RECEPTION #: 2610624, BK 5298 PG 391 05/11/2012 at 12:21:29 PM, 1 OF 2, R \$20.00 S \$1.00 Sheila Reiner, Mesa County, CO CLERK AND RECORDER

STAHL SUBDIVISION

IN THE NW1/4 NE1/4 OF SECTION 2, TOWNSHIP ONE SOUTH, RANGE ONE WEST OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Linda S. Stahl and Dennis L. Stahl are the owners of a parcel of land being that certain tract of land in the NW1/4 NE1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Colorado, recorded at Reception Number 2339705 of the Mesa County real property records, and being more particularly described as follows:

Commencing at a Mesa County Survey Marker (MCSM) for the Center-North 1/16 Corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, whence a MCSM for the North 1/4 Corner of said Section 2 bears N00°01'35"E a distance of 1317.07 feet; thence N89°59'56"E a distance of 30.00 feet to a point on the easterly right-of-way line of 26-1/2 Road and the point of beginning; thence N00°01'35"E, along said easterly line, for a distance of 210.00 feet to a point on the southerly right-of-way line of Sperber Lane; thence, leaving said easterly line, N89°59'56"E, along said southerly line, for a distance of 420.00 feet; thence, leaving said southerly line, S00°01'35"W a distance of 210.00 feet to a point on the northerly line of Cherryhill Subdivision as recorded at Reception number 1893938 in the Office of the Mesa County Clerk and Recorder; thence S89°59'56"W, along said northerly line, for a distance of 420.00 feet to the point of beginning.

Containing 2.02 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 Stahl Subdivision, in the City of Grand Juncion, County of Mesa, State of Colorado, and do hereby offer the following dedications and grants:

All 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 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

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.

THERE ARE NO LIENHOLDERS

IN WITNESS WHEREOF, said owner/s has caused their names to be hereunto subscribed this

By Linda S. Stahl and Dennis L. Stahl

STATE OF COLORADO)

The foregoing instrument was acknowledged before me this ____/

by Linda S. Stahl and Dennis L. Stahl

My commission expires: 6-12-14WITNESS MY HAND AND OFFICIAL SEAL.

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

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 12:21 o'clock F.M., this 11th day of May A.D., 2012 and is duly recorded as Reception Number 2400624 in Book 5298, Page 391 through 392

inclusive. Drawer No. YY-107

Sheila Reiner Clerk and Recorder

No Covenants, Conditions and Restrictions established.

TITLE CERTIFICATION

We (Abstract & Title Co. 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 is vested to (Linda S. Stahl and Dennis L. Stahl); 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.

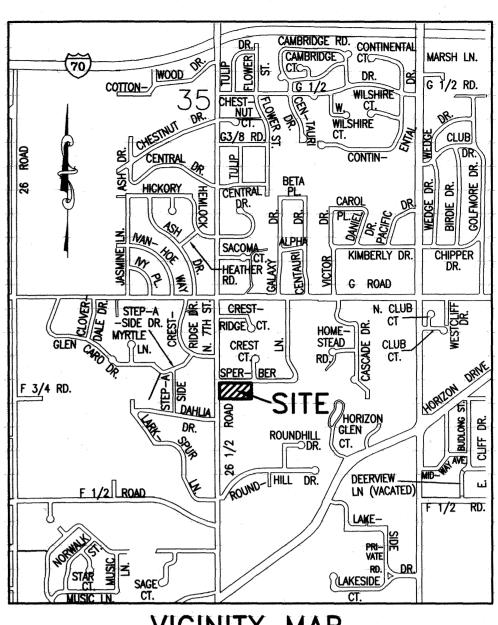
Date: 12/3/2010

by: First Millian Pre. for Abstract and Title Co. of Mesa County, Inc.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

GENERAL NOTES:

- 1. Title information from Mesa County real property records and from Abstract and Title Company of Mesa County Inc., Policy No. 00924516, effective date August 13, 2010
- 2. Basis of Bearings is between Mesa County Survey Markers for the N1/16 Corner and the N1/4 Corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian having a bearing N00°01'35"E 1317.07 feet. Based on GPS observations relative to the Mesa Co LCS.
- 3. Added restriction requires that this swale must be addressed prior to any improvement development on lot 1.



VICINITY MAP NOT TO SCALE

FOR CITY OF GRAND JUNCTION USE

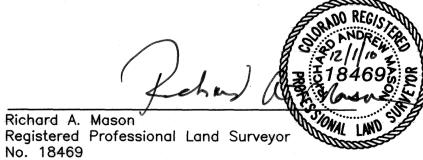
Additional instruments documenting property interests and rights of other relative to the lands platted hereon are recorded as follows:

Declaration of Easements recorded at Book _____, Page___ Reception Number _____

ACRE SUMMARY		
DESCRIPTION	ACRES	% TOTAL
LOT 1 LOT 2 DEDICATED R.O.W.	0.86 1.11 0.05	42.6% 54.9% 2.5%
TOTAL	2.02	100.00%

SURVEYOR'S STATEMENT

l, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of Stahl Subdivision, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or



Registered Professional Land Survey No. 18469



STAHL SUBDIVISION

IN THE NW1/4 NE1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO.

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