

# ALLEN SIMPLE SUBDIVISION

**DEDICATION:**

Know all men by these presents that Paul Allen is the owner of that real property as described in Book 3610 at Page 272 in the Mesa County Clerk and Recorder's office. Said real property being further described as follows based upon a field survey of the same: Beginning at the West 1/16 corner a Mesa County Survey Marker Number 1234, on the North line of Section 25, Township 1 South, Range 1 West of the Ute Meridian and when aligned with the North 1/4 corner of said Section 25 a Mesa County Survey Marker number 512-2 is recorded as bearing S89°57'43"E in Book 19 at Page 77 in the Mesa County Clerk and Recorder's Office and all bearings contained herein to be relative thereto; thence S00°04'37" E 577.50 to the point of beginning; thence S89°57'43"E 305.00 feet to the West right of way of Holly Lane; thence along said West right of way S00°04'37"E 71.25 feet; thence leaving said right of way N89°57'43"W 305.00 feet; thence N00°04'37"W 71.25 feet to the point of beginning, Mesa County, Colorado. Said parcel contains 0.50 acres more or less.

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

That said owners has caused that real property to be laid out and surveyed as ALLEN SIMPLE SUBDIVISION.

Said owner hereby acknowledges that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

All Multipurpose Easements are dedicated to the City of Grand Junction for the use of city-approved: utilities and public providers as perpetual easement 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 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, equivalent other public utility providers and appurtenant facilities

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 owners 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.

IN WITNESS said OWNER has caused his name to be hereunto subscribed

this 19 day of July A.D. 2005

Paul Allen

Paul Allen

STATE OF COLORADO )

COUNTY OF MESA )

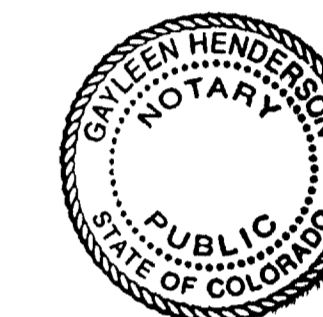
The foregoing instrument was acknowledged before me this 19th day of July

AD 2005 by Paul Allen

My commission expires 10/29/2005

Bayleyn Henderson

Notary Public



**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )

COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 4:05 o'clock PM

this 12th day of August A.D. 2005

Clerk and Recorder Deputy

Book 3966 Page 383 Reception Number 2269427

Drawer No. RR-17 Fees \$10.00 + 1.00

**CITY OF GRAND JUNCTION APPROVAL**

This plat of ALLEN SIMPLE SUBDIVISION in the City of Grand Junction, Mesa

County, Colorado was approved this 3rd day of August A.D. 2005

Stephanie Howell Paul Allen

City Manager

President of City Council

**TITLE CERTIFICATION**

State of Colorado

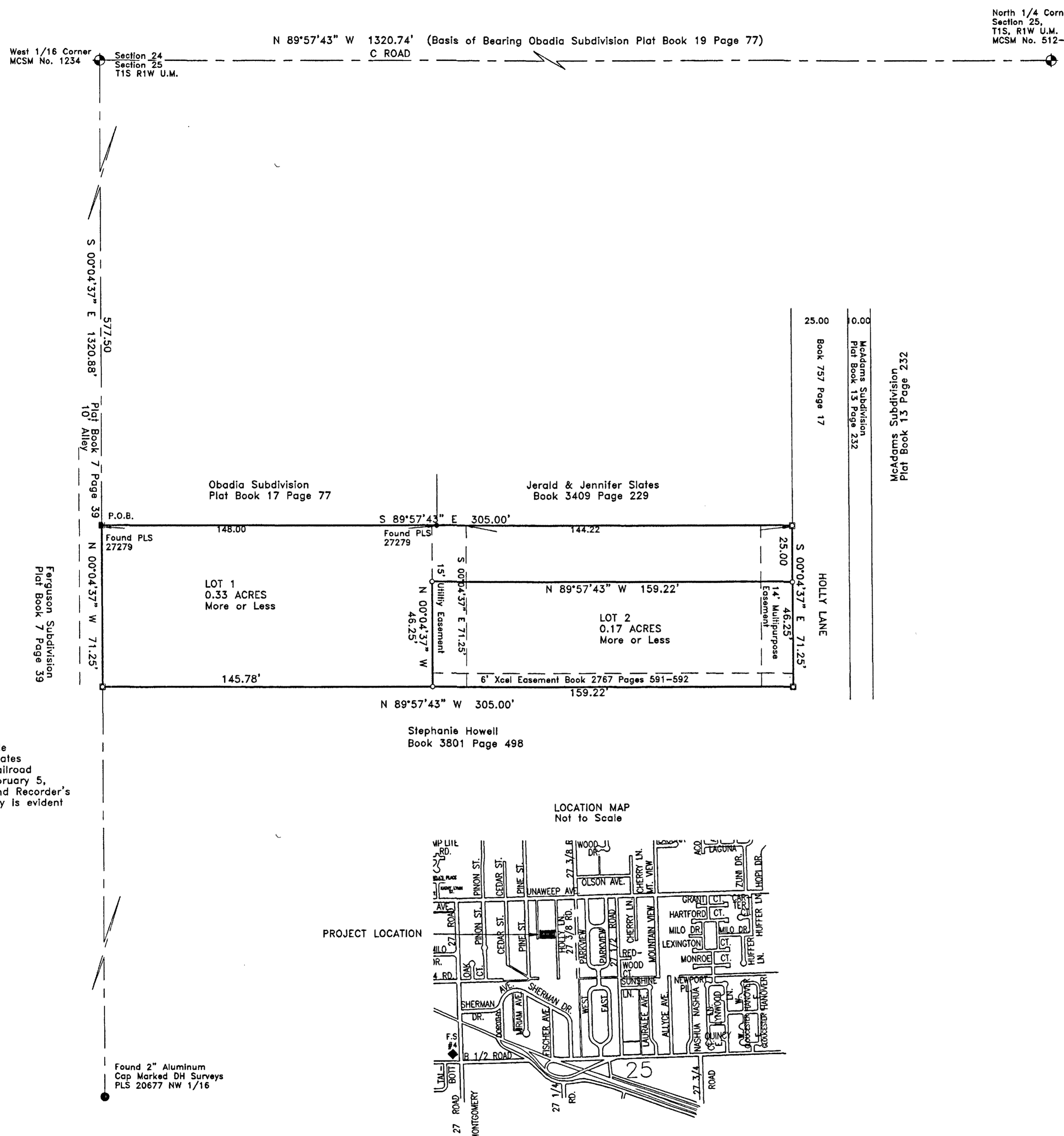
County of Mesa

We Abstract and Title 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 vested to Paul Allen, 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 July 19, 2005 By: Donald K. Paris, Chief Title Examiner

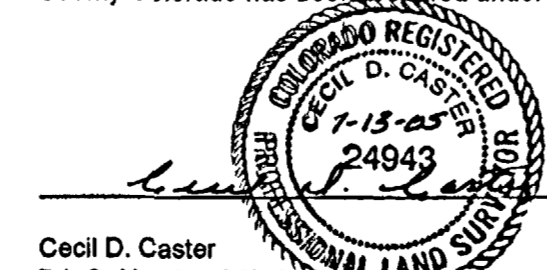
Name and Title:  
Abstract and Title of Mesa County Inc.

Donald K. Paris  
Representative



**SURVEYOR'S CERTIFICATE**

I Cecil D. Caster, do hereby certify that the accompanying plat of ALLEN SIMPLE 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 S89°57'43"E is shown on the Mesa County Survey Markers located at the W 1/16 corner on the North line and N 1/4 corner of Section 25, Township 1 South, Range 1 West, Ute Meridian.

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.

ALLEN SIMPLE SUBDIVISION  
Located in the NW 1/4 of Section 25,  
T1S, R1W, U.M.

Monument Surveying Inc.  
741 Road Ave.  
Grand Junction, CO 81501  
(970) 245-4189 (970) 245-4674

DESIGNED: FIELD APPROVAL BKH  
DRAWN: CDC TECHNICAL APPROVAL  
CHECKED: CDC APPROVED: 6/23/05

PREPARED FOR: Paul Allen JOB NO. 04-17