAT OF VALLEY WEST FILING NO. 3. RECORDED JANUARY 21, 1981 AT RECEPTION NO. 1246286. (This exception affects/benefits the property)
- 11. RESTRICTIONS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN PROTECTIVE COVENANTS FOR VALLEY WEST SUBDIVISION, THIRD FILING, RECORDED JANUARY 21,1981 IN BOOK 1294 AT PAGE 801. AMENDMENT TO PROTECTIVE COVENANTS FOR VALLEY WEST SUBDIVISION, RECORDED OCTOBER 11,1988 IN BOOK 1714 AT PAGE 2. (This exception affects/benefits the property)
- 12. TERMS AND CONDITIONS OF MESA COUNTY SUBDIVISION IMPRÓVEMENTS AGREEMENT. RECORDED JANUARY 21. 1981 IN BOOK 1294 AT PAGE 803. (This exception does not affect the property)
- 13. LETTER TO COUNTY COMMISSIONERS, RECORDED JANUARY 21, 1981 IN BOOK 1294 AT PAGE 804. (This exception does not affect the property)

The field work for this survey was completed on March 24, 2011

6. SURVEYORS STATEMENT

I, Roger D. Nelson, a Licensed Professional Land Surveyor in the State of Colorado do hereby state that the survey (as defined in 12-25-202(6)(a), C.R.S.) and this resulting plat was made under my responsible charge and is in accordance with applicable standards of practice and that the monuments shown hereon actually exist and that this plat and the notes shown hereon accurately represents said survey to the best of my knowledge, information and belief. This statement is not a guaranty or warranty, either expressed or implied.



Know All Persons By These Presents:

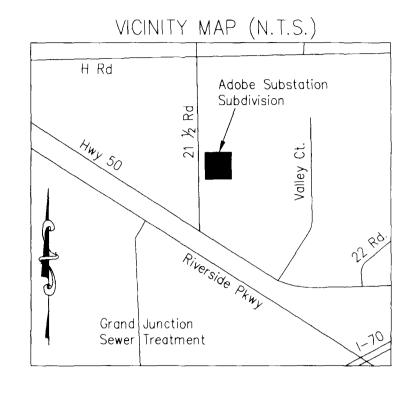
The undersigned, GRAND VALLEY RURAL POWER LINES INC. is the owner of record of that real property described as LOT 3 IN VALLEY WEST FILING NO. ONE, situated in the NE 1/4 of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, the ownership of which is demonstrated at Reception No. 2274662 in Book 3989, Page 623 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 36, whence the Northeast corner of said Section 36 bears \$87.58.21"E a distance of 2640.43 feet: THENCE S00'04'47"E a distance of 1069.15 feet to the Northwest corner of said Lot 3, said point being the **POINT OF BEGINNING**:

THENCE the following four (4) courses along the northerly, easterly, southerly and westerly lines of said Lot

- 1) S87°55'14"E a distance of 630.01 feet;
- 2)THENCE S02°03'20"W a distance of 414.84 feet;
- 3)THENCE N87°55'37"W a distance of 630.02 feet; 4) THENCE NO2'03'24"E a distance of 414.91 feet to the **POINT OF BEGINNING**.
- Containing 6.000 Acres, more or less.

The Drainage Easement shown hereon is dedicated to the City of Grand Junction as a perpetual easement for the installation, operation, maintenance and repair of drainage facilities, utilities and appurtenances for the use and benefit of Grantee and natural runoff and such upstream drainage users as Grantee shall allow.



Said owner has caused the described real property to be surveyed, laid out and to be publicly known as

ADOBE SUBSTATION SUBDIVISION

Said owner does subscribe, hereunder this 15 day of November, 201! STATE OF COLORADO

This plat was acknowledged before me by Jarrett D Broughton on this day 15 of November , 2011

Witness my hand and seal Thoma D. Holam

My commission expires: __//-6-/2_____

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF MESA

YTNUC			j									,
certify	that	this	instrument	was	filed in	my	office	at	11:17o'clock_	$m{A}$.M., on	the 22	day
· W	A	.a.loe	9~	20	()	A.D.	and	was	recorded in Book	5227	. Page No.	1134114
eception	n No	_	59214	8		_, D	rawer	No	yy-79	,Fees_	\$20.00	+1.00
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/: _ 		احكال	CEINE	Y								

CITY OF GRAND JUNCTION APPROVAL

Clerk and Recorder

This plat of ADOBE SUBSTATION SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado

Deputy

TITLE CERTIFICATION

We, Stewart Title Guaranty Company, 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 Grand Valley Rural Power Lines Inc.; 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.

Stewart Title Guaranty Company	
By:	
Title examiner's signature	
Printed Name _ Nath 1 B Tax	
EXECUTED this 10t day of Novenaber	20,11

ADOBE SUBSTATION SUBDIVISION

REPLAT OF LOT 3 IN VALLEY WEST FILING NO. ONE

A PORTION OF THE NE 1/4 OF SECTION 36, T1N, R2W OF THE UTE P.M., CITY OF GRAND JUNCTION. COUNTY OF MESA, STATE OF COLORADO

1 OF 2

DATE CHANGED CHECKED APPROVED REV | REVISION DESCRIPTION

FOR CITY USE

the property)

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

MERRICK® & COMPANY THIS AND ANY OTHER ELECTRONIC MEDIA COUNTERPART IS AN INSTRUMENT OF SERVICE PREPARED BY MERRICK AND COMPANY FOR A DEFINED PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE

OR IN PART ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. REUSE OR MODIFICATION, OF ANY UTILIZATION IF NOT A FINISHED INSTRUMEN WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF MERRICK AND COMPANY SHALL BE AT THE SOLE RISK FOR THE UNAUTHORIZED USER WITHOUT LIABILITY OR LOSS EXPOSURE TO MERRICK AND COMPANY.

QC REVIEW 10/17/201 RDN 11/08/201 APPROVED RDN SIGNATURE CO FLE NOTE Adobe Substation Subdivision—R2.dw

SIGNATURE

GDP

10/17/201

MERRICK

DRAWN

DESIGNED

CLIENT PROJECT NO. SCALE:

MERRICK PROJECT NO. 02016325-40 1" = 50

ADOBE SUBSTATION SUBDIVISION

