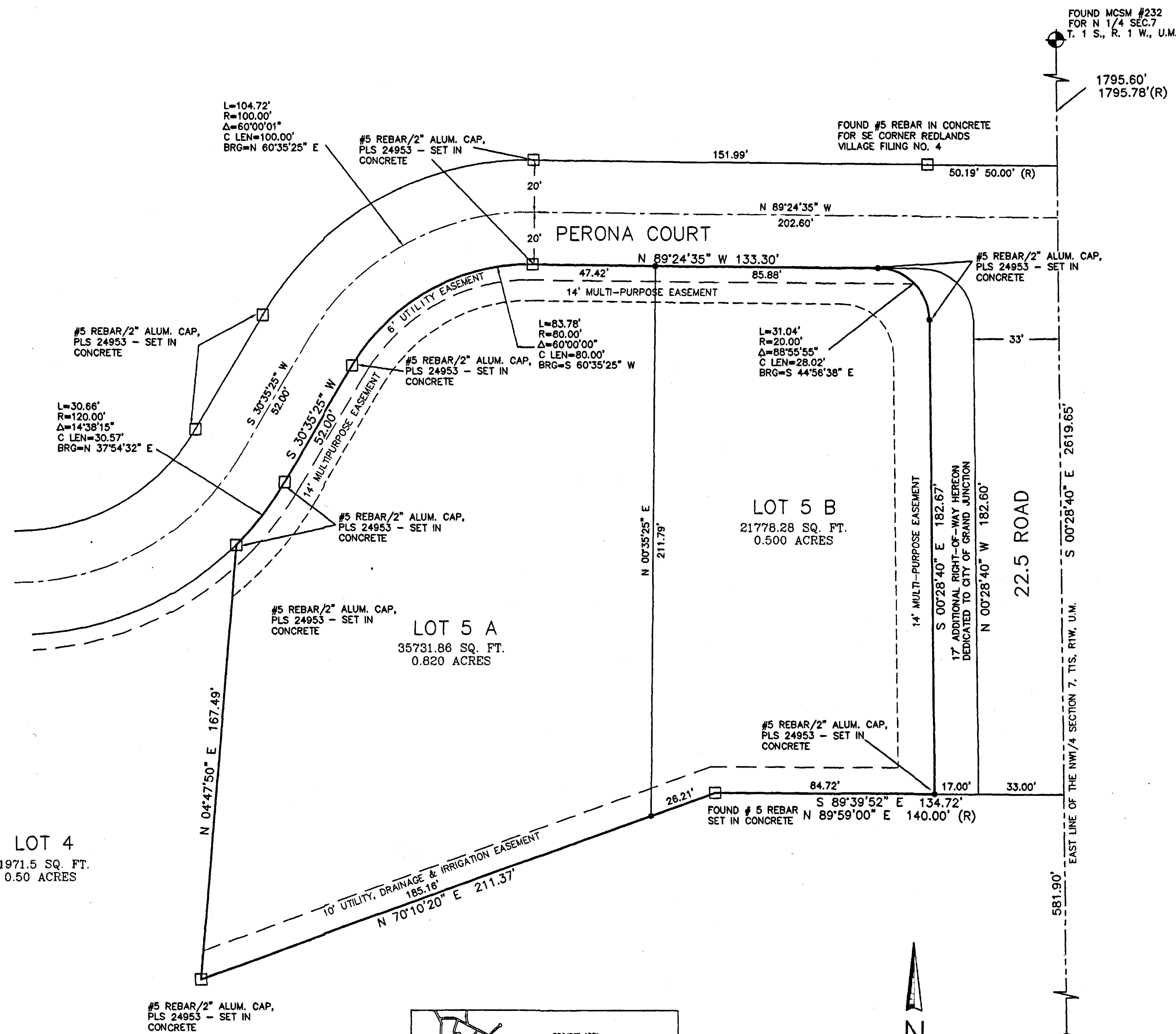
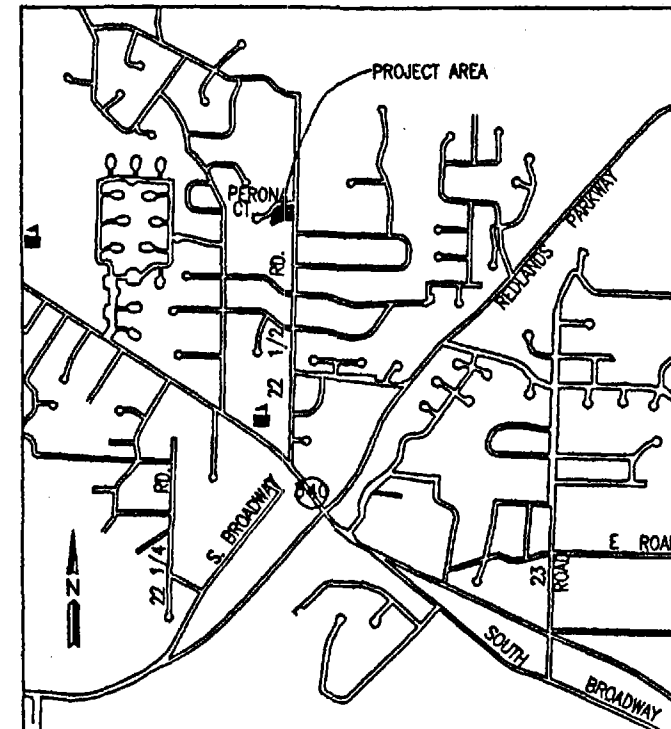


# BOGART SIMPLE SUBDIVISION A REPLAT OF LOT 5, MOUNTAIN ACRES



**LOT 4**  
21971.5 SQ. FT.  
0.50 ACRES



**NOTES**

1. Easement and Title Information provided by First American Heritage Title Company policy # 155517, dated 10/28/03.
2. Basis of bearings assume the East line of the NW1/4 of Section 7 to bear S 00°28'40" E 2619.65 feet. Both monuments on this line are Mesa County Survey Markers.
3. Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".
4. Property is subject to Covenants, Conditions, and Restrictions as recorded in the Office of the Mesa County Clerk and Recorder in Book 3331 at Pages 962-970.

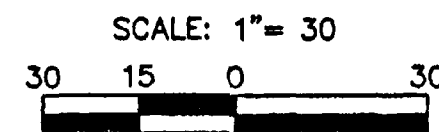
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**AREA SUMMARY**

LOT 5 A	=	0.02 Acres	58.6%
LOT 5 B	=	0.50 Acres	35.7%
ROAD ROW	=	0.08 Acres	5.7%
<b>TOTAL</b>	=	<b>1.40 Acres</b>	<b>100.00%</b>

FOUND MCSM #355 FOR C 1/4 SEC. 7, T. 1 S., R. 1 W., U.M.

FOUND MCSM #232 FOR N 1/4 SEC. 7, T. 1 S., R. 1 W., U.M.



**LEGEND**

- ◆ MESA COUNTY SURVEY MARKER
- FOUND REBAR, PLS 24953, OR AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
- (R) RECORD MEASUREMENT
- SEC. SECTION
- T TOWNSHIP
- R RANGE
- U.M. UTE MERIDIAN
- L ARC LENGTH
- R RADIUS
- Δ DELTA, OR CENTRAL ANGLE
- C LEN CHORD LENGTH
- BRG BEARING

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That Jack L. and Patricia E. Bogart are the owners of that real property located in part of the NW 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Lot 5, Mountain Acres Subdivision  
Plat Book 13, Page 22

That said owners have caused the real property to be laid out and platted as Bogart Simple Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, that said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of Bogart Simple Subdivision as follows:

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;

All Multi-Purpose Easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. Provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owners, Jack L. Bogart and Patricia E. Bogart, have caused their names to be hereunto subscribed this 18th day of March, A.D. 2004.

*Jack L. Bogart* by Jack L. Bogart  
*Patricia E. Bogart* by Patricia E. Bogart

**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Jack L. Bogart and Patricia L. Bogart, this 18th day of March, A.D., 2004.

Witness my hand and official seal:  
*Margaret M. Lange*  
Notary Public

My Commission Expires 1-24-2006

**LIENHOLDERS RATIFICATION OF PLAT**

The undersigned, hereby certifies that it is a holder of 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 3307, Page 549 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 *Vice President*, with the authority of its board of directors, this 4 day of September, 2004.

By *Terri Stallings* For: Countrywide Home Loans, Inc.  
(Title) Terri Stallings  
Vice President

**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO } ss  
COUNTY OF MESA } Ventura

The foregoing instrument was acknowledged before me by *Terri Stallings*, this 4 day of September, A.D., 2004.

Witness my hand and official seal:  
*M. Marzec*  
Notary Public

My Commission Expires February 16, 2006

**SURVEYOR'S CERTIFICATION**

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of BOGART SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents said subdivision. This plat conforms to the requirements for subdivision plats as set forth in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

*Jeffrey C. Fletcher*  
Jeffrey C. Fletcher PLS 24953

**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, 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 Jack L. and Patricia E. Bogart; 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.

Date: 10-7-04

*James Smith*  
Name and Title  
First American Heritage Title Company

**CITY OF GRAND JUNCTION APPROVAL**

This plat of Bogart Simple Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 20 day of October, A.D., 2004.

*David A. Valdez* City Manager  
*Jim Hill* President of City Council

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:17 o'clock P. M., October 20 A.D., 2004, and was duly recorded in Book No. 3763 Page No. 520, Reception No. 2220752, Drawer No. PP-132.

Clerk and Recorder

**LIENHOLDERS RATIFICATION OF PLAT**

The undersigned, hereby certifies that it is a holder of 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 3597, Page 273-279 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 *Banking Officer*, with the authority of its board of directors, this 13 day of October, 2004.

By *Cindy M. Brown* For ALPINE BANK CLIFTON

**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by *Cindy M. Brown*, this 13 day of October, A.D., 2004.

Witness my hand and official seal:  
*Brian W. Anderson*  
Notary Public

My Commission Expires June 29 2005

<b>BOGART SIMPLE SUBDIVISION A REPLAT OF LOT 5, MOUNTAIN ACRES SUB., A PART OF THE NW 1/4 SEC. 7, T1S, R1W, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO</b>			
<b>HIGH DESERT SURVEYING, LLC</b>			
<small>2591 B 3/4 ROAD GRAND JUNCTION, COLORADO 81503 (970) 254-8649</small>			
PROJECT NO. <u>03-41</u>	SUR. BY: <u>JF</u>	CHECKED	SHEET <u>1</u> OF <u>1</u>
DATE: <u>OCT., 2003</u>		<u>JF</u>	<u>1</u>