

D.R.P. SIMPLE SUBDIVISION

GRAND MESA CENTER SUBDIVISION
 PLAT BOOK 18 PAGE 217, 218 AND 219
 RECEPTION No. 2010354

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 2:34 o'clock P.M., this 22 day of May A.D. 2002, and is duly recorded in Plat Book No. 19 at page 15. Reception No. 2057659, Fee \$ 10.00, Drawer No. mm-8

Deputy Clerk and Recorder

CITY APPROVAL

This plat of D.R.P. SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 16 day of May 2002.

[Signature] City Manager
[Signature] City Mayor

LIENHOLDERS SIGNATURE

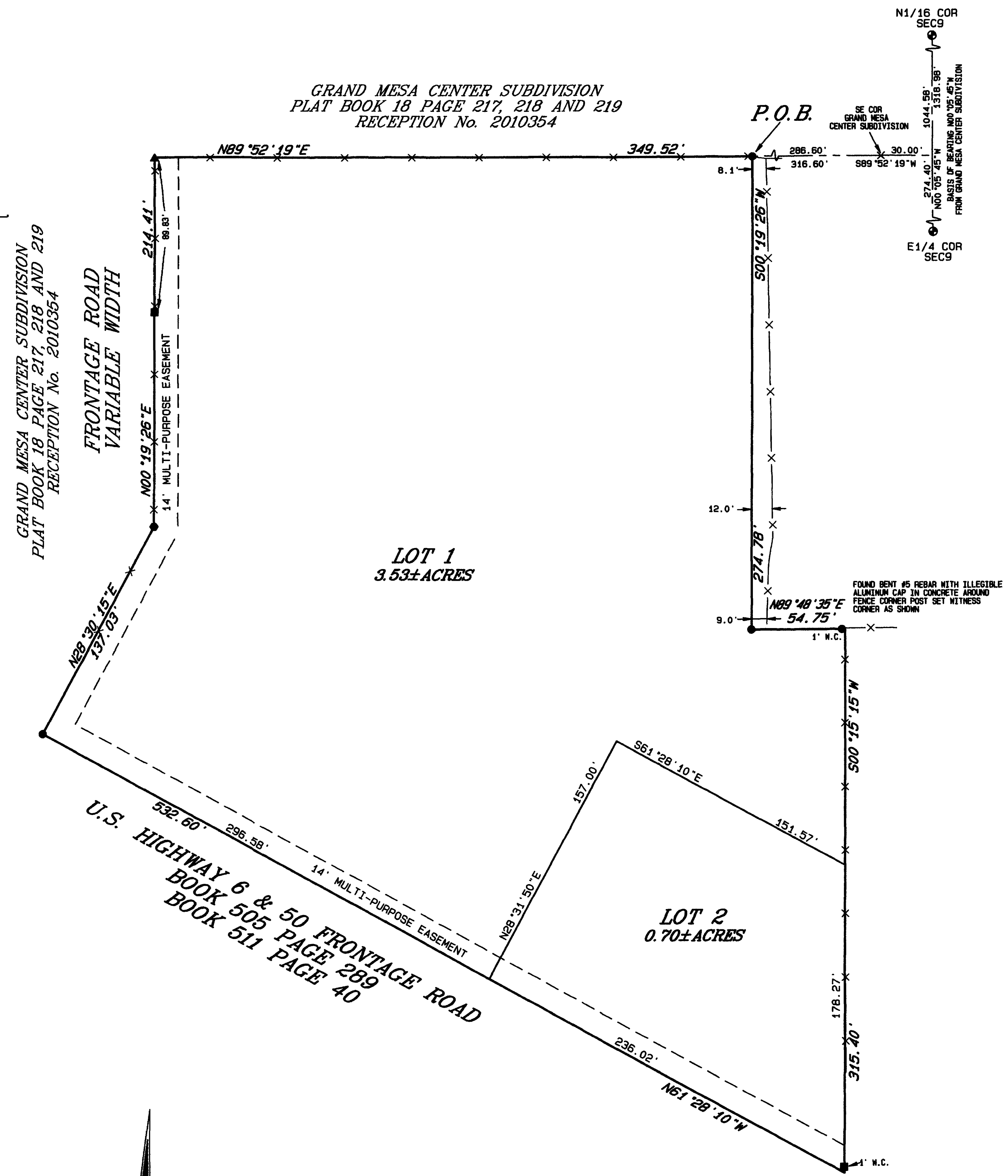
[Signature] Michael C. McCallum
[Signature] Linda L. McCallum

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The forgoing instrument was acknowledged before me this 16th day of May 2002 A.D., 2002 by Michael C. McCallum and Linda L. McCallum
 Witness my hand and official seal: *[Signature]* Notary Public
 Address 115 APPLEWOOD, FRUITA, CO 81521 - MESA COUNTY
 My commission expires: 7-24-04

LIENHOLDERS SIGNATURE

FIRST NATIONAL BANK OF THE ROCKIES
[Signature] Dennis King

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The forgoing instrument was acknowledged before me this 16th day of May 2002 A.D., 2002 by Dennis King
 Witness my hand and official seal: *[Signature]* Notary Public
 Address 115 APPLEWOOD, FRUITA, CO 81521 - MESA COUNTY
 My commission expires: 7-24-04



LEGEND

- FD MESA COUNTY SURVEY MARKER
- ▲ FD 1.5" ALUM CAP ON #5 REBAR STAMPED LS 11221
- FD 2" ALUM CAP ON #5 REBAR STAMPED LS 20632
- FD 2" ALUM CAP ON #5 REBAR STAMPED LS17485
- SET 2" ALUM CAP ON #5 REBAR STAMPED D H SURVEY LS 20677
- × CALCULATED CORNER
- X- FENCE LINE
- W.C.=WITNESS CORNER

AREA SUMMARY

LOTS 1 AND 2 = 4.23 AC. / 100%
 TOTAL = 4.23 AC. / 100%

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Terra Firma Properties, LLC, is the owner of that real property located in the NE 1/4 SE 1/4 and the SE 1/4 NE 1/4 of Section 9, Township 1 South, Range 1 West Meridian and a part of Lot 6 Riverside Subdivision, City of Grand Junction, Mesa County, Colorado, as described in Book 2896 at Pages 985 and 986 and at Book 2978 at Pages 776 and 777 of the records of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Commencing at the E 1/4 corner of said Section 9, being a found Mesa County survey marker, the basis of bearing N00°05'45"W to the N 1/16 corner of said Section 9, being another found Mesa County survey marker; thence N00°05'45"W a distance of 274.40 feet along the east line of said NE 1/4 SE 1/4; thence S89°52'19"W a distance 30.00 feet to the southeast corner of the Grand Mesa Center Subdivision; thence S89°52'19"W a distance of 286.60 feet along the southerly line of said Grand Mesa Center Subdivision to the Point of Beginning; thence S00°19'26"W a distance of 274.78 feet; thence N89°48'35"E a distance of 54.75 feet; thence S00°15'15"W a distance of 315.40 feet to the northerly right-of-way of U.S. Highway 6 & 50; thence N61°28'10"W a distance of 532.60 feet along said right-of-way to the easterly line of said Grand Mesa Center Subdivision; thence N28°06'15"E a distance of 137.03 feet along said easterly line; thence N00°19'26"E a distance of 214.41 feet along said easterly line to said southerly line; thence N89°52'19"E a distance of 349.52 feet to the Point of Beginning; Said parcel contains 4.23 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as D R P SIMPLE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications.

All Multi-purpose Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive 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 sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush and are subject to the conditions and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original conditions as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements.

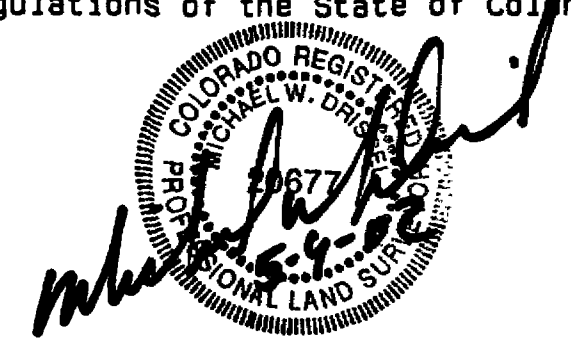
IN WITNESS WHEREOF said owner has caused his names to be hereunto subscribed this 16th day of May 2002 A.D., 2002.

[Signature]
 Daniel P. Mundy

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The forgoing instrument was acknowledged before me this 16th day of May 2002 A.D., 2002 by Daniel P. Mundy
 Witness my hand and official seal: *[Signature]* Notary Public
 Address 115 APPLEWOOD, FRUITA, CO 81521 - MESA COUNTY
 My commission expires: 7-24-04

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.



D.R.P. SIMPLE SUBDIVISION
 NE 1/4 SE 1/4 & SE 1/4 NE 1/4
 SEC. 9, T. 1S., R. 1W., U.M.
 MESA COUNTY, COLORADO

D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By	A. VP.	Checked By	M. W. D.	Job No.	269-02-27
Drawn By	TMODEL	Date	MAY, 2002	Sheet	1 OF 1

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.