BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NOTHWEST QUARTER (SE 1/4 NW 1/4) SECTION 15, TOWNSHIP ONE SOUTH, RANGE ONE WEST

UTE PRINCIPAL MERIDIAN

CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Buck S. Oda and Yo Oda, owners of that certain real property located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, as described in Book 902, Page 588, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 15, said point being a 3 inch aluminum BLM disc set in concrete, and considering the North line of the SE 1/4 NW 1/4 of said Section 15 to bear S 89°58'20" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, 5 89°58'20" E along the North line of the SE 1/4 NW 1/4 of said Section 15, said line also being the South line of High Country Business Park, as same is recorded in Plat Book 13, Page 271, Public Records of Mesa County, Colorado, a distance of 719.42 feet to a point on the Westerly line of the open, used historic right of way for River Road as laid out and now in use; thence 5 32°38'09" E along said right of way line a distance of 93.28 feet to the Northerly point of that certain parcel of land described in an Order of Taking, as same is recorded in Book 41, Page 66, Public Records of Mesa County, Colorado, said instrument having established and ordered right of way for River Road; thence 5 34°46'34" E along the Westerly right of way for River Road as established by said Order of Taking, a distance of 370.00 feet; thence 5 41°05'34" E along said Westerly right of way, a distance of 266.35 feet to a found 5/8 inch iron rod with an illegible plastic cap marking the Northeast corner of that certain property surveyed and described by Armstrong Engineers, dated November 13, 1979 with Job Number 792602; thence S 61°14'26" W along the Northerly line of said property, a distance of 514.99 feet to a point on the Easterly line of that certain tract or parcel of land described in Book 2040, Page 522, Public Records of Mesa County, Colorado; thence N 79°49'25" W, along said Easterly line, a distance of 332.40 feet; thence N 47°35'39" W, along said Easterly line, a distance of 311.22 feet; thence continuing along said Easterly line, N 33°47'25" W a distance of 265.31 feet; thence continuing along said Easterly line, N 00°01'35" E a distance of 342.22 feet, more or less, to the Point of Beginning.

CONTAINING 15.301 Acres, more or less, as described

SAID OWNERS have by these presents laid out, platted and subdivided the above-described real property, as shown hereon and designated the same as ODA SIMPLE SUBDIVISION in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby offer the following Dedication 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, trees and grade structures.

ALL Utility Easements shown hereon are hereby dedicated 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.

Aditional right of way for River Road is hereby dedicated to the City of Grand Junction for the use of the public forever

ALL the easements shown and described above include the right of reasonable 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. The owner of said lands 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(s).

Buck 5 Oda

yo. Oda

SHEET 1 OF 2

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO COUNTY OF MESA

The foregoing instrument was acknowledged before me by Buck S. Oda, this <u>2</u> day of <u>January</u>, A.D., 2004.

Witness my hand and Official Seal:

Lim Woodmanee

My Commission Expires: 11/9 11, 2006

STATE OF COLORADO COUNTY OF MESA

The foregoing instrument was acknowledged before me by Yo Oda, this 22d day of January, A.D., 2004.

Witness my hand and Official Seal:

Lim Woodmansee
Notary Public

My Commission Expires: May 11, 2006

TITLE CERTIFICATION

STATE OF COLORADO COUNTY OF MESA

We, Abstract & Title Co. of Mesa County, Inc., a Title Insurance Company duly licensed in the State of Colorado, do hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to <u>Buck S</u>. Oda and Yo Oda; that the current taxes have been paid; that all mortgages not satisfied or released of record or 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, as of December 30, 2003.

Dated this 6 day of January, A.D., 2004
Abstract and Title Company of Mesa County, Inc.

By: Keren a Grew. Elleiser.

SURVEYOR'S CERTIFICATION

I, Peter T. Krick, a Professional Land Surveyor licensed in the State of Colorado, Certificate No. 32824, do hereby certify that the accompanying plat of ODA SIMPLE SUBDIVISION, a subdivision of a portion of the City of Grand Junction, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision of Colorado.

By: Peter T. Krick, PLS No. 32824

Peter T. Krick, PLS No. 32824

Peter T. Krick, PLS No. 32824

Date: 1-08-2004

VICINITY MAP (NOT-TO-SCALE)

GENERAL NOTES

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.

The Basis of Bearings is the North line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian and is assumed to bear S 89°58'20" E. The NW corner of the SE 1/4 NW 1/4 of said Section 15 being a 3" BLM Aluminum Disc and the NE corner of the SE 1/4 NW 1/4 of said Section 15 being a 2" Aluminum disc, PLS No. 17485.

Note: Property corners located during this survey that were within $0.25 \pm feet$ of the calculated point were accepted as being "in position" and noted hereon as "found".

Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc., Commitment No. 00911932 C dated November 19, 2003.

CITY APPROVAL

This Plat of ODA SIMPLE SUBDIVISION, a subdivision of a portion of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and accepted this 7¹⁵ day of _______, A.D., 2004.

City Manager

City Mayor

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY that this instrument was filed for recording in my office at 11.57 o'clock A.M., this 8^{12} day of January A.D., 2004, and is duly recorded in Plat Book No. 3565 at pages 751 and 752, Reception No. 2/7/218, Drawer No. 10-1/3Fees: $$20^{12}$$ \$1.00 S.C.

Clerk and Recorder

Deputy Clerk

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.

DRAWN BY P.L.K. DATE 11-24 200.

CHECKED BY L.W. DATE 11-24-200.

APPROVED BY DATE

FILE: C:\drawing\Peter|New work\Odo\dwg\Survey file5dwg

NOT-10-SCALE

and junction

COLORADO

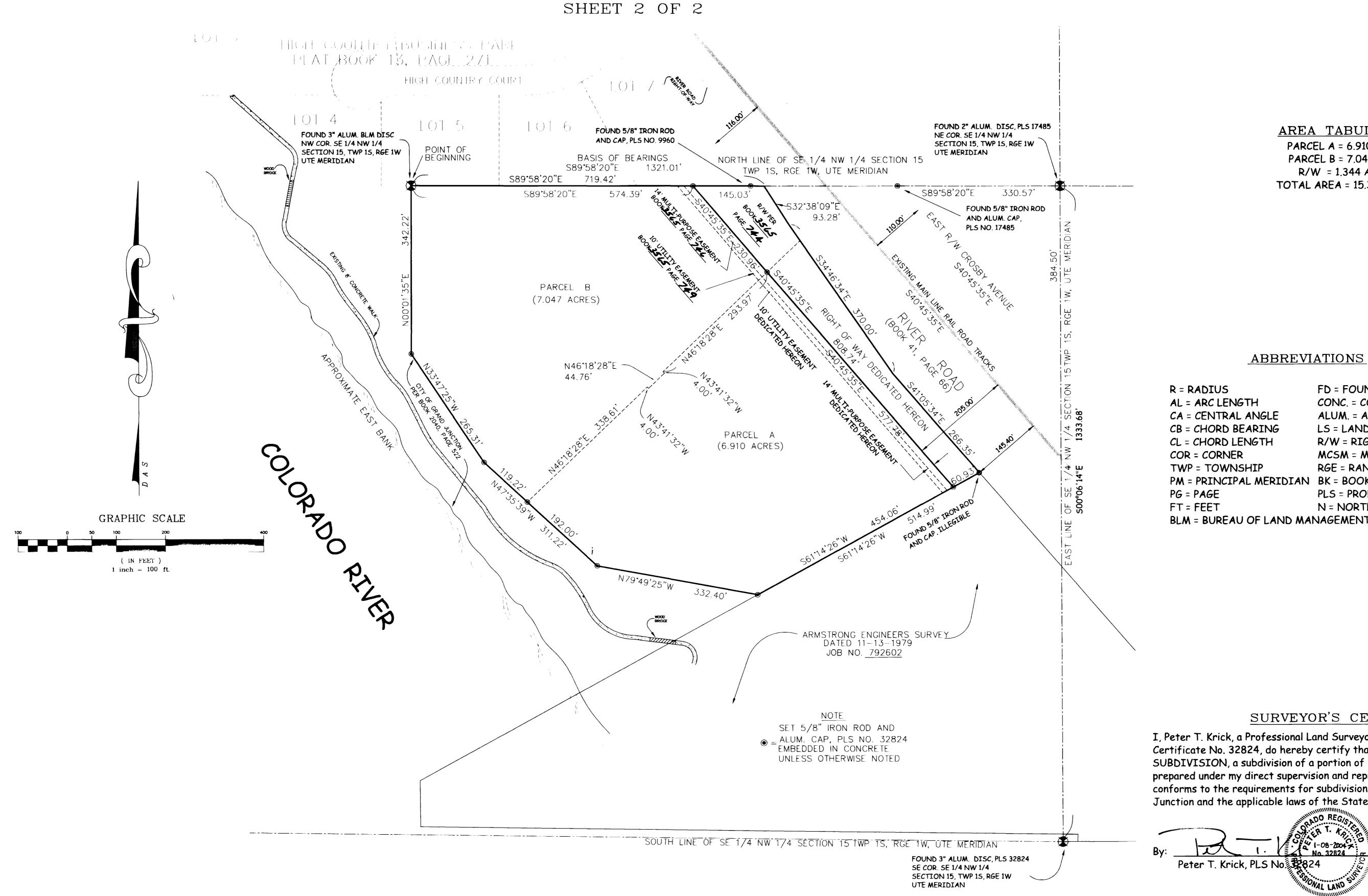
serving the community together

PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

ODA SIMPLE SUBDIVISION

SE 1/4 NW 1/4 SEC 15, TWP 1S, RGE 1W, U.M.

UTE PRINCIPAL MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



AREA TABULATION

PARCEL A = 6.910 ACRES PARCEL B = 7.047ACRES R/W = 1.344 ACRESTOTAL AREA = 15.301 ACRES

FD = FOUND CONC. = CONCRETE ALUM. = ALUMINUM LS = LAND SURVEYOR R/W = RIGHT OF WAY

MCSM = MESA COUNTY SURVEY MONUMENT

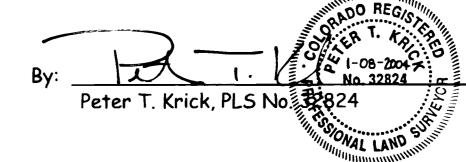
RGE = RANGE PM = PRINCIPAL MERIDIAN BK = BOOK

PLS = PROFESSIONAL LAND SURVEYOR N = NORTH, S = SOUTH, E = EAST, W = WEST

BLM = BUREAU OF LAND MANAGEMENT

SURVEYOR'S CERTIFICATION

I, Peter T. Krick, a Professional Land Surveyor licensed in the State of Colorado, Certificate No. 32824, do hereby certify that the accompanying plat of ODA SIMPLE SUBDIVISION, a subdivision of a portion of the City of Grand Junction, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified by the City of Grand Junction and the applicable laws of the State of Colorado.



Date: 1-08-2004

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

DRAWN BY ____P.I.K._ DATE 11-24-200 DATE 11-24-200 APPROVED BY FILE: C:\drawing\Peter|New work\Oda\dwg\Survey File5dwa

SCALE 1" = 100'



PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

ODA SIMPLE SUBDIVISION

SE 1/4 NW 1/4 SEC 15, TWP 1S, RGE 1W, U.M.

SHEET NO. $\underline{2}$ OF 2

FILE NO .: ODA