

KI SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Glenn E. Hertel is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and is described in Book 3521 at Page 426 of the Mesa County Clerk and Records Office, and being situated in the NW1/4 NW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Beginning at a point 285 feet East of the Northwest corner of Section 25, Township 1 South, Range 1 West of the Ute Meridian; thence South 228 feet; thence East 155 feet; thence North 228 feet; thence West 155 feet to the point of beginning. EXCEPT the East 30 feet thereof reserved for use as a roadway. ALSO EXCEPT that portion conveyed to the City of Grand Junction in Quit Claim Deed recorded February 13, 1997 in Book 2301 at Page 347 and that portion conveyed to the City of Grand Junction in Warranty Deed recorded February 13, 1997 in Book 2301 at Page 350.

Mesa County, Colorado.

That said owner has caused the said real property to be laid out and surveyed as KI SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby state that there are no lien holders against the property.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

1. All Multi-purpose 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 Easements include the right of ingress and egress on, along, over, under, and 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 lots or tracts hereby platted shall not burden nor 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 owner has caused their name to be hereunto subscribed this 29th day of JUNE A.D., 2005.

Glenn E. Hertel
Glenn E. Hertel

STATE OF COLORADO )
COUNTY OF MESA ) S.S.

The foregoing instrument was acknowledged before me this 29th day of JUNE A.D., 2005, by GLENN E. HERTEL

8/15/2008
My commission expires:

Notary Public
Address
DAVID L. WOODRUFF
STATE OF COLORADO

CITY APPROVAL

This plat of KI SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 5th day of July A.D. 2005.

City Manager
President of Council

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )
COUNTY OF MESA ) S.S.

I hereby certify that this instrument was filed in my office at 3:25 o'clock P.M. this 14th day of July 2005 A.D., and is duly recorded in Book No. 3941, Page 480

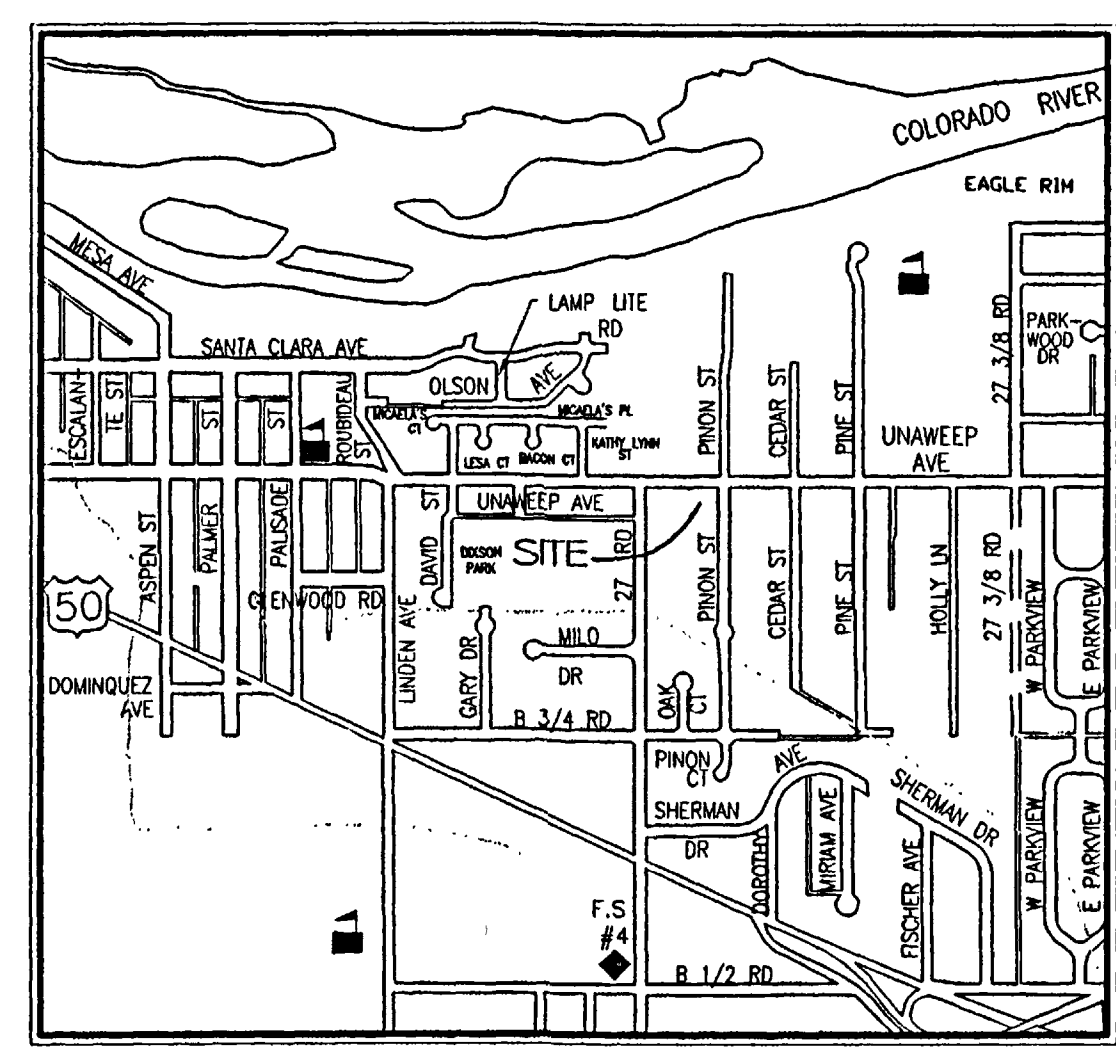
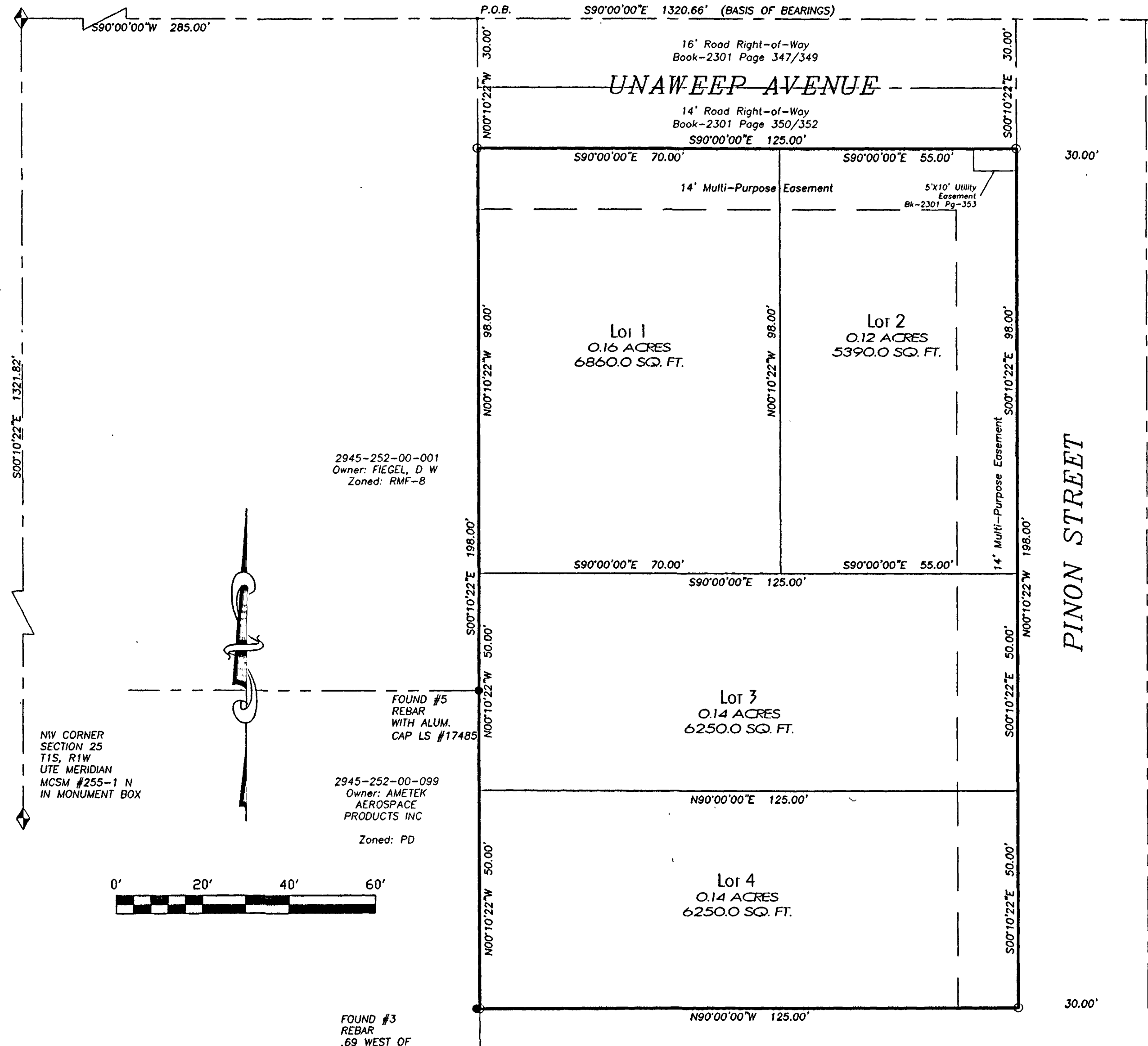
Reception No. 2263818 Drawer No. 99-150 Fees: \$ 10.00 + 1.00

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Table with 3 columns: FOR: Glenn Hertel, ACAD ID: Hertel, SCALE: 1" = 20', DATE: 6/21/05. Includes 'Final Plat' title and 'SITUATED IN THE NW1/4 NW1/4 SECTION 25, T 1 S, R 1 W OF THE UTE MERIDIAN'.

NW CORNER SECTION 25 T1S, R1W UTE MERIDIAN MCSM #121-1 IN MONUMENT BOX

W1/16 CORNER SECTIONS 24 & 25 T1S, R1W UTE MERIDIAN PLS #18478 MCSM #1234-1 IN MONUMENT BOX



SURVEYOR'S CERTIFICATE

I, Daniel K. Brown, certify that the accompanying plat of KI SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Daniel K. Brown, Q.E.D. Surveying Systems Inc. Colorado Registered Professional Land Surveyor L.S. 23877

BASIS OF BEARINGS STATEMENT
Bearings are based on the assumption that the North line of the NW1/4 NW1/4 of Section 25 bears S90°00'00"E.

- LEGEND
FOUND MESA COUNTY SURVEY MONUMENT
FOUND ALIQUOT CORNER AS DESCRIBED
SET #5 REBAR W/CAP L.S. 23877 (PERIMETER SET IN CONCRETE)
LOT CORNERS TO BE SET BY A COLORADO PROFESSIONAL LAND SURVEYOR PRIOR TO THE SALE OF THE LOT

- NOTES:
1. Deeds were provided by client.
2. A Title search was provided by client (Abstract & Title Co. of Mesa County, Inc., File #00911316 C and FIRST AMERICAN HERITAGE TITLE COMPANY File #00159332 Revision A). A Title Search was not performed by me.

- LIST OF ABBREVIATIONS
SQ. FT. SQUARE FEET
T TOWNSHIP
R RANGE
W WEST
E EAST
N NORTH
S SOUTH
LS LICENSED SURVEYOR
MCSM MESA COUNTY SURVEY MARKER

TITLE CERTIFICATION

STATE OF COLORADO
COUNTY OF MESA

We, FIRST AMERICAN HERITAGE TITLE 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 Glenn E. Hertel; 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: 6-27-05
Janna Smith Title Manager
Title Officer
FIRST AMERICAN HERITAGE TITLE COMPANY

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 THE CERTIFICATION SHOWN HEREON.