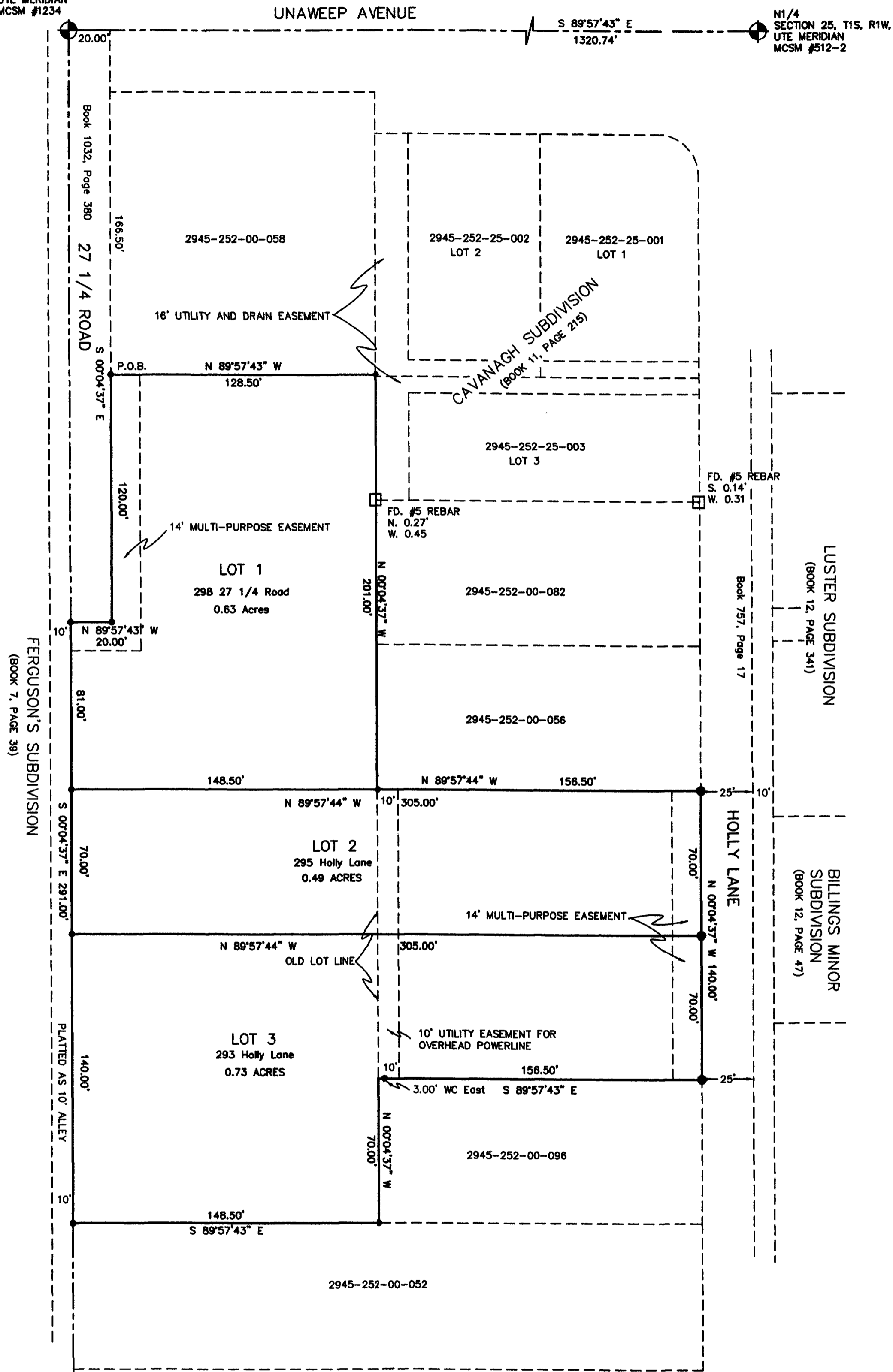


OBADIA SUBDIVISION OF PARCELS LOCATED IN NE1/4 NW1/4, SECTION 25, T1S, R1W, UTE MERIDIAN

NW CORNER
NE1/4 NW1/4
SECTION 25, T1S, R1W,
UTE MERIDIAN
MCSM #1234



AREA SUMMARY

LOT 1	= 0.63 Acres	34%
LOT 2	= 0.49 Acres	26%
LOT 3	= 0.73 Acres	40%
TOTAL	= 1.85 Acres	100.00%

- NOTES**
- Easement and Title Information provided by:
 - A.) Obadia/Riemer & Kosdorf-Meridian Land Title Company, Policy No. 54002
 - B.) Cottrell-First American Title Company, Commitment No. 00133982
 - C.) Niday-First American Title Company, Commitment No. 106468
 - Basis of bearings assume the North line of the NE1/4 NW1/4 of Section 25 to bear S 89°57'43" E 1320.74 feet. Bearings derived from Mesa County SIMS data.
 - Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Edgard J. Cottrell, Janice L. Cottrell, Richard W. Niday, Margaret B. Niday and Marc J. Obadia are the owners of that real property located in NE1/4 NW1/4 to Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, State of Colorado, City of Grand Junction being more particularly described as follows: Book 2084 of Page 359, Book 2707, of Page 719 and Book 1687 at Page 799.

Commencing at the NW corner of the NE1/4 NW1/4 of Section 25, Township 1 South, Range 1 West, Ute Meridian, whence the NW1/4 of said Section 25 bears S 89°57'43" E 1320.74 feet; thence S 89°57'43" E 20.00 feet; thence S 00°04'37" E 186.50 feet to the Point of Beginning; thence S 00°04'37" E 120.00 feet; thence N 89°57'43" W 20.00 feet; thence S 00°04'37" E 291.00 feet; thence S 89°57'43" E 148.50 feet; thence N 00°04'37" W 70.00 feet; thence S 89°57'43" E 156.50 feet; thence N 00°04'37" W 140.00 feet; thence N 89°57'43" W 156.50 feet; thence N 00°04'37" W 201.00 feet; thence N 89°57'43" W 128.50 feet, to the Point of Beginning. Having an area of 1.85 acres

All Utility Easements to the City of Grand Junction for the use of City-approved: public utilities 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, equivalent other public providers and appurtenant facilities.

All 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.

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 2084, Page 359 of the Public Records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Vice President with the authority of its Board of Directors, this 10th day of July, 2002.

By: Jan Burger For: First Horizon Home Loan

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Jan Burger this 10th day of July, A.D., 2002.

Witness my hand and official seal:

My Commission Expires 2-28-2004

Sally A. Saenz
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXP. 2-28-2004

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 2084, Page 359 of the Public Records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Vice President with the authority of its Board of Directors, this 21st day of July, 2002.

By: Carol Allen For: Bank of Colorado

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Sharon Tibbotts this 21st day of July, 2002.

Witness my hand and official seal:

My Commission Expires 01-25-06

Sharon Tibbotts
NOTARY PUBLIC
January 25, 2006

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 2084, Page 359 of the Public Records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said individual(s) has caused these presents to be signed this 16th day of July, 2002.

By: Richard W. Niday For: First Horizon Home Loan

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Edgard J. Cottrell & Janice L. Cottrell this 16th day of July, A.D., 2002.

Witness my hand and official seal:

My Commission Expires 9-30-04

Jillie Finley
NOTARY PUBLIC

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 1687, Page 799 of the Public Records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Vice President with the authority of its Board of Directors, this 21st day of July, 2002.

By: Carol Allen For: Bank of Colorado

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Carol Allen this 21st day of July, A.D., 2002.

Witness my hand and official seal:

My Commission Expires 01-25-06

Sharon Tibbotts
NOTARY PUBLIC
January 25, 2006

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 1687, Page 799 of the Public Records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said individual(s) has caused these presents to be signed this 16th day of July, 2002.

By: Richard W. Niday For: First Horizon Home Loan

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Richard W. Niday & Margaret B. Niday this 16th day of July, A.D., 2002.

Witness my hand and official seal:

My Commission Expires 9-30-04

Jillie Finley
NOTARY PUBLIC

CITY OF GRAND JUNCTION APPROVAL

This plat of _____, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 21st day of July, A.D., 2002.

Richard W. Niday City Manager
Cindy Evans Mary President of City Council

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 2707, Page 718/719 of the Public Records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Vice President with the authority of its Board of Directors, this 21st day of July, 2002.

By: Carol Allen For: Bank of Colorado

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Carol Allen this 21st day of July, A.D., 2002.

Witness my hand and official seal:

My Commission Expires 01-25-06

Sharon Tibbotts
NOTARY PUBLIC
January 25, 2006

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3025, Page 703 of the Public Records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said individual(s) has caused these presents to be signed this 16th day of July, 2002.

By: Marc J. Obadia

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Marc J. Obadia this 16th day of July, A.D., 2002.

Witness my hand and official seal:

My Commission Expires 9-30-04

Jillie Finley
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 11:13 o'clock A.M., July 24, A.D., 2002, and was duly recorded in Plat Book No. 19 Page No. 17, Reception No. 2067580, Drawer No. MM-47.

Clerk and Recorder

- LEGEND**
- ⊕ MESA COUNTY SURVEY MARKER
 - FOUND REBAR
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
 - SET IN CONCRETE
 - ⊙ SET BRASS DISK, IN SIDEWALK, PLS 27279



SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, do hereby certify that the accompanying plat of OBADIA SUBDIVISION, a subdivision of _____, City of Grand Junction, Colorado, has been prepared under my direct supervision and in accordance with a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Stanley K. Werner
PLS 27279
Certified this 21st day of July, 2002

Prepared for: Marc J. Obadia and Richard Niday and Margaret Niday
298 27 1/4 Road
Grand Junction, CO 81503

OBADIA SUBDIVISION	
NE1/4 NW1/4 SECTION 25 T1S, R1W, UTE MERIDIAN, GRAND JUNCTION, MESA COUNTY, COLORADO	
High Desert Surveying, LLC 2591 B 3/4 Road, Grand Jct., CO 81503 970-254-8649	
SUR. BY: <u>JS/BH</u>	DRAWN BY: <u>SKW</u>
JOB NO. <u>02-21</u>	SHEET <u>1</u> OF <u>1</u>
REVISION DATE: <u>MAY 21, 02</u>	REVISION: <u>PLAT COMMENTS</u>