GARDEN GROVE SUBDIVISION PHASE III

A REPLAT OF LOT 2 DERE'S SIMPLE SUBDIVISION

DEDICATION:	
Know all men by these presents that Garden Grove LLC is the owner of that real property as described in Book 3831 at Page 695 in the Mesa County Clerk and Recorder's Office.	LIEN HOLDER RATIFICATION OF PLAT The Undersigned beyonds contified that it is a helder of a Security Interest upon the property beyond decorbon less by initial in and corporate to the
Said real property being described as Lot 2 of DERE'S SIMPLE SUBDIVISION, and recorded in Book 19 at Page 112 in the Mesa County Clerk and Recorder's Office	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 interests which is recorded in Book 3737 at Pages 987-990 of the public records of Mesa County, Colorado shall be subordinate to the dedications shown hereon.
That said owners have caused that real property to be laid out and surveyed as GARDEN GROVE SUBDIVISION Phase III.	In witness whereof, the said Corporation has caused these presents to be signed by its
That said owner does hereby dedicate and set apart that real property as labeled on the accompanying plat as follows:	MANAGER, R. A. HANSEN, with the authority of its Board of Directors, this
All Multipurpose Easements are dedicated 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 lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.	By: MANAGER For For Rebranch Investments LLC
All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever.	State of ColoRADO) SS
All Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress by the public for purposes of walking, running, bicycling, and other non-motorizes forms of transpiration for commuting and recreational purposes.	County of <u>MESA</u>
Tracts A and B to be granted to Garden Grove Phase III Homeowners Association Inc.	The foregoing instrument was acknowledged before me this 24 or day of Fe becare 2005 by Dain & Thompson RA. Hansen
All easements include the right of ingress and egress on, along, over, under, through and across by 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 owner's of lots 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.	My commission expires 19 2005
IN WITNESS said OWNER has caused their name to be hereunto subscribed	Notary Publicy DORRIJ. 1
this 25th day of February A.D. 2005	THE CERTIFICATION OF THE CONTROL OF
- Ray Rufand	We Meridian Land Title, at the 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 have the title to the property is vested to Garden Grove LLC; 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
Garden Grove LLC (Ray Rickard, Member)	rights of way of record are shown hereon.
STATE OF COLORADO) SS	Meridian Land Title
COUNTY OF MESA) The foregoing instrument was acknowledged before me this 25th day of F. b. by Ray Rickard, Member	Title Examiners signature LAWRENCE D VENT
AD 2005	Printed Name
My commission expires 10 10 10 5	EXECUTED this 15 day of Februrary , 20.05.
Notary Public THOMPSON	SURVEYOR'S CERTIFICATE
Will of Colloped	I Cecil D. Caster, do hereby certify that the accompanying plat of GARDEN GROVE SUBDIVISION Phase III, a subdivision of a part of City of Grand Junction and Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.
CLERK AND RECORDER'S CERTIFICATE STATE OF COLORADO)	OO REGISTAN
SS COUNTY OF MESA)	18 42-15-05 1 C
I hereby certify that this instrument was filed in my office at 4:28 O'clock P. M	- Lavil 34. 24943
this 7th day of March A.D. 2005 and was recorded in Book 3850	P.L.S. Number 24943 NAL LAND
at Pages <u>3/9-320</u> , Reception Number <u>2242259</u> Drawer Number <u>99-68</u> , Fees <u>20.00 + 1.00</u>	Basis of Bearing: A bearing of S89°51'19"E is shown between the C ¼ corner and the CW 1/16 corner of Section 7, Township 1 South, Range 1 East of the Ute Meridian on the plat of Garden Grove Subdivision Phase 1, recorded in Plat Book 18 at Page 279 in the Mesa County Clerk and Recorder's Office.
, 663	
Clerk and Recorder Deputy	
CITY OF GRAND JUNCTION APPROVAL	
This plat of GARDEN GROVE SUBDIVISION Phase III in the City of Grand Junction, Mesa	
County, Colorade was approved this 12th day of March A.D.2065	
The And Som Hill	11 (0 - 1 (0 - 1) 1)
City Manager President of City Council	
F.S. SE GRAND	NORTH GRANDEUR CT.
For City Use Only A GRAND FALLS CI. COR FALLS CI. COR COR	E CASCADE ANE & S
Documents Recorded Book Page	E 7/8 ROAD
Ease next Deed 3850 321 OR. Sometic laim Deed to HOA 3850 322-324	DANN
CC1R's 3850 325-338	PROJECT SITE
Recording Meno ran dum 3850 339	PICARDY AS A S
WAL- NUT AVE.	E BRITTANY A TO SE E C
15	Sheet 1 of
ORCHARD AVE	NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three was after you first discover such defect in no event may any
	action based upon any defect in this survey be commenced Located in the NW 1/4 of Section 7,
	hereon Ute Meridian.
$ ext{VIC}$	Monument Surveying Co. 741 Rood Ave. Grand Junction, CO 81501 (970) 245-4189 Fax (970) 245-4674 Monument Surveying Co. DESIGNEDFIELD APPROVALBKH
·	
	CHECKED_CDCAPPROVED01/26/05 PREPARED FOR: Cordon Grove LLC JOB NO.
	PREPARED FOR: Garden Grove LLC JOB NO.

GARDEN GROVE SUBDIVISION PHASE III

A REPLAT OF LOT 2 DERE'S SIMPLE SUBDIVISION

