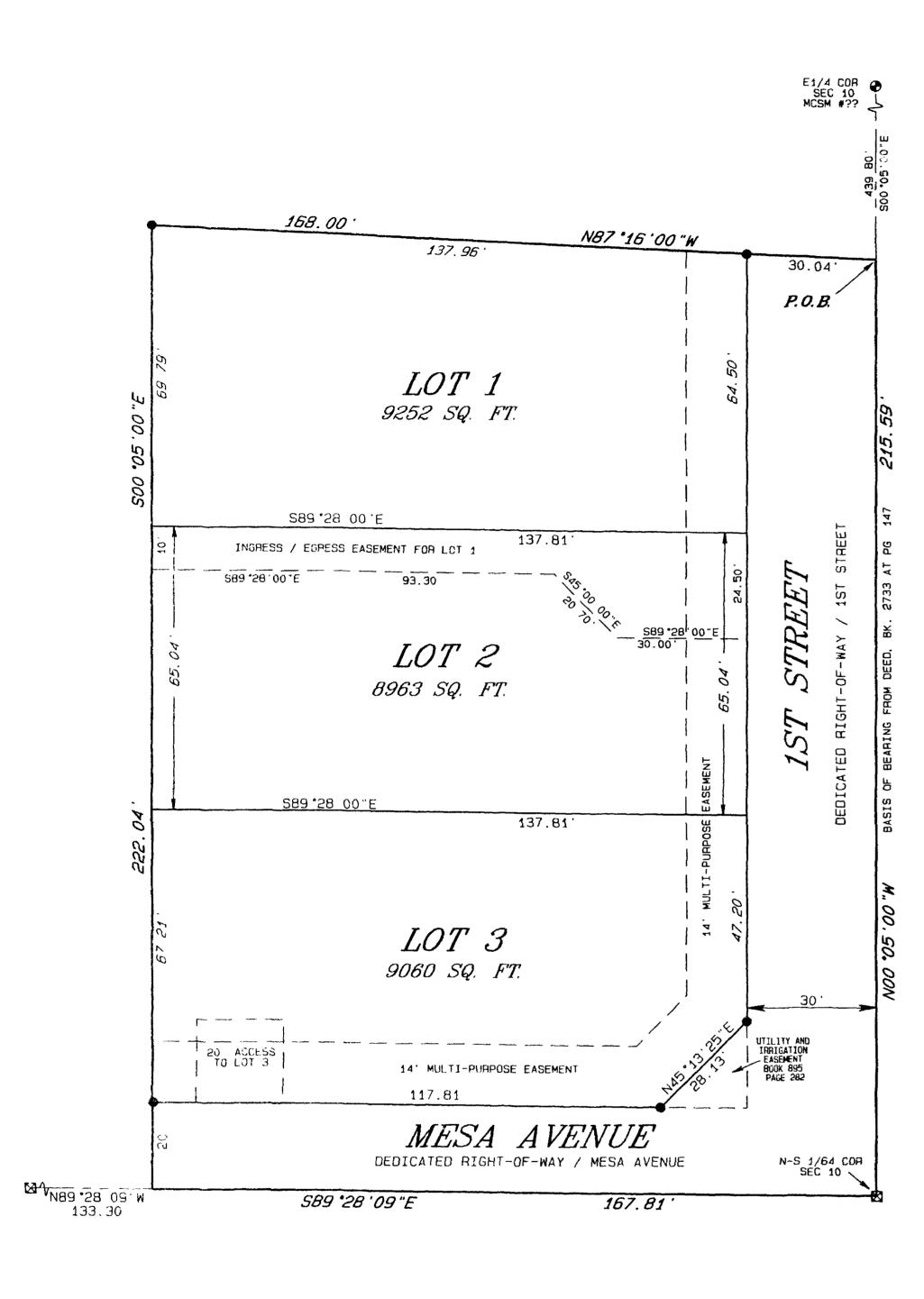
CHIROCONNECTION SIMPLE SUBDIVISION

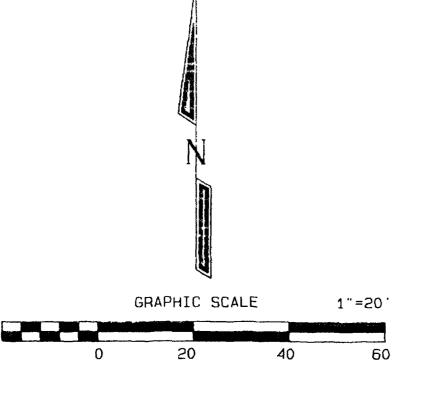


LEGEND

- TO MESA COUNTY SURVEY MARKER
- SE: #5 REBAR W/ 2' ALUM CAP STAMPED D H SURVEYS LS 20677

AREA SUMMARY

DED. ROADS = 0.22 AC / 26% LOTS 1, 2 & 3 = 0 62 AC / 74% TOTAL = 0.84 AC / 100%



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Timothy K. Brady and David Hansen are the owners of that real property as described in Book 2733 at Page 147 in the records of the Mesa County Clerk and Recorder's office, being more particularly described as follows:
A parcel of land situated in the NE 1/4 SE 1/4 of Section 10, Township 1
South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the E 1/4 corner of said Section 10, being a found Mesa County survey marker, the basis of bearing being S00 05 00 E to the N-S 1/64 corner of said Section 10, being a found City survey monument; thence S00 05 00 E a distance of 439.80 feet along the east line of said NE 1/4 SE 1/4 to the point of beginning; thence N87 16 00 W a distance of 168.00 feet; thence S00 05 00 E a distance of 222.04 feet to the south line of the N 1/2 of said NE 1/4 SE 1/4:

of said NE 1/4 SE 1/4; thence S89°28'09"E a distance of 167.81 feet to said N-S 1/64 corner; thence N00°05'00"W a distance of 215.59 feet to the Point of Beginning: Said parcel contains 0.84 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as CHIROCONNECTION SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat

All streets, roads and Aights-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"

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 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.

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

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed

David Hansen

LIENHOLDERS SIGNATURE

STATE OF COLORADO)

The forgoing instrument was acknowledged before me this day of feedback.

A.D., 2001 by Timothy K. Brady and David Hansen
Witness my hand and official seal:

Notary Public

Authorized

Address 7808 MC MA AND GUT CO 81501 My commission expires: 4 15 みかのむ

STATE OF COLORADO) COUNTY OF MESA

The forgoing instrument was acknowledged before me this day of letrice A.D. 2004 by William F. Rockwood. V.P., Wells Fargo.
Witness my hand and official seal:

Notary Public

Address 12. E Month der G.T. Co 81501

My commission expires 4 15 2002+

MOTARY PUBLIC O

MATOM

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.

CITY APPROVAL

Clerk and Recorder

CLERK AND RECORDER'S CERTIFICATE

hereby certify that the	his instrument was	filed for recording in	n my office at	_o'clockM.,
hisday of	A.D. 200 2	and is duly recorded	ın Plat Book No	_at page
eception No	Fee\$	Drawer No.	**************************************	

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.



CHIROCONNECTION SIMPLE SUB. LOCATED IN THE

NE 1/4 SE 1/4 SEC.10, T.1S., R.1W., U.M.

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

Designed By A.VP. Checked By M.W.D. 608-01-01 ate DEC. 2001 1 OF 1