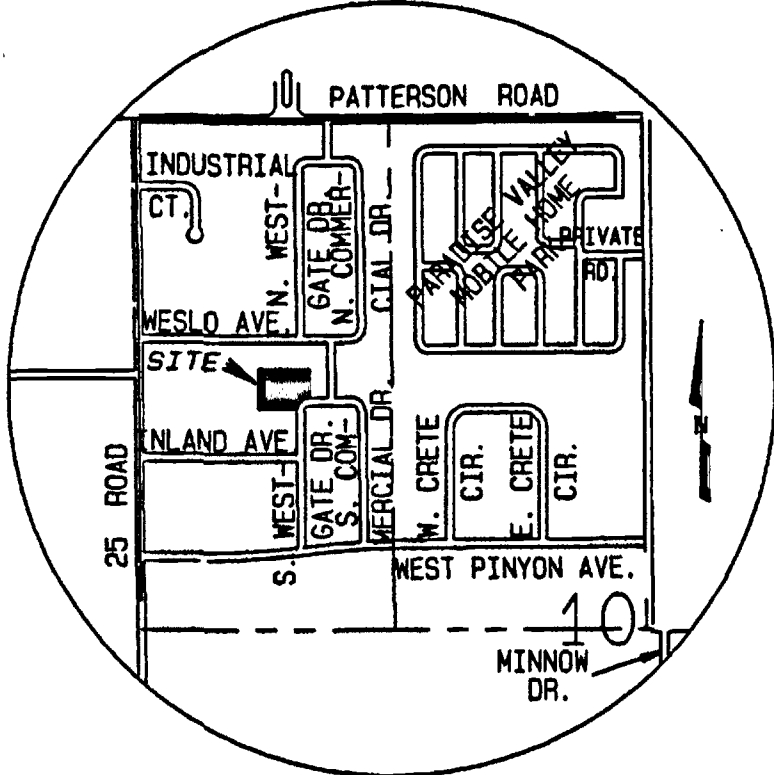
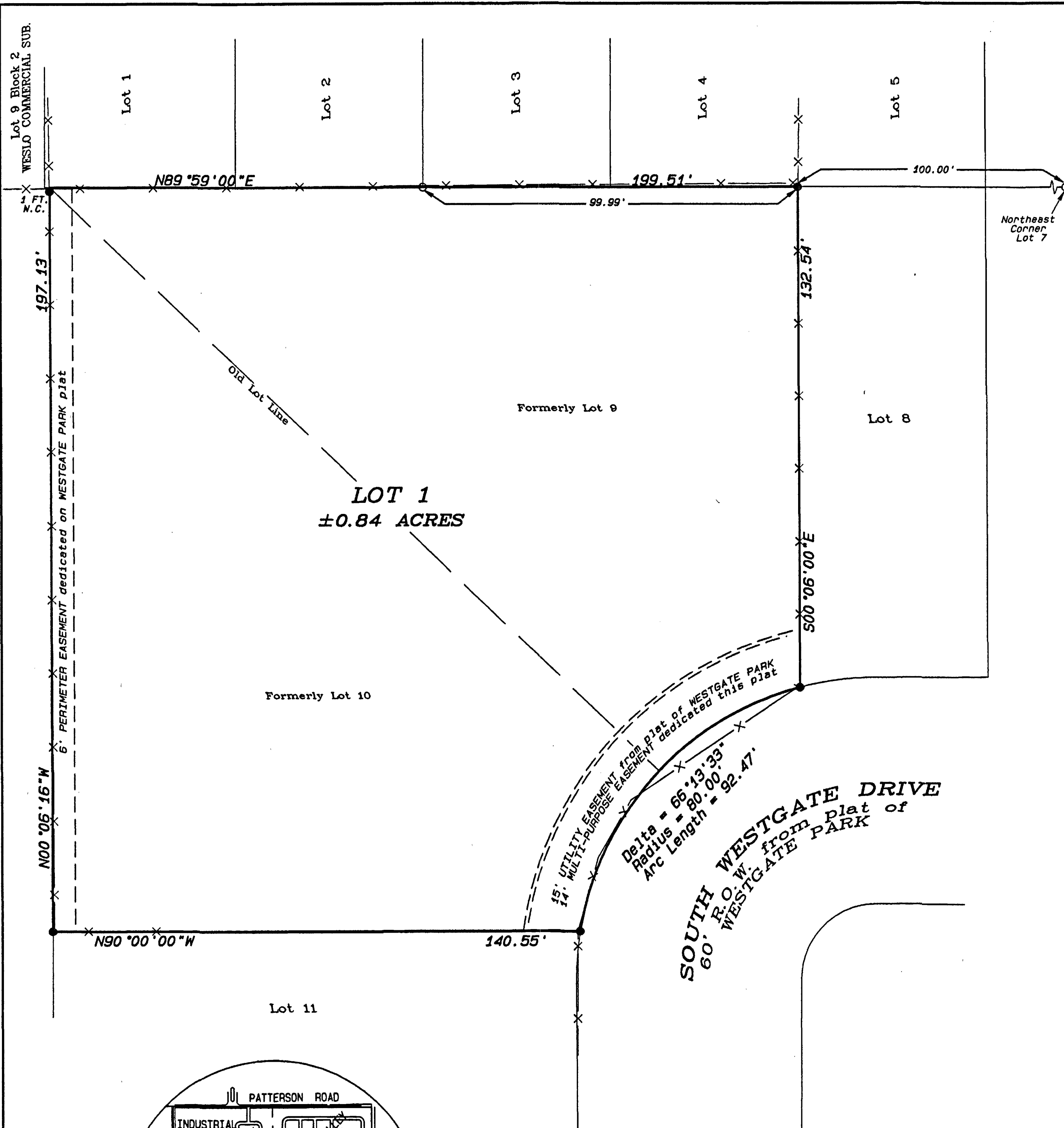


# D.P.E. SIMPLE SUBDIVISION



### CITY APPROVAL

This plat of D.P.E. SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 16<sup>th</sup> day of November, 2005.

*[Signature]* City Manager  
*[Signature]* City Mayor

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, DPE, LLC, a Colorado limited liability company, is the owner of that real property situated in the E1/2 W1/2 NW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, as described in Book 3917 at Page 126 of the records of the Mesa County Clerk and Recorder's Office, being more particularly described as follows: Lots 9 and 10 in Block 4 of WESTGATE PARK, according to the official plat thereof recorded in Plat Book 12 at Page 134 of the Mesa County records. Said Parcel contains 0.84 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 D.P.E. 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.

### TITLE CERTIFICATION

State of Colorado  
 County of Mesa  
 We, Abstract & Title Company 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 is vested to DPE LLC; 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: 10/25/05 by: Doreen J. Blanchette

All Tracts/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 25<sup>th</sup> day of October A.D., 2005.

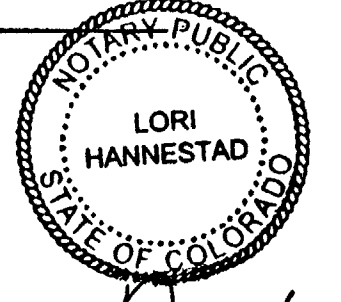
*[Signature]* Member  
*[Signature]* Member

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:27 o'clock P.M., this 8<sup>th</sup> day of December, A.D. 2005, and is duly recorded in Book No. 4055 at page 545.  
 Reception No. 2291684, Fee \$ 10.00 + 1.00, Drawer No. RR-79.

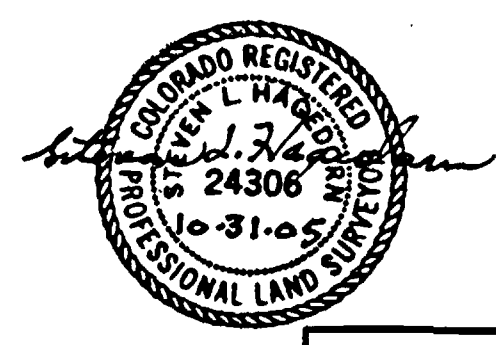
\_\_\_\_\_  
 Deputy Clerk and Recorder

STATE OF COLORADO  
 County of Mesa ) ss  
 The foregoing instrument was acknowledged before me this 2 day of November A.D., 2005 by Dennis H. Eschliman and Patricia A. Eschliman  
 Witness my hand and official seal: Joni Hagrosted Notary Public  
 Address: 2808 Donna Ave. Grand Jet CO 81501  
 My commission expires: 1/26/2007



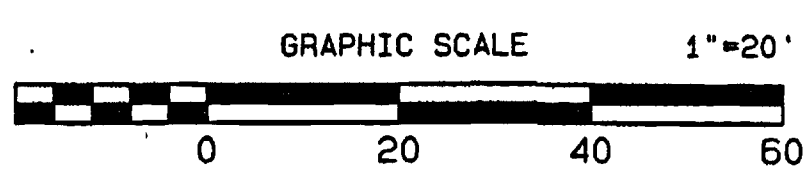
### SURVEYOR'S CERTIFICATE

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. Title search was supplied by Abstract & Title Co. of Mesa County, Inc. in Commitment No. 00915771.



### LEGEND & ABBREVIATIONS

- FOUND YELLOW PLASTIC CAP ON #5 REBAR "LUKE L.S. 14115"
- SET 2" ALUMINUM CAP ON #5 REBAR STAMPED "D H SURVEYS INC LS 24306"
- X— FENCE LINE
- W.C. = WITNESS CORNER



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.

**D.P.E. SIMPLE SUBDIVISION**  
 LOCATED IN THE  
 E1/2 W1/2 NW 1/4 SECTION 10, T.1S., R.1W., UTE M.  
 MESA COUNTY, COLORADO

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

Designed By <u>S.L.H.</u>	Checked By <u>M.W.D.</u>	Job No. <u>260-05-40</u>
Drawn By <u>TERRAMODEL</u>	Date <u>NOVEMBER, 2005</u>	Sheet <u>1 OF 1</u>