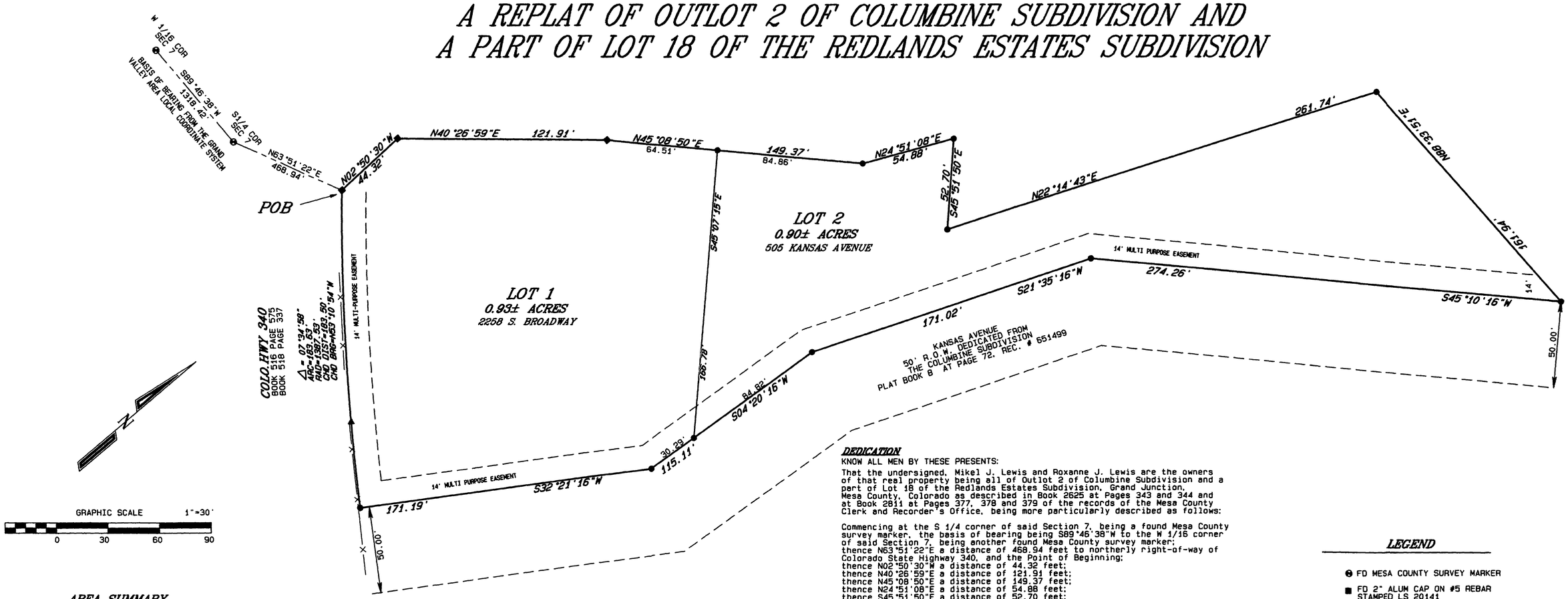
KATELYN'S SIMPLE SUBDIVISION

A REPLAT OF OUTLOT 2 OF COLUMBINE SUBDIVISION AND A PART OF LOT 18 OF THE REDLANDS ESTATES SUBDIVISION



AREA SUMMARY

LOTS 1 & 2	= 1.83 AC. / 100%
TOTAL	= 1.83 AC. / 100%

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Mikel J. Lewis and Roxanne J. Lewis are the owners of that real property being all of Outlot 2 of Columbine Subdivision and a part of Lot 18 of the Redlands Estates Subdivision, Grand Junction, Mesa County, Colorado as described in Book 2625 at Pages 343 and 344 and at Book 2811 at Pages 377, 378 and 379 of the records of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 7, being a found Mesa County survey marker, the basis of bearing being S89°46'38"W to the W 1/16 corner of said Section 7, being another found Mesa County survey marker;
thence N63°51'22"E a distance of 468.94 feet to northerly right-of-way of Colorado State Highway 340, and the Point of Beginning;
thence N02°50'30"W a distance of 44.32 feet;
thence N40°26'59"E a distance of 121.91 feet;
thence N45°08'50"E a distance of 149.37 feet;
thence N24°51'08"E a distance of 54.88 feet;
thence S45°51'50"E a distance of 52.70 feet;
thence N22°14'43"E a distance of 261.47 feet;
thence N88°33'51"E a distance of 161.94 feet to the westerly right-of-way of Kansas Avenue;
thence along said westerly right-of-way the following 4 courses;
(1) S45°10'16"W a distance of 274.26;
(2) S21°35'16"W a distance of 171.02 feet;
(3) S04°20'16"W a distance of 115.11 feet;
(4) S32°21'16"W a distance of 171.19 feet to said northerly right-of-way;
thence along the arc of a non-tangent curve to the right a distance of 183.63 feet, having a central angle of 07°34'58" and a radius of 1387.53 feet, the chord of which bears N53°10'54"W a distance of 183.50 feet to the Point of Beginning:
Said parcel contains 1.83 acres more or less.

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as KATELYN'S SIMPLE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

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, tress and grade structures.

IN WITNESS WHEREOF said owners have caused their names to be hereonto subscribed this 23 day of May A.D., 2002.

Mikel J. Lewis — Mikel J. Lewis

Roxanne J. Lewis — Roxanne J. Lewis

STATE OF COLORADO }
COUNTY OF MESA } ss

The forgoing instrument was acknowledged before me this 23rd day of May A.D., 2002, by Mikel J. Lewis and Roxanne J. Lewis

Witness my hand and official seal: Deborah Lopez
Notary Public

Address 124 N 7th St Grand Jct, CO 81501

My commission expires: 5-12-2005

NOTARY PUBLIC STATE OF COLORADO DEBORAH LOPEZ

LEGEND

- FD MESA COUNTY SURVEY MARKER
- FD 2" ALUM CAP ON #5 REBAR STAMPED LS 20141
- FD #3 REBAR (POINT ON BOUNDARY LINE)
- SET 2" ALUM CAP ON #5 REBAR STAMPED D H SURVEY LS 20677
- —x— FENCE LINE
- EXTERIOR CORNERS SET IN CONCRETE

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 4:02 o'clock P.M., this 25th day of October A.D. 2002, and is duly recorded in Plat Book No. 19 at page 148.

Reception No. 2083658 Fee$ 10.00 Drawer No. MM-96

CITY APPROVAL

This plat of Katelyn's Simple Subdivision a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the ____ day of July 2002.

City Manager — City Mayor

LIENHOLDERS SIGNATURE

WELLS FARGO BANK WEST NA — Edward A. DeBus, Vice President

STATE OF MARYLAND }
COUNTY OF Frederick } ss

The forgoing instrument was acknowledged before me this 5th day of July A.D., 2002 by Edward A. DeBus

Witness my hand and official seal: Lorrie A. Phelps
Notary Public

Address 7495 New Horizon Way, Frederick, MD 21702

My commission expires: LORRIE A. PHELPS NOTARY PUBLIC STATE OF MARYLAND County of Frederick My Commission Expires May 8, 2005

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.

COLORADO REGISTERED MICHAEL W. DRISSEL 20677 PROFESSIONAL LAND SURVEYOR — 5-23-02

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.

KATELYN'S SIMPLE SUBDIVISION
LOCATED IN THE
SE 1/4, SEC. 7, 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.V.P.	Checked By	M.W.D.	Job No.	802-01-01
Drawn By	TMODEL	Date	MAY, 2002	Sheet	1 OF 1

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