

BRUNS SIMPLE SUBDIVISION

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

LIENHOLDER'S APPROVAL LETTER recorded in Book 3479 at Pages 958

TITLE CERTIFICATION

State of Colorado
County of Mesa

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 Joyce Bruns; 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 right-of-ways of record are shown hereon.

Date: 6/17/04

By: Nicole Lewis - Title Examiner

CITY APPROVAL

This plat of BRUNS SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 17th day of June 2004.

[Signature]
City Manager

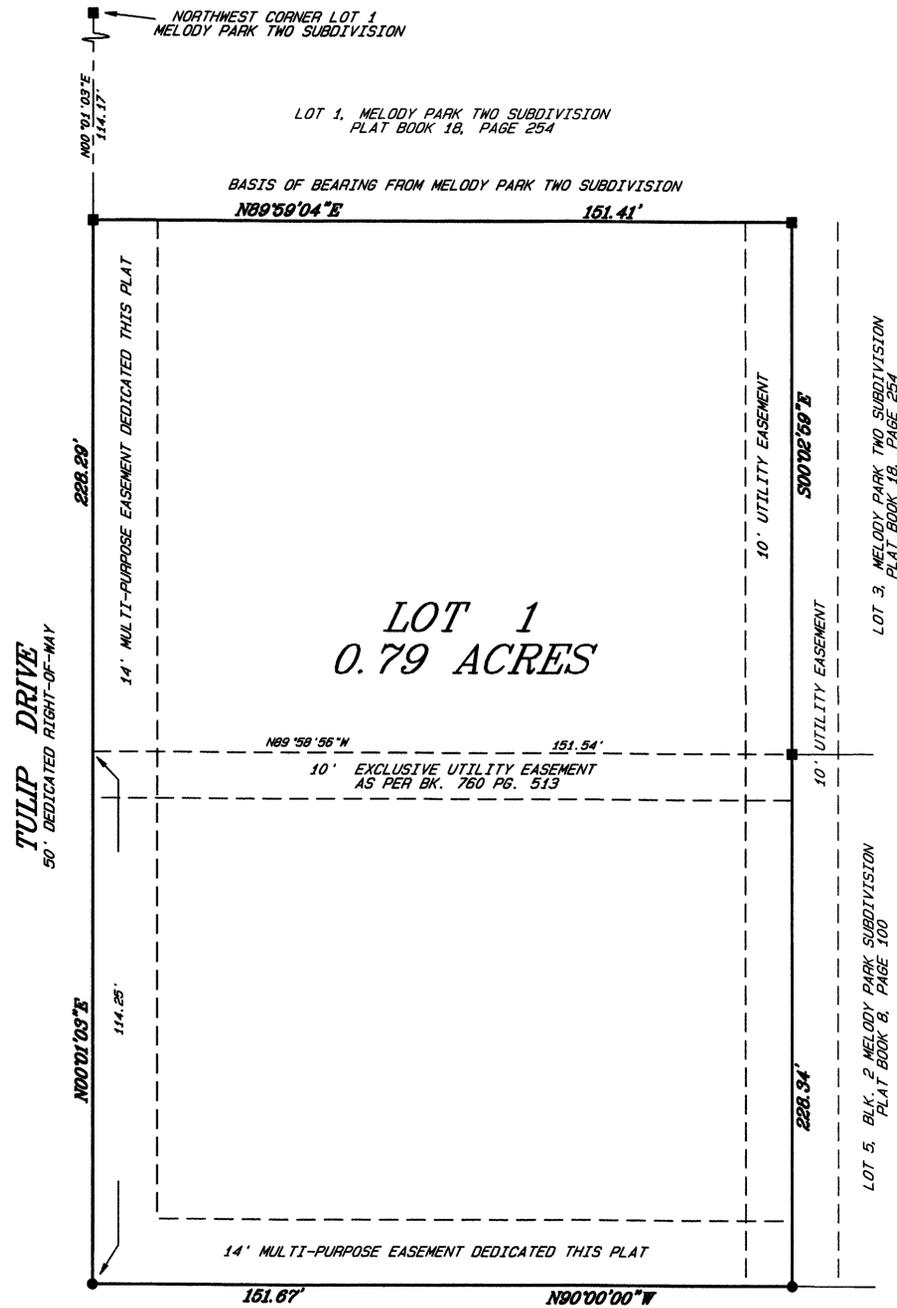
[Signature]
City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 4:05 o'clock P.M., this 21st day of June A.D. 2004, and is duly recorded in Book No. 3479 at page 957. Reception No. 2198004 Fee \$ 10.00 + 1.00 Drawer No. PP-52

Deputy

Clerk and Recorder



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Joyce Bruns and Brian L. Bruns are the owners of that real property being situated in the NW 1/4 SE 1/4 of Section 35, Township 1 North, Range 1 West of the 10th Meridian, Mesa County, Colorado being more particularly described as follows:

Lots 3 and 4 in Block 2 of Melody Park Subdivision. Recorded in Plat Book 8 at Page 100 of the Mesa County Records.

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

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 of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the conditions and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original conditions as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

[Signature]
Joyce Bruns

[Signature]
Brian L. Bruns

STATE OF COLORADO)
County of Mesa) ss

The foregoing instrument was acknowledged before me this 17 day of June

A.D., 2004 by Joyce Bruns and Brian L. Bruns.

Witness my hand and official seal: [Signature]
Notary Public

Address: 619 Main St. Grand Junction CO 81501

My commission expires: 10-20-07



SURVEYOR'S CERTIFICATE

I, Michael W. Drisse, 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. Title research was supplied by First American Heritage Title Company under contract No. 001425.

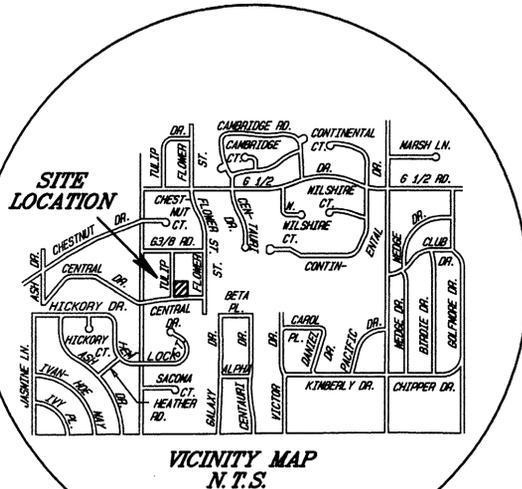


BRUNS SIMPLE SUBDIVISION

LOCATED IN THE
NW 1/4 SE 1/4, SEC. 35, T1N, R1W, U.M.

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

Designed By	M.W.D.	Checked By	A.V.P.	Job No.	784-03-01
Drawn By	TMODEL	Date	JUNE 2004	Sheet	1 OF 1



LEGEND

- FD #5 REBAR W/1.5" ALUM. CAP STAMPED LAND DESIGN LS 17485
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677

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.

