

HVH SIMPLE SUBDIVISION

CITY APPROVAL

This plat of HVH SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 28th day of DECEMBER, 2004.

David A. Valdez
Acting City Manager

Craig A. Palmer
City Mayor

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, HVH Enterprises LLC is the owner of that real property situated in the NW 1/4 NW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, Mesa County Colorado, being more particularly described as follows:

Lot 19, 20 and 21, Block 3, Westgate Park Subdivision as recorded in Plat Book 12 Page 134 of the Mesa County records
Said parcel contains 0.51 acres more or less.

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 HVH 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 Tracts / Easements include the right of 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, and in Drainage and Detention / Retention easements or tracts, the right to dredge, provided however, that the beneficiaries / owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots and tracts 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.

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:50 o'clock P.M., this 4th day of January, A.D. 2005, and is duly recorded in Book No. 3811 at page 921, Reception No. 2232238, Fee \$ 10.00 + 1.00, Drawer No. 00-36.

Deputy

Clerk and Recorder

LIENHOLDERS RATIFICATION OF PLAT

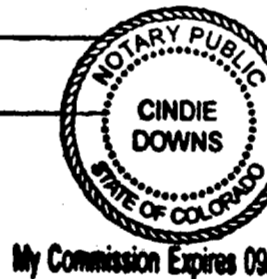
The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3341 at Page 452 and Book 2400 at Page 492 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: *[Signature]* SRVP FOR: Grand Valley National Bank

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing Lienholders Ratification was acknowledged before me this 13 day of December, A.D., 2004 by

Witness my hand and official seal: *Cindy Downs*
Notary Public
Address 570 25th St. GJ Co 81505
My commission expires 9-29-2007



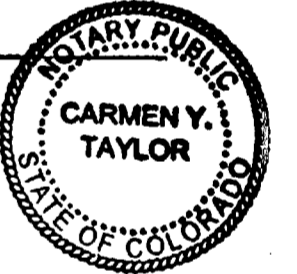
[Signature]
HVH Enterprises, LLC
Ken Haining, Manager

STATE OF COLORADO }
County of Mesa } ss

The foregoing instrument was acknowledged before me this 16th day of December, A.D., 2004 by Ken Haining, Manager of HVH Enterprises, LLC.

Witness my hand and official seal: *Carmen Y. Taylor*
Notary Public

Address 3065 Cardinal Ct GJ Co 81504
My commission expires: 06-14-05



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 HVH Enterprises 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. This insurance company has insured Lots 20 and 21, Block 3 of Westgate Park.

Date: 11-29-04

By: *Debra J. Blanchette*

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, First American Heritage Title Insurance 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 HVH Enterprises 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. This insurance company has insured Lot 19, Block 3 of Westgate Park.

Date: 12-8-04

By: *Janna Smith*

Lot 1
JOHNSON FAMILY SIMPLE SUB.
PLAT BOOK 20, PAGE 18

N 1/16 COR.
SEC. 10
MCSN #3648

15' INGRESS AND EGRESS EASEMENT RECORDED IN BK. 3811 AT PG. 917

S89°50'35"E 148.10'

24' INGRESS AND EGRESS EASEMENT RECORDED IN BK. 3811 AT PG. 919

LOT 1
0.51 ACRES
22224 SQ. FT.

PARADISE VALLEY LLC
2945-102-00-100

N89°59'35"W 149.05'

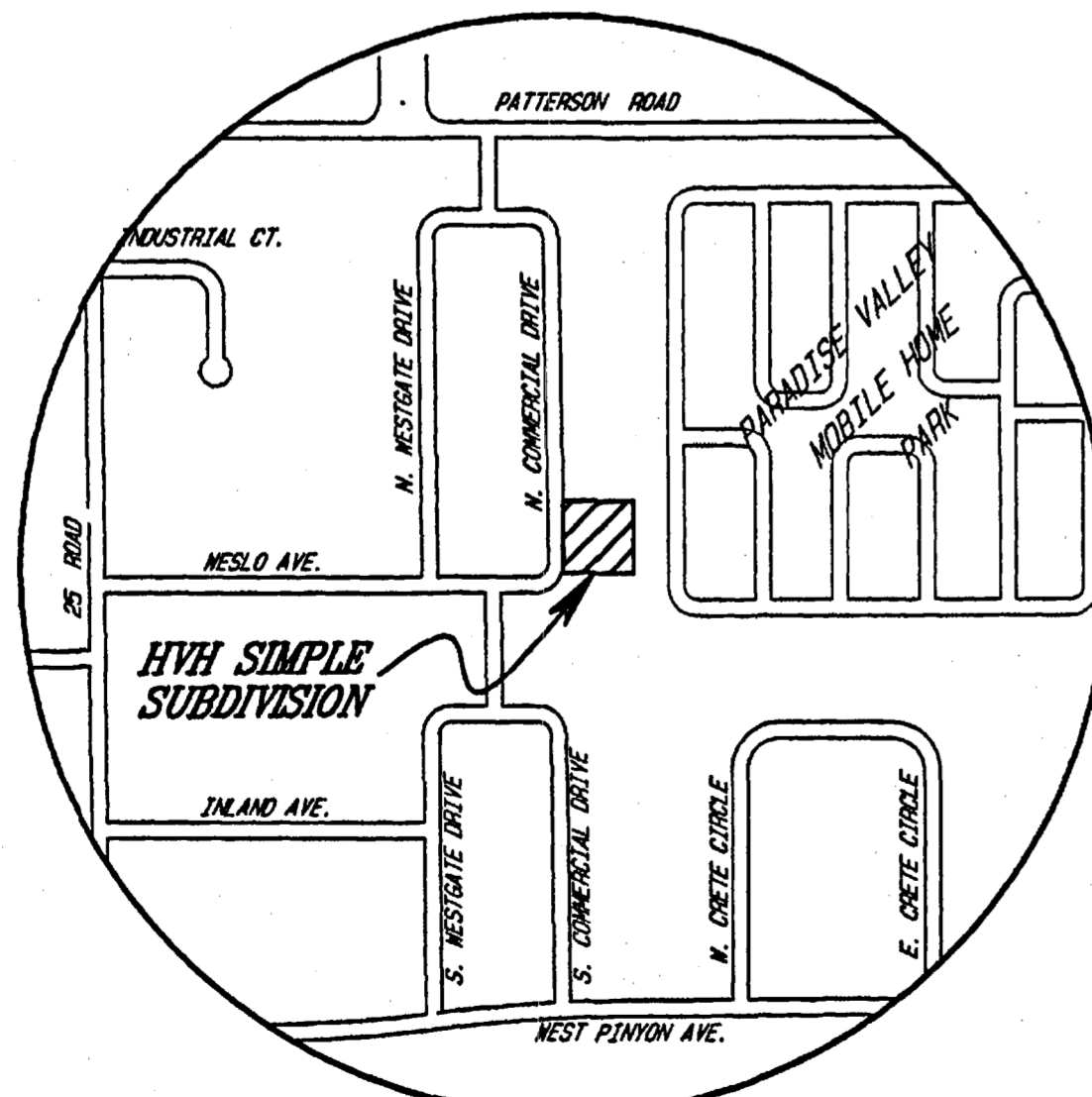
Lot 22, BLOCK 3
WESTGATE PARK SUBDIVISION
PLAT BOOK 12, PAGE 134

NW 1/16 COR.
SEC. 10

$\Delta = 0917'45"$
 $R = 80.00'$
 $L = 12.98'$
 $Ch = 12.97'$
 $Brg = S04°33'25"W$

Weslo Court
60' DEDICATED RIGHT-OF-WAY

AREA SUMMARY
LOT 1 = 0.51 AC. / 100%



VICINITY MAP
N.T.S.

PLAT NOTES

The boundary for this subdivision was performed by Patrick R. Green as shown on a Boundary & Improvement Survey deposited with the Mesa County Surveyor in Book 1 at Page 90, Deposit No. 290403. This HVH Simple Subdivision has utilized the above referenced survey for its exterior boundary.

Basis of Bearing, assumes the east line of the NW 1/4 NW 1/4 of Section 10 to bear S00°01'14"E a distance of 1319.08 feet. Both monuments are shown hereon.

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.

LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER SET BY LS 33650
- ✱ FOUND BUREAU OF LAND MANAGEMENT ALUMINUM MONUMENT
- FOUND #5 REBAR W/ALUMINUM CAP STAMPED LS 16413
- ▲ FOUND #5 REBAR W/ALUMINUM CAP STAMPED PLS 37049
- FOUND #5 REBAR W/ALUMINUM CAP STAMPED PLS 17485
- M.C. = WITNESS CORNER
- SQ. FT. = SQUARE FEET
- N.T.S. = NOT TO SCALE
- ∠ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- Ch = CHORD LENGTH
- Brg = CHORD BEARING

SURVEYOR'S STATEMENT

I, Michael N. Drisse, 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 Abstract & Title Company of Mesa County, Inc. in No. 893778C and in First American Heritage Title Company in Order No. 00191659.



HVH SIMPLE SUBDIVISION

LOCATED IN THE
NW 1/4 NW 1/4, SEC. 10, 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. | 824-04-01 |
| Drawn By | TMODEL | Date | Nov. 2004 | Sheet | 1 OF 1 |

GRAPHIC SCALE 1"=20'
0 20 40 60