

R.M.W.S. SIMPLE SUBDIVISION

CITY APPROVAL

This plat of R.M.W.S. SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 2nd day of May, 2005.

[Signature]
City Manager
Mayor

[Signature]
City Mayor
Mayor

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, B and C Investments, LLC, a Colorado limited liability company, is the owner of that real property situated in the NW 1/4 of Section 36 Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, as described in Book 3105 at Page 164 of the records of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Commencing at the West 1/16th corner on the north line of said Section 36, being a found Mesa County survey marker, the basis of bearing being S89°53'08"E to the North 1/4 corner of said Section 36, also being a Mesa County survey marker; thence S00°04'12"W a distance of 1056.79 feet to northerly right-of-way of U.S. Highway 6 & 50; thence S55°31'16"E along said northerly right-of-way a distance of 310.80 feet to the southerly line of Grand Valley Drainage District parcel as recorded in Book 230 at Page 12 of the Mesa County records, and the Point of Beginning; thence along said southerly line the following 2 courses:
1.) N33°44'20"E a distance of 333.78 feet
2.) N55°32'20"E a distance of 264.46 feet to the east line of the west 1/2 of the NE 1/4 of the NW 1/4 of said Section 36; thence S00°04'20"W along said east line a distance of 693.44 feet to the northerly right-of-way of said U.S. Highway 6 & 50; thence N55°31'16"W along said northerly right-of-way a distance of 482.64 feet to the Point of Beginning.
Said Parcel contains 3.58 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 R.M.W.S. 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 Easements include the right of ingress and egress on, over, under, through and across by the beneficiaries, their successors, 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 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.

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 B and C Investments 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, as of MAY 04, 2005

date: May 9, 2005

by: *[Signature]*
Abstract & Title Company of Mesa Co.

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:55 o'clock P.M., this 9th day of June A.D. 2005, and is duly recorded in Book No. 3917 at page 125, Reception No. 2258442, Fee \$ 10.00 + 1.00 Drawer No. 00-118

Deputy

Clerk and Recorder

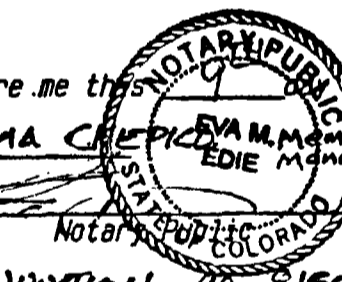
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 9th day of May A.D., 2005.

[Signature] Owner/Member of B and C Investments, LLC
[Signature] Owner/Member of B and C Investments, LLC
Manager/Asst. Manager/Asst.

STATE OF COLORADO)
County of Mesa) ss

The foregoing instrument was acknowledged before me this 9th day of May A.D., 2005 by DAVID CHERKO & NORMA CHERKO Owners/Member of B and C Investments, LLC

Witness my hand and official seal: *[Signature]*



Address 2144 Hwy 6 & 50, GRAND JUNCTION CO 81505
My commission expires: 9-26-05

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado. Title search was supplied by Abstract & Title Co. of Mesa County, Inc. under No. 00914112 C.



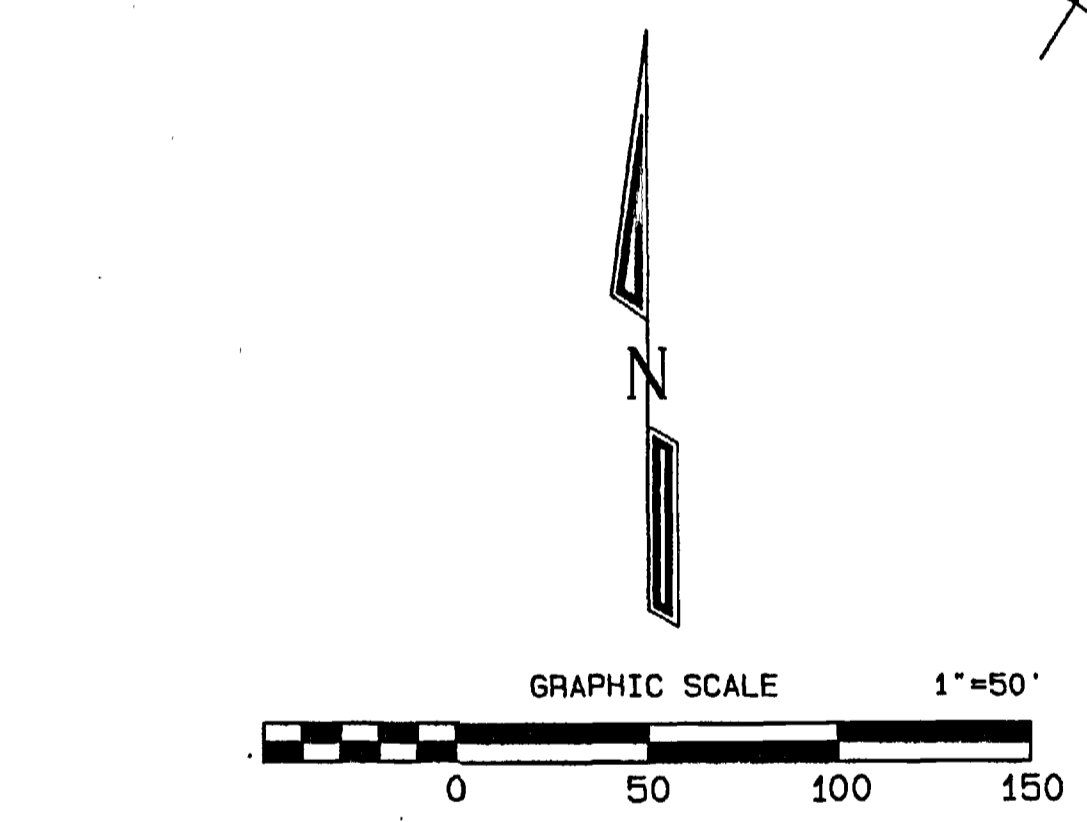
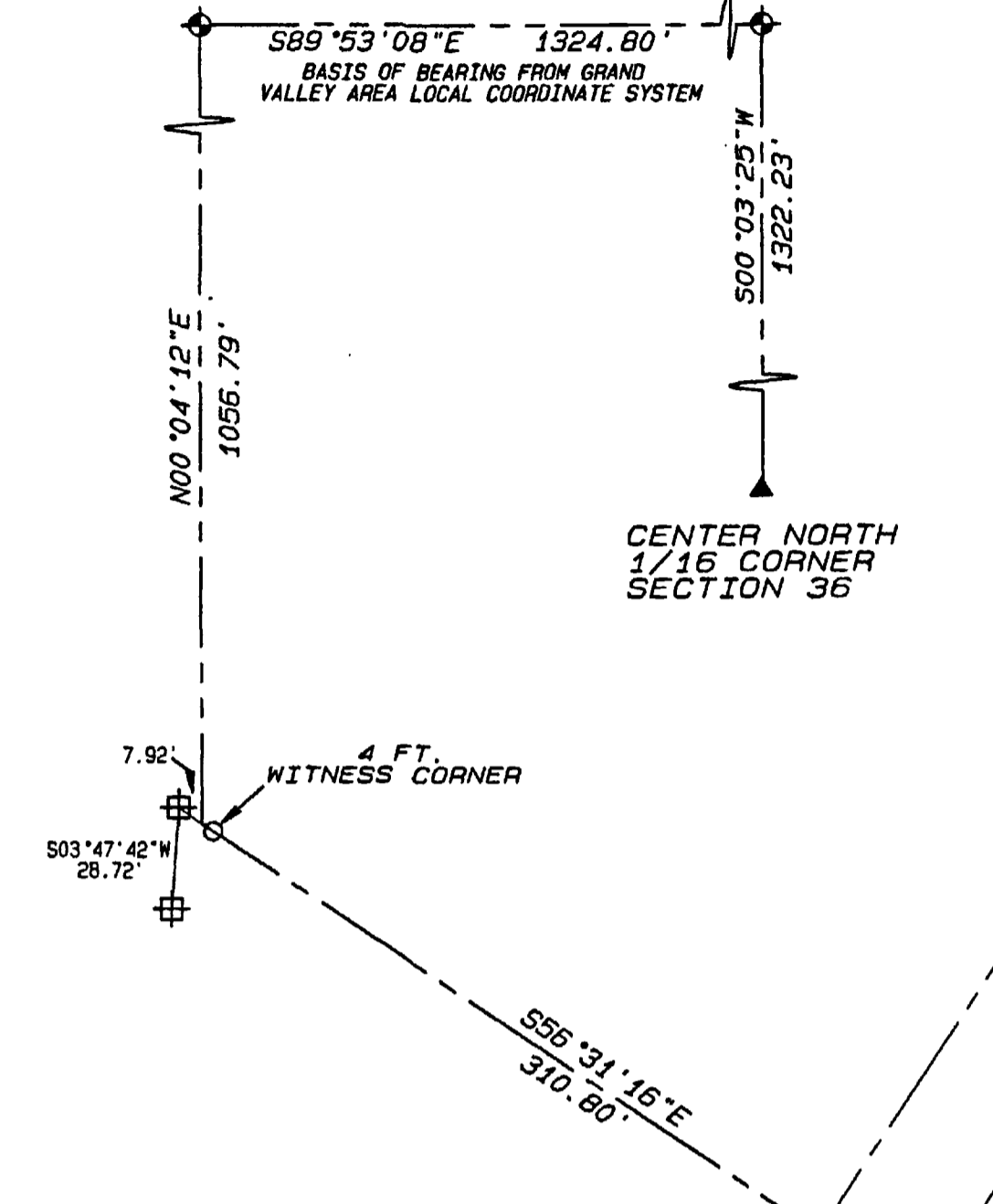
R.M.W.S. SIMPLE SUBDIVISION
— LOCATED IN THE —
NW 1/4 SECTION 36, T.1N., R.2W., UTE MERIDIAN
MESA COUNTY, COLORADO

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By <u>S.L.H.</u>	Checked By <u>M.W.D.</u>	Job No. <u>269-04-34</u>
Drawn By <u>TERRAMODEL</u>	Date <u>MAY, 2005</u>	Sheet <u>1 OF 1</u>

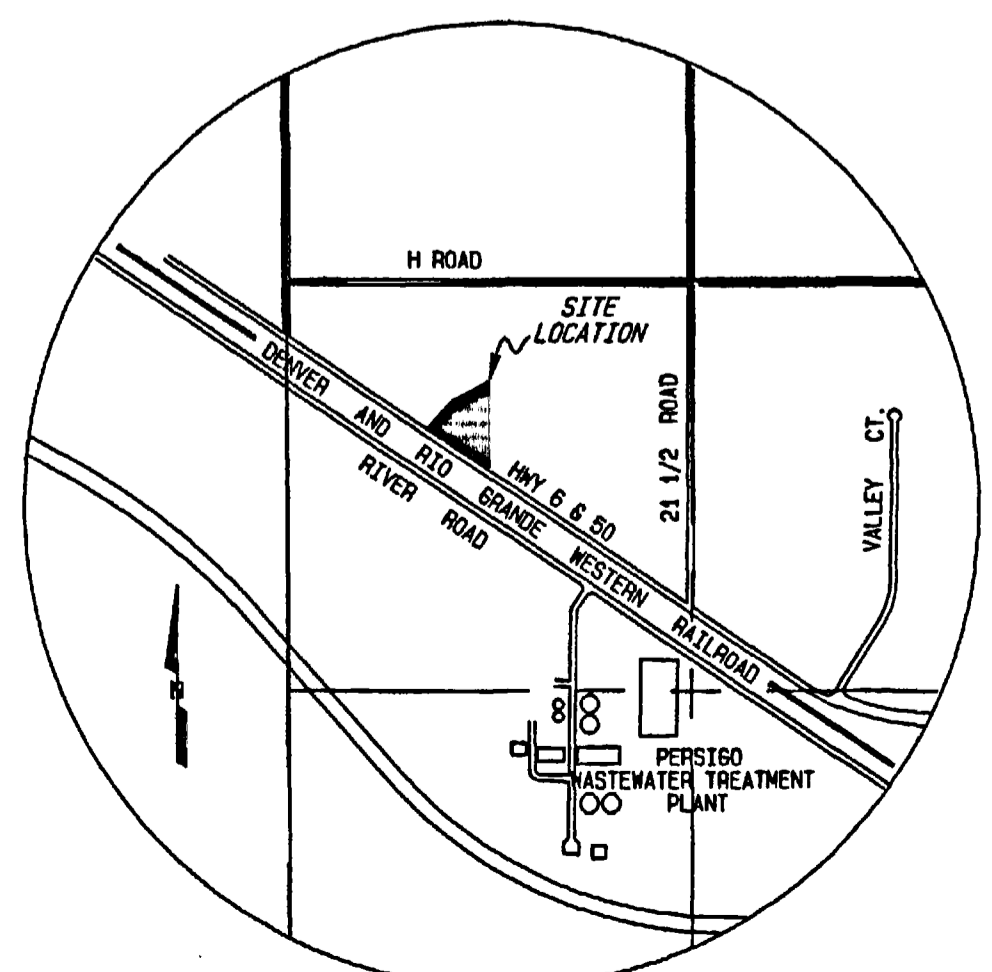
WEST 1/16 CORNER NORTH LINE SECTION 36
M.C.S.M. #1060

NORTH 1/4 CORNER SECTION 36
M.C.S.M. #143-1



LEGEND & ABBREVIATIONS

- ◆ MESA COUNTY SURVEY MARKER (M.C.S.M.)
- ⊕ FOUND 3 1/4" BRASS CAP COLORADO DEPT. OF TRANSPORTATION MONUMENT "R.O.W"
- FOUND RED PLASTIC CAP ON #5 REBAR "L.S. 24943"
- FOUND YELLOW PLASTIC CAP ON #5 REBAR "LUKE L.S. 14115"
- SET 2" ALUMINUM CAP ON #5 REBAR STAMPED "D H SURVEYS INC LS 24306"
- ⊙ FOUND #4 REBAR
- ▲ FOUND HINGE NAIL, REMONUMENTED WITH A 3 1/4" ALUMINUM CAP STAMPED "D H SURVEYS INC. LS 24306", SET IN MONUMENT BOX
- FENCE LINE
- CONCRETE
- O. & M. - OPERATION AND MAINTENANCE
- P.O.B. POINT OF BEGINNING



VICINITY MAP
NOT TO SCALE

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.