

# KNIGHT & DURMAS SIMPLE SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, Knight & Durmas Properties LLC is the owner of that real property being situated in the NW 1/4 NE 1/4, Section 36 Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Lot 1, Valley West Filing No. One  
as recorded in Plat Book 12 at Page 26,  
of the Mesa County RECORDS.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as KNIGHT & DURMAS 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, 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.

## 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 Knight & Durmas Properties LLC; 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: 7/27/04

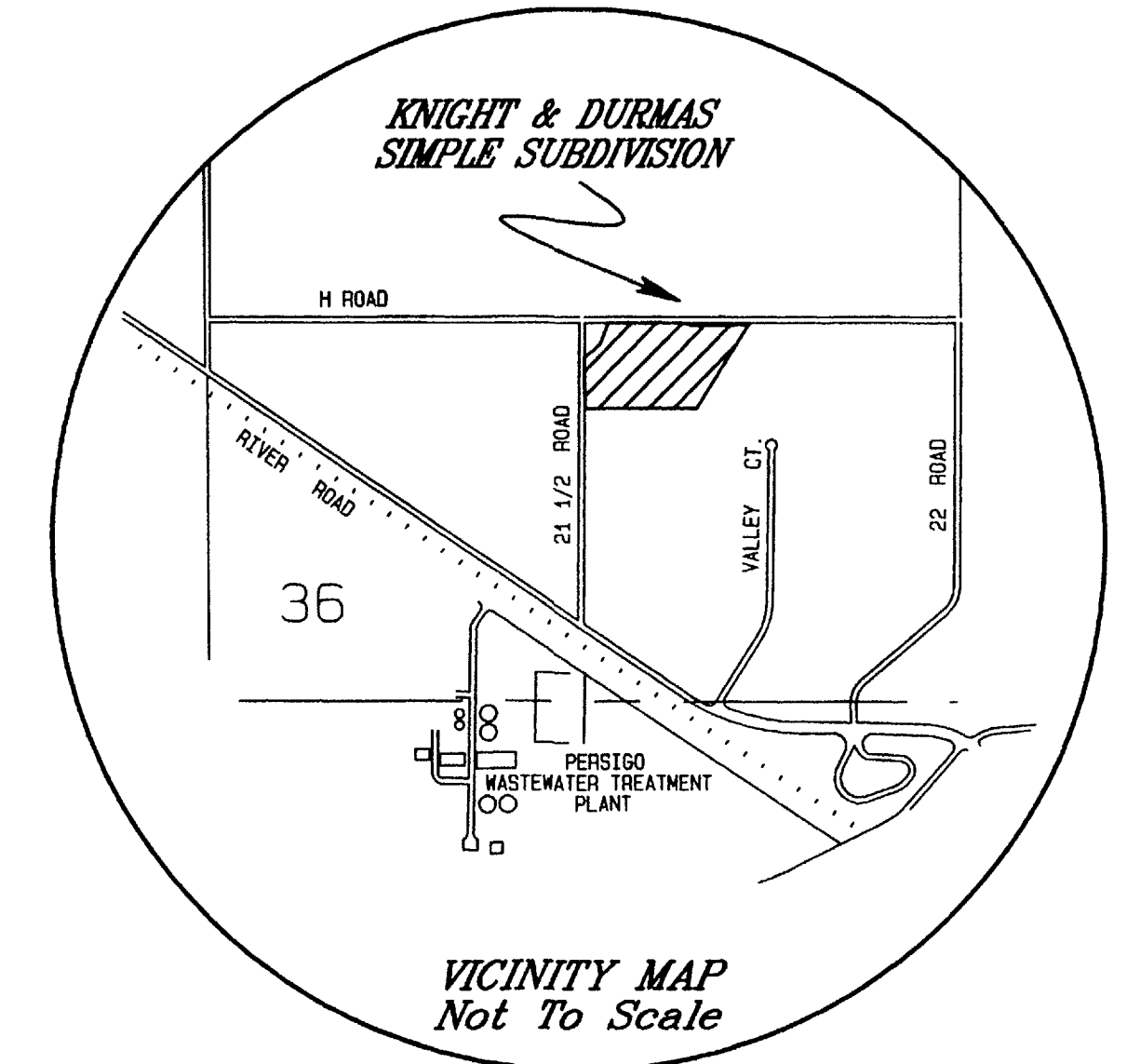
By: Nicelle Lewis

## CITY APPROVAL

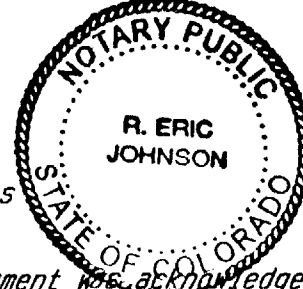
This plat of Knight & Durmas Simple Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 2<sup>nd</sup> day of August, 2004.

[Signature]  
City Manager

[Signature]  
City Mayor



[Signature]  
Greg Knight, Manager



STATE OF COLORADO )  
County of Mesa )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July

A.D., 2004 by Greg Knight, Manager, Knight & Durmas Properties LLC.

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

Address: 2415 F Rd, Grand Junction, CO 81505

My commission expires: 9-10-2007

## CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 1:41 o'clock P.M. this 6<sup>th</sup> day of August, A.D. 2004 and is duly recorded in Book No. 3712 at page 82-83 Reception No. 222478C Fee \$26.00 + 1.00 Drawer No. PP-85

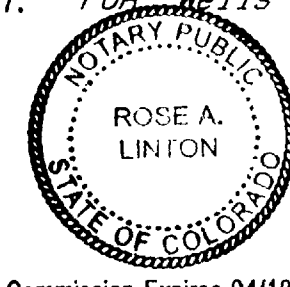
Deputy

Clerk and Recorder

## 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 3631 at Page 911 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: [Signature], B.R.M. FOR: Wells Fargo Bank West



STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, A.D., 2004 by [Signature]

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

Address: 2415 F Rd, Grand Junction, CO 81505

My commission expires: 4-19-2005

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

Ingress / Egress Easement conveyed to the present and future owner of Lot 2, Knight & Durmas Simple Subdivision as recorded

in Book 3712 at Pages 82-83

## SURVEYOR'S STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by First American Heritage Title Company under Order No. 00157913.

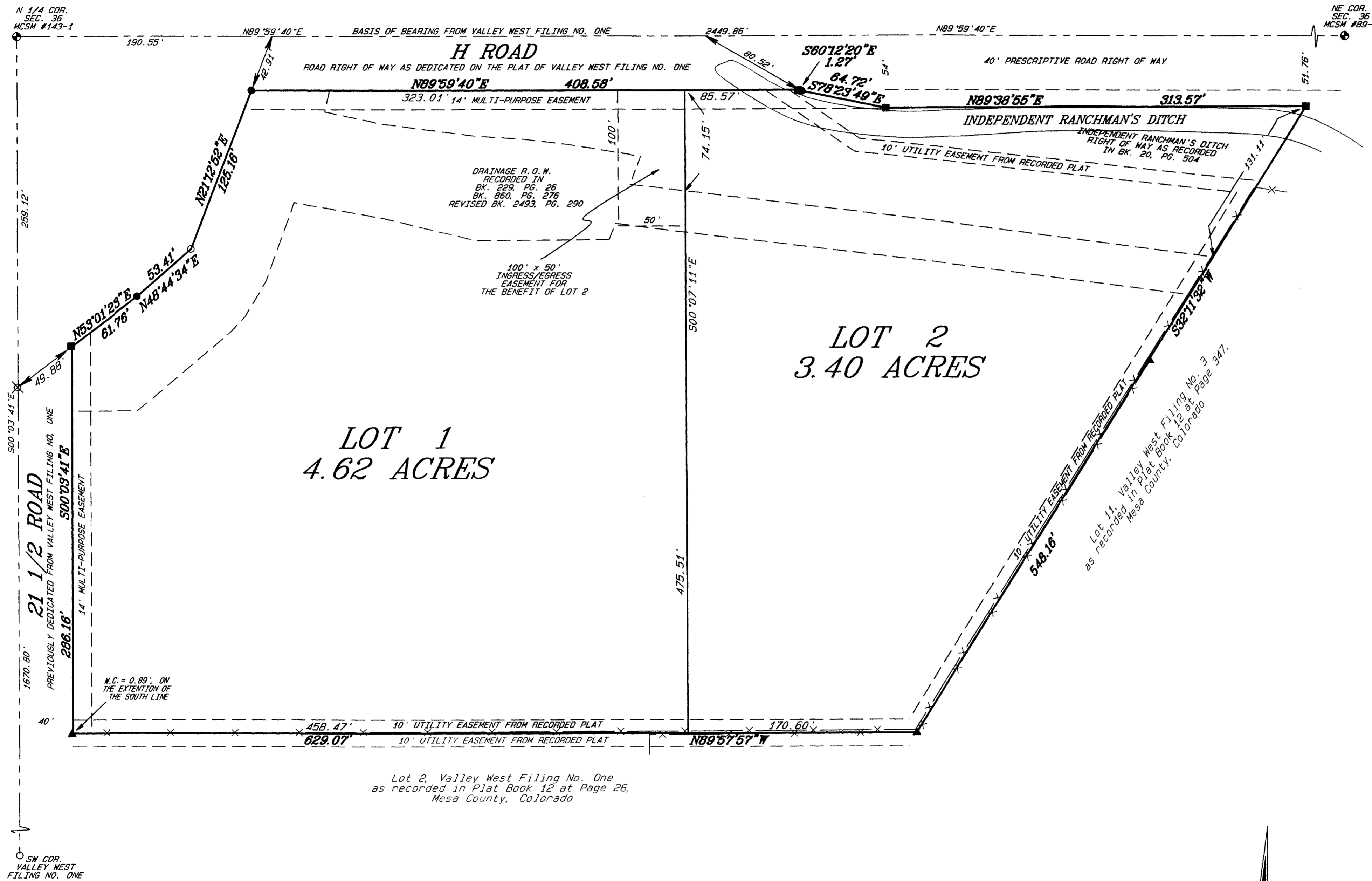
[Signature]  
Michael W. Drissel  
Professional Land Surveyor

**KNIGHT & DURMAS SIMPLE SUBDIVISION**  
LOCATED IN THE  
NW 1/4 NE 1/4, SEC. 36, T1N, R2W, 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.	787-03-01
Drawn By	TMODEL	Date	JULY 2004	Sheet	1 OF 2

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.

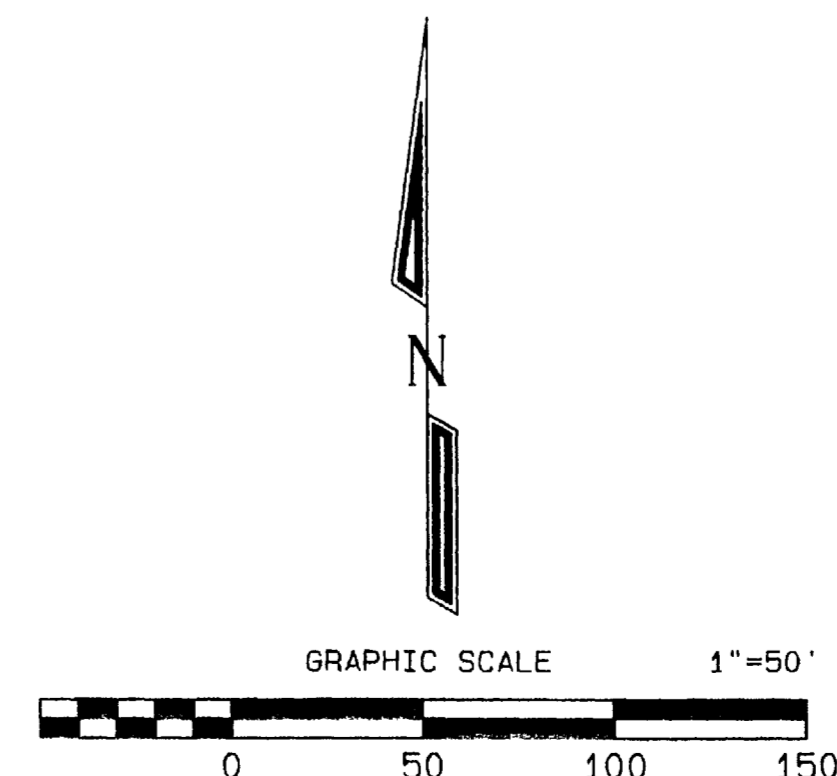
# KNIGHT & DURMAS SIMPLE SUBDIVISION



### LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
  - ▲ FOUND #5 REBAR W/PLASTIC CAP (YELLOW) MARKED LS 9960
  - FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED DISMANT LS 10097
  - FOUND #4 REBAR (NO CAP)
  - ⊗ FOUND SPIKE
  - SET / FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- MCSM = MESA COUNTY SURVEY MARKER  
W.C. = WITNESS CORNER  
EXTERIOR MONUMENTATION SET IN CONCRETE

**AREA SUMMARY**  
LOT 1 & 2 = 8.02 / 100%



*Michael J. Durmas*

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 LOCATED IN THE  
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