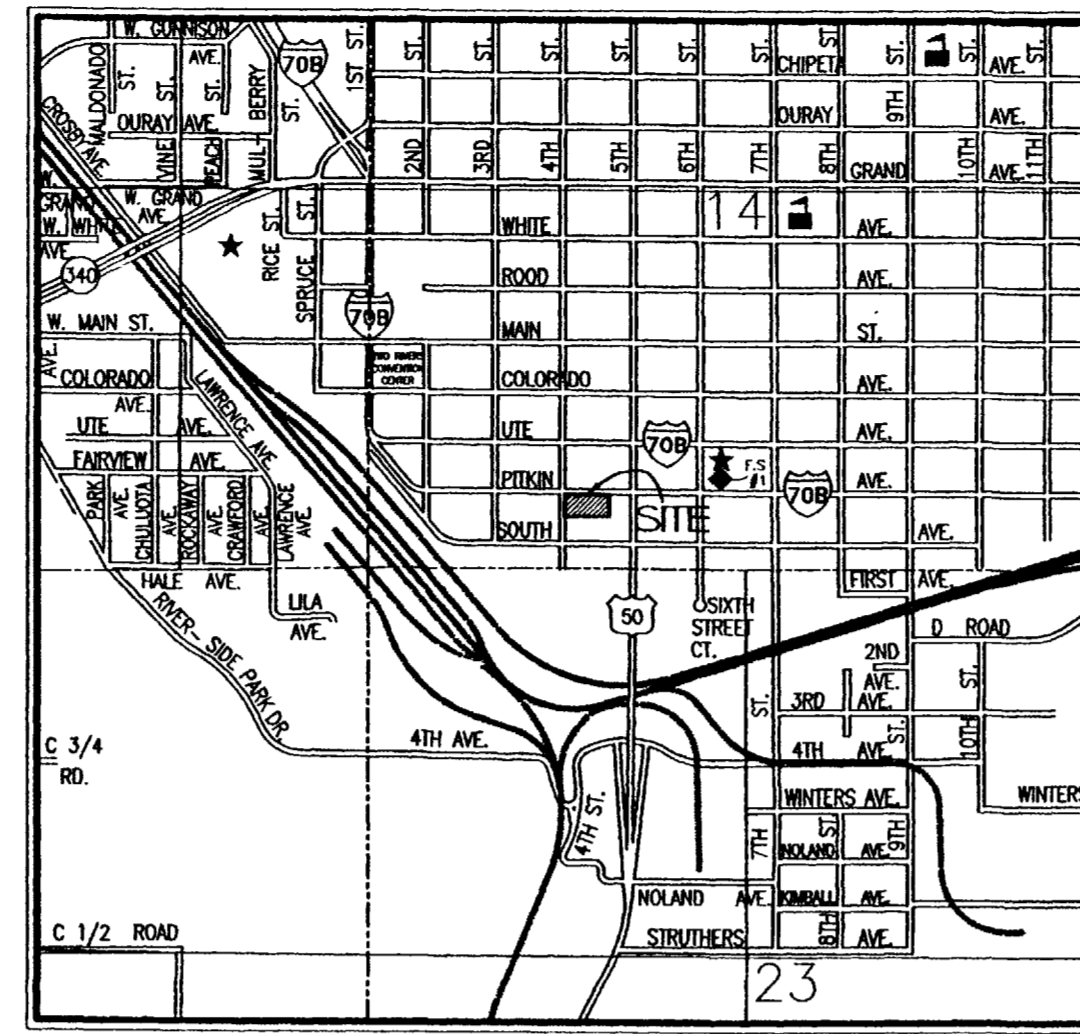


Scotty's Simple Subdivision

A REPLAT OF LOTS 1 TO 10, BLOCK 147, CITY OF GRAND JUNCTION



Vicinity Map  
(NOT TO SCALE)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

**LLP - RKS**  
That the undersigned, Scotty's Investments **LLP**, are the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2505 at Page 129, of the Mesa County Clerk and Recorders Office, and being situated in the SE1/4 of the SW1/4 Section 14, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

LOTS 1 THROUGH 10 in BLOCK 147 of The CITY of GRAND JUNCTION.

That said owners have caused the said real property to be laid out and surveyed as SCOTTY'S SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All alleys 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, irrigation lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping trees and grade structures.

All alleys include the right of ingress and egress on, along, over, under, and 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.

All expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction, Colorado.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 18<sup>th</sup> day of April, A.D., 2002.

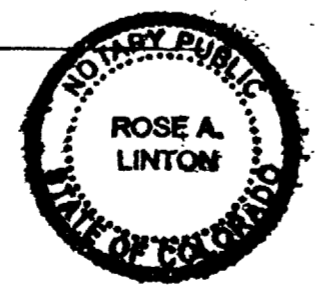
Rodney Snider  
Scotty's Investments **LLP - RKS**

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of April, A.D., 2002, by Scotty's Investments **LLP - RKS** and **RKS**.

4-19-2005  
My commission expires:

Rose A. Linton  
Notary Public



My Commission Expires 04/19/2005

ENCUMBRANCER'S RATIFICATION AND APPROVAL

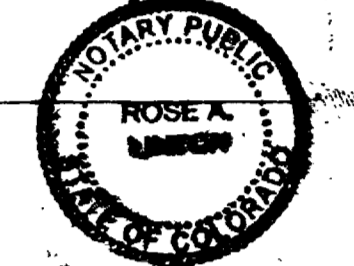
The undersigned holds a deed of trust on the herein described real property, and hereby ratifies and approves this plat of SCOTTY'S SIMPLE SUBDIVISION  
**Norwest Bank Colorado, N.A.**  
**NK/A Wells Fargo Bank West N.A.**  
BY: Jeffrey S. Parker

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 18<sup>th</sup> day of April, A.D., 2002, by Jeffrey S. Parker, N.A.

4-19-2005  
My commission expires:

Rose A. Linton  
Notary Public



My Commission Expires 04/19/2005

ENCUMBRANCER'S RATIFICATION AND APPROVAL

The undersigned holds a deed of trust on the herein described real property, and hereby ratifies and approves this plat of SCOTTY'S SIMPLE SUBDIVISION  
Don L. Flannery  
BY: Don L. Flannery

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 1<sup>st</sup> day of 18, A.D., 2002, by

1-22-04  
My commission expires:

James U. Wiley  
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_ A.D., 2002, and is duly recorded in Plat Book No. \_\_\_\_\_, Page \_\_\_\_\_

Reception No. \_\_\_\_\_ Drawer No. \_\_\_\_\_ Fee \_\_\_\_\_

CLERK AND RECORDER BY \_\_\_\_\_ DEPUTY

CITY APPROVAL

This plat of SCOTTY'S SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 18 day of April, A.D. 2002.

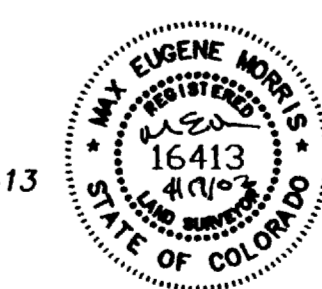
David A. Volney  
City Manager

Cindy Gross Moran  
Mayor

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of SCOTTY'S SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey, in October, 2001, of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Max E. Morris  
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413



4/17/2002  
Date

Scotty's Simple Subdivision

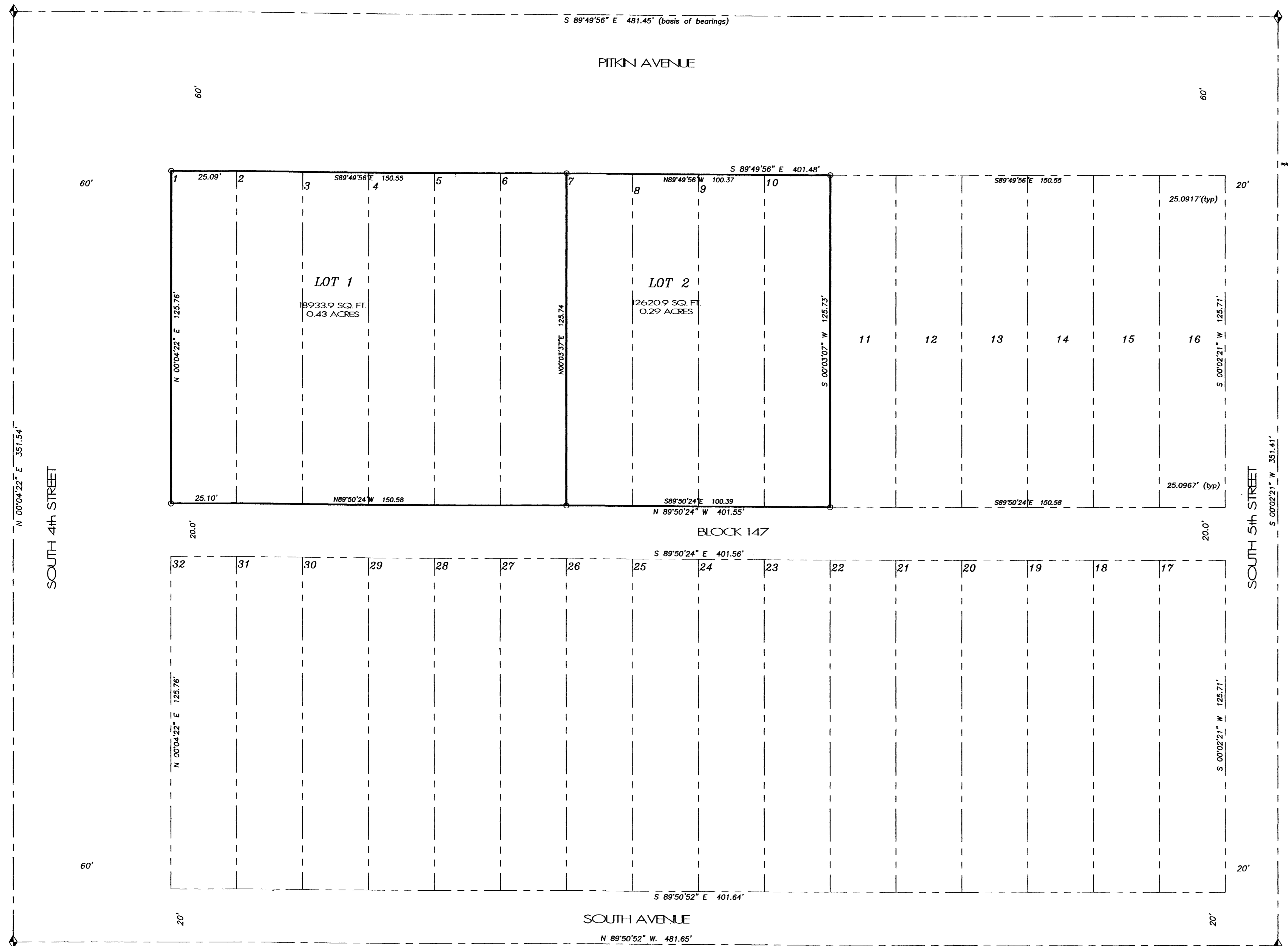
A REPLAT OF LOTS 1 TO 10, BLOCK 147, CITY OF GRAND JUNCTION

FINAL PLAT		
SITUATED IN THE SE1/4 SW1/4 SECTION 14, T1S, R1W OF THE UTE MERIDIAN		
FOR: RODNEY SNIDER		SURVEYED BY: RM (GPS)
ACAD ID: SCOTTVRB		DRAWN BY: RM
SCALE: 1"=20'		CHECKED BY: MEM
DATE: 1/25/2002	Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	SHEET NO. 1 of 2
		FILE: 2001-260.2

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.

# Scotty's Simple Subdivision

A REPLAT OF LOTS 1 to 10, BLOCK 147, CITY OF GRAND JUNCTION



### LEGEND

- ◆ FOUND GRAND JUNCTION CITY MONUMENT in BOX
- SET NO.5 REBAR W/CAP L.S. 16413 (PERIMETER SET IN CONCRETE)

### AREA SUMMARY

PARCELS = 0.72 ACRES = 100%

TOTAL = 0.72 ACRES = 100%

### BASIS OF BEARINGS STATEMENT

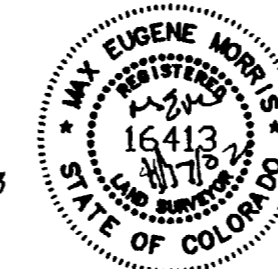
Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the City of Grand Junction Survey markers at the intersection of South 4th and Pitkin Avenue & South 5th and Pitkin Avenue.

The measured bearing of this line is S89°49'56"E

### SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of SCOTTY'S SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey, in October, 2001, of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

*Max E. Morris*  
 Max E. Morris, Q.E.D. Surveying Systems Inc.  
 Colorado Registered Professional Land Surveyor L.S. 16413

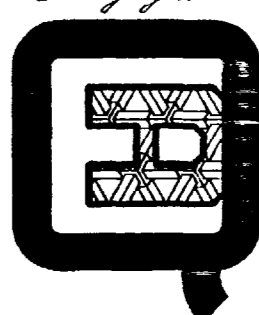
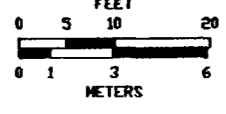


4/17/2002  
 Date

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# Scotty's Simple Subdivision

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ACAD ID: SCOTTFIN		DRAWN BY: RM
SCALE: 1"=20'		CHECKED BY: MEM
DATE: 1/25/2002		SHEET NO. 2 of 2
		FILE: 2001-260.2