

MARSH LANE SUBDIVISION

DEDICATION AND OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

Northwest Plateau Development Corporation, is the owner of a parcel of land being that certain tract of land in Section 36, Township One North, Range One West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 2733 at Page 431, of the Mesa County real property records, and the perimeter as the result of survey being:

That part of the SW1/4 NW1/4 of Section 36, Township One North, Range One West, of the Ute Meridian, City of Grand Junction, County of Mesa, Colorado, described as follows:

Beginning at the W1/4 Corner of said Section 36 from whence the NW Corner of the SW1/4 NW1/4 of said Section 36 bears N00°06'04"E 1319.82 feet; thence N00°06'04"E 288.48 feet; thence S89°53'56"E 30.00 feet to the easterly right-of-way of 12th Street and the point of beginning;

thence N00°06'04"E along said right-of-way 100.00 feet;

thence leaving said right-of-way S89°53'56"E 361.00 feet;

thence S50°19'37"E 158.97 feet;

thence N 89°53'56"W 512.00 feet to the point of beginning (1.04 acres +/-)

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

That said owner hereby dedicates and sets apart that real property as shown and labeled on the accompanying plat as follows:

All Multi-purpose easements to the City of Grand Junction for the use of City approved: utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Irrigation and Drainage Easements to the Marsh Lane Subdivision Association, Inc. as perpetual easements for the installation, operation, maintenance and repair of irrigation and drainage systems and to supply and drain irrigation water. Easement Deed and Agreement recorded at Book _____ Page _____.

All Ingress/Egress Easements per separate instrument as recorded at Book _____ Page _____.

Per separate instrument as recorded at Book _____ Page _____, Tract A is dedicated to the Marsh Lane Subdivision Association, Inc. and the lots and tracts hereby platted as a perpetual easement for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the use of the City and any other water provider, for the installation, operation, maintenance, and repair of irrigation and storm water facilities, and (d) the use of the Grand Valley Water Users Association in accordance with historic easements.

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 lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Covenants, Conditions, and Restrictions are recorded in Book _____ at Pages _____.

IN WITNESS WHEREOF, said owner have caused their names to be hereunto subscribed this 9th day of May A.D., 2001.

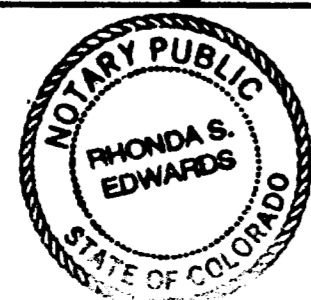
Steve Hejl
Northwest Plateau Development, Inc.
Steve Hejl, President

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 9th day of May A.D., 2001.
BY Northwest Plateau Development, Inc.
Steve Hejl, President

My commission expires: September 29, 2001

WITNESS MY HAND AND OFFICIAL SEAL.

Rhonda S. Edwards
Notary Public



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.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 2:13 o'clock P.M., this 14th day of May A.D., 2001, and is duly recorded as Reception Number 19910063 in Plat Book 15, Page 146 & 147 through _____ inclusive. Drawer No. 02-116

Clerk and Recorder _____ Deputy _____ Fees _____

AREA SUMMARY		
LOT 1	0.23 AC.	22.12%
LOT 2	0.22 AC.	21.15%
LOT 3	0.20 AC.	19.23%
LOT 4	0.20 AC.	19.23%
TRACT A	0.19 AC.	18.27%
TOTAL AREA	1.04 AC.	100.00%

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
Approved this 2 day of FEBRUARY A.D. 2001.
Mayor Gene Kinsey City Manager David VanCoy

MORTGAGEE OR LIENHOLDER CERTIFICATE

GRAND VALLEY NATIONAL BANK does hereby certify that it is the holder of THIS against the lands shown on this plat and hereby consents to the subdivision of the lands shown herein.

EXECUTED this 25th day of April, 2001

STATE OF COLORADO)
COUNTY OF MESA)
John Smolinski, president
B. SKALICKY S.M.P.

The foregoing instrument was acknowledged before me this 25th day of April, 2001, by John Smolinski, president, GRAND VALLEY NATIONAL BANK
B. Skalicky S.M.P.

WITNESS MY HAND AND OFFICIAL SEAL.
My commission expires: 1-12-03
Clayton G. Hoffer
Notary Public

GENERAL NOTES

- Title information from Mesa County real property records and from the following: Security Union Title Insurance Company file no. 42409, effective date April 26, 2000.
- Basis of bearings is N00°06'04"E between Mesa County Survey markers for the N.W. Corner of the SW1/4 NW1/4 and the W1/4 Corner of Section 36, Township One North, Range One West, of the Ute Meridian according to Mesa LGS.
- Due to the possible expansive nature of the soils, homebuyers should refer to the "Subsurface Soils Exploration Marsh Lane Minor Subdivision" prepared by Grand Junction Lincoln DeVore, Inc., Dated June 26, 2000.
- The setback line as shown is 20' from top slope of the retention pond. Line is 19 feet from east property line of lot 4.
- This Plat does not purport to resolve ownership issues regarding the underlying land along Lateral No. 6 (U.S. Government lateral ditch).

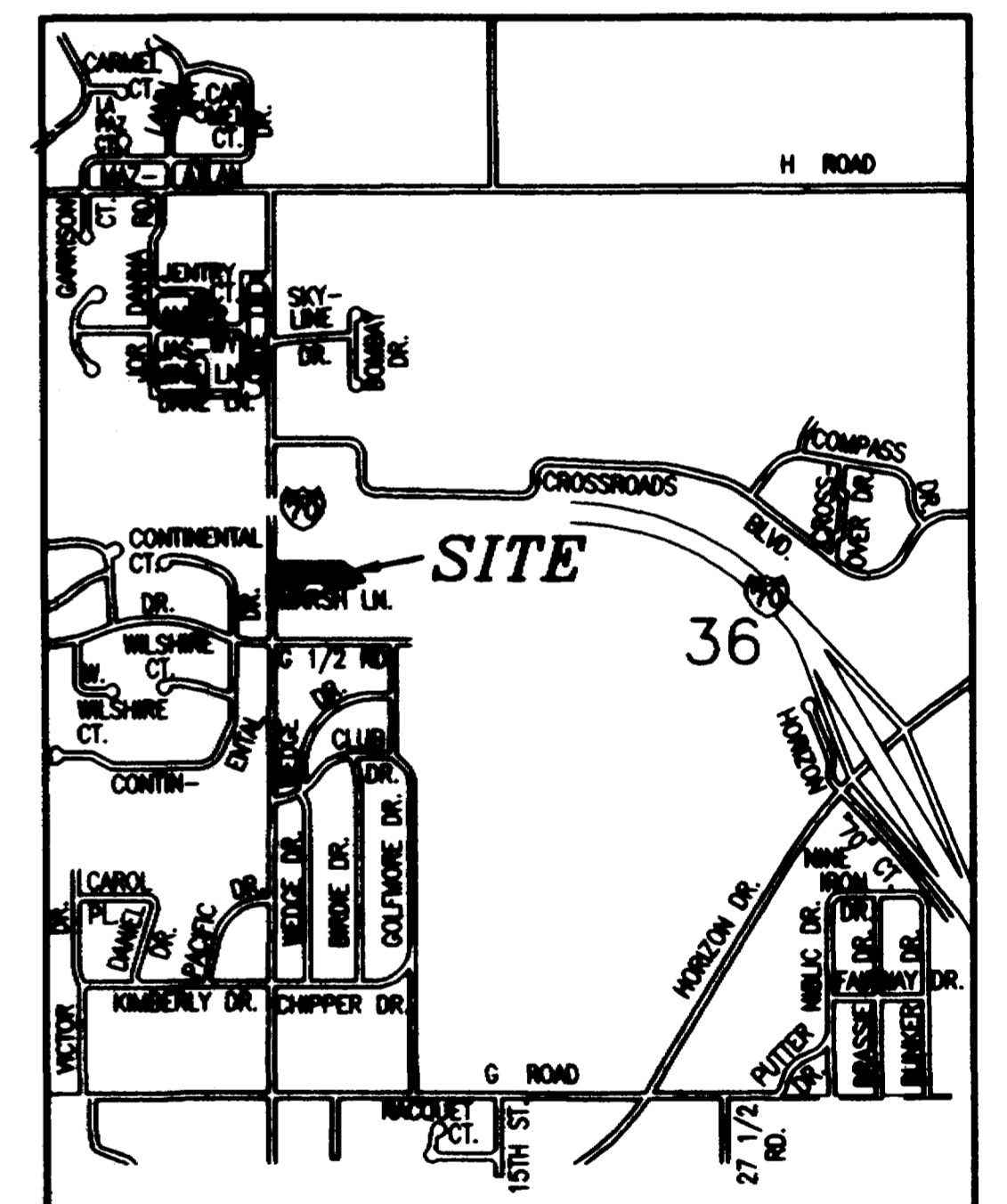
SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of MARSH LANE SUBDIVISION, a subdivision of a part 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 plat 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. 18480
Jan 30, 2001
Date



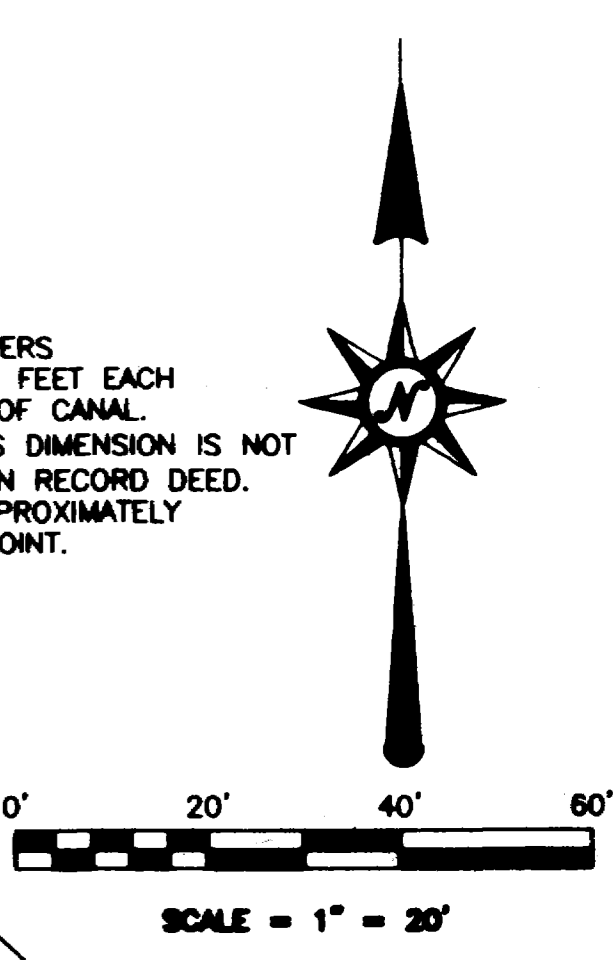
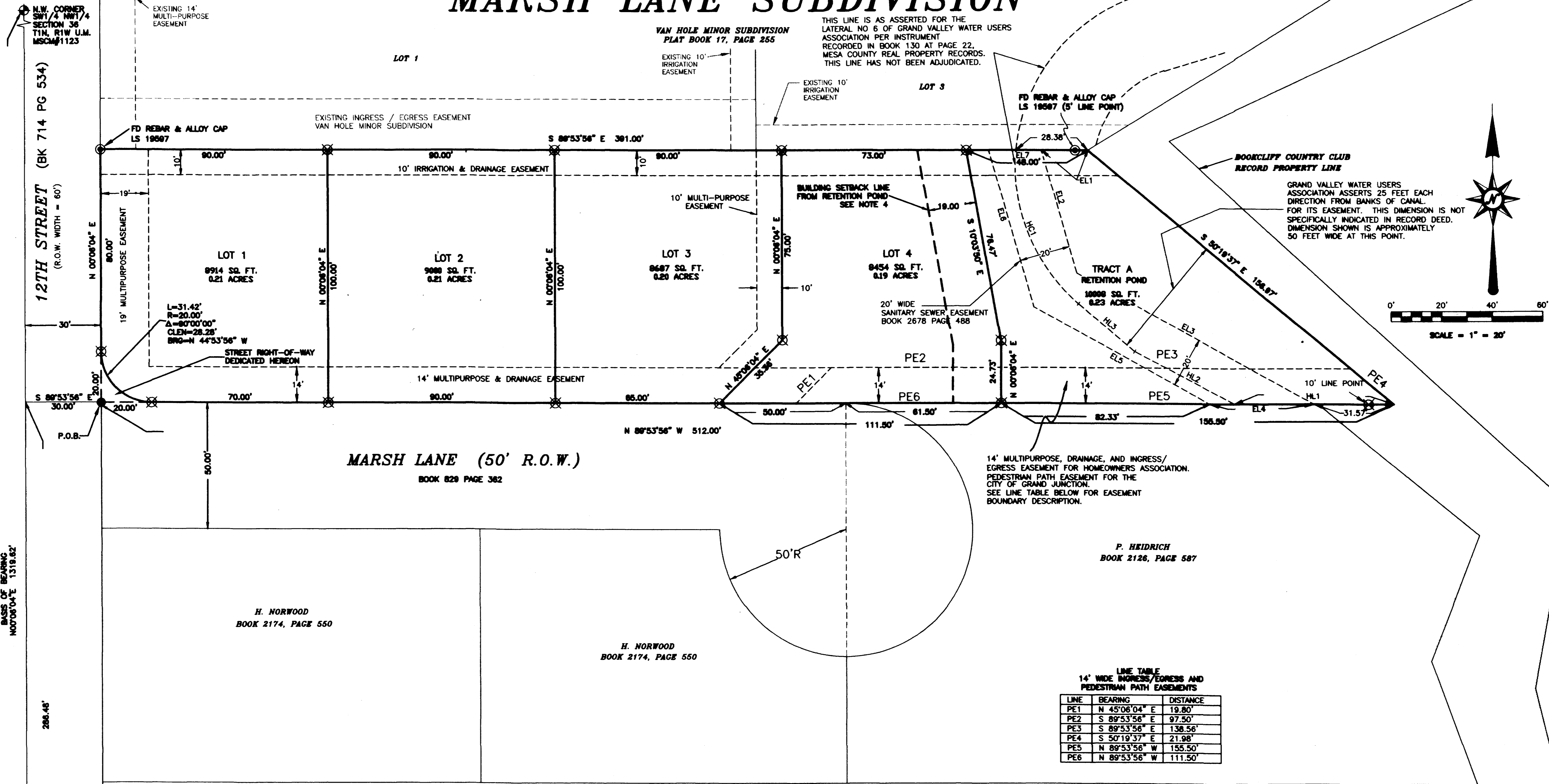
VICINITY MAP



File Name: C:\PROJECTS\0040\0040PL2.DWG			
MARSH LANE SUBDIVISION			
IN SW1/4 NW1/4 OF SECTION 36 IN T1N, R1W, OF THE UTE MERIDIAN MESA COUNTY COLORADO			
Designed	Checked	Drawn	Sheet 1 of 2
		Date 8/16/00	Dr. 01/30/01

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

MARSH LANE SUBDIVISION



AREA SUMMARY

LOT 1	0.21 AC.	20.19%
LOT 2	0.21 AC.	20.19%
LOT 3	0.20 AC.	19.23%
LOT 4	0.19 AC.	18.27%
TRACT A	0.23 AC.	22.12%
TOTAL AREA	1.04 AC.	100.00%

**LINE TABLE
20' WIDE SANITARY SEWER EASEMENT**

LINE	BEARING	DISTANCE
EL1	N 89°53'56" W	18.40'
EL2	S 15°50'14" E	50.40'
EL3	S 61°09'39" E	107.19'
EL4	N 89°53'56" W	41.60'
EL5	N 61°09'39" W	79.07'
EL6	N 15°50'14" W	64.46'
EL7	S 89°53'56" E	20.80'

**LINE TABLE
(WEST EDGE OF EASEMENT)
AS ASSERTED BY GRAND VALLEY WATER USERS ASSOCIATION**

LINE	BEARING	DISTANCE
HL1	N 89°53'56" W	63.11'
HL2	N 62°34'39" W	44.58'
HL3	N 49°21'42" W	29.12'

CURVE TABLE (GOVERNMENT HIGHLINE CANAL)

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
HCT	71.00'	67.96'	65.39'	N 21°56'29" W	54°50'26"	36.83'

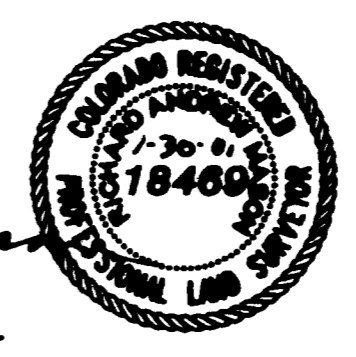
**LINE TABLE
14' WIDE INGRESS/EGRESS AND PEDESTRIAN PATH EASEMENTS**

LINE	BEARING	DISTANCE
PE1	N 45°06'04" E	19.60'
PE2	S 89°53'56" E	97.50'
PE3	S 89°53'56" E	138.56'
PE4	S 50°19'37" E	21.98'
PE5	N 89°53'56" W	155.50'
PE6	N 89°53'56" W	111.50'

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plot of MARSH LANE 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
 Richard A. Mason
 Registered Professional Land Surveyor
 P.L.S. No. 18469

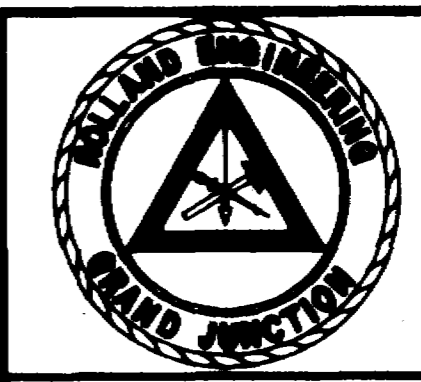


Date: Jan 30, 2001

GENERAL NOTES

- Title information from Mesa County real property records and from the following: Security Union Title Insurance Company file no. 42409, effective date April 26, 2000.
- Basis of bearings is N00°06'04"E between Mesa County Survey Markers for the N.W. Corner of the SW1/4 NW1/4 and the W1/4 Corner of Section 36, Township One North, Range One West, of the Ute Meridian.
- Due to the possible expansive nature of the soils, homebuyers should refer to the "Subsurface Soils Exploration Marsh Lane Minor Subdivision" prepared by Grand Junction Lincoln DeVore, Inc., Dated June 26, 2000.
- The setback line as shown is 20' from top slope of the retention pond. Line is 19 feet from east property line of lot 4.
- This Plat does not purport to resolve ownership issues regarding the underlying land along Lateral No. 6 (U.S. Government lateral ditch).

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 herein.



ROLLAND ENGINEERING
 405 Ridgeway Blvd
 Grand Jct, CO 81503
 (970) 243-8300

MARSH LANE SUBDIVISION			
IN SW1/4 NW1/4 OF SECTION 36 IN T1N, R1W, OF THE UTE MERIDIAN MESA COUNTY COLORADO			
Designed	Checked	Drawn	Sheet 2
		Date 8/16/00	Of 2