

Dakota Simple Subdivision

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, G & R West, LLC, a Colorado Limited Liability Company, is the real owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado recorded in Book 3693 at Pages 438 and 439 of the Mesa County Clerk & Recorder's Office, and being situated in the SE1/4 of the NE1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plot, said property being described in Title Commitment File No. 71716 provided by Meridian Land Title as follows:

A parcel of land situated in the NE1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, being described as follows: Beginning at a point on the East line of the NE1/4 of said Section 16, being 360.00 feet North 00°00'00" East of the Southeast corner of the NE1/4, said Section 16, and considering the East line of the NE1/4 of said Section 16 to bear North 00°00'00" East and all bearings contained herein to be relative thereto; thence North 90°00'00" West 495.00 feet; thence North 00°00'00" East 140.00 feet; thence North 90°00'00" East 310.00 feet; thence South 00°00'00" East 36.00 feet; thence North 90°00'00" East 185.00 feet to the East line of the NE1/4 of said Section 16; thence South 00°00'00" East 104.00 feet to the point of beginning; EXCEPT for the East 33.00 feet of the above described parcel of right-of-way as conveyed to Mesa County by instrument recorded July 10, 1984 in Book 1501 at Page 525, Mesa County, Colorado.

Being more particularly described as follows:

Commencing at the E1/4 Corner of Section 16, T1S, R1E of the Ute Meridian, and considering the East Line of the SE1/4 of the NE1/4 of said Section 16 to bear S00°04'06"W and all bearings contained herein to be relative thereto; thence N00°04'06"E along said East Line a distance of 360.00 feet; thence S89°56'31"W a distance of 33.00 feet to a point on the West Line of a 33' Road Right of Way which is recorded in Book 1501 at Page 525 of the Mesa County Clerk & Recorder's Office, which is the Point of Beginning (P.O.B.); thence S89°56'31"W along the North Lines of Tucee Subdivision and Voegely Minor Subdivision a distance of 464.67 feet to a point on an East Line of Dakota West Subdivision; thence N00°03'14"E along said East Line a distance of 141.16 feet to a point on the Southernmost Line of Dakota West Subdivision Phase 2; thence S89°56'46"E along said South Line a distance of 312.81 feet; thence S00°04'06"W a distance of 36.55 feet; thence N89°56'31"E a distance of 184.90 feet to a point on the West Line of said 33' Road Right of Way; thence S00°04'06"W along said West Line a distance of 104.00 feet to the Point of Beginning, containing 1.37 acres as described, all in the City of Grand Junction, County of Mesa, State of Colorado.

That said owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as DAKOTA SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

All Utility Easements are dedicated to the City of Grand Junction for the use of City-approved: public utilities 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, equivalent other public providers and appurtenant facilities.

All Multi-purpose 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, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All drainage easements are to be granted by separate instrument to the Dakota West Homeowners Association as perpetual easements for conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground, subject to the terms, conditions and restrictions set forth in said grants. Grants are recorded in Book 3305 at Pages 970-985, which are the Residential Covenants, Conditions, and Restrictions of the Dakota West Homeowners Association, and in Book 3612 at Pages 446-447, REC 6-13-05.

A cross-access easement is hereby granted by separate instrument to the parcel (459 31 Road) to the north of Lot One as a perpetual easement for ingress and egress purposes for the use of said parcel owner(s), their guest(s), and invitee(s), and the easement shall be subject to the terms, conditions, and restrictions as may be set forth in that instrument.

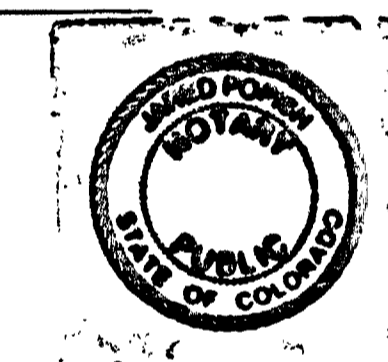
All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush; provided however, that the owners/beneficiaries shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said 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.

Said owner further certifies that all lienholders are represented hereon. There are none.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 20th

day of April, A.D., 2005.

Robert G. Cantrell
Manager
STATE OF COLORADO } s.s. J.R.
COUNTY OF MESA



The foregoing instrument was acknowledged before me this 20th day of April, A.D., 2005, by Robert G. Cantrell, Managing Partner of G & R West, LLC

4-03-07
My commission expires: Notary Public

CITY OF GRAND JUNCTION APPROVAL

This plat of DAKOTA SIMPLE SUBDIVISION, a Subdivision in the City of Grand Junction, County of Mesa, State of Colorado, was approved this 23 day of JUNE, A.D., 2005.

David A. Varley City Manager
Craig A. Palmer Mayor

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } s.s.
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 10:08 o'clock A.M. this 24th day of June, A.D., 2005, and is duly recorded in Book No. 3926, Page 381

Reception No. 2260698 Drawer No. QQ-134 Fees 10.00 + 1.00

Clerk and Recorder

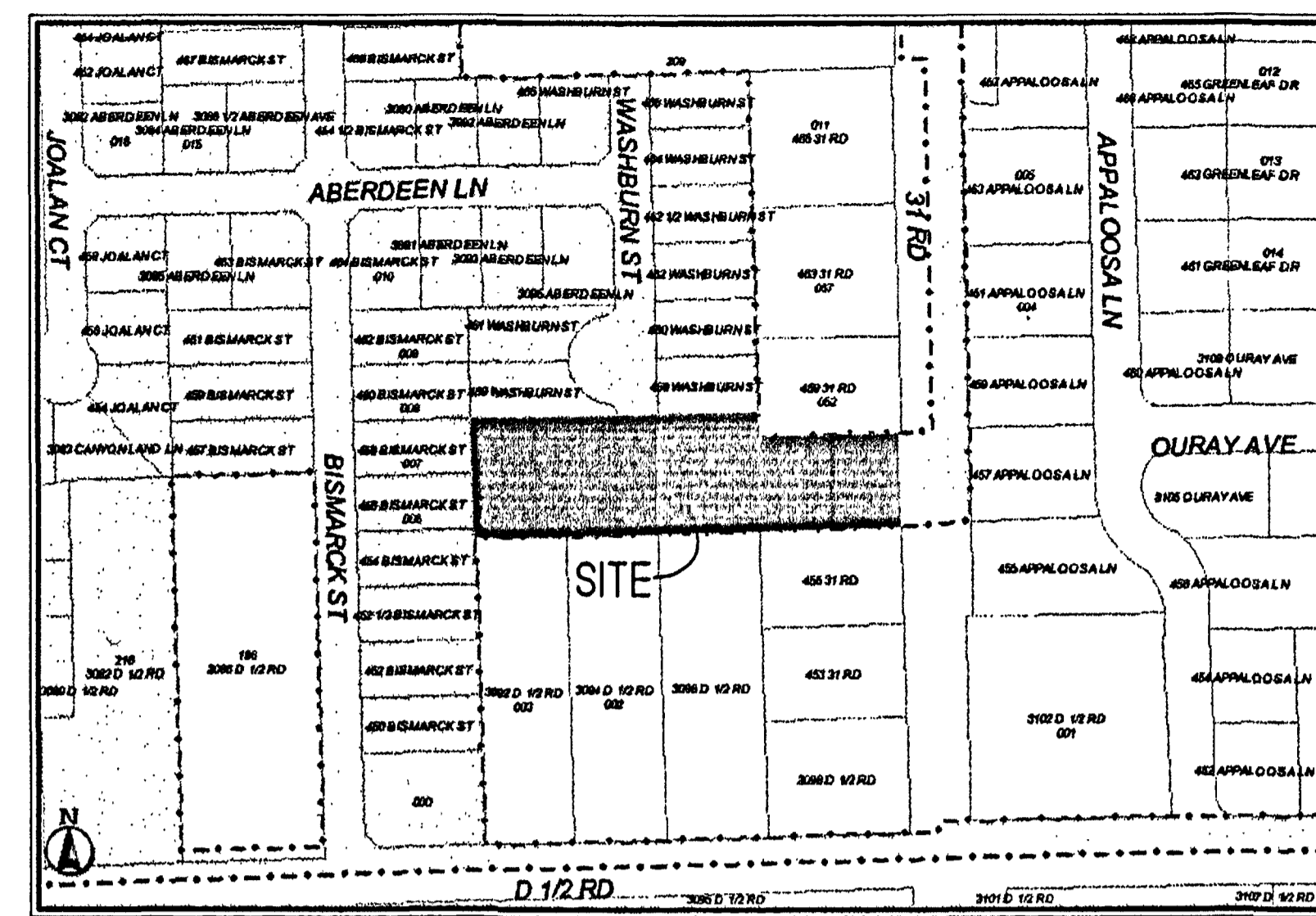
Deputy

Dakota Simple Subdivision

FINAL PLAT

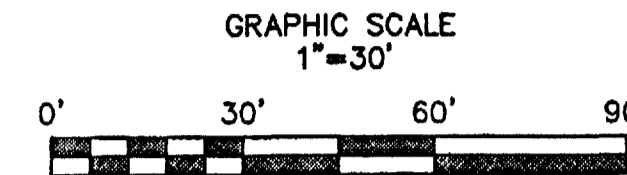
SITUATED IN THE SE1/4 NE1/4 SECTION 16, T1S, R1E, UTE MERIDIAN

INDEPENDENT SURVEY, Inc.	Client: G&R West, LLC
VINCENT A. POPISH, PLS	Date: 4/20/05
133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263 Grand Junction, Colorado 81501 Call (970)261-1409	Scale: 1"=30'
Checked by: VAP	Drawn by: DJS
File No.: 204233	File Name: DakotaFI



Vicinity Map
(NOT TO SCALE)

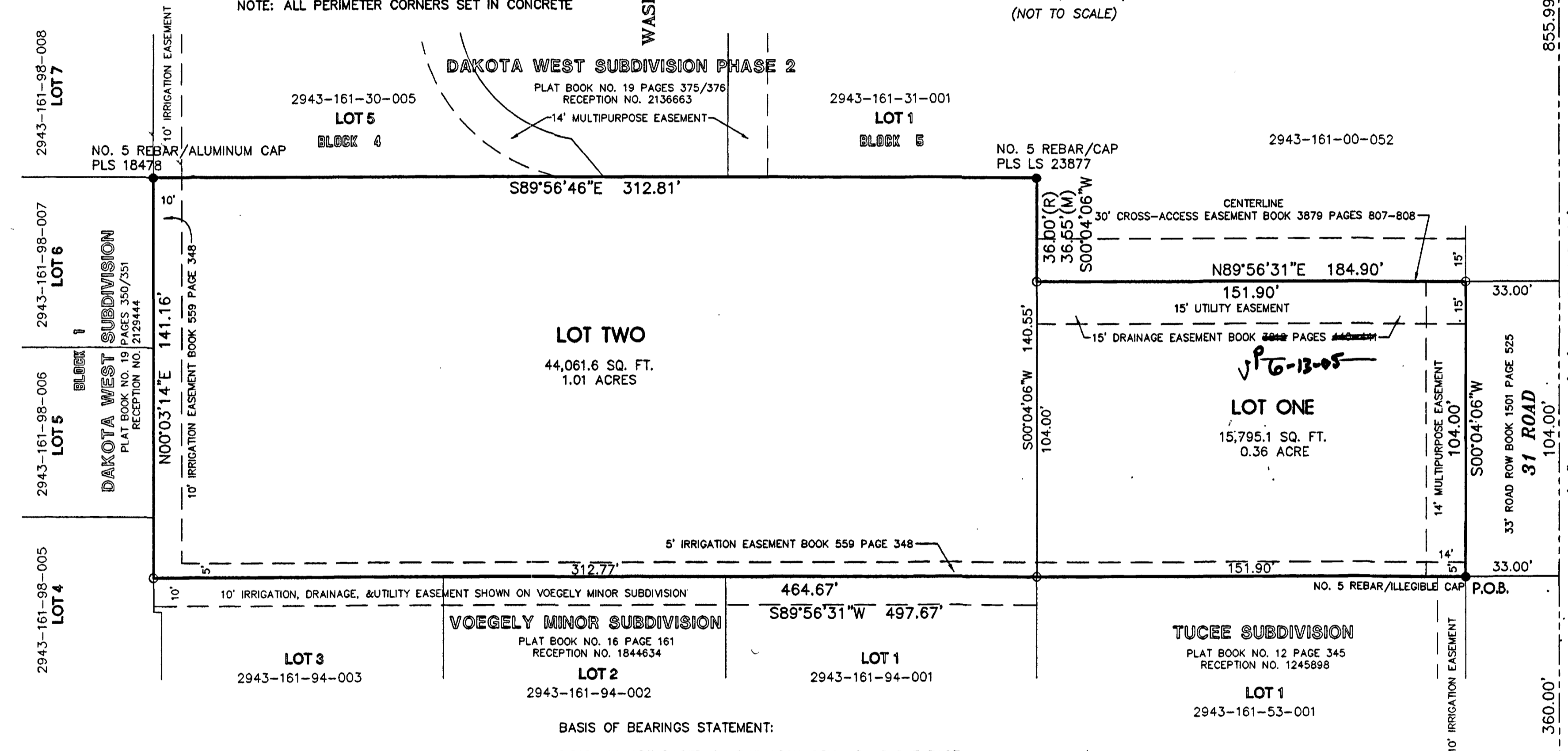
- ABBR. USED:
- ABBR.=ABBREVIATIONS
 - A.D.=ANNO DOMINI (IN THE YEAR OF OUR LORD)
 - E=EAST
 - INC.=INCORPORATED
 - (M)=MEASURED
 - MCSM=MESA COUNTY SURVEY MARKER
 - N=NORTH
 - NE=NORTHEAST
 - NO.=NUMBER
 - P.O.B.=POINT OF BEGINNING
 - P.L.S.=PROFESSIONAL LAND SURVEYOR
 - (R)=RECORD
 - R=RANGE
 - S=SOUTH
 - SE=SOUTHEAST
 - SQ. FT.=SQUARE FEET
 - T=TOWNSHIP
 - W=WEST



LEGEND

- ◆ FOUND MESA COUNTY SURVEY MARKER
- FOUND SURVEY MARKER AS DESCRIBED
- SET NO. 5 REBAR/CAP P.L.S. 33650

NOTE: ALL PERIMETER CORNERS SET IN CONCRETE



BASIS OF BEARINGS STATEMENT:

BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SE1/4 OF THE NE1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEARS S00°04'06"W. THIS BEARING IS ASSUMED SO AS TO MATCH SURVEY MARKERS FOUND IN DAKOTA WEST SUBDIVISION PHASE 2, RECORDED AT RECEPTION NO. 2136663 IN PLAT BOOK 19 AT PAGES 375 & 376 AT THE MESA COUNTY CLERK & RECORDER'S OFFICE.

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Meridian Land Title, 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 G & R West LLC, a Colorado Limited Liability Company; 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.

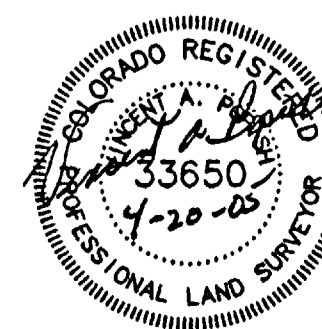
Date: APRIL 20, 2005 By: LAWRENCE D VENT/TITLE EXAMINER

SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, do hereby certify that the accompanying plat of DAKOTA SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the 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.

Vincent A. Popish
Vincent A. Popish, P.L.S. No. 33650
Independent Survey, Inc.

4-20-05
Date



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.