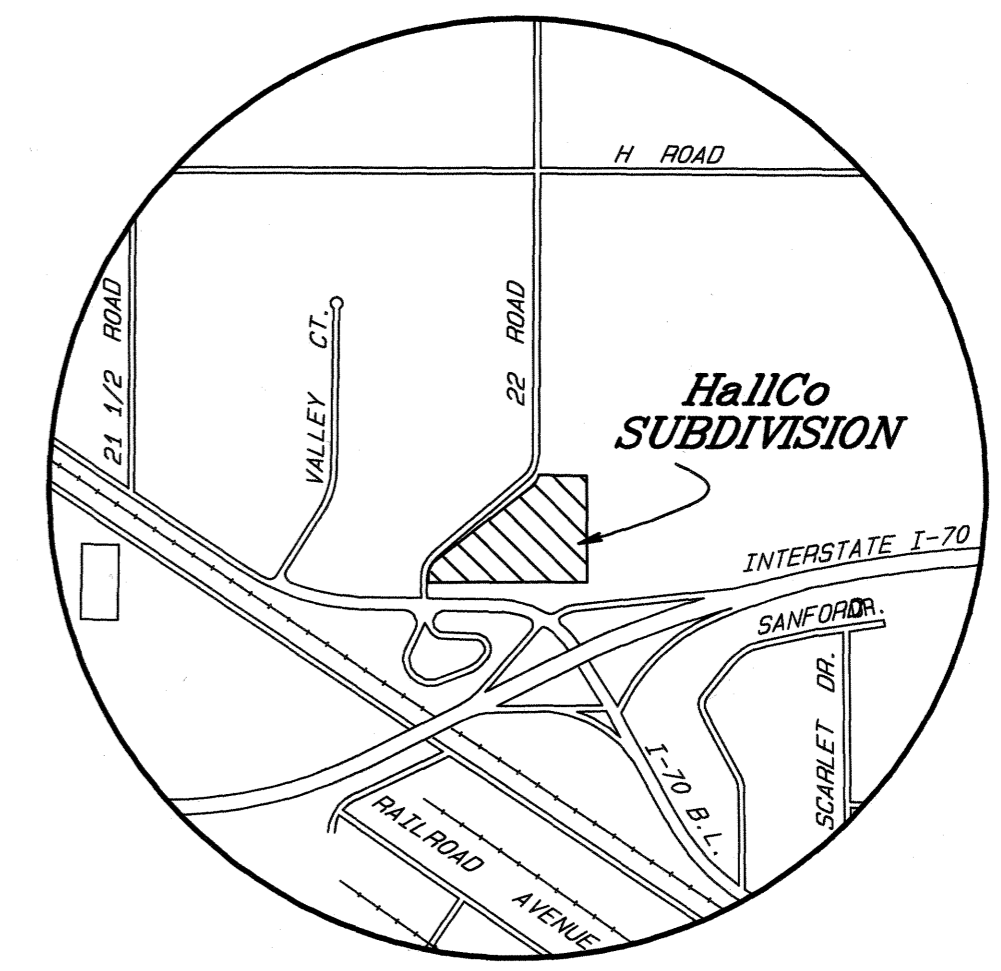


# HallCo SUBDIVISION

SE 1/4 NE 1/4, SEC. 36, T1N, R2W, U.M. / NW 1/4, SEC. 31, T1N, R1W, U.M.



VICINITY MAP  
N.T.S.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, W. T. Hall, Trustee of the W.T. Hall Trust, Gaynell D. Colaric, Douglas A. Colaric and LenderCo, LLC a Colorado Limited Liability Company, are the owners of that real property situate in the SE 1/4 NE 1/4, Section 36, Township 1 North, Range 2 West, of the Ute Meridian and NW 1/4, Section 31, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

Beginning at the found Mesa County survey marker of the N 1/16 corner common to said Sections 36 & 31, the basis of bearing being S89°58'11"E along the sixteenth line to the NW 1/16 corner of said Section 31, being a found 2.5" aluminum cap stamped D H Surveys LS 20677;  
thence S89°58'11"E a distance of 270.00 feet;  
thence N00°05'21"E a distance of 79.59 feet to the southwesterly right-of-way of the Grand Valley Canal, a.k.a. Independent Ranchman's Ditch;  
thence along the Ditch right-of-way the following sixteen courses:  
1.) S95°01'27"E a distance of 154.24 feet, 2.) S74°31'00"E a distance of 116.13 feet,  
3.) S62°52'11"E a distance of 152.99 feet, 4.) S63°32'39"E a distance of 99.78 feet,  
5.) S62°29'52"E a distance of 334.39 feet, 6.) S77°35'34"E a distance of 162.47 feet,  
7.) S84°45'59"E a distance of 191.68 feet, 8.) S80°51'35"E a distance of 82.63 feet,  
9.) S73°43'16"E a distance of 98.19 feet, 10.) S86°33'42"E a distance of 123.73 feet,  
11.) S63°00'06"E a distance of 176.30 feet, 12.) S53°55'23"E a distance of 66.91 feet,  
13.) S34°37'34"E a distance of 82.60 feet, 14.) S26°31'10"E a distance of 282.99 feet,  
15.) S23°47'59"E a distance of 252.23 feet, 16.) S23°47'59"E a distance of 72.41 feet to the northerly right-of-way of I-70 Highway;  
thence along the arc of a non-tangent curve to the left 699.67 feet, having a central angle of 6°52'34" and a radius of 5830.00 feet, the chord of which bears S79°43'58"W a distance of 699.26 feet along said right-of-way;  
thence S79°58'24"W a distance of 247.30 feet along said right-of-way;  
thence along the arc of a non-tangent curve to the right 112.42 feet, having a central angle of 2°52'23" and a radius of 2242.00 feet, the chord of which bears S80°52'46"W a distance of 112.41 feet along said right-of-way to the south line of said NW 1/4;  
thence N89°59'36"W a distance of 1174.90 feet to the 1/4 corner common to Sections 36 & 31;  
thence N89°54'17"W a distance of 717.70 feet along the south line of said SE 1/4 NE 1/4 to the southeasterly right-of-way of 22 Road;  
thence N00°01'17"W a distance of 47.90 feet along said right-of-way;  
thence along the arc of a non-tangent curve to the right 110.35 feet, having a central angle of 52°41'12" and a radius of 120.00 feet, the chord of which bears N26°18'43"E a distance of 106.50 feet along said right-of-way;  
thence N52°38'43"E a distance of 795.60 feet along said right-of-way;  
thence along the arc of a non-tangent curve to the left 106.30 feet, having a central angle of 33°50'11" and a radius of 180.00 feet, the chord of which bears N17°33'31"E a distance of 104.76 feet along said right-of-way;  
thence N89°22'17"W a distance of 31.45 feet to the section common to Sections 36 & 31;  
thence N00°05'21"E a distance of 552.19 feet to the point of beginning.

EXCEPT the 100 foot Quit Claim Deed to the GRAND VALLEY DRAINAGE DISTRICT recorded in Book 220 at Page 327.  
Said parcel contains 56.09 acres more or less.

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as HallCo 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, sidewalks, 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.

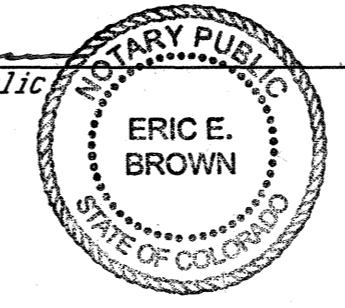
All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention / Retention easements or tracts, the right to 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.  
Owner further certifies that all lienholders, if any, are represented hereon.

Gaynell D. Colaric  
Gaynell D. Colaric  
Douglas A. Colaric  
Douglas A. Colaric

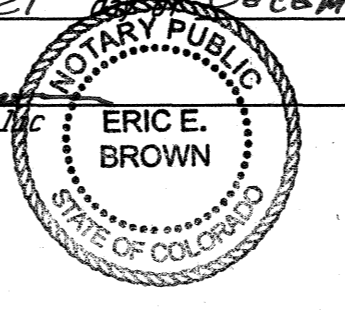
W. T. Hall, Trustee of the W.T. Hall Trust  
W. T. Hall  
W. T. Hall, Trustee

LenderCo, LLC.  
Douglas A. Colaric  
Douglas A. Colaric, Manager

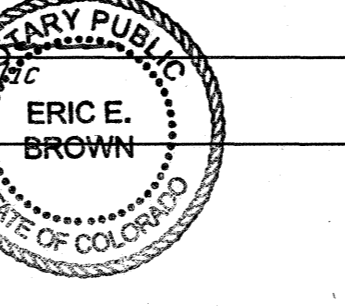
STATE OF COLORADO )  
County of Mesa )  
The foregoing instrument was acknowledged before me this 21 day of DECEMBER A.D., 2012 by W.T. Hall, Trustee of the W.T. Hall Trust.  
Witness my hand and official seal: Eric E. Brown  
Notary Public  
My commission expires: 10-12-15



STATE OF COLORADO )  
County of Mesa )  
The foregoing instrument was acknowledged before me this 21 day of DECEMBER A.D., 2012 by LenderCo, LLC., Douglas A. Colaric  
Witness my hand and official seal: Eric E. Brown  
Notary Public  
My commission expires: 10-12-15



STATE OF COLORADO )  
County of Mesa )  
The foregoing instrument was acknowledged before me this 21 day of DECEMBER A.D., 2012 by Gaynell D. Colaric and Douglas A. Colaric.  
Witness my hand and official seal: Eric E. Brown  
Notary Public  
Address: \_\_\_\_\_  
My commission expires: 10-12-15



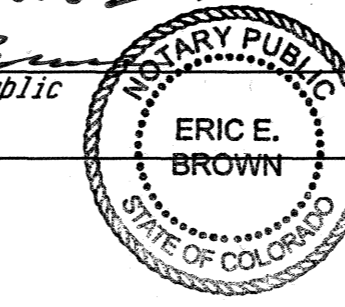
CITY APPROVAL  
This plat of HallCo Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 26<sup>th</sup> day of DECEMBER, 2012.  
Tom Mow City Manager  
Lucinda Matney City Mayor

### 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 3808 at Page 650 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: Douglas A. Colaric V.P. FOR: Gay Johnsons, Inc.

STATE OF COLORADO )  
County of Mesa )  
The foregoing Lienholder Ratification was acknowledged before me this 21 day of DECEMBER A.D., 2012 by DOUGLAS A. COLARIC, V.P., GAY JOHNSON'S INC.  
Witness my hand and official seal: Eric E. Brown  
Notary Public  
Address: \_\_\_\_\_  
My commission expires: 10-12-15



### TITLE CERTIFICATION

State of Colorado  
County of Mesa  
We, Stewart Title of Colorado, Inc., 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 W. T. Hall, Trustee of the W.T. Hall Trust; Gaynell D. Colaric; LenderCo, LLC, a Colorado Limited Liability Company; Gaynell Colaric and Douglas Colaric 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: 12/21/2012  
By: Charles A. Dorn

### CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 3:12 o'clock PM, on this 26<sup>th</sup> day of DECEMBER A.D., 2012, and was recorded at Reception No. 2638583, Book 5408 and Page 406-407 Drawer No. 22-9 and Fees 20<sup>th</sup> 1<sup>st</sup>

Sheila Reiner Clerk and Recorder  
Lucinda Matney Deputy

### 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 Stewart Title Guaranty Company under File No.: 01330-15035- Amended No. 04



HallCo Subdivision  
LOCATED IN THE  
SE 1/4 NE 1/4, SEC. 36, T1N, R2W, U.M.  
NW 1/4, SEC. 31, T1N, R1W, U.M.  
D H SURVEYS INC.  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

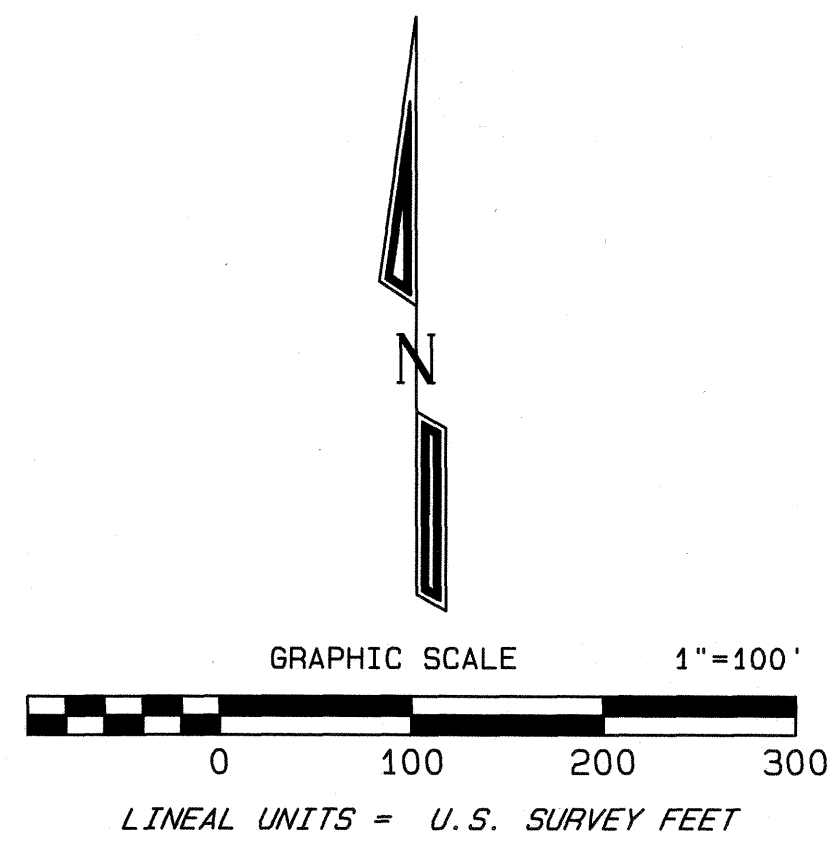
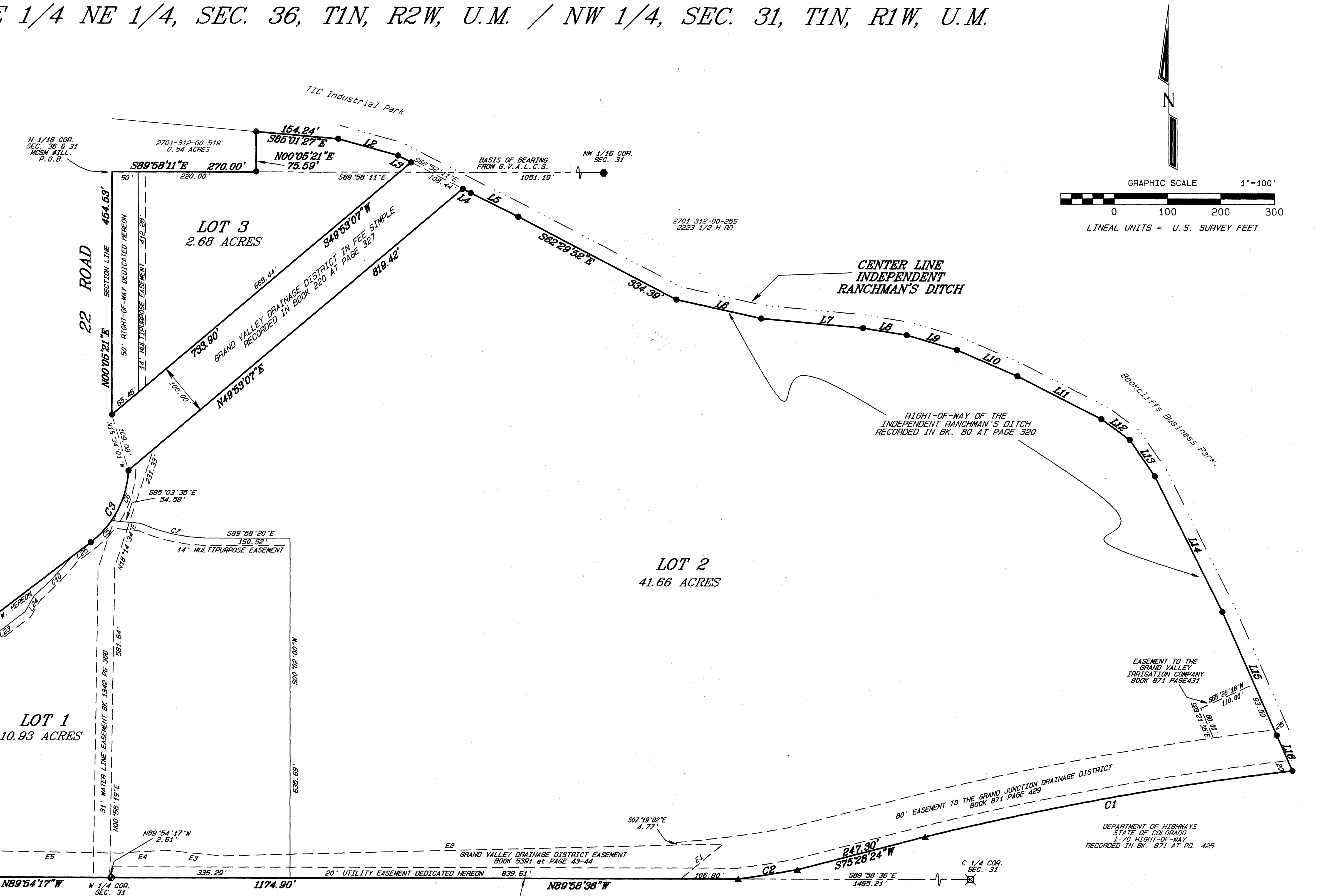
Designed By M. N. D. Checked By S. L. H. Job No. 1054-07-01  
Drawn By TMODEL Date DEC. 2012 Sheet 1 OF 2

# HallCo SUBDIVISION

SE 1/4 NE 1/4, SEC. 36, T1N, R2W, U.M. / NW 1/4, SEC. 31, T1N, R1W, U.M.

L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
L2		116.13'			S74°31'00"E
L3		27.93'			S62°52'11"E
L4		16.62'			S63°32'38"E
L5		99.76'			S63°32'38"E
L6		162.47'			S77°35'34"E
L7		191.68'			S84°45'59"E
L8		82.63'			S80°51'35"E
L9		98.15'			S73°43'16"E
L10		123.73'			S66°33'42"E
L11		176.30'			S63°00'06"E
L12		65.91'			S53°55'23"E
L13		82.60'			S34°37'34"E
L14		282.99'			S26°31'10"E
L15		252.23'			S23°47'59"E
L16		72.41'			S23°47'59"E
C1	6°52'34"	699.67'	5830.00'	699.26'	S79°43'58"W
C2	2°52'23"	112.42'	2242.00'	112.41'	S80°52'46"W
C3	49°54'13"	156.78'	180.00'	151.87'	N27°40'44"E
C4	52°41'12"	110.35'	120.00'	106.50'	N26°18'43"E
C5	17°52'17"	56.14'	180.00'	55.92'	N43°41'42"E
C6	32°01'56"	100.63'	180.00'	99.33'	N18°44'35"E
C7	23°42'09"	134.04'	324.00'	133.08'	S78°07'15"E
L17		33.41'			N52°38'43"E
C8	4°54'56"	36.80'	429.00'	36.79'	N71°13'07"E
L18		15.07'			S85°14'18"E
C9	13°16'52"	68.61'	296.00'	68.46'	N59°11'54"E
L19		30.84'			N52°33'28"E
L20		36.16'			N31°29'11"E
L21		265.14'			N52°33'28"E
L22		36.92'			N73°10'34"E
L23		106.63'			N52°33'28"E
L24		36.22'			N30°12'06"E
C10	11°02'31"	99.35'	515.50'	99.19'	N43°53'36"E
L25		45.71'			N52°38'43"E

ALL CURVES LISTED ABOVE ARE NON-TANGENT CURVES EXCEPT C7



### LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
  - ⊗ FOUND #6 REBAR N/3.25" ALUMINUM CAP STAMPED THOMPSON-LANGFORD LS 19480
  - ⊗ FOUND #6 REBAR N/2.5" ALUMINUM CAP STAMPED W.E.I. LS 29041
  - FOUND #6 REBAR (NO CAP), SET 2.5" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
  - ▲ FOUND #5 REBAR W/PLASTIC CAP MARKED HOLLAND ENG. LS 24943
  - SET #5 REBAR N/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM  
 W.C. = WITNESS CORNER  
 P.O.B. = POINT OF BEGINNING  
 R.O.W. = RIGHT-OF-WAY  
 BK. & PG. = BOOK & PAGE

### AREA SUMMARY

DED. ROADS	=	0.82 AC. / 02%
LOTS	=	55.27 AC. / 98%
TOTAL	=	56.09 AC. / 100%

E	BEARING	DISTANCE
E1	N80°29'39"E	102.47'
E2	S89°32'16"W	941.28'
E3	N84°26'21"W	106.51'
E4	S86°21'22"W	88.77'
E5	N89°07'48"W	289.57'
E6	S88°44'23"W	207.44'
E7	N89°31'14"W	263.98'

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.



**HallCo SUBDIVISION**  
 LOCATED IN THE  
 SE 1/4 NE 1/4, SEC. 36, T1N, R2W, U.M.  
 NW 1/4, SEC. 31, T1N, 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.	1054-07-01
Drawn By	TMODEL	Date	DEC. 2012	Sheet	2 OF 2