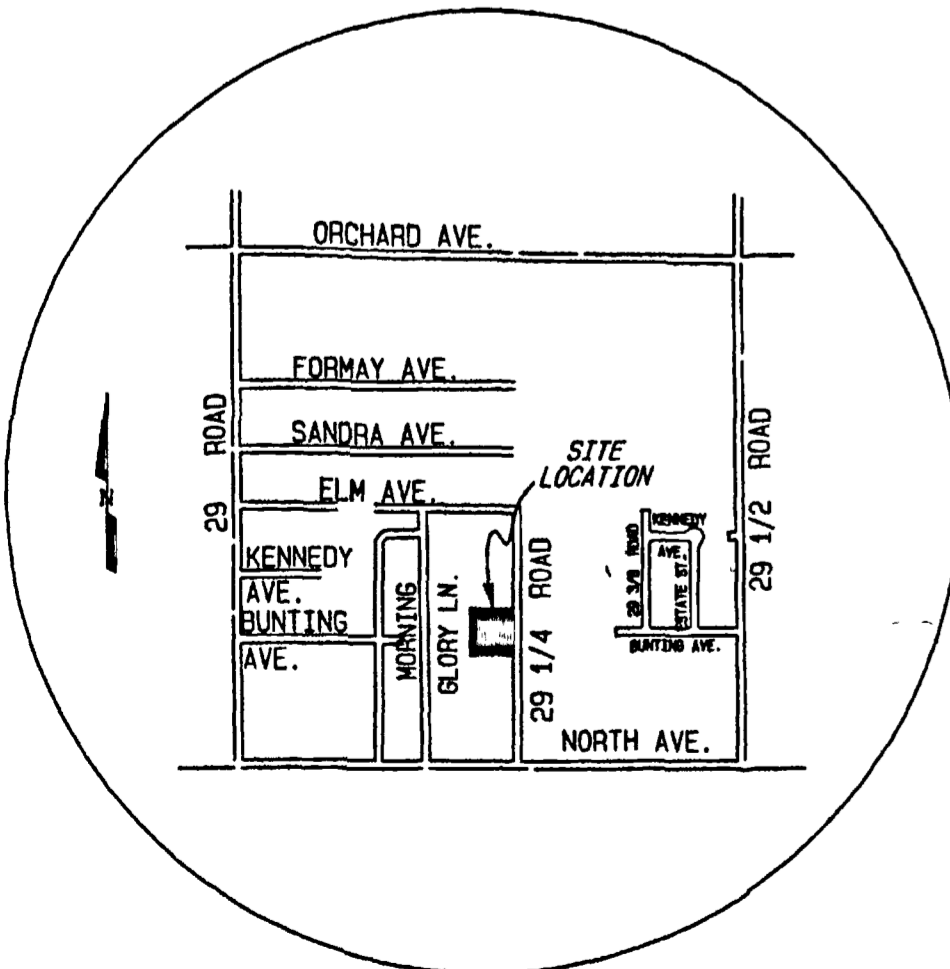
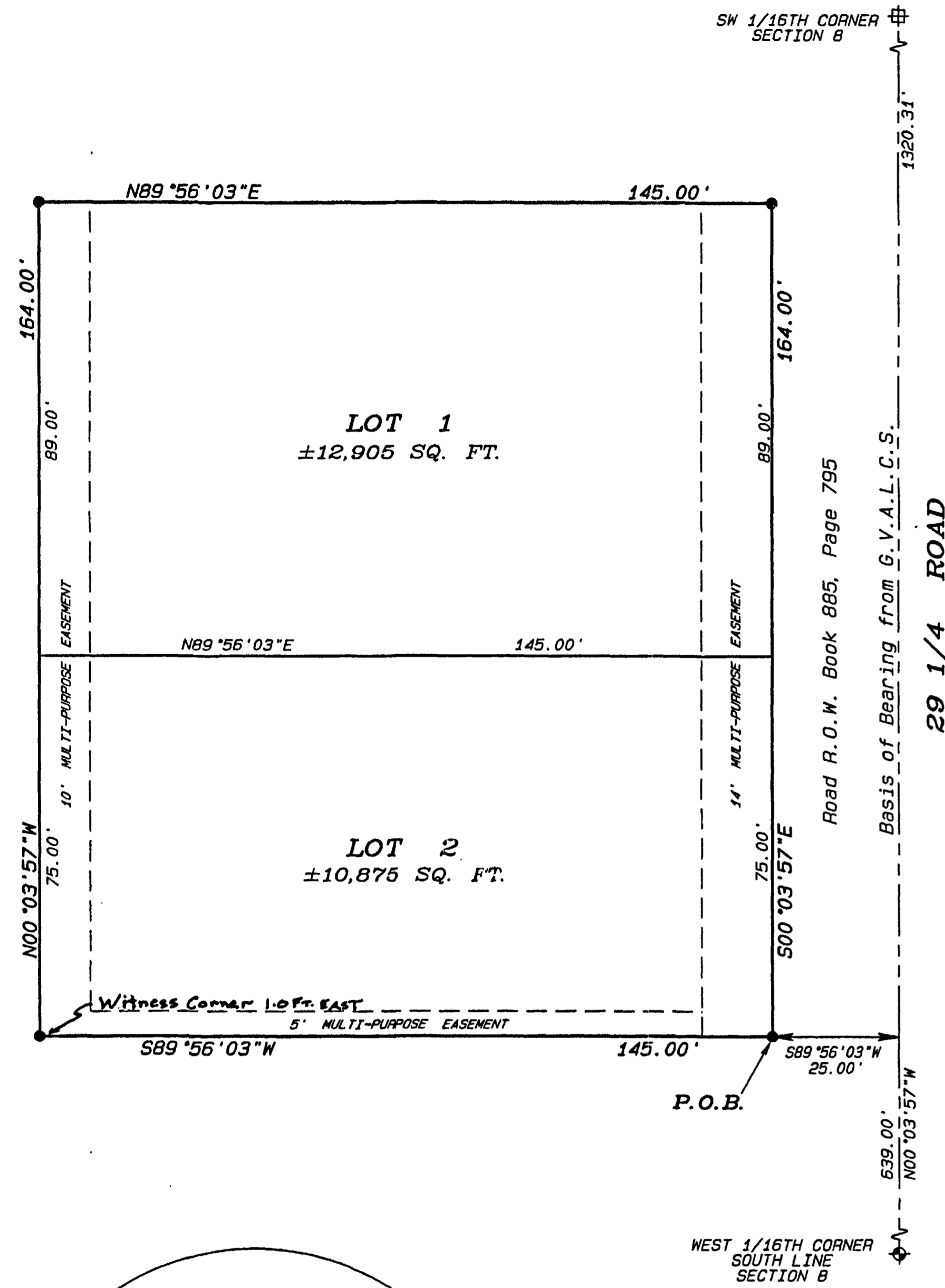
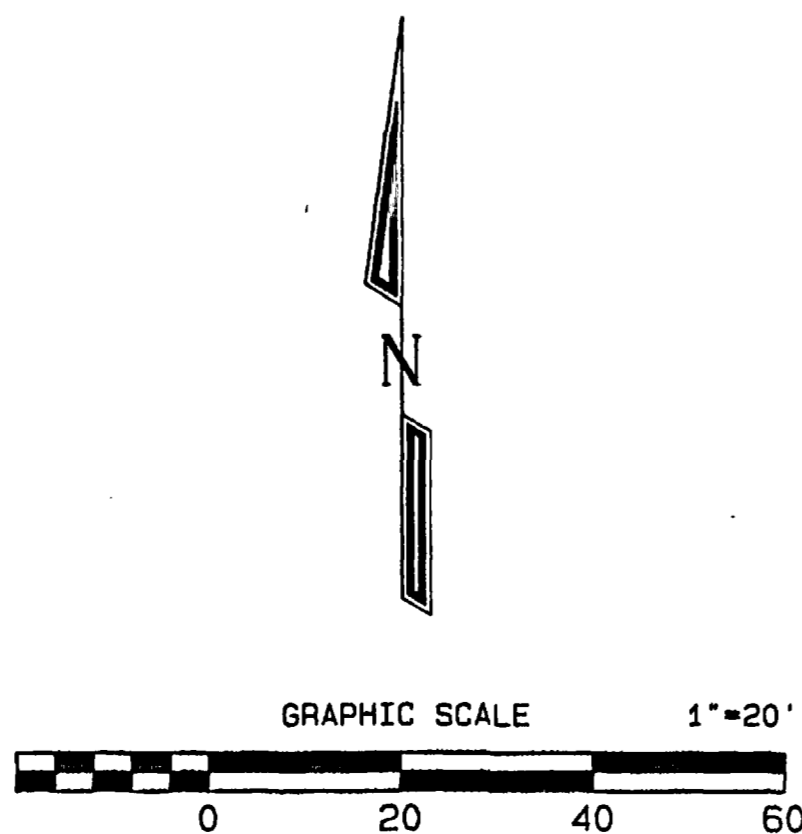


# RIDGE PROPERTY SIMPLE SUBDIVISION



VICINITY MAP  
NOT TO SCALE



## CITY APPROVAL

This plat of RIDGE PROPERTY SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 28<sup>th</sup> day of August, 2005.

*[Signature]*  
City Manager

*[Signature]*  
City Mayor

## 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 Scott R. Schultz; 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.

date: 8-19-05

*[Signature]*  
By: Pam Song - Examiner

## CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 11:47 o'clock A.M., this 26<sup>th</sup> day of August, A.D. 2005, and is duly recorded in Book No. 3976 at page 966, Reception No. 2271964, Fee \$ 10.00+1.00 Drawer No. RR-23.

Deputy

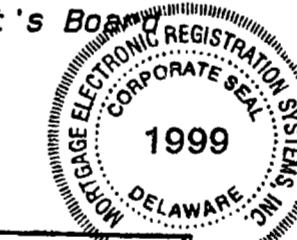
Clerk and Recorder

## LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3829 at Pages 365 - 381 of the public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Assistant Secretary, with the authority of its Board of Directors, this 16 day of August, 2005.

BY: *[Signature]*  
Jenny Brauner, Assistant Secretary  
MERS, as nominee for  
FOR: GMAC Bank



STATE OF Iowa, )  
County of Black Hawk ) ss

The foregoing instrument was acknowledged before me this 16 day of August, A.D., 2005 by Jenny Brauner.

Witness my hand and official seal: *[Signature]*  
R. Weber, Notary Public

Address 3451 Hammond Ave. Waterloo, IA 50702

My commission expires: 12-10-07

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Scott R. Schultz, is the owner of that real property situated in the SW 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, as described in Book 3829 at Page 364 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 south line of said Section 8, being a found 3 1/4" aluminum cap stamped "PLS 18480", the basis of bearing being N00°03'57"W to the southwest 1/16th of said Section 8, being a found Bureau of Land Management monument; thence N00°03'57"W a distance of 639.00 feet; thence S89°56'03"W a distance of 25.00 feet to the west right-of-way of 29 1/4 Road and the Point of Beginning; thence S89°56'03"W a distance of 145.00 feet; thence N00°03'57"W a distance of 164.00 feet; thence N89°56'03"E a distance of 145.00 feet to the said west right-of-way of 29 1/4 Road; thence S00°03'57"E along said west right-of-way a distance of 164.00 feet to the Point of Beginning. Said parcel contains 0.55 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 RIDGE PROPERTY 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.

IN WITNESS WHEREOF said owner, have caused his name to be hereunto subscribed this 19<sup>th</sup> day of August, A.D., 2005.

*[Signature]*  
Scott R. Schultz

STATE OF COLORADO )  
County of Mesa ) ss

MARIA RHODES  
NOTARY PUBLIC  
STATE OF COLORADO

The forgoing instrument was acknowledged before me this 19<sup>th</sup> day of August

A.D., 2005 by Scott R. Schultz

Witness my hand and official seal: *[Signature]*  
Maria Rhodes, Notary Public

Address 281 Gary Dr.

My commission expires: 01/16/07

## 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.



## LEGEND & ABBREVIATIONS

- ⊕ BUREAU OF LAND MANAGEMENT MONUMENT
- ◆ FOUND 3 1/4" ALUMINUM CAP STAMPED "THOMPSON LANGFORD CORP. PLS 18480"
- SET 2" ALUMINUM CAP ON #5 REBAR STAMPED "D H SURVEYS INC LS 24306"
- P.O.B. POINT OF BEGINNING
- G.V.L.A.C.S. = Grand Valley Local Area Coordinate System

## RIDGE PROPERTY SIMPLE SUBDIVISION

LOCATED IN THE  
SW 1/4 SECTION 8, T.1S., R.1E., UTE MERIDIAN  
MESA COUNTY, COLORADO

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

Designed By S.L.H. Checked By M.W.D. Job No. 212-05-04  
Drawn By TERRAMODEL Date AUGUST, 2005 Sheet 1 OF 1

01307801 TIE

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.