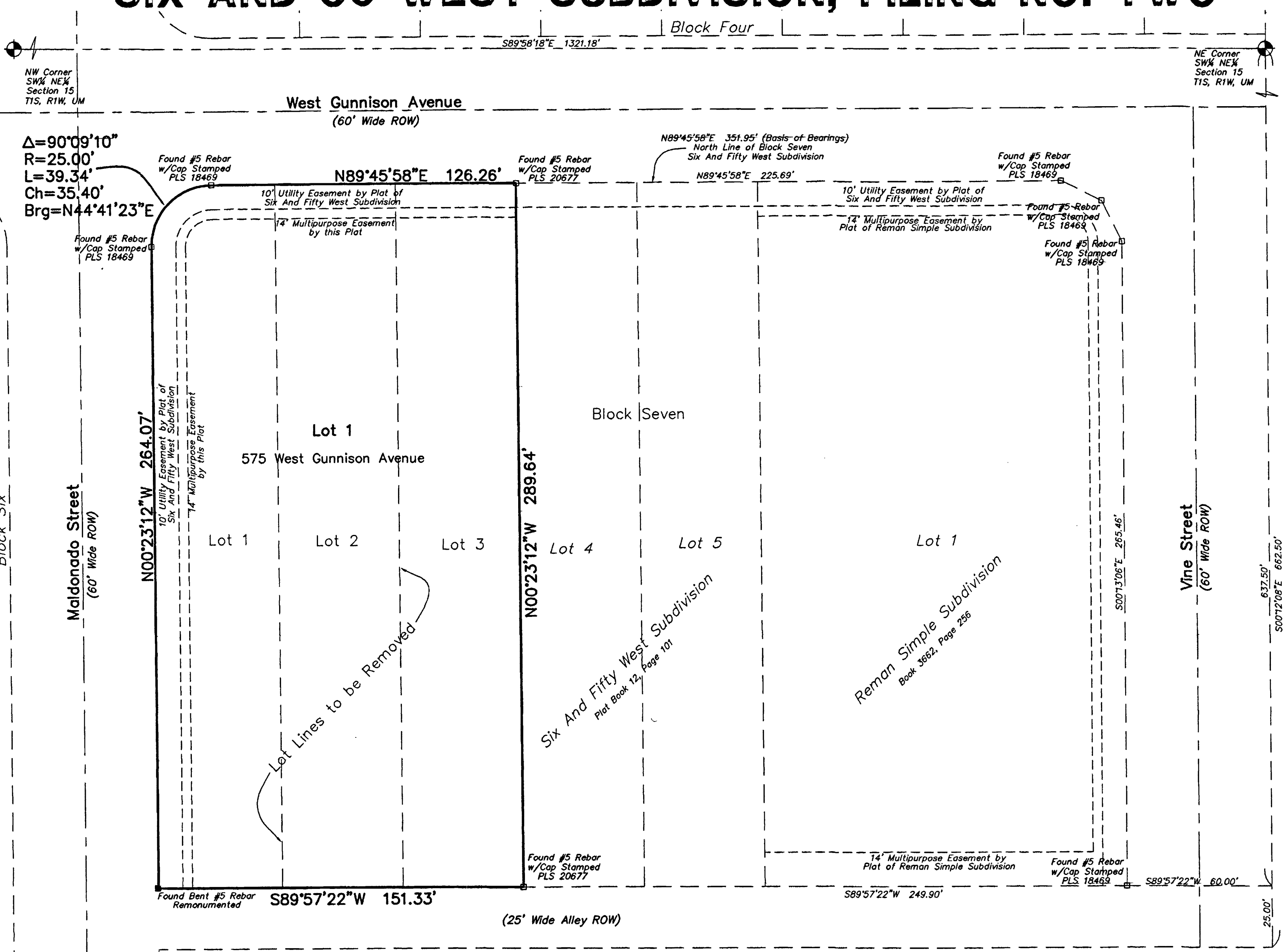


# DERUSH SUBDIVISION

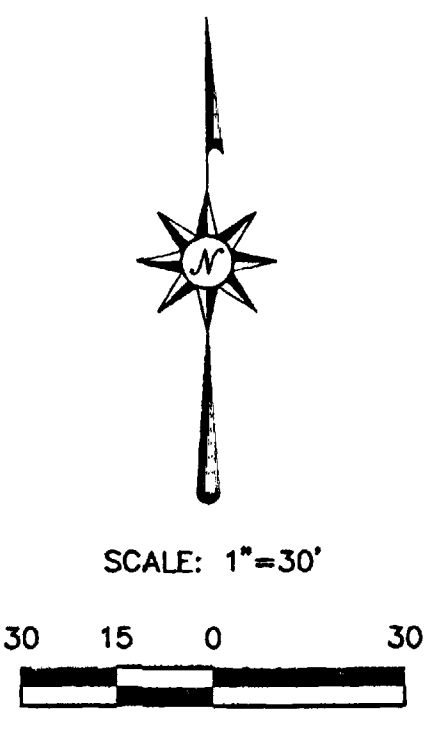
## A REPLAT OF LOTS 1 THROUGH 3, BLOCK SEVEN SIX AND 50 WEST SUBDIVISION, FILING NO. TWO



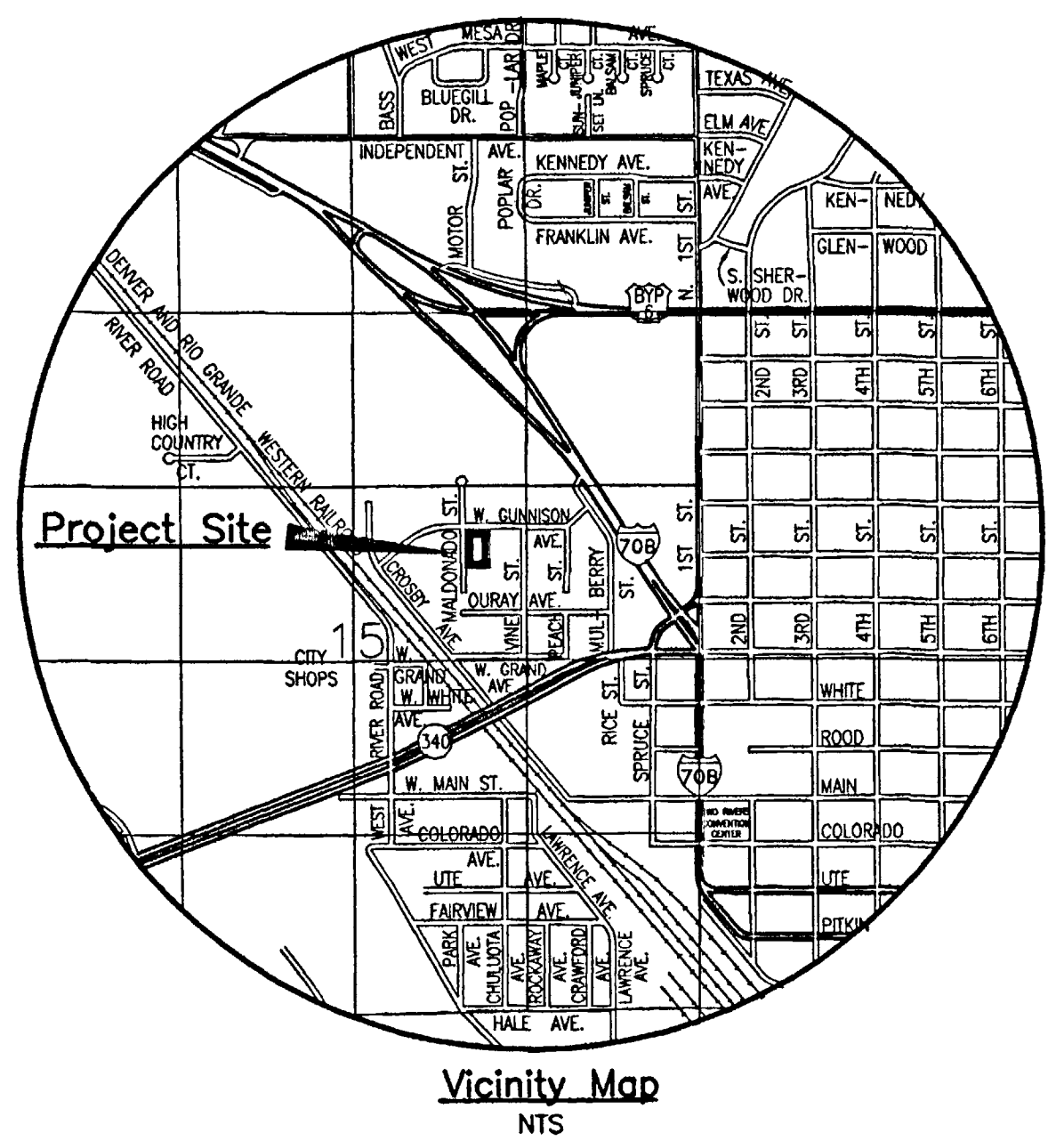
$\Delta = 90^{\circ}09'10''$   
 $R = 25.00'$   
 $L = 39.34'$   
 $Ch = 35.40'$   
 $Brg = N44^{\circ}41'23''E$

**AREA SUMMARY**

LOTS	= 1.002 Acres	100.00%
TOTAL	= 1.002 Acres	100.00%



- LEGEND**
- $\blacklozenge$  ALIQUOT SURVEY MARKER, AS NOTED
  - $\bullet$  SET ALUMINUM CAP ON No. 5 REBAR, PLS 17845
  - $\square$  PER CRS-38-51-105, IN CONCRETE
  - $\square$  FOUND REBAR, AS NOTED
  - $\square$  PK NAIL, SET IN PAVING
  - $\blacktriangle$  ALL BOUNDARY CORNERS FOUND OR SET TO BE IN CONCRETE PER COUNTY AND CITY REGULATIONS
  - ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
  - $\Delta$  DELTA ANGLE OF ARC
  - $R$  RADIUS OF ARC
  - $L$  LENGTH OF ARC
  - $Ch$  CHORD DISTANCE OF ARC
  - $Brg$  CHORD BEARING OF ARC
  - $\equiv$  EQUAL SYMBOL
  - $\%$  PERCENT SYMBOL
  - $\&$  AND SYMBOL
  - $\text{Hwy}$  INTERSTATE HIGHWAY SYMBOL
  - $\text{St}$  STATE HIGHWAY SYMBOL
  - US UNITED STATES
  - NTS NOT TO SCALE
  - CRS COLORADO REVISED STATUTES
  - $\text{[Symbol]}$  SCILICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
  - PLS PROFESSIONAL LAND SURVEYOR NUMBER
  - L.L.C. LIMITED LIABILITY COMPANY
  - A.D. ANNO DOMINI
  - $\pm$  MORE OR LESS
  - $^{\circ}$  DEGREES
  - ' MINUTES OR FEET
  - INCHES OR SECONDS
  - MCSM MESA COUNTY SURVEY MARKER
  - BLM BUREAU OF LAND MANAGEMENT



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Diane Y. and Gary D. DeRush are the owners of that real property located in part of the Southwest Quarter Northeast Quarter (SW/4 NE/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 3759, Page 42.)

Lots 1 Through 3, Block Seven, Six And Fifty West Subdivision, Filing No. Two, as recorded in Plat Book 12, Page 101, Mesa County records.

Said parcel contains 1.002 Acres, as surveyed.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as DERUSH SUBDIVISION a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All Multipurpose Easements to the City of Grand Junction for the use of City-approved: utilities and public providers as perpetual 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 sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, 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 as signs, together with the right to trim or remove interfering trees and brush; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or 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.

IN WITNESS WHEREOF, said owners, RMEC Properties, LLC, have caused their names to be hereunto subscribed this 17 day of December, A.D., 2004.

by: Diane Y. DeRush Diane Y. DeRush  
 by: Gary D. DeRush Gary D. DeRush

**NOTARY PUBLIC'S CERTIFICATE**

STATE OF COLORADO } ss  
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Diane Y. DeRush this 17<sup>th</sup> day of December, A.D., 2004.  
 Witness my hand and official seal:

Cynthia M. Hutter  
 Notary Public

My Commission Expires 1-12-06

**NOTARY PUBLIC'S CERTIFICATE**

STATE OF COLORADO } ss  
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Gary D. DeRush this 17<sup>th</sup> day of December, A.D., 2004.  
 Witness my hand and official seal:

Cynthia M. Hutter  
 Notary Public

My Commission Expires 1-12-06

**LIENHOLDERS RATIFICATION OF PLAT**

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described 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, as shown in document recorded at Book 3717, Pages 8-13, through 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 17 day of DEC, 2004.

**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO } ss  
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Diane Y. DeRush (title) Senior Vice President for Grand Valley National Bank this 17 day of December, A.D., 2004.

Witness my hand and official seal:

Cynthia M. Cribari  
 Notary Public

My Commission Expires November 8, 2006

**SURVEYOR'S CERTIFICATION**

I, Patrick R. Green, do hereby certify that the accompanying plat of DERUSH SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified 17 DAY of DEC

**TITLE CERTIFICATION**

STATE OF COLORADO } ss  
 COUNTY OF MESA }

We, Abstract and Title Co., 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 Diane Y. DeRush & Gary D. DeRush that the current taxes have been paid; that all mortgages not satisfied or released or 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: Dec. 17, 2004 by: Donald H. Parie, Title Examiner  
 Name And Title

for: Abstract and Title Co. Name Of Title Company

**FOR CITY USE ONLY**

**Associated Recorded Documents**

Book	Page	Type

**GENERAL NOTES**

Basis of bearings is the North line of Block Seven of the SIX AND FIFTY WEST SUBDIVISION which bears North 89 degrees 45 minutes 58 seconds East, 351.95 feet, established by observation of the MGCPS control network. Both monuments on this line are Found #5 Rebars with Cap Stamped as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Transnation Title Insurance Co., Policy No. A52-0043870, dated Oct 14, 2004.

**CITY OF GRAND JUNCTION APPROVAL**

This plat of DERUSH SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 17<sup>th</sup> day of January, A.D., 2005.

City Manager [Signature]

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 4:07 o'clock P.M., January 26, A.D., 2005, and was duly recorded in Book 3825  
 Page No. 280 Reception No. 2235736 Drawer No. 40-48  
 Fees: 19.00 + 1.00

Clerk and Recorder \_\_\_\_\_

By: \_\_\_\_\_ Deputy

Located in the SW/4 NE/4 of Section 15, T1S, R1W, U1M, Mesa County, Colorado

**DERUSH SUBDIVISION**

REPLAT OF LOTS 1 THROUGH 3, BLOCK SEVEN SIX AND 50 WEST SUBDIVISION FILING NO. TWO MESA COUNTY, COLORADO

**LANDesign**  
 ENGINEERS • SURVEYORS • PLANNERS  
 244 NORTH 7th STREET  
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PATRICK R. GREEN  
 COLORADO PROFESSIONAL LAND SURVEYOR  
 P.L.S. NO. 17485

PROJ. NO.	SURVEYED	DRAWN	CHECKED	SHEET	OF
2004-59				1	1

DATE: June, 2004 RAD/LED RSK PRG

01302901.tif

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.