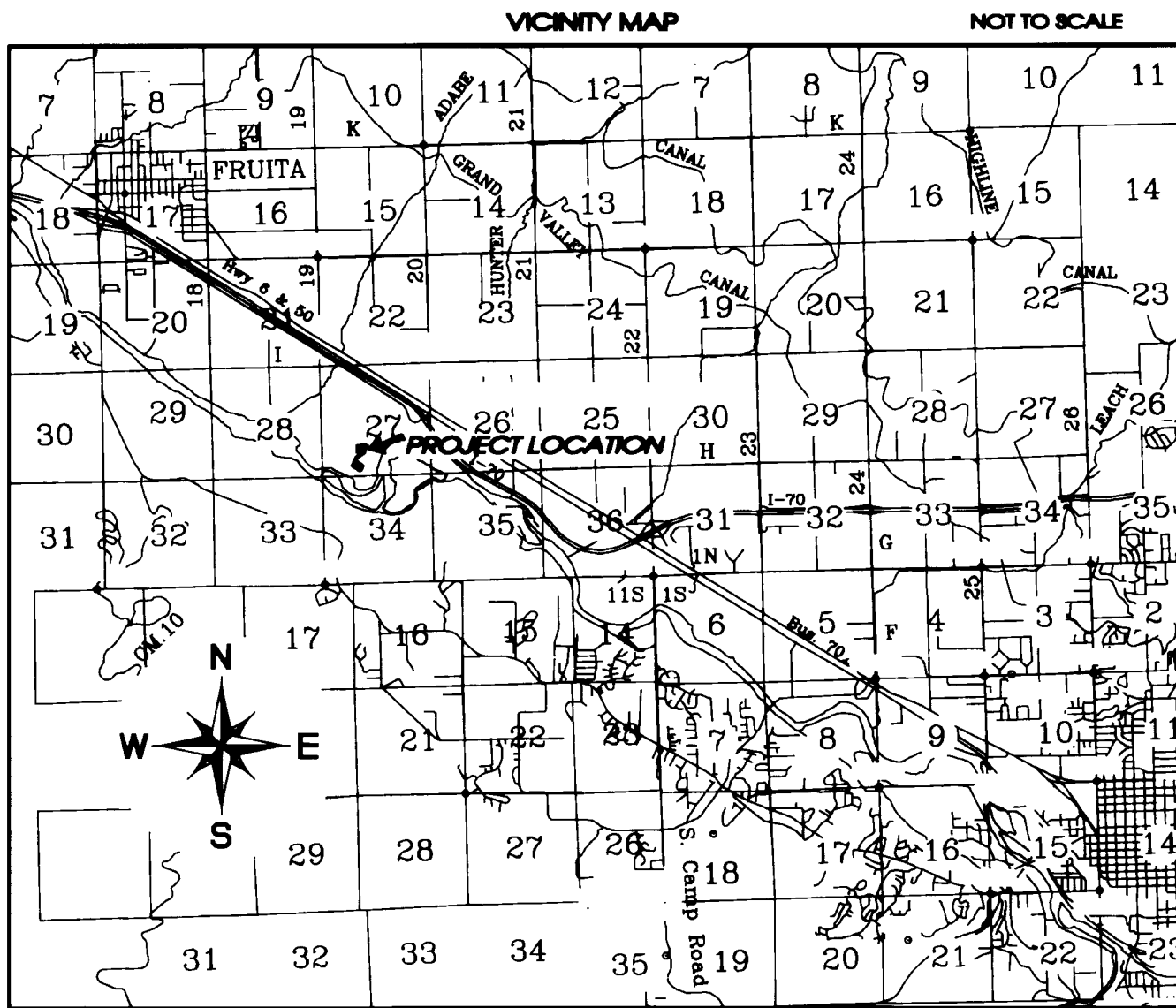


RIVER RANCH FILING 3

A REPLAT OF LOTS 8 AND 9, RIVER RANCH FILING 2

MESA COUNTY, COLORADO



STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Lamot duPont, Dennis J. Edson and Susan D. Edson are the owners of that real property situate in the SW1/4 of Section 27, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, the ownership of which is demonstrated in Instruments recorded in Book 4643 at Page 875, Book 1271 Page 557, Book 1822 Page 355 and Book 3571 at Page 623 and Order and Judgement in Book 1257 at Page 39 of the Mesa County records, said property being more particularly described as follows:

Lots 8 and 9, River Ranch Filing 2, recorded at Reception No. 2368871 of the Mesa County records.

That said owners have by these presents laid out, and surveyed that above described real property as shown hereon, and designates the same as RIVER RANCH FILING 3, a subdivision of Mesa County, Colorado.

Said owners further certify that all lienholders are represented hereon.

Executed this 10th day of July, 2008.

Lamot duPont
Lamot duPont

Dennis J. Edson
Dennis J. Edson

Susan D. Edson
Susan D. Edson

State of Colorado)
County of Mesa)

The foregoing Statement of Ownership and Dedication was acknowledged before me by Lamot duPont this 10th day of July, 2008.

Fluoy A. Moore
Notary Public

My commission expires: 11/06/2010

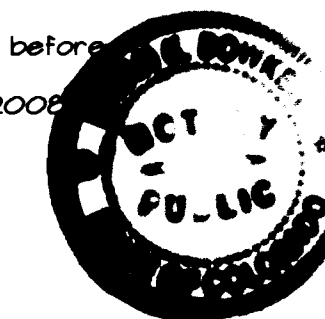


State of Colorado)
County of Mesa)

The foregoing Statement of Ownership and Dedication was acknowledged before me by Dennis J. Edson this 10th day of July, 2008.

[Signature]
Notary Public

My commission expires: 10/27/2010

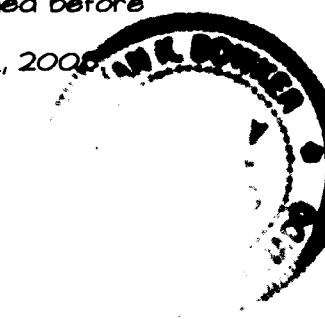


State of Colorado)
County of Mesa)

The foregoing Statement of Ownership and Dedication was acknowledged before me by Susan D. Edson this 10th day of July, 2008.

[Signature]
Notary Public

My commission expires: 10/27/2010



DECLARATION OF COVENANTS

This property is subject to Covenants, Conditions and Restrictions as set forth in an Instrument recorded in Book 3891 at Pages 646-722 of the Mesa County records, as amended in an Instrument recorded in Book 4143 at Pages 399-400 and as further amended in an Instrument recorded in Book 4372 at Page 902.

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Accepted this 28th day of July, 2008 A.D. by the Board of County Commissioners of Mesa County, Colorado.

Janet Rowland
Chairperson

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa)

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 11:00 o'clock A. M., on this 28th day of July, 2008, A.D., and was recorded at Reception

No. 2450330, Drawer No. W14-8, Fees 20⁰⁰ 1⁰⁰

By: Janice Rich Clerk and Recorder, Ginny Baughman Deputy

BK 4703 Pg 654+654a

Notice: This plat has been determined to be of sufficient clarity and legibility to be accepted by Mesa County. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's office. This stamp, if it appears hereon, is an indication of the Clerk and Recorder's Office inability to create a scanned image that is of comparable quality to the original document.

PLAT NOTES

RIGHT TO FARM ACT
This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-35-101.

Restrictions appurtenant to the respective lots shown on this plat are designated on the Site Plan recorded in the office of the Mesa County Clerk and Recorder at Reception No. 2368872.

*Pursuant to C.R.S. 24-68-101 et seq., and Chapter 110 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for River Ranch Filing 3 and shall result in a vested right.

Flood hazards exists on all or portions of Lots 9R and 9B. Construction of the dike in Outlot 2 and 3 of River Ranch Filing 2 is of undetermined structural integrity. Owners of such Lots assume all risks from flood hazards unique to their Lots.

Outlots 2 and 3 of River Ranch Filing 2 are subject to a conservation easement to the Colorado Wildlife Heritage Foundation, recorded in Book 4066 at Pages 408-426 of the Mesa County records.

Ingress/egress easements (shaded areas) across Lot 10 of River Ranch Filing 2 for the benefit of Lot 9R are to be conveyed by reference to this plat upon the sale of the lots, subject to a public utility easement over the shaded portion.

This survey does not constitute a title search by this surveyor or River City Consultants, Inc. 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 non-concurrent title commitment prepared by Abstract & Title Company of Mesa County, Inc., No. 00907979 C4, dated July 11, 2004.

I, Dennis R. Shellhorn, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that the accompanying plat of RIVER RANCH FILING 3, a subdivision of a part of Mesa County, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders or quality of title.

Dennis R. Shellhorn,
Colorado PLS 18478



| LAND USE SUMMARY | | |
|------------------|-------------|------|
| LOTS | 7.983 ACRES | 100% |
| TOTAL | 7.983 ACRES | 100% |

Planning No. 2008-279 PA1

RIVER RANCH FILING 3

LAMMOT DUPONT

| | | | | |
|----------------------|------|-------------------|---------------|---------------|
| SECTION: SE1/4 SW1/4 | S.27 | TOWNSHIP: 1 North | RANGE: 2 West | MERIDIAN: UTE |
|----------------------|------|-------------------|---------------|---------------|

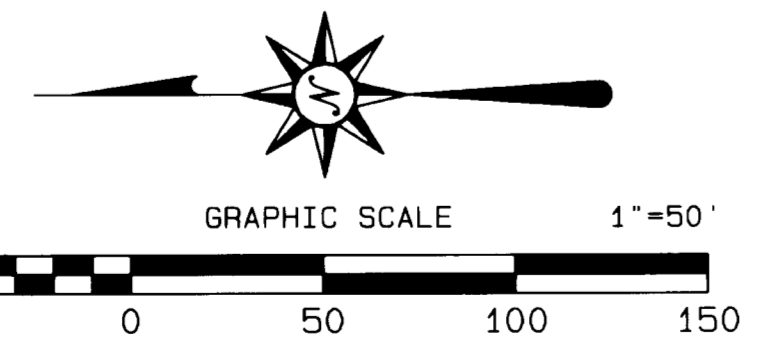
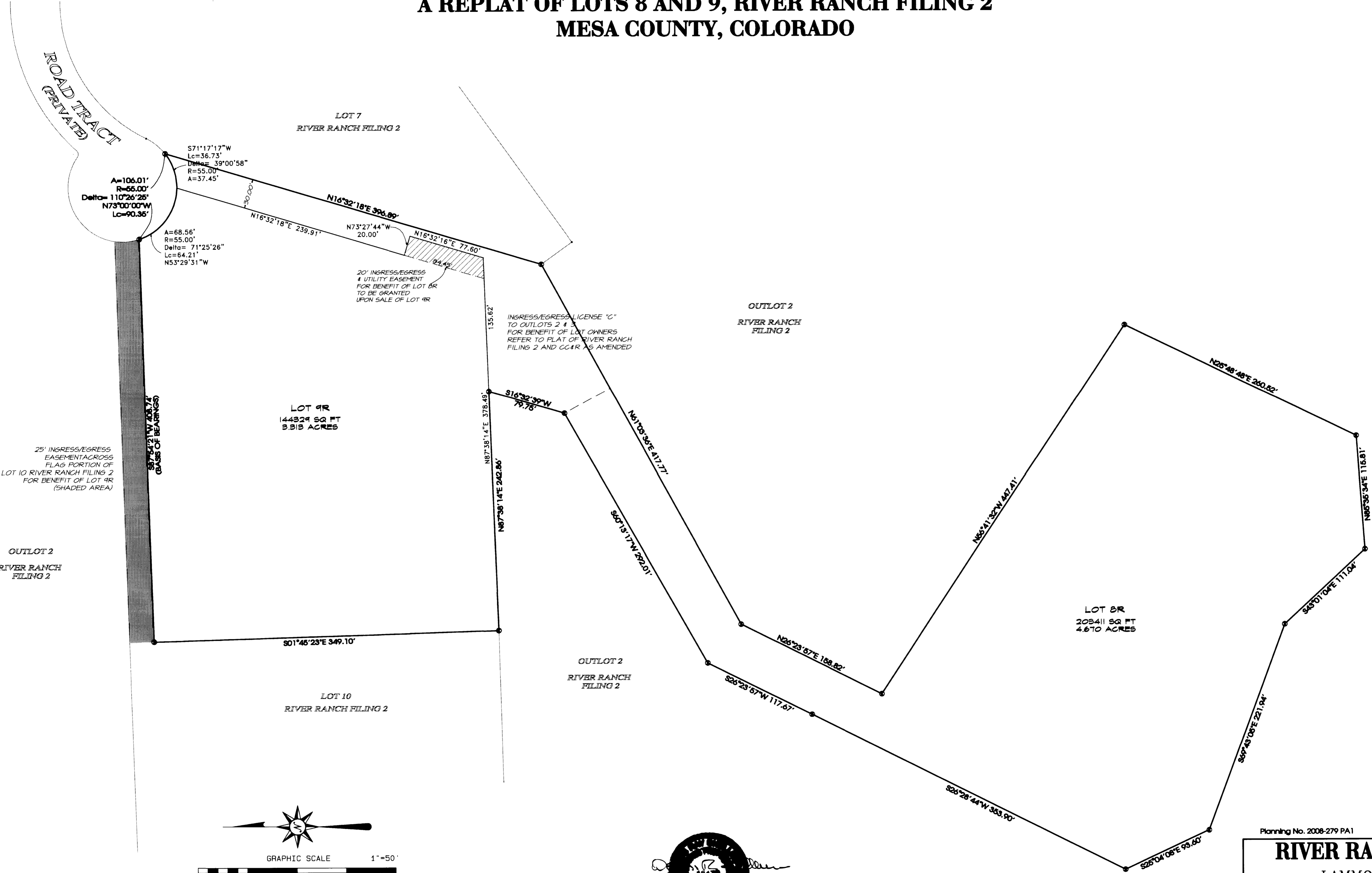
RIVER CITY CONSULTANTS

Integrated Design Solutions 744 Horizon Court, Suite 110
Grand Junction, CO 81508
Phone: 970-241-4722 Email: info@roowest.com

| | | |
|---|-------------------------------|-----------------------|
| Date of Survey: Mar 28, 2008 | Current Revision: Apr 8, 2008 | Plotted: Jun 27, 2008 |
| Drawn: DRB | Checked: KST | Field Surveyor: JLM |
| S:\PROJECTS\0613-002 River Ranch 2\survey\RBR PH3.pro | | Job No. 0613-002 |
| | | Sheet 1 of 2 |

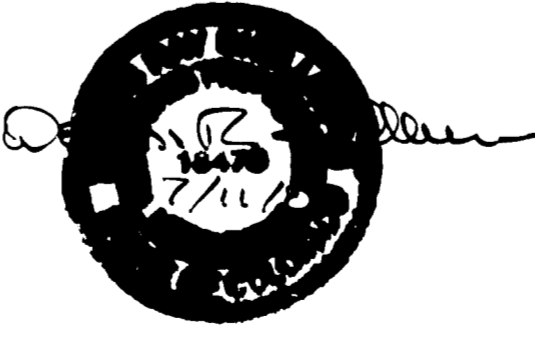
RIVER RANCH FILING 3

A REPLAT OF LOTS 8 AND 9, RIVER RANCH FILING 2 MESA COUNTY, COLORADO



BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the found rebar # caps PLS 1847B on the north line of Lot 4 of River Ranch Filing 2. The measured bearing of this line is $S81^{\circ}54'21''W$. Lineal units are expressed in U.S. Survey Feet. For more information go to http://gis.mesacounty.us/gps_survey.aspx

● Set #5 rebar/cap PLS 1847B in concrete



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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.

| | | | |
|---|-------------------------------|--|------------------|
| Planning No. 2008-279 PA1 | | | |
| RIVER RANCH FILING 3 | | | |
| LAMMOT DUPONT | | | |
| SECTION: SE1/4 SW1/4 | S.27 | TWN: 1 North | RNGE: 2 West |
| MERRIDIAN: UTE | | | |
| | | RIVER CITY CONSULTANTS | |
| Integrated Design Solutions | | 744 Horizon Court, Suite 110 Grand Junction, CO 81508 Phone: 870-241-4722 Email: info@rooveast.com | |
| Date of Survey: Mar 28, 2008 | Current Revision: Apr 8, 2008 | Plotted: Jun 27, 2008 | |
| Drawn: DRS | Checked: KST | Field Surveyor: JLM | Job No. 0613-002 |
| S:\PROJECTS\0613-002 River Ranch 2\survey\RRR PH3.pro | | | Sheet 2 of 2 |

RECORDED NOTE FOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION