

ROHNER-GOODE SUBDIVISION

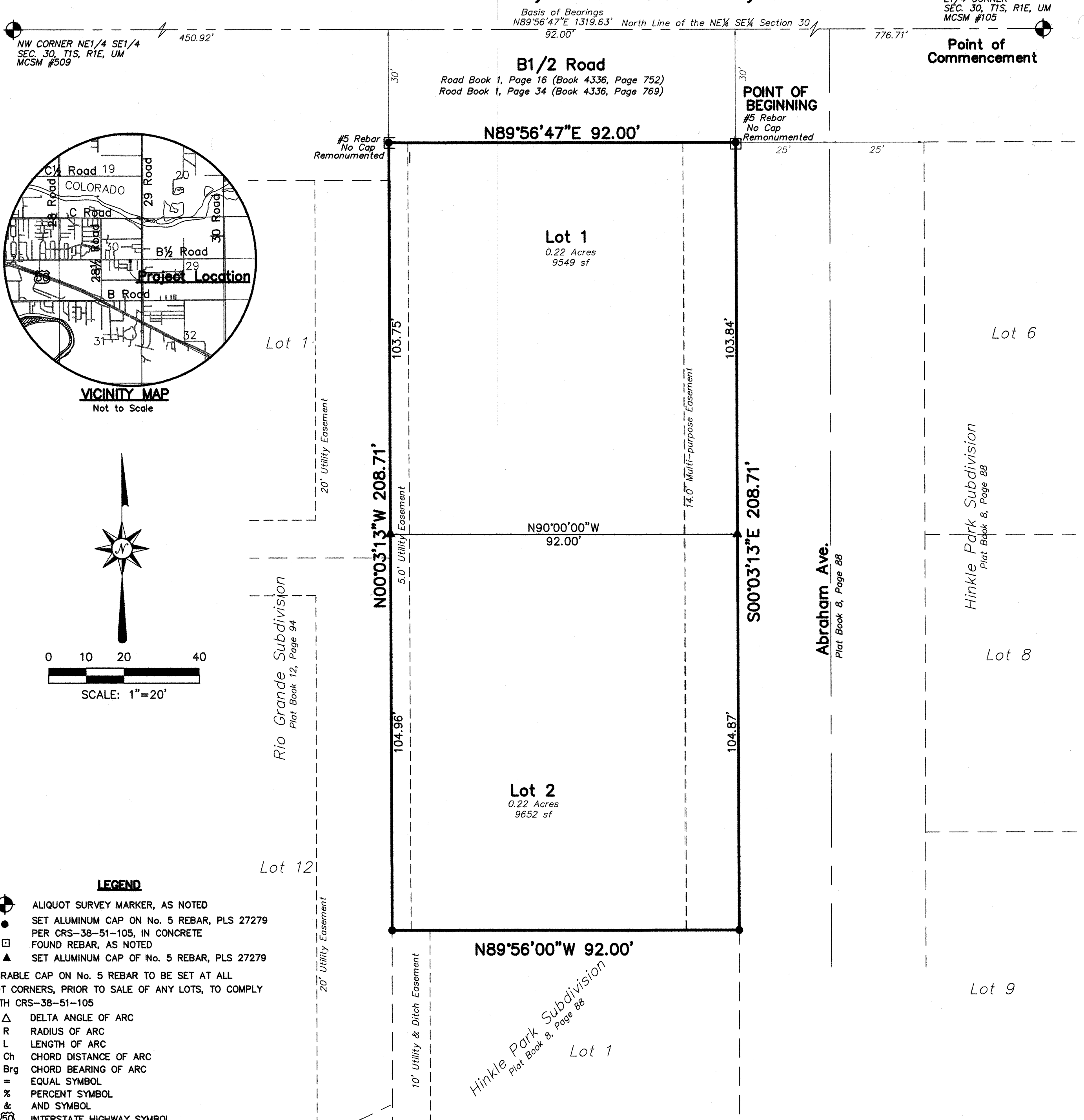
A REPLAT OF 2885 B1/2 ROAD CONDOMINIUM

AS DESCRIBED IN BOOK 3560, PAGE 967, MESA COUNTY RECORDS

NE1/4 SE1/4 SECTION 30

TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

GRAND JUNCTION, MESA COUNTY, COLORADO



- #### LEGEND
- ALQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
 - PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
- DURABLE CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - Brg CHORD BEARING OF ARC
 - = EQUAL SYMBOL
 - % PERCENT SYMBOL
 - & AND SYMBOL
 - INTERSTATE HIGHWAY SYMBOL
 - STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - §§§ SCILICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR
 - No. NUMBER
 - L.L.C. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - ± MORE OR LESS
 - ° DEGREES (ANGULAR)
 - ' MINUTES (ANGULAR) OR FEET (LINEAR)
 - '' SECONDS (ANGULAR) OR INCHES (LINEAR)
 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - CDOT COLORADO DEPARTMENT OF TRANSPORTATION
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING

AREA SUMMARY

LOTS	=	00.44 Acres	100.00%
TOTAL	=	00.44 Acres	100.00%

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 CERTIFICATION SHOWN HEREON.

GENERAL NOTES

Basis of bearings is the North Line of the NE¼ SE¼ Section 30 which bears North 89°56'47" East, a distance of 1319.63 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Both monuments on this line are Allquot Survey Markers.

All lined units shown hereon in U.S. Survey feet.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Fidelity National Title Company Policy No. F049536, dated April 25, 2013, 2013 for The Goode Family Trust

Easement and Title Information provided by Fidelity National Title Insurance Company, Policy No. 696-F0449465-396-S00, dated April 16, 2013 for Jo Ann Rohner and Robert J. Rohner

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That The Goode Family Trust and Jo Ann Rohner and Robert J. Rohner are the owners of that real property located in part of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of Section 30, Township 1 North, Range 1 East of the Ute Meridian, Mesa County, Colorado, and described as 2885 B1/2 ROAD CONDOMINIUM, and being more particularly described as follows:

(Jo Ann Rohner and Robert J. Rohner, for Unit 1, 2885 B1/2 ROAD CONDOMINIUM - Personal Representative's Deed Book 5262, Page 503, and The Goode Family Trust, for Unit 2, 2885 B1/2 ROAD CONDOMINIUM - Original Warranty Deed Book 4963, Page 49, Mesa County records.)

A replat of 2885 B1/2 ROAD CONDOMINIUM, in it's entirety, as described in Book 3560, Page 967, Mesa County records.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as ROHNER-GOODE SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications 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 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.

Owners hereby declare all lien holders of record to herein described real property are shown hereon.

IN WITNESS WHEREOF, said owners, Jo Ann Rohner and Robert J. Rohner and The Goode Family Trust, have caused their names to be hereunto subscribed this _____ day of _____, A.D. 20____

by: Jo Ann Rohner by: Robert J. Rohner
Velma Goode, trustee
by: Jo Ann Rohner (title) _____
Truman Goode, trustee for: The Goode Family Trust

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
Franklin

The foregoing instrument was acknowledged before me by Jo Ann Rohner this 1 day of May A.D., 2013.

Witness my hand and official seal:

M. G. G.
Notary Public
My Commission Expires 3/5/2015

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
Franklin

The foregoing instrument was acknowledged before me by Robert J. Rohner this 1 day of May A.D., 2013.

Witness my hand and official seal:

M. G. G.
Notary Public
My Commission Expires 3/5/2015

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
Franklin

The foregoing instrument was acknowledged before me by by: Jo Ann Goode, Trustee's Velma Goode, (title) _____ for: The Goode Family Trust this 2nd day of Trustee May A.D., 2013.

Witness my hand and official seal:

Sheila Reiner
Notary Public
My Commission Expires 7/20/2016

SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, do hereby certify that the accompanying plat of ROHNER-GOODE SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

LIEN HOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described herein described and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof, and agree that its security interest, as shown in document recorded at Book _____ Page _____ through _____ 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 be signed by its' _____ with the authority of its' Board of Directors, this _____ day of _____ 20____

By: _____ (title) _____

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by _____ (title) _____ for _____ this _____ day of _____ A.D., 20____

Witness my hand and official seal:

Notary Public
My Commission Expires _____

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

We, Fidelity National Title 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 The Goode Family Trust; 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.

Date: May 2, 2013 by: Sheila Reiner, Prod. Manager Name And Title
for: Fidelity National Title Company Name Of Title Company

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

We, Fidelity National Title 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 Jo Ann Rohner and Robert J. Rohner; 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.

Date: May 2, 2013 by: Sheila Reiner, Prod. Manager Name And Title
for: Fidelity National Title Company Name Of Title Company

FOR CITY USE ONLY

Book	Page	Type
5470	944	Declaration of Covenants and Restrictions (REVOCATION)
5470	943	PARTY WALL AGREEMENT

CITY OF GRAND JUNCTION APPROVAL

This plat of ROHNER-GOODE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 1st day of May A.D., 2013.

City Manager: _____
Mayor: Sam Suvaran

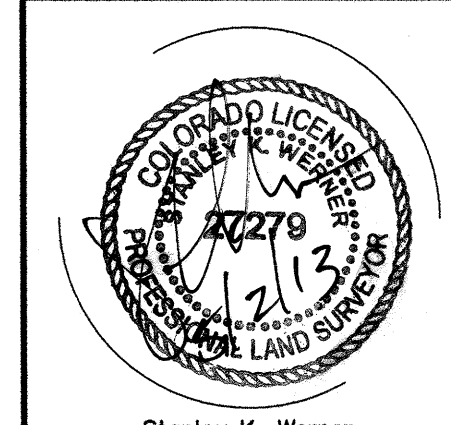
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 10:52 o'clock A.M., May 8 A.D., 2013, and was duly recorded in Book 5470 Page(s) No. 945

Reception No. 2654030 Drawer No. ZZ-33 Fees: 12.00

Sheila Reiner
Clerk and Recorder
By: Lori Westerman
Deputy



ROHNER-GOODE SUBDIVISION
NE¼ SE¼ SECTION 30
TOWNSHIP 1 SOUTH, RANGE 1 EAST
UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO.	SURVEYED	DRAWN	CHK'D	SHEET	OF
12-54	tj/kb	rk	skw	1	1

DATE: January, 2013