

KNOW ALL MEN BY THESE PRESENTS: That, Grand Junction Housing Authority is the owner of that real property located in the SW Quarter of the SW Quarter of Section 6, Township 1 South, Range 1 East, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

BLOCK 2 VILLAGE PARK SUBDIVISION
PLAT BOOK 19 PAGES 125 AND 126
Said parcel contains 6.663 acres.

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 VILLAGE PARK MULTI-FAMILY SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedication and grants.

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 thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

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, 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.

Said Owners state that all lien holders of record are shown hereon.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this 20th day of FEBRUARY, A.D. 2013.

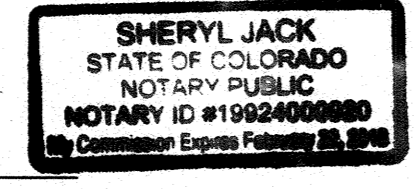
For Grand Junction Housing Authority
by: [Signature]

C. B. McDaniel, Chair of the Board of Commissioners
by: Jody M. Kole, CEO
Jody M. Kole, CEO

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 20th day of February, A.D. 2013.
by C. B. McDaniel as Chair of the Board of Commissioners and Jody M. Kole, CEO

Witness my hand and official seal
My Commission Expires 02/22/2016
[Signature]
Notary Public



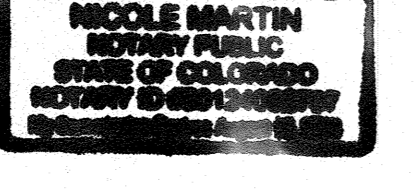
LIENHOLDER RATIFICATION
THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREE THAT ITS SECURITY INTEREST WHICH IS RECORDED IN BOOK 5379 AT PAGE 468 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 PRESENTS TO SIGNED BY ITS Branch President WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF February
Title Branch President FOR: [Signature]
Bank of Colorado

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO
COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 20th day of February, A.D. 2013.
by Jeff Franklin, Branch President Bank of Colorado

Witness my hand and official seal
My Commission Expires August 15, 2016
[Signature]
Notary Public



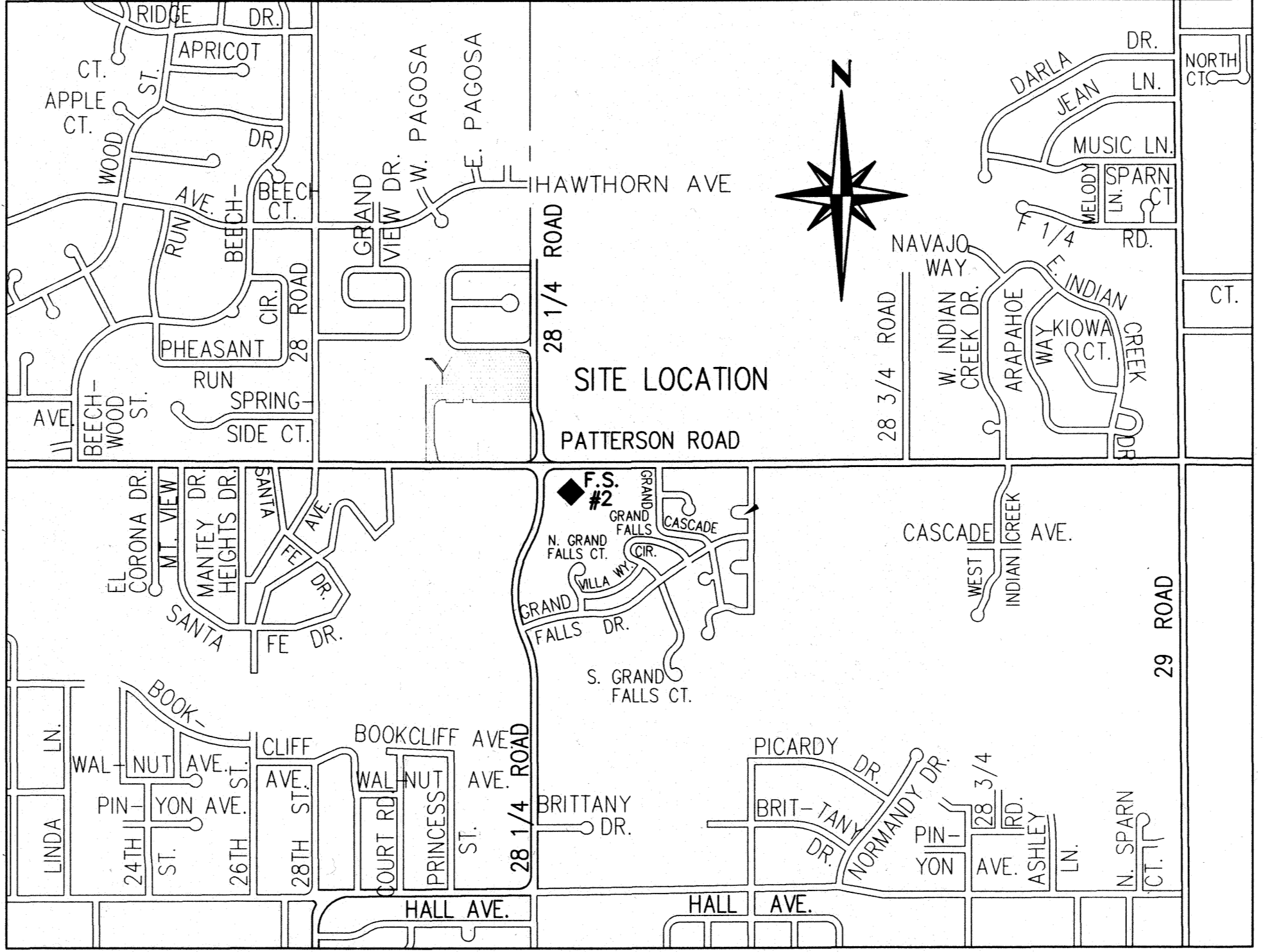
CITY APPROVAL
This plat of VILLAGE PARK MULTI-FAMILY SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 19th day of March 20 13

[Signature]
City Manager

[Signature]
Mayor

VILLAGE PARK MULTI-FAMILY SUBDIVISION

SITUATE IN THE SW 1/4 SW 1/4 OF SECTION 6
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
BEING A REPLAT OF BLOCK 2 VILLAGE PARK SUBDIVISION
AS RECORDED IN PLAT BOOK 19 AT PAGES 125 AND 126



LIENHOLDER RATIFICATION
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 5379 AT PAGE 480, BOOK 5379 AT PAGE 490 AND BOOK 5379 AT PAGE 500 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID LIENHOLDER HAS SIGNED THIS 20th DAY OF FEBRUARY, 2013.

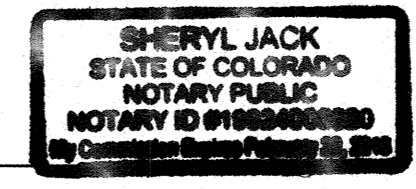
Grand Junction Housing Authority
by: [Signature]

C. B. McDaniel, Chair of the Board of Commissioners
by: Jody M. Kole, CEO
Jody M. Kole, CEO

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 20th day of February, A.D. 2013.
by C. B. McDaniel as Chair of the Board of Commissioners and Jody M. Kole, CEO

Witness my hand and official seal
My Commission Expires 02/22/2016
[Signature]
Notary Public



TITLE CERTIFICATION
STATE OF COLORADO)
COUNTY OF MESA)ss
WE, ABSTRACT & TITLE COMPANY OF MESA COUNTY 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 VESTED TO GRAND JUNCTION HOUSING AUTHORITY, THAT THE PROPERTY IS CURRENTLY PROPERTY TAX EXEMPT AND THERE ARE NO UNPAID PROPERTY; 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, as of 7:00 am, March 5, 2013

DATE: 3/4/2013 BY: [Signature]
NAME AND TITLE
ABSTRACT & TITLE COMPANY OF MESA COUNTY INC.

FOR CITY USE ONLY

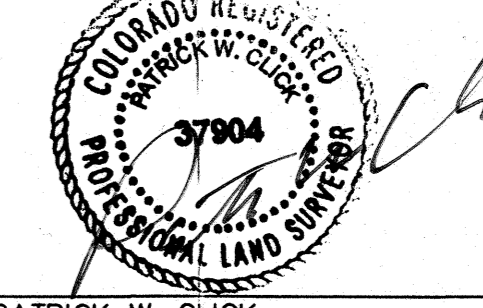
Associated Book	Recorded Page	Documents Type	LAND USE SUMMARY		
5455	749	Declaration of Covenants	LOTS	6.663 ACRES	100%
5455	752	Subordination of Deed of Trust	TOTAL	6.663 ACRES	100%

- NOTES
- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 SW 1/4 SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN. THE VALUE USED S89°57'18"W WAS CALCULATED FOR SAID LINE USING THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM. FOUND IN PLACE WERE MESA COUNTY SURVEY MARKERS AT THE BOTH THE WEST AND EAST ENDS OF SAID LINE.
 - 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.
 - BLANKET EASEMENT AND EXCEPTION INFORMATION:
A. Reservation of right of proprietor of any penetrating vein or lode of extract his ore, in U.S. Patent recorded October 21, 1891 in Book 11 at page 119.
B. Right of way as may be necessary for canals, tunnels, telephone and transmission lines as granted in Subscription for Stock recorded March 5, 1908 in Book 130 at page 68.
C. Development Improvements Agreement, including the terms and conditions thereof, recorded October 24, 1996 in Book 2274 at page 30.
D. Aviation easement as granted to Walker Field, Colorado, Public Airport Authority for the passage and operation of all aircraft, including the terms and conditions thereof, in instrument recorded October 24, 1996 in Book 2274 at Page 30. 44
E. Terms, Agreements, Provisions, Conditions, obligations (including common expenses, fees and costs under the Common Interest Ownership Act), and Reservations which do not contain a forfeiture or reverter clause, but deleting and restrictions indicating and preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status or national origin.
F. Development Improvements Agreement, including the terms and conditions thereof, recorded September 25, 2002 in Book 3162 at Page 36.
G. Setbacks as shown on Building Envelope Site Plan of said recorded Plat of said Subdivision.

- ABBREVIATIONS:
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - T TOWNSHIP
 - R RANGE
 - MCSM MESA COUNTY SURVEY MARKER
 - ROW RIGHT OF WAY
 - SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
 - PLS PROFESSIONAL LAND SURVEYOR
 - # NUMBER
 - GPS GLOBAL POSITIONING SYSTEM
 - ID IDENTIFICATION
 - L LENGTH
 - Δ DELTA ANGLE
 - GVWUA GRAND VALLEY WATER USERS ASSOCIATION

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.



Patrick W. Click
COLORADO REGISTERED LAND SURVEYOR PLS #37904
DATE MARCH 07, 2013

CLERK AND RECORDER'S CERTIFICATE

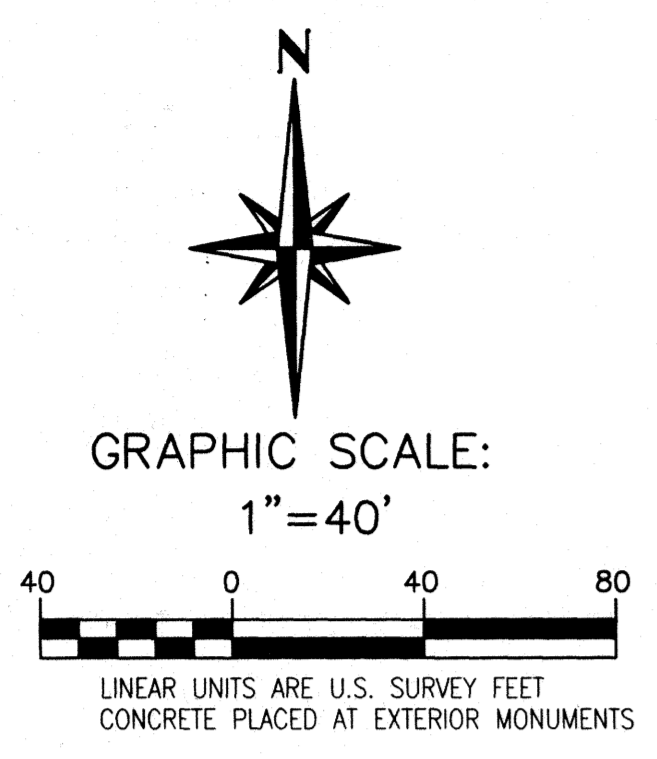
STATE OF COLORADO :
COUNTY OF MESA :ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 2:46 o'clock P.m., on this 5 day of April 20 13 and was recorded at Reception No. 2602469 Book 5455 and Page 747.

Drawer No. 22-24, and Fees 620.00 \$1.00
Sheila Reiner Clerk and Recorder
Brandy E. Maus Deputy

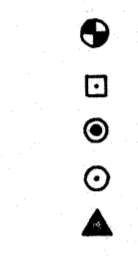
VILLAGE PARK MULTI-FAMILY SUBDIVISION
SITUATE IN THE SW 1/4 SW 1/4 OF SECTION 6
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
JOB #: 2012004 FIELD WORK: PC
DATE: 2/07/2013 DRAWING NAME: 2012004 PLAT DRAWN BY: PC
POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038

VILLAGE PARK MULTI-FAMILY SUBDIVISION



LEGEND:

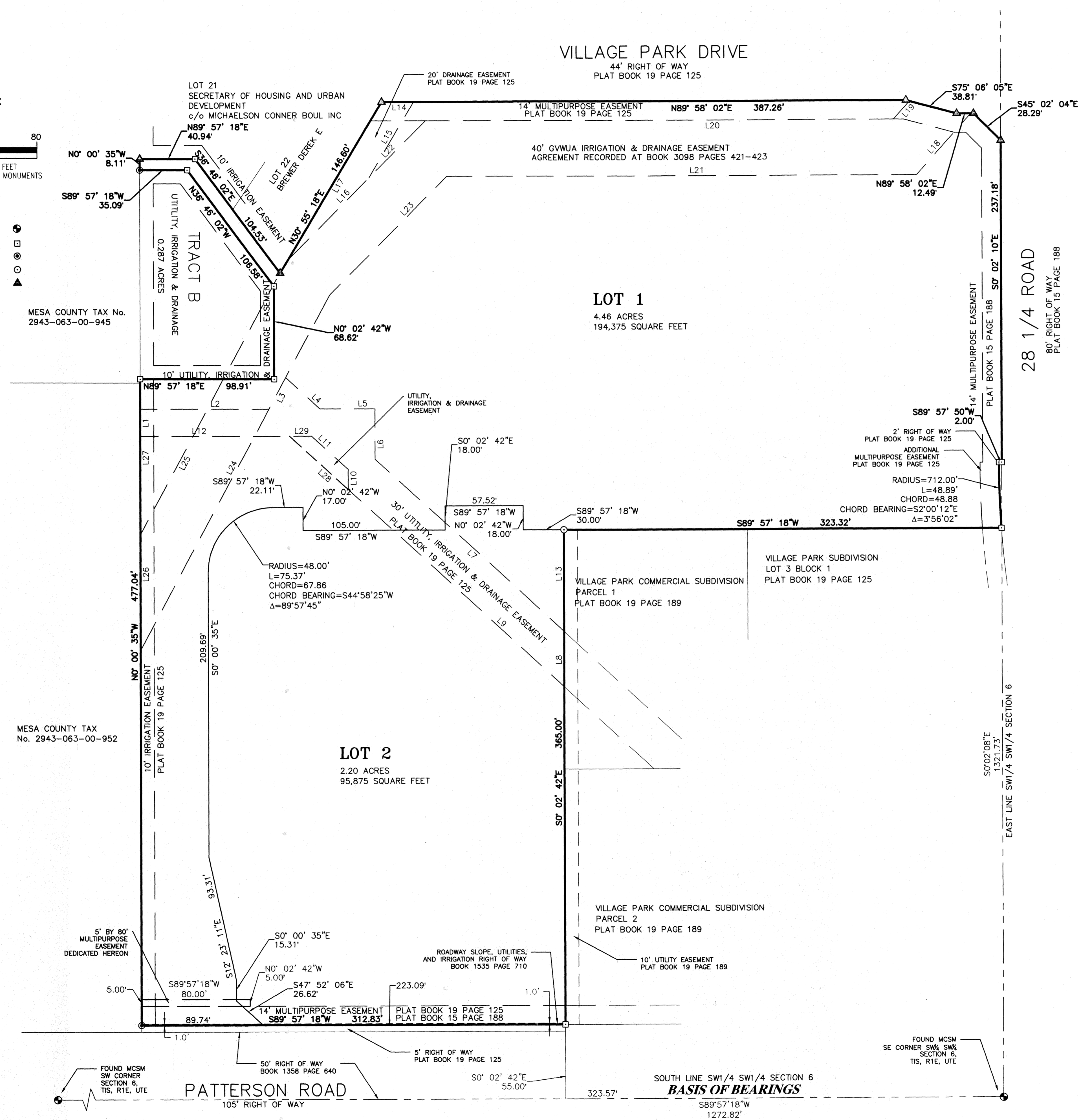
- FOUND MESA COUNTY SURVEY MARKER
- SET No. 5 REBAR PLS 37904
- FOUND No. 5 REBAR PLS 16835
- FOUND No. 5 REBAR PLS 20677
- FOUND No. 5 REBAR PLS 24306



MESA COUNTY TAX No. 2943-063-00-945

MESA COUNTY TAX No. 2943-063-00-952

FOUND MCSM SW CORNER SECTION 6 T1S, R1E, U7E



30' UTILITY, IRRIGATION & DRAINAGE EASEMENT PLAT BOOK 19 PAGE 125

Line Table		
Line #	Direction	Length
L1	S00° 00' 35"E	20.02'
L2	S89° 58' 28"E	94.98'
L3	S28° 04' 18"W	26.43'
L4	S47° 33' 18"E	34.30'
L5	N89° 56' 08"E	40.69'
L6	S00° 01' 58"E	37.28'
L7	S47° 33' 28"E	188.69'
L8	S00° 02' 42"E	40.68'
L9	S47° 33' 28"E	215.79'
L10	S00° 01' 58"E	14.98'
L11	S47° 33' 27"E	36.49'
L12	N89° 56' 08"E	126.53'
L13	S00° 02' 42"E	74.63'

UTILITY, IRRIGATION & DRAINAGE EASEMENT

Line Table		
Line #	Direction	Length
L28	S47° 33' 28"E	58.66'
L29	N89° 56' 08"E	16.35'

20' DRAINAGE EASEMENT PLAT BOOK 19 PAGE 125

Line Table		
Line #	Direction	Length
L14	N89° 58' 02"E	23.55'
L15	S30° 35' 43"W	64.96'
L16	S44° 56' 30"W	84.88'
L17	N30° 55' 18"E	135.20'

40' GVVUA IRRIGATION & DRAINAGE EASEMENT AGREEMENT RECORDED AT BOOK 3098 PAGES 421-423

Line Table		
Line #	Direction	Length
L18	N41° 43' 22"E	60.25'
L19	N41° 43' 22"E	17.84'
L20	N89° 58' 02"E	345.67'
L21	N89° 58' 02"E	347.11'
L22	N44° 56' 30"E	144.12'
L23	N44° 56' 30"E	122.93'
L24	N28° 04' 18"E	297.35'
L25	S28° 04' 18"W	214.26'
L26	N00° 00' 35"W	85.08'
L27	S00° 00' 35"E	115.01'



VILLAGE PARK MULTI-FAMILY SUBDIVISION

SITUATE IN THE SW¼ SW¼ OF SECTION 6
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2012004 FIELD WORK: PC
DATE: 2/07/2013 DRAWING NAME: 2012004 PLAT DRAWN BY: PC

POLARIS SURVEYING
PATRICK W. CLICK P.L.S. 3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038