

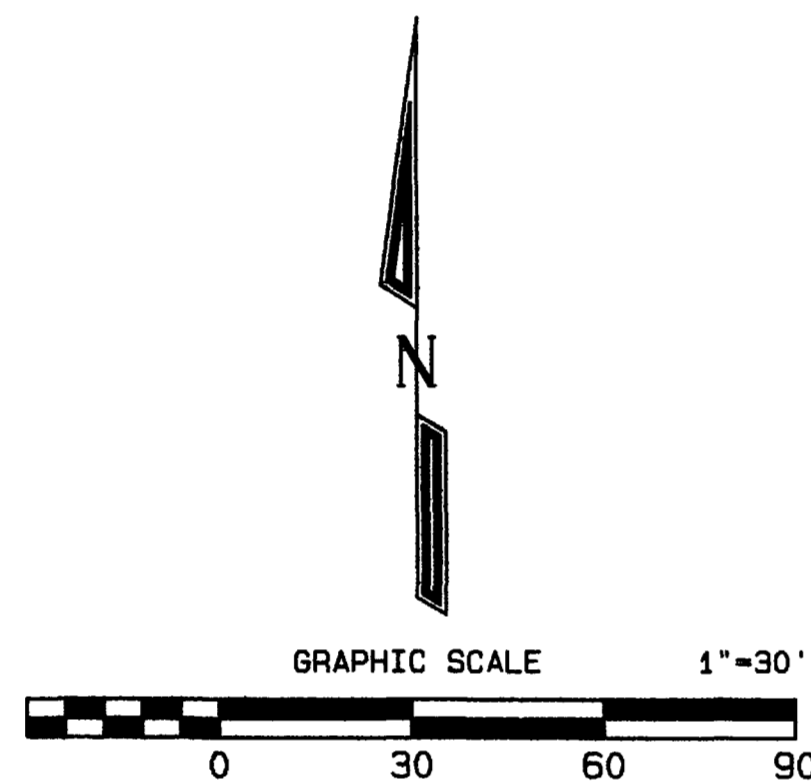
REMAN SIMPLE SUBDIVISION

WEST GUNNISON AVENUE
60' RIGHT-OF-WAY PREVIOUSLY DEDICATED

ADDITIONAL RIGHT-OF-WAY DEDICATED THIS PLAT

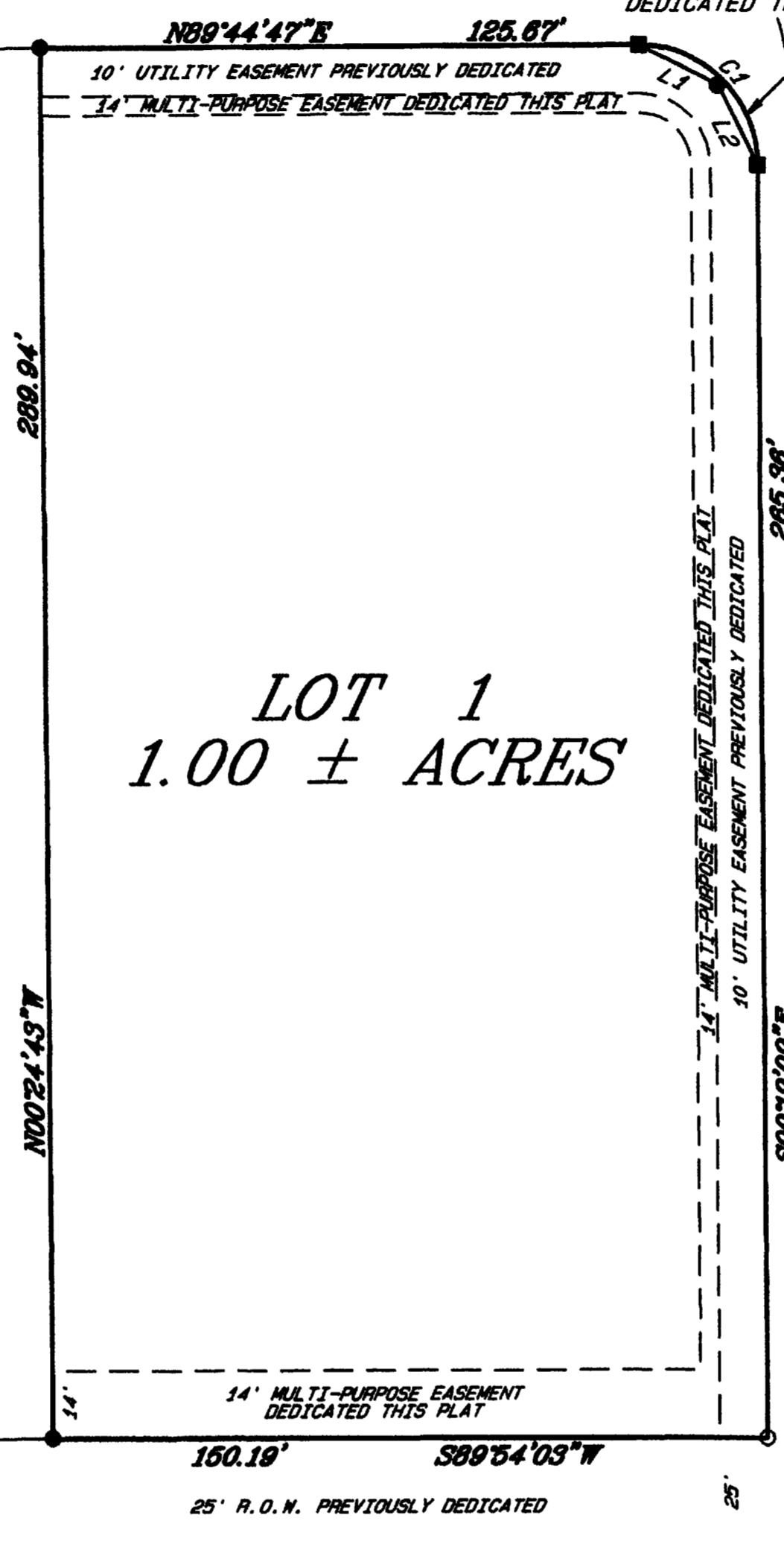
P.C. COR LOT 1
S89°44'47"N 226.26'
BASIS OF BEARING G.V.A.L.C.S.

LINE	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
C1	90°00'46"	39.28'	25.00'	35.36'	S45°17'07"E
L1		18.69'			S64°13'07"E
L2		18.69'			S26°21'13"E



SW COR LOT 1
S89°54'03"N 251.46'

SIX AND FIFTY WEST SUBDIVISION, FILING NO. TWO



LOT 1
1.00 ± ACRES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Joann M. Nemer is the owners of that real property being situated in the SW 1/4 NE 1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Lots 6 through 8 inclusive in Block 7 of SIX AND FIFTY WEST SUBDIVISION, FILING NO. TWO as recorded in Plat Book 12 at Page 101 of the Mesa County records.

Said Owner has by these presents laid out, platted and subdivided the above described real property into a Lot as shown hereon, and designated the same as REMAN SIMPLE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and rights-of-way shown hereon, to the full width of their platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

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.

Joann M. Nemer
Joann M. Nemer



STATE OF COLORADO)
County of Mesa)ss

The foregoing instrument was acknowledged before me this 14 day of April

A.D., 2004 by Joann M. Nemer.

Witness my hand and official seal: Clay Clark
Notary Public

Address 2415 E Road Mesa, Colo. 81505

My commission expires: 10-1-2007

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 3540 at Pages 468 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 Senior Vice President with the authority of its Board of Directors, this 14 day of April, 2004.

By Ryan X Marti, SVP FOR: Bank of Grand Junction
N.K.A. Wells Fargo, N.A.

CITY APPROVAL

This plat of REMAN SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 12 day of April, 2004.

[Signature]
City Manager

[Signature]
City Mayor

LEGEND

- FD #5 REBAR N/2" ALUM. CAP STAMPED MASON LS 16469
 - FD #5 REBAR (BARE)
 - SET #5 REBAR N/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
- EXTERIOR MONUMENTATION SET IN CONCRETE
P.C. - POINT OF CURVATURE
G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM

SURVEYOR'S CERTIFICATE

I, Michael M. Drissel, a licensed 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. Title search was supplied by Abstract & Title Co. of Mesa County, Inc. under No. 0811461 C.



CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 9:14 o'clock A.M., this 27th day of May, A.D. 2004, and is duly recorded in Book No. 3662 at page 256.
Reception No. 2193963, Fee \$ 10.00 + 1.00 Drawer No. PP-41.

Deputy

Clerk and Recorder

AREA SUMMARY

1 LOT = 1.00 AC. / 100%
DED. R.O.W. = 72 SQ. FT.

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Abstract & Title Co. of Mesa County, Inc., 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 Joann M. Nemer; 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 right-of-ways of record are shown hereon.

Date: 4/23/04

By: *[Signature]*

REMAN SIMPLE SUBDIVISION

LOCATED IN THE
SW 1/4 NE 1/4, SEC. 15, T1S, R1W, U.M.

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

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	792-04-01
Drawn By	TMODEL	Date	APRIL 2004	Sheet	1 OF 1

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.