

FLORA SUBDIVISION
 LOCATED IN THE
 SE 1/4 OF THE NE 1/4 SECTION 12,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST,
 UTE MERIDIAN, MESA COUNTY, COLORADO

CURVE INFORMATION						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	247°45'02"	38.00'	164.31'	56.60'	63.10'	N56°11'29"W
2	130°17'06"	38.00'	86.41'	82.02'	68.96'	S65°04'33"W
3	48°23'08"	38.00'	32.09'	17.07'	31.15'	N25°35'19"W
4	69°04'47"	38.00'	45.82'	26.16'	43.09'	N33°08'38"E
5	67°45'02"	13.50'	15.96'	9.06'	15.05'	S33°48'31"W
6	261°06'50"	48.00'	218.75'	56.09'	72.94'	N49°22'35"E
7	81°06'50"	13.50'	19.11'	11.55'	17.56'	S40°37'25"E
8	12°15'41"	48.00'	10.27'	5.16'	10.25'	N75°02'59"W
9	105°51'19"	48.00'	88.68'	63.53'	76.60'	N15°59'29"W
10	67°28'28"	48.00'	56.53'	32.06'	53.32'	N70°40'25"E
11	75°31'21"	48.00'	63.27'	37.18'	58.79'	S37°49'41"E

LINE INFORMATION		
LINE	BEARING	DISTANCE
L1	S45°04'00"E	25.18'
L2	N44°56'00"E	25.18'
L3	S53°03'50"E	32.14'
L4	N89°56'00"E	26.00'
L5	N89°56'00"E	16.00'

NOTES:

- 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
- BASIS OF BEARINGS: Assume the south line of the SE 1/4 of the NE 1/4 of Section 12, Township 1 South, Range 1 West, Ute Meridian to bear N 89° 56' 00" E. Monuments on this line are indicated as shown on this Plat.
- Existing property corners which were recovered during this survey which were within 0.25 feet ± of the position of record were accepted as being in the proper location as shown by record.
- Easement and Title Information provided by First American Title Insurance Company, Policy No. 00148062, October 2, 2003.
- All Dwelling units will require a foundation design performed by a registered professional engineer certified to perform such work.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Leon B. Parkerson and Flora M. Parkerson, being the sole owners in fee simple of all of the property platted hereon and as described in the instruments recorded in Book 958 at Page 646, Book 1303 at Pages 985 through 986 and Book 2278 at Page 306 in the records of the office of the Mesa County Clerk and Recorder, does hereby plat said real property under the name and style of Flora Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, in accordance with the Plat shown hereon.

DESCRIPTION OF FLORA SUBDIVISION

A tract of land located in a portion of the SE 1/4 of the NE 1/4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more specifically described as follows:

Beginning at the C-E 1/16 corner of Section 12, Township 1 South, Range 1 West, Ute Meridian and considering the south line of the SE 1/4 of the NE 1/4 of said Section 12 to bear N 89° 56' 00" E, with all other bearings contained herein relative thereto;

- Thence N 00° 04' 00" W, 660.00 feet;
- Thence N 89° 56' 00" E, 165.00 feet;
- Thence S 00° 04' 00" E, 360.00 feet;
- Thence N 89° 56' 00" E, 27.00 feet;
- Thence S 00° 04' 00" E, 93.00 feet;
- Thence S 89° 56' 00" W, 80.00 feet;
- Thence S 00° 04' 00" E, 177.00 feet;
- Thence S 89° 56' 00" W, 60.00 feet;
- Thence S 00° 04' 00" E, 30.00 feet;
- Thence S 89° 56' 00" W, 52.00 feet to the point of beginning.

Flora Subdivision as described above contains 2.264 acres more or less.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All streets, roads and Right-of-Ways are dedicated to the city of Grand Junction for the use of the public forever. Before acceptance of a dedication of any Street or Right-of-Way, the City may require proof of acceptable environmental condition by e.g. a "phase 1" environmental audit.
- 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.
- 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.
- Tract A (Open Space) is dedicated to the Owners Association, if formed now or in the future, or if not, to the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for (a) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas, through natural or man-made facilities above or below ground; (b) use by the public utilities for installation, operation, maintenance and repair of utilities and appurtenances; (c) the use of the Grand Junction Drainage District, for the installation, operation, maintenance and repair of Grand Junction Drainage District facilities; (d) usage and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded in Book 3514 at Page 922 subject to the further conditions and restrictions as may be set forth in that instrument.

All 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, the right to Dredge and provide, however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owner hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 9th day of October, A.D., 2003.

Leon B. Parkerson
 Leon B. Parkerson

Flora M. Parkerson
 Flora M. Parkerson

ACKNOWLEDGMENT OF OWNERSHIP

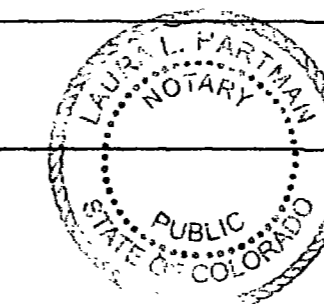
State of Colorado }
 County of Mesa } ss

On this 9th day of October, A.D., 2003, before me the undersigned officer, personally appeared Leon B. Parkerson and Flora M. Parkerson and acknowledged that they executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 8-2-07

Laura J. Hartman
 Notary Public



CITY APPROVAL

The Flora Subdivision is approved and accepted this 24th day of October, A.D., 2003.

[Signature]
 City Manager

Harry A. Butler
 Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
 County of Mesa } ss

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 3:03 P.M.,

on the 24th day of October, A.D. 2003 in Plat Book No. 20, Page No. 42, Reception No. 2155493
 Drawer No. CC-74, Fees \$116.00 + \$1.00

Mesa County Clerk and Recorder

Deputy

DECLARATIONS

The Declaration of Covenants and Restrictions are recorded in Book 3514 at Pages 923 through 927 in the records of the office of the Mesa County Clerk and Recorder.

TITLE CERTIFICATION

We, First American Heritage Title Company, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Leon B. Parkerson and Flora M. Parkerson, that the current taxes have been paid, that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

Executed this 7th day of October, A.D., 2003.

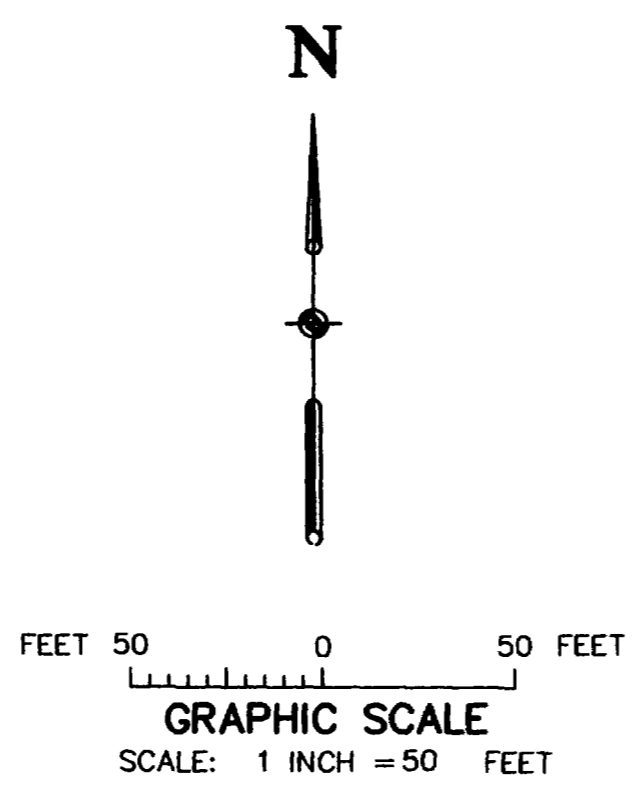
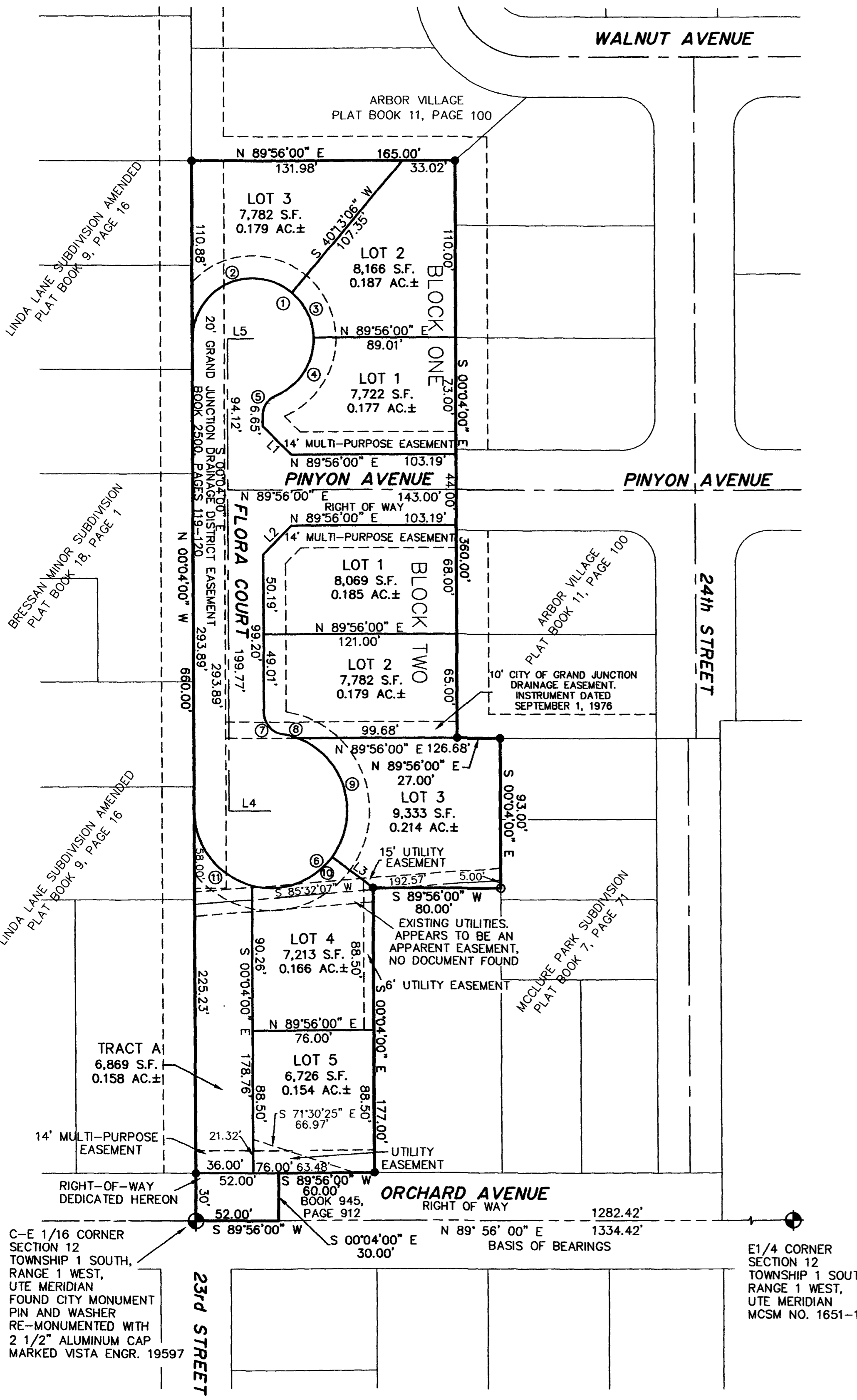
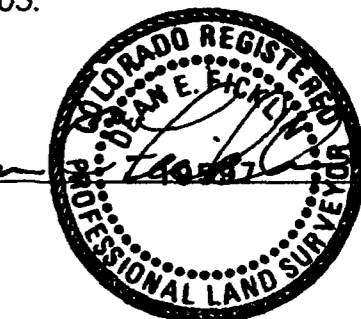
Annexa Miller
 Title examiner

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Flora Subdivision shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 6 day of October, A.D., 2003.

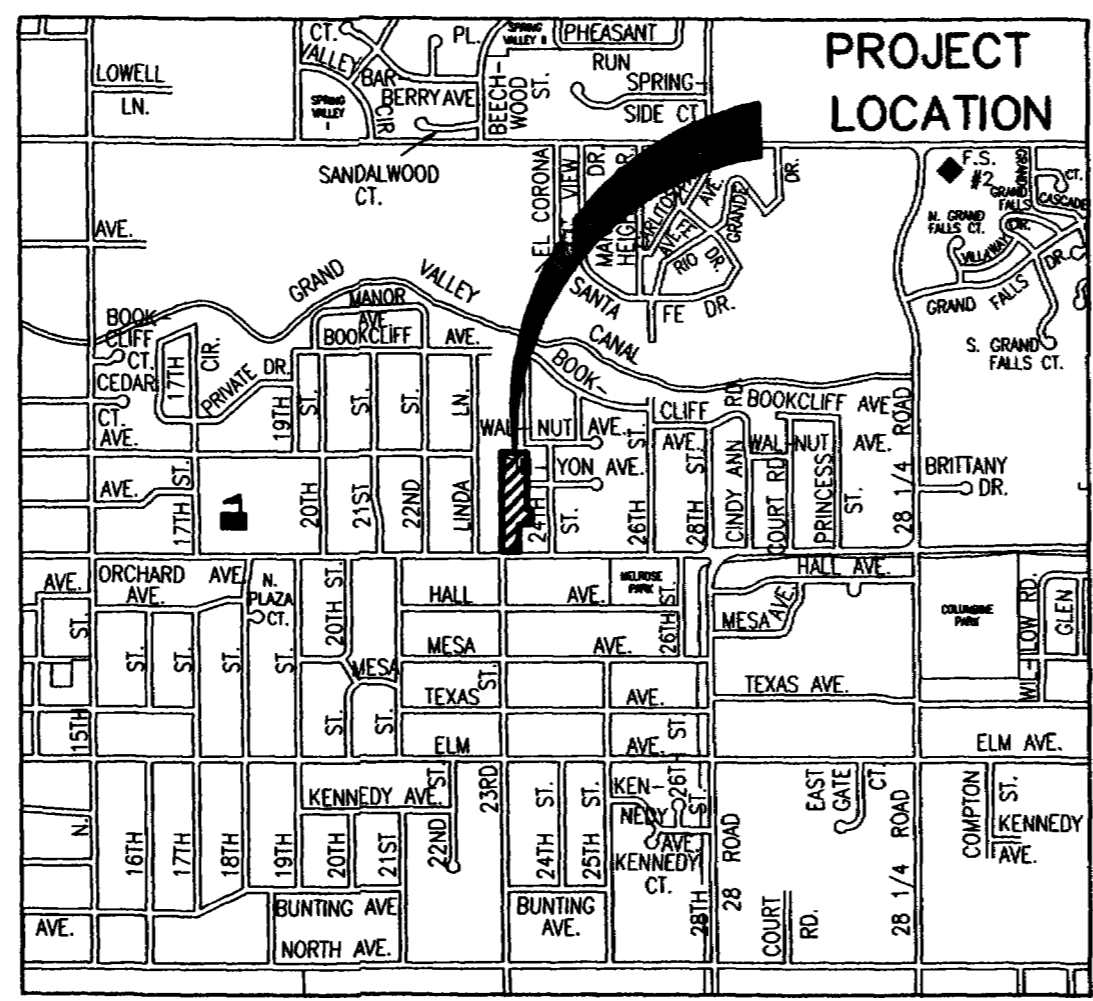
Dean E. Ficklin
 Dean E. Ficklin
 P.L.S., 19597



- LEGEND**
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED VISTA ENGR. 19597
 - SET THIS SURVEY, 1 1/2" DISK MARKED VISTA ENGR. 19597
 - ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
 - S.F. SQUARE FEET
 - AC. ACRES
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE

AREA SUMMARY

LOTS	1.441 AC. ±	63.6%
ROADS	0.665 AC. ±	29.4%
TRACT A	0.158 AC. ±	7.0%
TOTAL	2.264 AC. ±	100%



FLORA SUBDIVISION
 LOCATED IN THE
 SE 1/4 OF THE NE 1/4 SECTION 12,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST,
 UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 50'	4109.00-03	10-3-03	1 of 1