

EAST 23 ROAD SUBDIVISION

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Ronald E. Tipping and Marie E. Tipping are the owners of a parcel of land being that certain tract of land in the SW1/4 NW1/4 and the SW1/4 of Section 5, Township One South, Range One West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, recorded in Book 543, Book 2470 at Page 395 and in Book 2369 at Page 666 in the Office of the Mesa County clerk and recorder, a portion of which is described and platted as follows:

All that part of the W1/2 of the NW1/4 of the SW1/4 of said Section 5 lying southerly of River Road; and all that part of the SW1/4 NW1/4 of said Section 5 lying South of River Road, the perimeter of which is described as follows:

Beginning at a Mesa County Survey Marker for the W1/4 Corner of said Section 5, from whence a Mesa County Survey Marker for the N1/16 Corner of said Section 5 bears N00°16'11"E for a distance of 1319.05 feet; thence N00°16'11"E for a distance of 287.28 feet to the southerly right-of-way line of River Road; thence S56°32'01"E, on said southerly right-of-way line, for a distance of 791.23 feet; thence S00°14'31"W, on the easterly line of the W1/2 NW1/4 SW1/4 of said Section 5 for a distance of 1175.29 feet; thence N89°59'20"W, on the southerly line of the NW1/4 SW1/4 of said Section 5, for a distance of 662.96 feet to the west line of said Section 5; thence N00°16'54"E for a distance of 1324.21 feet to the beginning.

Containing 21.19 acres, more or less

Said Owners have by these presents laid out, platted and subdivided the above described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as EAST 23 ROAD SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby offer the following dedications and grants:

All Multipurpose 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

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, 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 impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this

2nd day of NOVEMBER, A.D., 2005

Ronald E. Tipping
By Ronald E. Tipping

Marie E. Tipping
By Marie E. Tipping

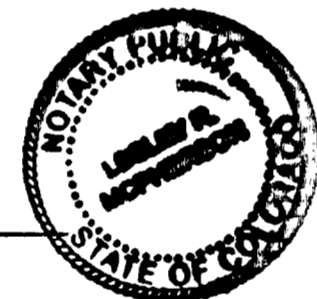
STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 2nd day of NOVEMBER, A.D., 2005 by Ronald E. Tipping and Marie E. Tipping

My commission expires: 02/01/2009

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
Notary Public



FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:

Declaration of Covenants, Conditions and Restrictions is recorded in Book at Page

General Notes

- Title information from Mesa County real property records and from Meridian Land Title File no. 76146, effective date 5/31/2005.
- Basis of Bearings are derived from MesaCo LCS with a bearing of N00°16'11"E a distance of 1319.05 feet between Mesa county Survey Markers for the W1/4 Corner of Section 5 and the N1/16 Corner for Section 5, Township 1 South, Range 1 West of the Ute Meridian. (Also from the plat of 23 Road Subdivision, Plat Book 19 Page 280, and uses the value of N00°16'11"E between Mesa County Survey Markers for the W1/4 Corner and the N1/16 Corner of Section 20).
- Access easement A and Access easement B are shown hereon for reference pertaining to future grants that may be required as a condition of sale or assignment of either.
- The purpose of this subdivision is to consolidate three separate properties.
- An Improvement Survey Plat was deposited prior to recording this subdivision plat
- Previous right-of-way on 23 Road south of River Road was vacated by Ordinance recorded in Book 3303 at Pages 383-384.

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.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 10:16 o'clock A.M., this 30th day of November, A.D., 2005 and is duly recorded as Reception Number 2289903 in Book 4047, Page 677 through 678 inclusive. Drawer No. RR-76

Clerk and Recorder _____

Deputy _____

Fees \$20.00+1.00

TITLE CERTIFICATION

We Meridian Land Title, LLC, 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 Ronald E. Tipping and Marie E. Tipping; 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: NOVEMBER 8, 2005

by: [Signature]
for Meridian Land Title, LLC by LAWRENCE D VENT
-TITLE EXAMINER

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 agrees that its security interest which is recorded in Book 3110 at Page 85, and in Book 3143 at Page 639 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 BRM with the authority of its board of directors, this 4th day of NOVEMBER.

STATE OF COLORADO)

COUNTY OF MESA) ss

by: R. Eric Johnson BRM
for The Bank of Grand Junction - aka Wells Fargo Bank, N.A.

The foregoing instrument was acknowledged before me this 4th day of November, A.D., 2005 by The Bank of Grand Junction

My commission expires: December 27th 2008

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
Notary Public

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that he 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 agrees that its security interest which is recorded in Book 3110 at Page 79, of the public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

In witness whereof, the said individual(s) has caused these presents to be signed this _____ day of _____

by: John D. Schmahl

STATE OF COLORADO)

COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 20____ by John D. Schmahl

My commission expires: _____

WITNESS MY HAND AND OFFICIAL SEAL.

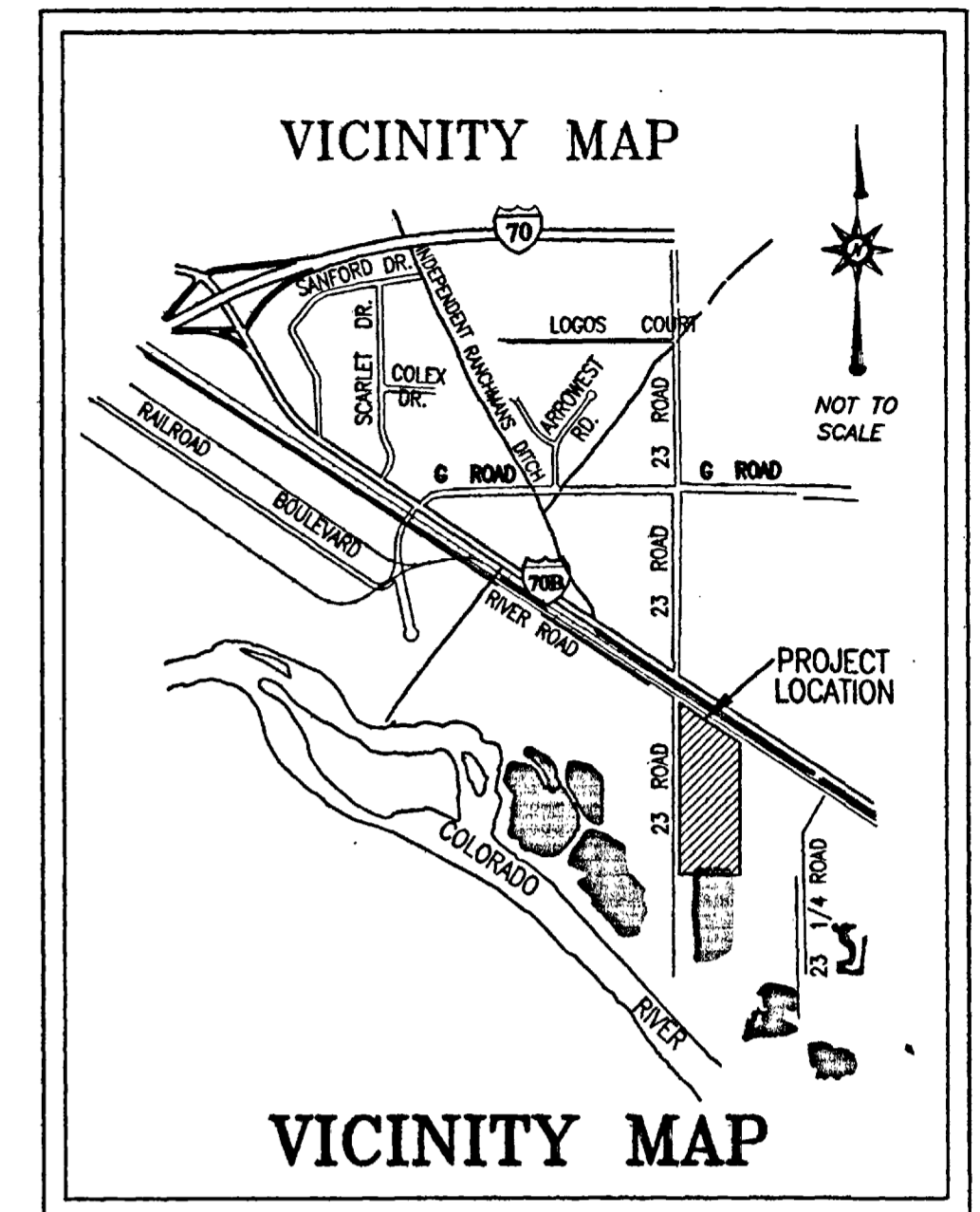
Notary Public _____

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 23rd day of November, A.D. 2005

Mayor [Signature]

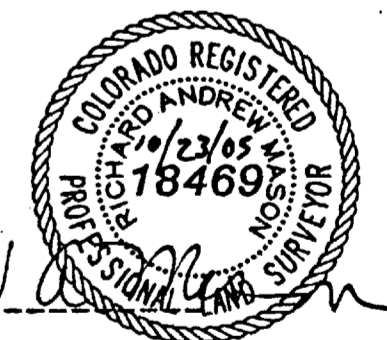
City Manager [Signature]



AREA SUMMARY		
DESC:	ACRES	PERCENT
LOTS	21.19	100.00%
TOTAL	21.19	100.00%

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of East 23 Road Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same.

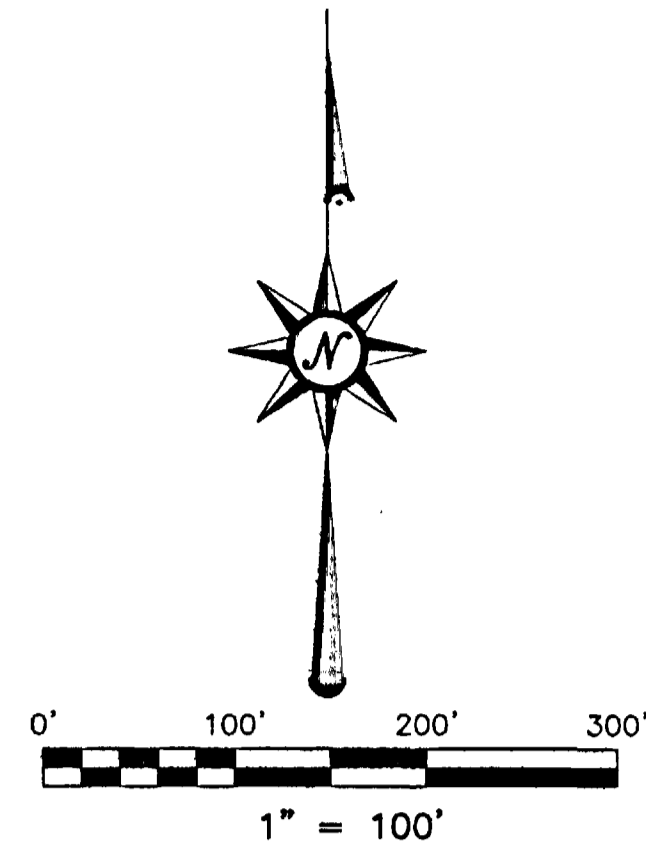


[Signature]
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

Date October 23, 2005

	File Name: C:\PROJECT\5013\5013PLAT.DWG			
	EAST 23 ROAD SUBDIVISION IN THE W1/2 OF SECTION 5 T1S, R1W, OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION MESA COUNTY COLORADO			
ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300	Designed	Checked	Proj#	Sheet
	Drawn	Date	Rv	Of
		<u>10/23/05</u>	<u>5013</u>	<u>1</u> <u>2</u>

EAST 23 ROAD SUBDIVISION



LINE TABLE (ACCESS EASEMENT A)

LINE	BEARING	DISTANCE
L1	S 56°32'01" E	57.00'
L2	S 56°32'01" E	34.00'
L3	S 33°27'59" W	66.26'
L4	S 00°16'11" W	108.57'
L5	S 00°16'54" W	45.60'
L6	N 89°43'06" W	18.00'

LINE TABLE (ACCESS EASEMENT B)

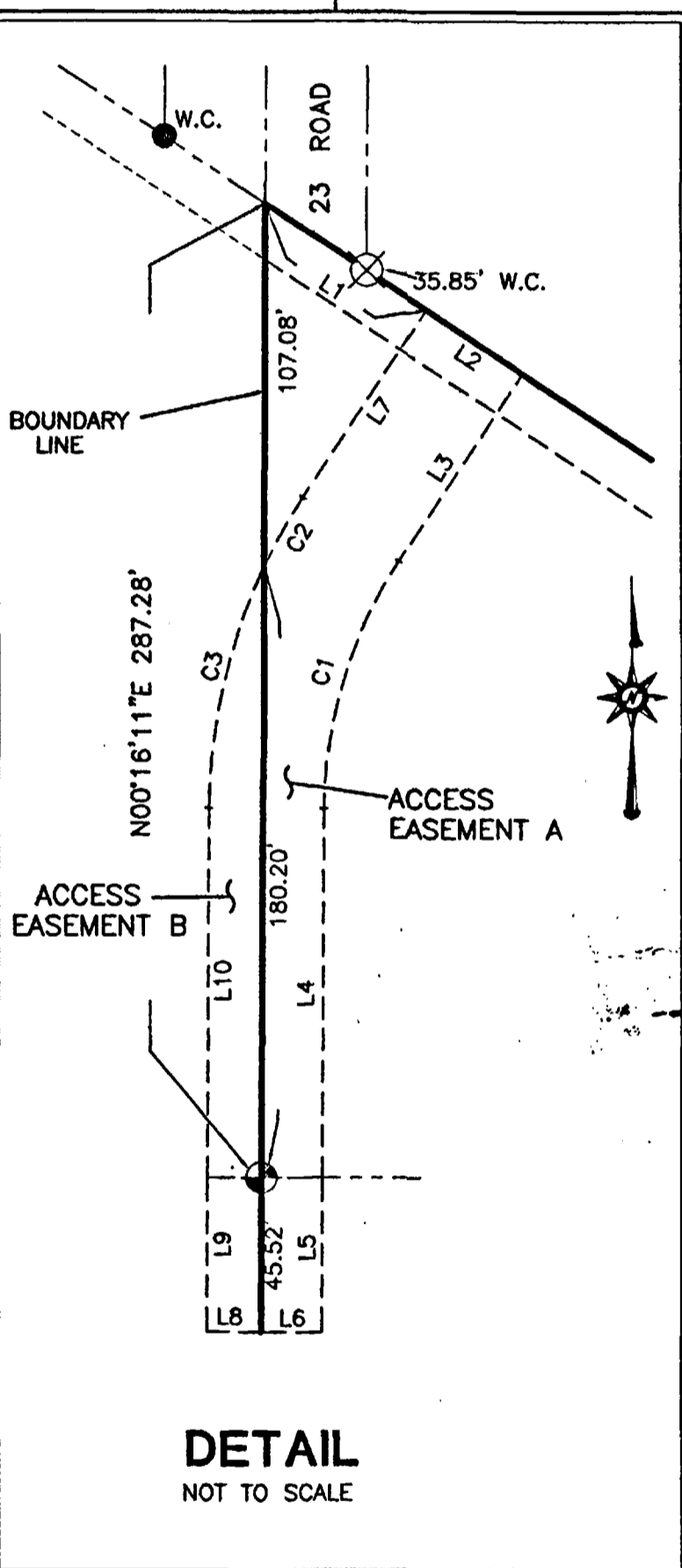
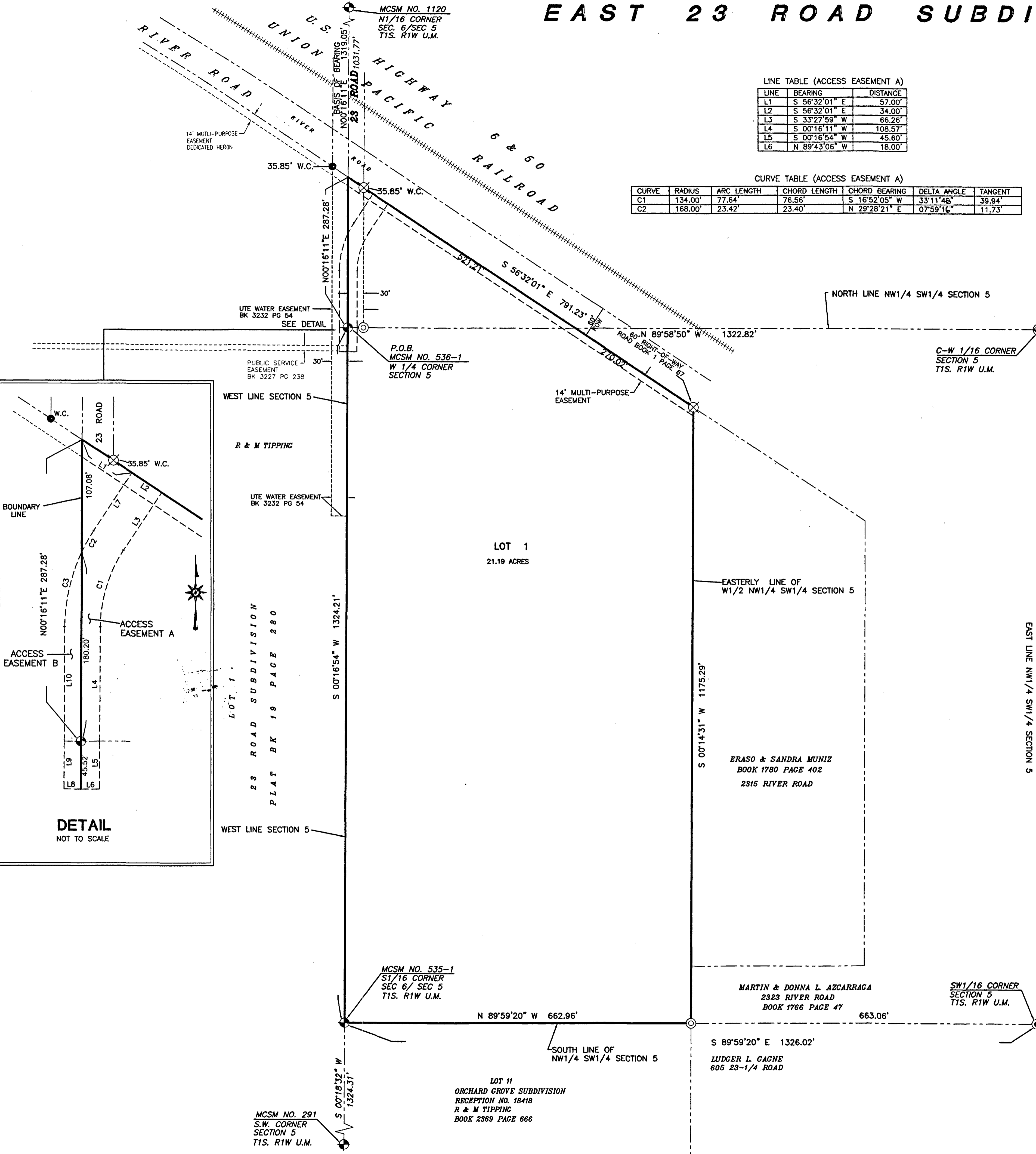
LINE	BEARING	DISTANCE
L8	N 89°43'06" W	16.00'
L9	N 00°16'54" E	45.45'
L10	N 00°16'11" E	108.72'

CURVE TABLE (ACCESS EASEMENT A)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	134.00'	77.64'	76.56'	S 16°52'05" W	33°11'46"	39.94'
C2	168.00'	23.42'	23.40'	N 29°28'21" E	07°59'16"	11.73'

CURVE TABLE (ACCESS EASEMENT B)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C3	168.00'	73.92'	73.32'	N 12°52'26" E	25°12'32"	37.57'



General Notes

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LEGEND

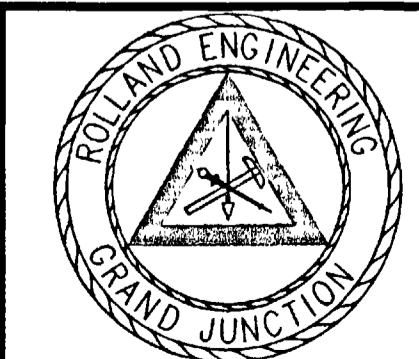
- BLM MONUMENT
- MESA COUNTY SURVEY MARKER
-
-
- FOUND REBAR & CAP LS-5837
- SET REBAR & CAP LS-18469
- BOOK
- CENTER
- MESA COUNTY LOCAL COORDINATE SYSTEM
- MESA COUNTY SURVEY MARKER NUMBER
- PAGE
- PROFESSIONAL LAND SURVEYOR
- POINT OF BEGINNING
- RANGE
- RIGHT-OF-WAY
- SECTION
- TOWNSHIP
- WITNESS CORNER
- UTE MERIDIAN

SURVEYOR'S CERTIFICATE

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Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
October 23, 2005
Date



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EAST 23 ROAD SUBDIVISION			
IN THE W1/2 OF SECTION 5 T1S, R1W, OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION MESA COUNTY COLORADO			
Designed	Checked	Proj#	Sheet
	RAM	5013	2
Drawn	Date	Rv:	Of
	10/23/05		2

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jet, CO 81503
(970) 243-8300