

24 ROAD HOLIDAY INN SIMPLE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, James P. Koehler is the owner of that real property as described in Book 2833 at Pages 615 - 617 in the records of the Mesa County Clerk and Recorder's office, being more particularly described as follows:

The S 1/2 SE 1/4 NE 1/4 SE 1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, Except for Road right-of-way as recorded in Book 1015 at Page 111 and Book 2585 at Pages 841 and 842 of the Mesa County records. Said parcel contains 4.52 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as 24 ROAD HOLIDAY INN SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, 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 streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever. Before acceptance of any Street or Right-of-Way, the City may require proof of acceptable environmental condition by e.g. a 'phase 1' environmental audit.

All Multi-purpose Easements to the City of Grand Junction for the use of City-approved: utilities, and public providers 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 Easements to an association if formed now or later for the benefit of the owners, or if not to the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply irrigation water. Covenants, conditions or restrictions or other conveyance there of recorded in Book _____ Pages _____

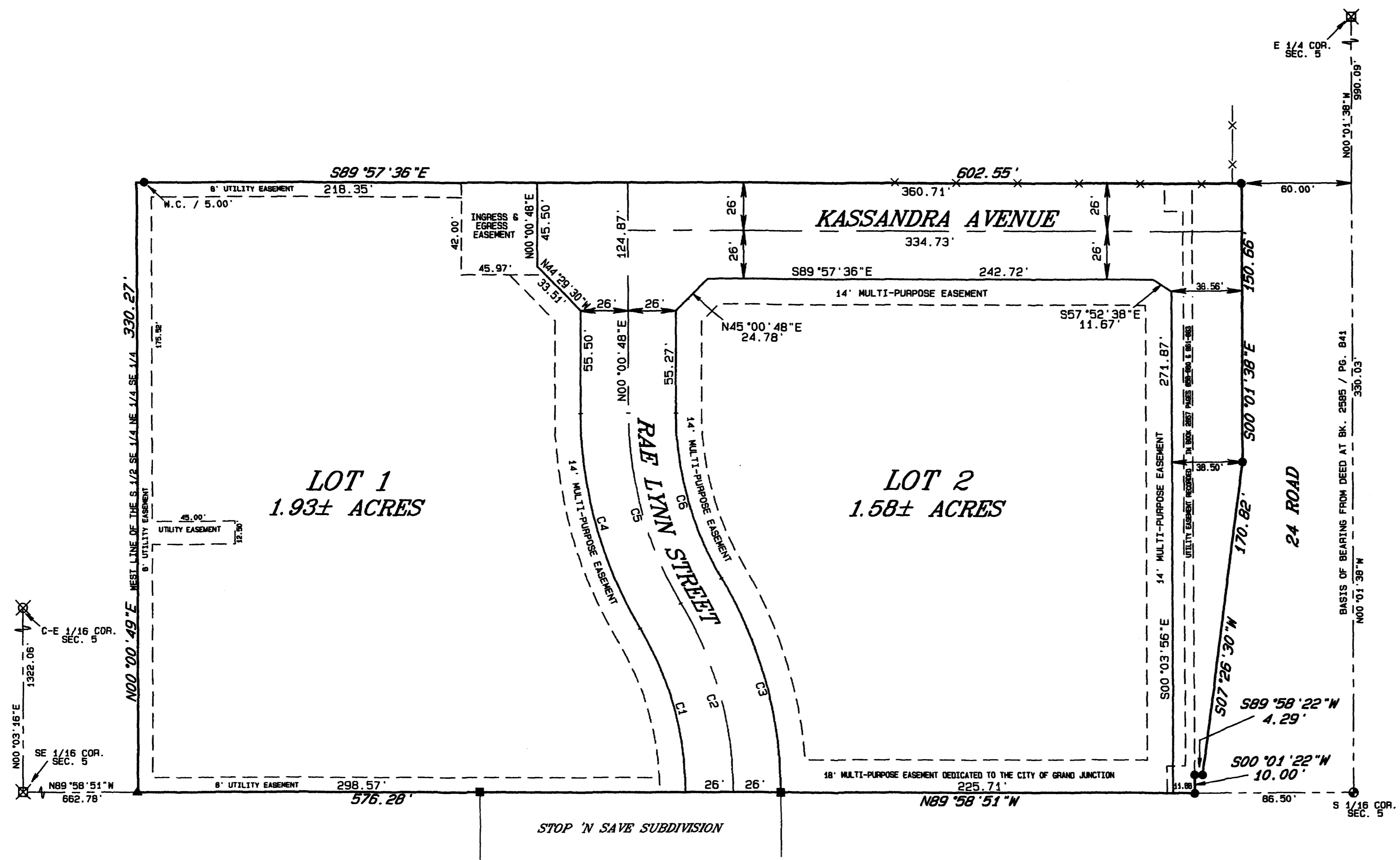
All Ingress / Egress Easements to the owners of Lots or Tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot or Tract owner(s), their guest(s), and invitee(s) and also for the use by public providers and utilities, including but not limited to, postal services, trash collection, fire, police and emergency vehicles and services. Deed of conveyance recorded at Book _____ Pages _____ subject to further conditions and restrictions as may be set forth in that instrument.

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 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 his name to be hereunto subscribed this 25th day of April A.D., 2002.

James P. Koehler
James P. Koehler

STATE OF CO
COUNTY OF Mesa
The forgoing instrument was acknowledged before me this 25th day of April A.D., 2002 by James P. Koehler.
Witness my hand and official seal: [Signature]
Notary Public
Address PO Box 15 Aberdeen SD 57402-0015
My commission expires: 4/21/07



CURVE TABLE

CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	30°52'17"	93.79'	174.00'	92.62'	N15°26'30"W
C2	30°52'29"	107.77'	200.00'	106.47'	N15°26'24"W
C3	30°52'38"	121.79'	226.00'	120.32'	N15°26'18"W
C4	30°53'27"	121.85'	226.00'	120.30'	N15°26'58"W
C5	30°53'27"	107.83'	200.00'	106.53'	N15°26'58"W
C6	30°53'27"	93.61'	174.00'	92.68'	N15°26'58"W

- LEGEND**
- MESA COUNTY SURVEY MARKER
 - ⊗ 3 1/4" ALUM. MON. BLM 1988
 - ⊗ 3 1/4" ALUM. MON. STAMPED I.T.S. LS 10097
 - ▲ FD. #5 REBAR W/PLASTIC CAP MARKED PARAGON LS 9960
 - FD. #5 REBAR W/PLASTIC CAP MARKED QED LS16413
 - SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
 - X- FENCE LINE

CITY APPROVAL

This plat of 24 ROAD HOLIDAY INN SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 25th day of May 2002.

[Signature] City Manager
[Signature] City Mayor

SURVEYOR'S CERTIFICATE

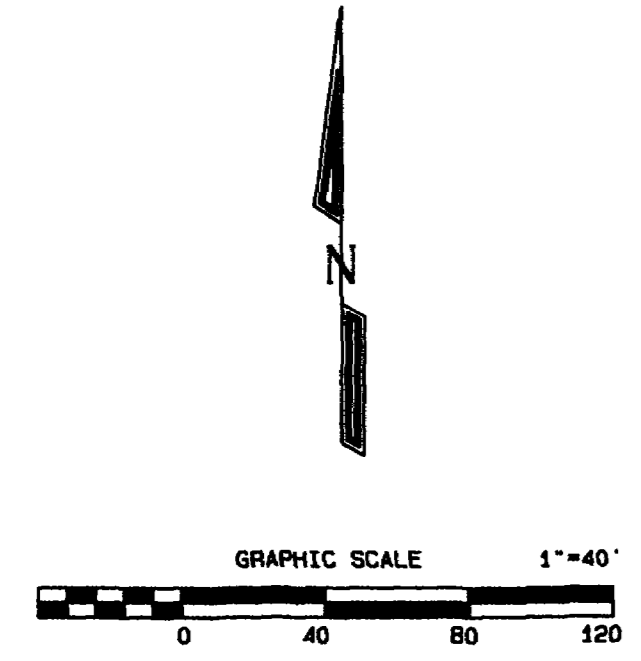
I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 10:59 o'clock AM, this 20th day of May A.D. 2002, and is duly recorded in Plat Book No. 19 at page 14.
Reception No. 2057070. Fee \$ 10.00 Drawer No. MM-7

Deputy Clerk and Recorder



NOTE
27' EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS AS RECORDED IN BOOK 1567 AT PAGES 437-441 WAS RELEASED AS RECORDED IN BOOK 2978 AT PAGE 807

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon and defect in this survey be commenced more than ten years from the date of the certification / statement shown hereon.

AREA SUMMARY

DED. ROADS =	1.01 AC. / 22%
LOTS 1 & 2 =	3.51 AC. / 78%
TOTAL =	4.52 AC. / 100%

24 ROAD HOLIDAY INN SIMPLE SUB.
LOCATED IN THE
S 1/2 SE 1/4 NE 1/4 SE 1/4, SEC. 5, T1S, R1W, U1M
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	570-00-02
Drawn By	TMODEL	Date	APRIL 16, 2002	Sheet	1 OF 1