

HUNT SIMPLE SUBDIVISION

A REPLAT OF LOT 30,31, & 32, BLOCK 70, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:
 Kenneth Hunt is the owner of a parcel of land being that certain tract of land in the SW1/4 NE1/4 of Section 14, Township One South, Range One West of the 11th Meridian, being in Lots 30, 31 and 32, all inclusive, Block 70, City of Grand Junction, County of Mesa, Colorado, recorded in Book 1988, at Page 815, of the Mesa County real property records, and being more particularly described as follows:

Commencing at a City Monument for the southwest corner of said Block 70 from whence a City Monument at the southeast corner of said Block 70 bears S89°55'00"E 481.47 feet; thence S89°55'00"E along the south line of said Block 70 for a distance of 80.00 feet; thence N00°03'46"E 20.00 feet to the southeast corner of said Lot 32 and the point of beginning; thence N00°03'46"E 150.58 feet to the northwest corner of said Lot 32; thence S89°55'36"E 75.32 feet to the northwest corner of said Lot 30; thence S00°04'49"W 150.58 feet to the southwest corner of said Lot 30; thence N89°55'00"W 75.27 feet to the point of beginning.
 [0.26 Acres]

That said owner has caused the said property to be laid out and surveyed as Hunt Simple Subdivision, a Subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.

That said owner does hereby dedicate and set apart: all Utility Easements to the City of Grand Junction for the use of City-approved public utilities as perpetual easements for the installation, operation, maintenance and repair of electric utilities and communication lines.

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; 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 pledged shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owner has caused their name to be hereunto subscribed this 9th day of January, A.D. 2001

Kenneth Hunt
 Kenneth Hunt

STATE OF COLORADO)
 COUNTY OF MESA) ss
 The foregoing instrument was acknowledged before me this 9th day of January, A.D. 2001 by Kenneth Hunt

My commission expires: _____
 WITNESS MY HAND AND OFFICIAL SEAL.
Sharon Laws
 Notary Public
 My Commission Expires April 20, 2002

LIENHOLDER CERTIFICATE

IN WITNESS WHEREOF, THE LIENHOLDER, The Bank of Colorado, has caused its name to be hereunto subscribed this

9th day of January, A.D. 2001

Sharon Laws
 Sharon Laws, V.P.

STATE OF COLORADO)
 COUNTY OF MESA) ss
 The foregoing instrument was acknowledged before me this 9th day of January, A.D. 2001 by Sharon Laws

My commission expires: _____
 WITNESS MY HAND AND OFFICIAL SEAL.
Sharon Laws
 Notary Public
 My Commission Expires April 20, 2002

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 9:50 o'clock A.M. this 11th day of January, A.D. 2001 and is duly recorded as Reception Number 1979826 in Plat Book 18, Page 81 through inclusive. Drawer No. 88-59

Clerk and Recorder _____ Deputy _____ Fees _____

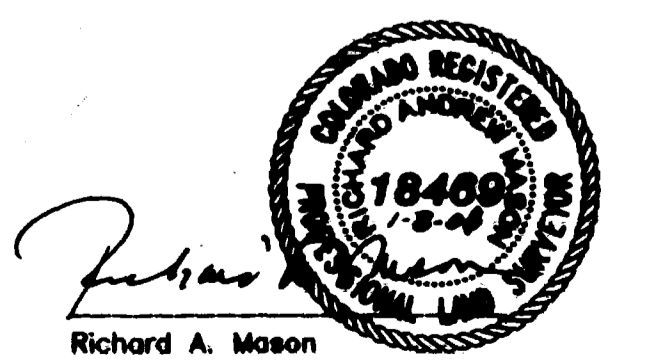
No Covenants, Conditions and Restrictions established.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
 Approved this 9th day of January, A.D. 2001.

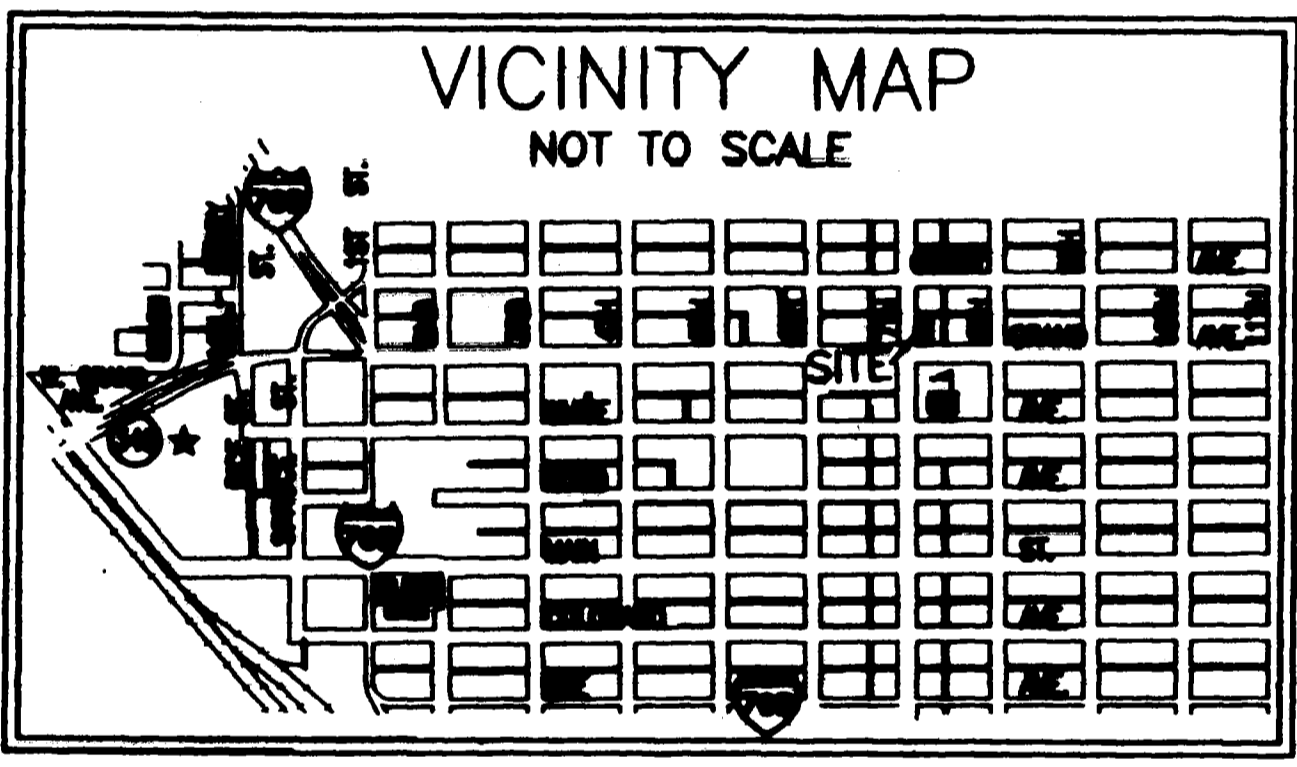
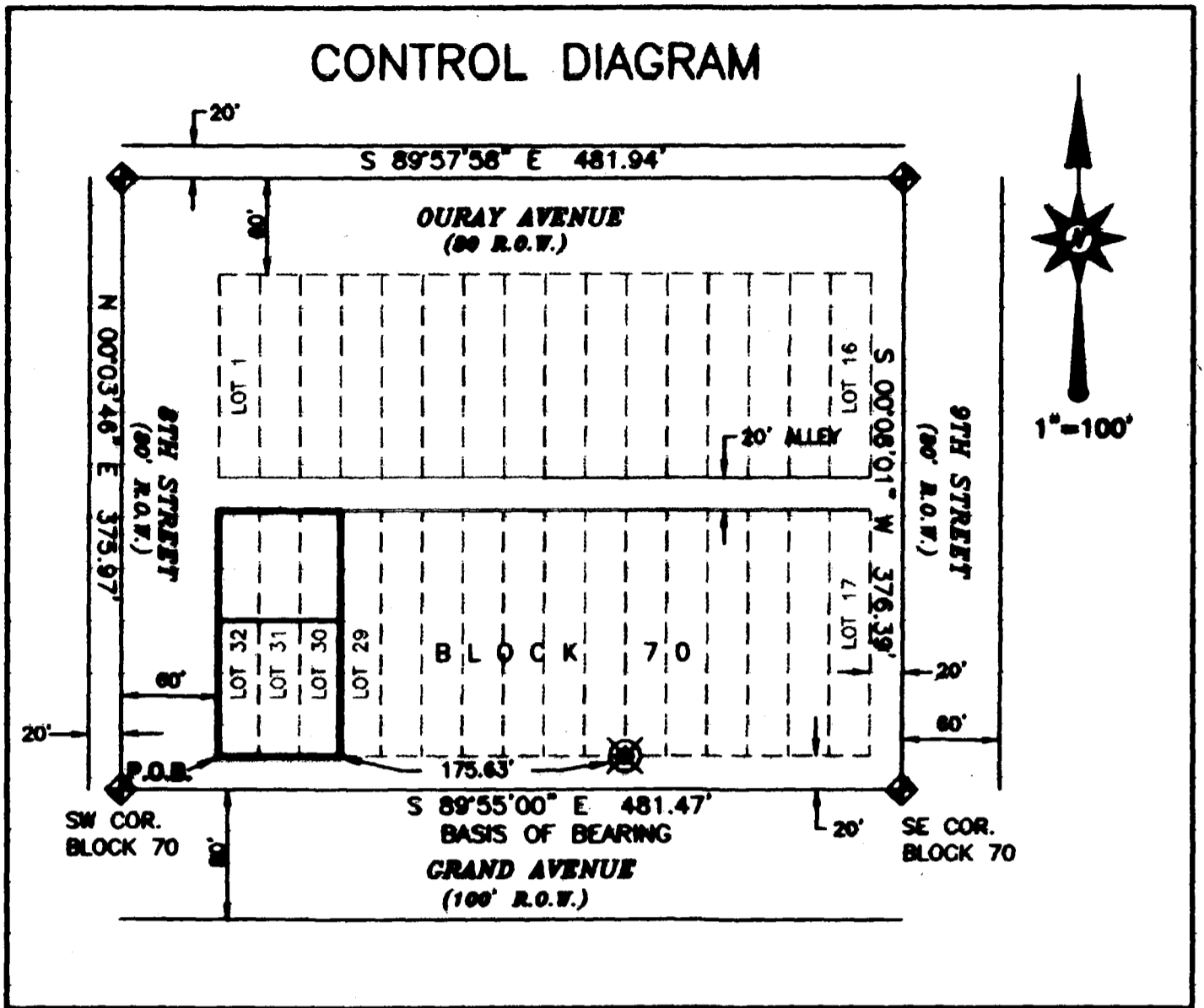
Mayor *Gene Kinsey* City Manager *David Verduyn*

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plot of Hunt Simple Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plot conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.



Richard A. Mason
 Registered Professional Land Surveyor
 P.L.S. No. 18469
 Date: January 8, 2001



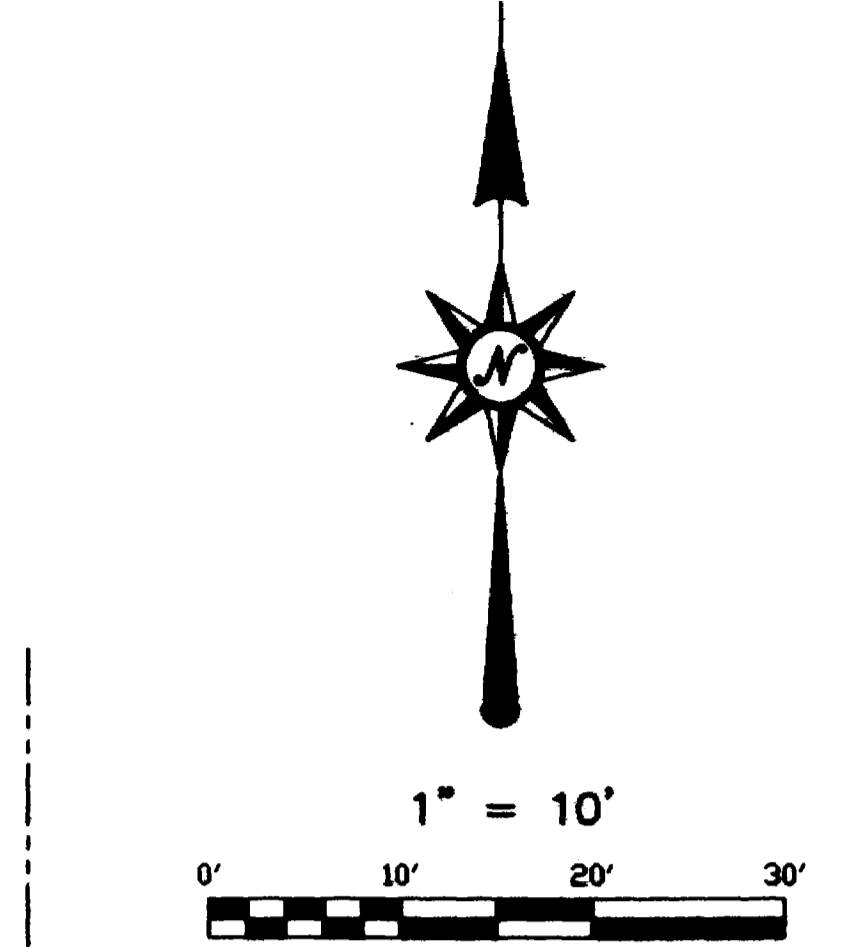
GENERAL NOTES

- Title information from Mesa County real property records and from Transamerica Title Insurance Company, policy no. 144-118388, effective date 7/2/1993.
- Basis of bearings is N89°55'00"W 481.47 feet between City monuments for the southwest corner and the southeast corner of Block 70, according to SBL5CS.
- Found 5/8-inch rebar at N.E., S.E., and S.W. property corners, and upgraded to required monumentation as shown.
- The proposed ingress/egress easements at the common boundary of the Lots shown on this plot are created by a document, entitled "Agreement and Deed of Easements", recorded in the real estate records of the Clerk and Recorder of Mesa County, Colorado, concurrently with the recording of this plot, which Agreement also contains further conditions and restrictions concerning these easements.
- The proposed ingress/egress easements at the common boundary of the Lots shown on this plot are created by a document, entitled "Agreement and Deed of Easements", recorded in the real estate records of the Clerk and Recorder of Mesa County, Colorado, concurrently with the recording of this plot, which Agreement also contains further conditions and restrictions concerning these easements.

ACRE SUMMARY			
DESCRIPTION	ACRES	SQ. FT.	% TOTAL
LOT 1	0.14	6291.9	55.50%
LOT 2	0.12	5045.5	44.50%
TOTAL	0.26	11337.4	100.00%

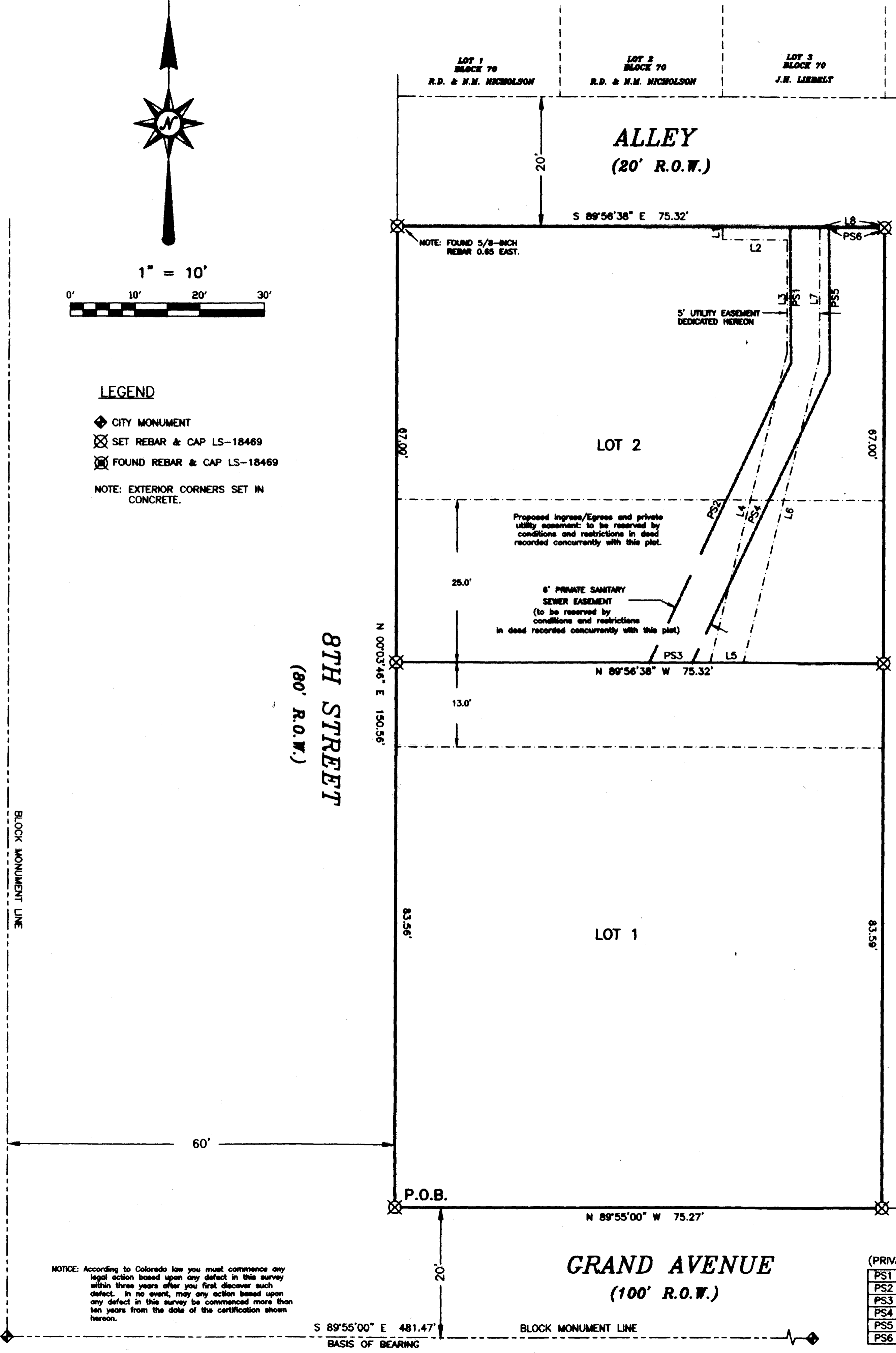
LINE TABLE (PRIVATE SANITARY SEWER EASEMENT)			
PS1	S 00°28'59" E	20.78'	
PS2	S 25°20'37" W	51.12'	
PS3	S 89°56'38" E	6.64'	
PS4	N 25°20'37" E	49.86'	
PS5	S 00°28'59" E	22.10'	
PS6	S 89°56'38" E	8.55'	

LINE TABLE (UTILITY EASEMENT)			
L1	S 00°04'49" W	2.00'	
L2	S 89°56'38" E	10.00'	
L3	N 00°04'49" E	17.34'	
L4	S 13°57'24" W	49.10'	
L5	S 89°56'38" E	5.15'	
L6	N 13°57'24" E	48.47'	
L7	N 00°04'49" E	19.95'	
L8	S 89°56'38" E	10.00'	



LEGEND

- ◆ CITY MONUMENT
 - ⊗ SET REBAR & CAP LS-18469
 - ⊗ FOUND REBAR & CAP LS-18469
- NOTE: EXTERIOR CORNERS SET IN CONCRETE.



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.