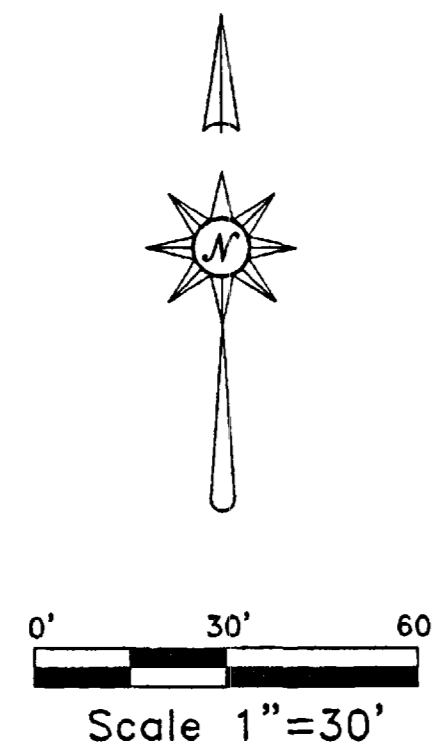


# HALE STORM SUBDIVISION

## A REPLAT OF LOTS 1, 2, 3, AND 4 OF BLOCK 3 WESTGATE PARK NUMBER 2



| LEGEND |   |
|--------|---|
| ○      | = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"               |
| ⊕      | = Found Mesa County Survey Marker                             |
| ●      | = Found No. 5 Rebar and cap "Monument PLS 24943" or as noted. |
| □      | = Set Monument in Concrete                                    |

Δ = Delta Angle  
 R = Radius  
 L = Arc Length  
 T = Tangent Distance  
 C = Chord Distance

**DEDICATION:**

Know all men by these presents that Tony A. Hale A.K.A. Anthony A. Hale is the owner of that real property as described in Book 2953 at Page 885 and Anthony A. Hale and Connie Hale are the owners of that real property as described in Book 2876 Pages 518 and 519 in the Mesa County Clerk and Recorder's Office.

Said real property being described as: Lots 1, 2, 3, and 4, in Block 3 of Westgate Park No.2, as recorded in Plat Book 11 at Page 225, Mesa County, Colorado.

That said owners have caused that real property to be laid out and surveyed as HALE STORM SUBDIVISION.

That said owners do hereby dedicate and set apart that real property as and labeled on the accompanying plat as follows:

All Multipurpose Easements are dedicated to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

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 and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNERS have caused their names to be hereunto subscribed

this 27<sup>th</sup> day of JUNE A.D. 2005  
*Anthony Hale*      *Connie Hale*

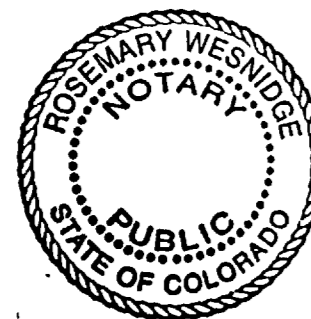
Tony A. Hale (A.K.A. Anthony A. Hale)      Connie Hale

STATE OF COLORADO )  
 ) SS  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of June  
 AD 2005 by Tony A. Hale and Connie Hale.

My commission expires 1-23-2006

*Rosemary Wesnidge*  
 Notary Public Rosemary Wesnidge



CLERK AND RECORDER'S CERTIFICATE  
 STATE OF COLORADO )  
 ) SS  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 4:29 O'clock P.M.

this 2nd day of August A.D. 2005

2267362      Book 3957 Page 428

Clerk and Recorder      Deputy  
 Drawer No. RR-10      Fees \$10.00 + 1.00

**CITY OF GRAND JUNCTION APPROVAL**

This plat of HALE STORM SUBDIVISION located in the City of Grand Junction, Mesa

County, Colorado was approved this 29 day of JULY A.D. 2005

*Daved VanDyke*      *Don Hill*  
 City Manager      President of City Council

**TITLE CERTIFICATION**

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 heron described as Lots 1,2,3 and a portion of Lot 4 in Block 3 of Westgate Park No.2, that we find the Title to the property vested to Tony A. Hale; 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 easement; reservations and rights of way of record are shown hereon

Meridian Land Title

By: *L.D.A.*  
 Title Examiners signature

Printed Name LAWRENCE D VENT

EXECUTED this 5<sup>th</sup> day of JULY 2005

**TITLE CERTIFICATION**

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 heron described property a portion of Lot 4 in Block 3 of Westgate Park No.2, that we find the Title to the property vested to Anthony A. Hale and Connie Hale; 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 easement; reservations and rights of way of record are shown hereon

First American Heritage Title Company

By: *Nicole Lewis*  
 Title Examiners signature

Printed Name NICOLLE LEWIS

EXECUTED this 6<sup>th</sup> day of JULY 2005

**LIEN HOLDER RATIFICATION OF PLAT**

The undersigned (Alpine Bank) hereby certifies that it is a holder of a Security Interest upon the property heron described in this instrument and hereby join 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 3155 at Page 315 and Book 3832 at Pages 388-395 of the public records of Mesa County, Colorado shall be subordinate to the dedications shown hereon.

In witness, Alpine Bank has caused these presents to be signed by its Assistant Vice President, with the authority of its Board of

Directors, this 29<sup>th</sup> day of June 2005.

By: *Cindy MB* for Alpine Bank.

(Title Assistant Vice President)

State of Colorado )

County of Mesa )

The foregoing instrument was acknowledged before this 29<sup>th</sup> day of June 2005

by Cindy Brown, Asst. Vice President of Alpine Bank

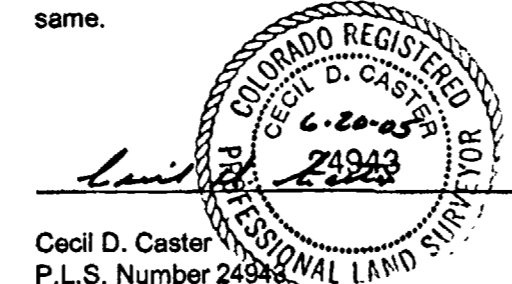
My commission expires 06/2008

Notary Public Nathan Knoll

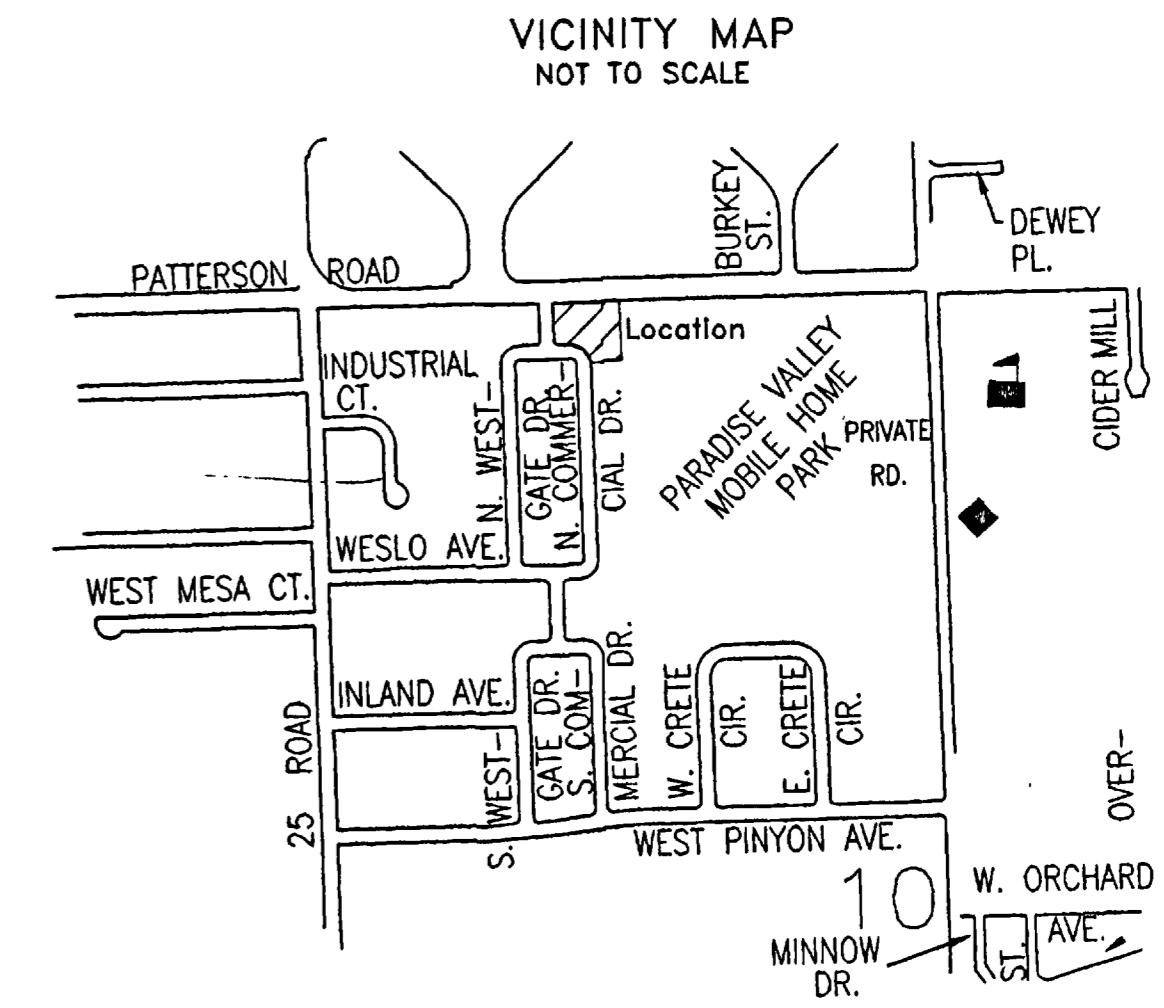
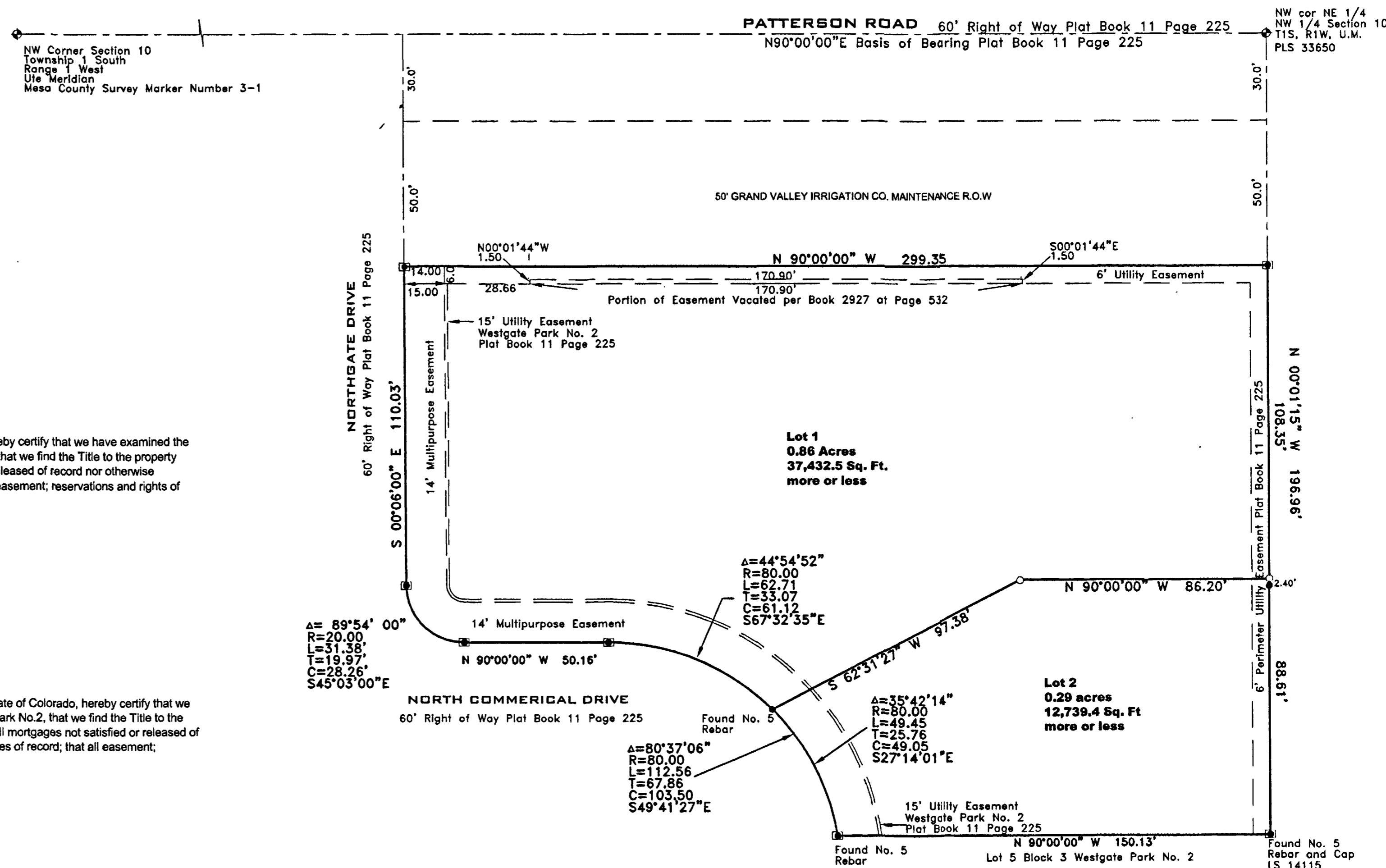


**SURVEYOR'S CERTIFICATE**

I Cecil D. Caster, do hereby certify that the accompanying plat of HALE STORM SUBDIVISION, 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.



Cecil D. Caster  
 P.L.S. Number 24943  
 Basis of Bearing: A bearing of N90°00'00"E is recorded between the Mesa County Survey Monument located at the NW corner of Section 10, Township 1 South, Range 1 West of the Ute Meridian and the NW corner of the NE 1/4 NW 1/4 of said Section 10 in Plat Book 11 at page 225 in the Mesa County Clerk and Recorder's office.



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.

**HALE STORM SUBDIVISION**  
 A Replat of Lots 1,2,3 and 4 in Block 3 of Westgate Park Number 2.  
 Located in the NW 1/4 of Section 10, Township 1 South, Range 1 West, of the Ute Meridian.

|                                |   |                          |  |
|--------------------------------|---|--------------------------|--|
|                                | Monument Surveying Inc.<br>741 Road Grand Junction, CO 81501<br>(970) 245-4189 Fax (970) 245-4874 |                          | DESIGNED _____ FIELD APPROVAL <u>BKH</u> |
|                                | DRAWN <u>RRM</u>  | TECHNICAL APPROVAL _____ |  |
|                                | CHECKED <u>CDC</u>  | APPROVED <u>5/31/05</u>  |  |
| PREPARED FOR: <u>Tony Hale</u> |   | JOB NO. <u>01-23</u>     |  |