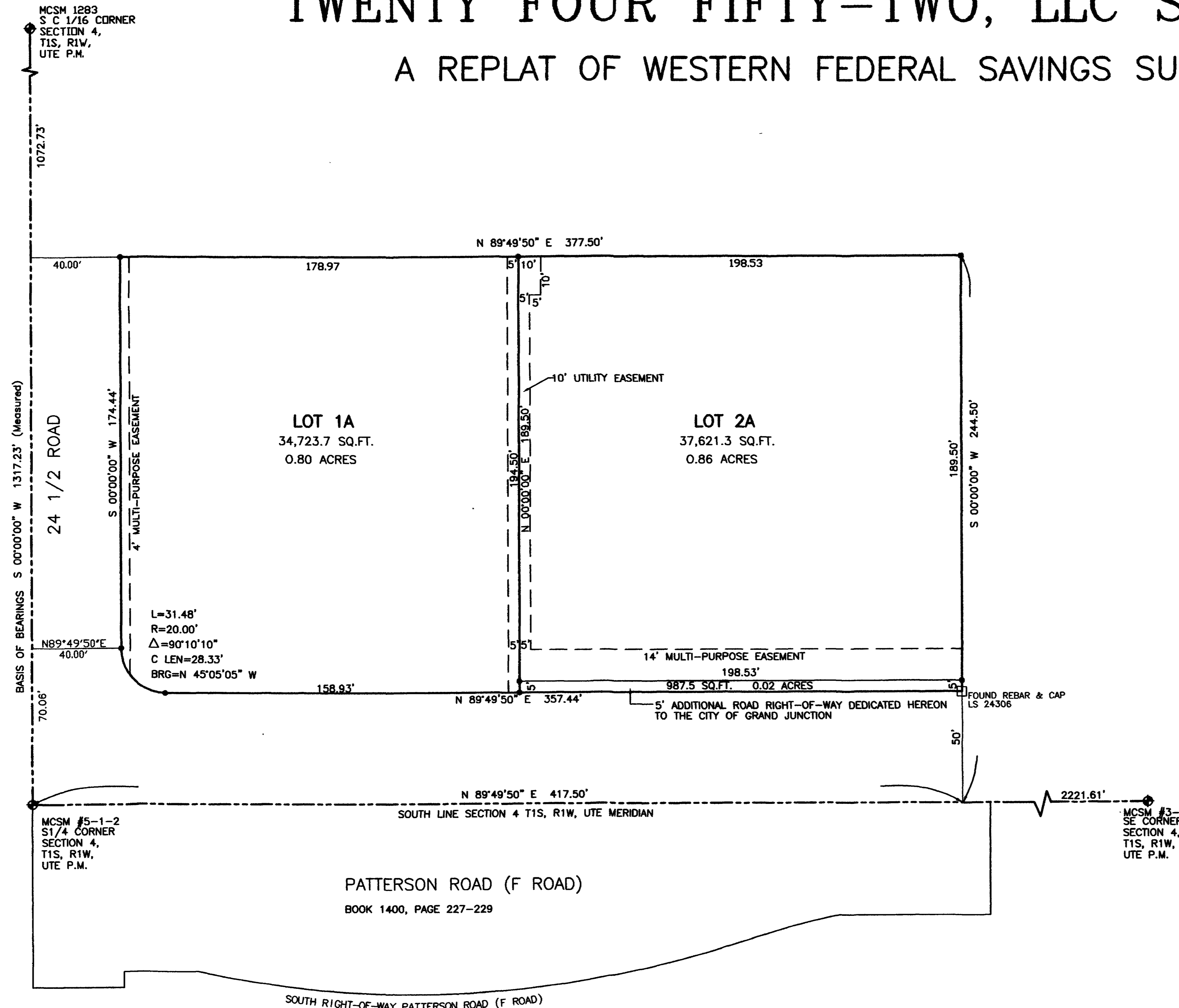


# TWENTY FOUR FIFTY-TWO, LLC SUBDIVISION

## A REPLAT OF WESTERN FEDERAL SAVINGS SUBDIVISION



### DEDICATION

That the undersigned TWENTY FOUR FIFTY-TWO, LLC are the owners of that real property situated in the SW1/4 SW1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being a replat of Lot 1 WESTERN FEDERAL SAVINGS SUBDIVISION more particularly described as follows: Plat Book 12, Page 404, as recorded in the official records of the Clerk and Recorders Office, Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as TWENTY FOUR FIFTY-TWO, LLC SUBDIVISION, a subdivision of a part of City of Grand Junction, Mesa County, Colorado. That said owners do hereby dedicate all Utility and 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 Streets, roads and Right-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

That said owners provide a perpetual agreement to share access between Lots 1A and 2A and to have shared use of the trash dumpster.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 18th day of January, 2002 A.D.

Joseph Coleman Manager  
TWENTY FOUR FIFTY-TWO, LLC

### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Joseph Coleman this 18 day of January, A.D., 2002.

Witness my hand and official seal Eileen McDermott  
Notary Public

My Commission Expires June 28, 2003

### CITY OF GRAND JUNCTION APPROVAL

This plat of TWENTY FOUR FIFTY-TWO, LLC SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 28 day of January, A.D., 2002.

David Valley City Manager  
Cindy Enos Martz President of City Council

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA }  
I hereby certify that this instrument was filed in my office at 9:20 o'clock A. M., February 14, A.D., 2002, and was duly recorded in Plat Book No. 18 Page No. 348

2040822  
Reception No. \_\_\_\_\_ Clerk and Recorder  
LL-103 By \_\_\_\_\_ Deputy  
Drawer No. \_\_\_\_\_

### SURVEYOR'S CERTIFICATION

I hereby certify that this plat of TWENTY FOUR FIFTY-TWO, LLC SUBDIVISION and the survey thereof was completed under my direct supervision, and that both have been made according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Stanley K. Werner  
STANLEY K. WERNER PLS 27279  
Certified this 15 day of February, 2002.

### NOTES

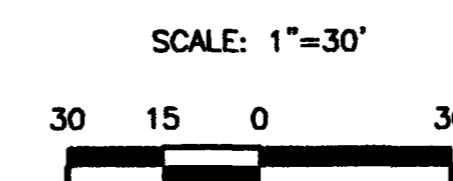
- Easement and Title information provided by Meridian Land Title, LLC, Policy No. 23726 Dec. 1, 2001.
- Bearings based on the West line of the SW1/4 SW1/4 SE1/4 of Section 4, T1S, R1W, Ute Meridian to bear N 00'00"00" E 1317.34 feet, as per the official Plat of Western Federal Savings Subdivision
- Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

### AREA SUMMARY

AREA IN LOTS	1.66 ACRES	99 %
AREA IN ROADS	0.02 ACRES	1 %
TOTAL AREA	1.68 ACRES	100%

### LEGEND

- MESA COUNTY OR GLO SURVEY MARKER, AS NOTED
- FOUND REBAR AND CAP AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279



**TWENTY FOUR FIFTY-TWO, LLC, SUBDIVISION**  
A REPLAT OF LOT 1 WESTERN FEDERAL SAVINGS SUBDIVISION

High Desert Surveying, LLC  
2591 B 3/4 Road, Grand Jct., CO 81503  
970-254-8649 FAX 970-241-0771

SUR. BY: BE/FB DRAWN BY: SKW  
JOB NO. 01-65 SHEET 1 OF 1  
REVISION: 12/12/01