

JIM DAVIS SIMPLE SUBDIVISION

A REPLAT OF LOTS 1 & 2, DAVIS/BOGGS SUBDIVISION

DEDICATION

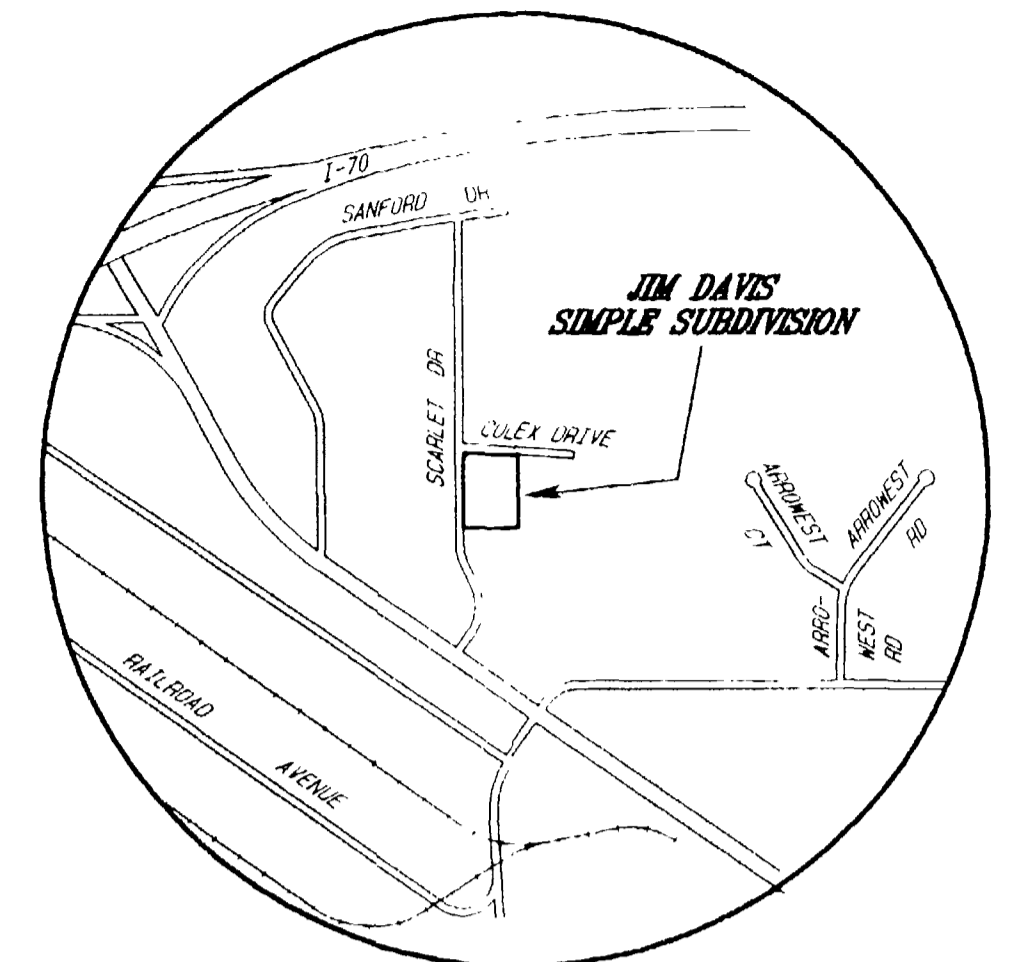
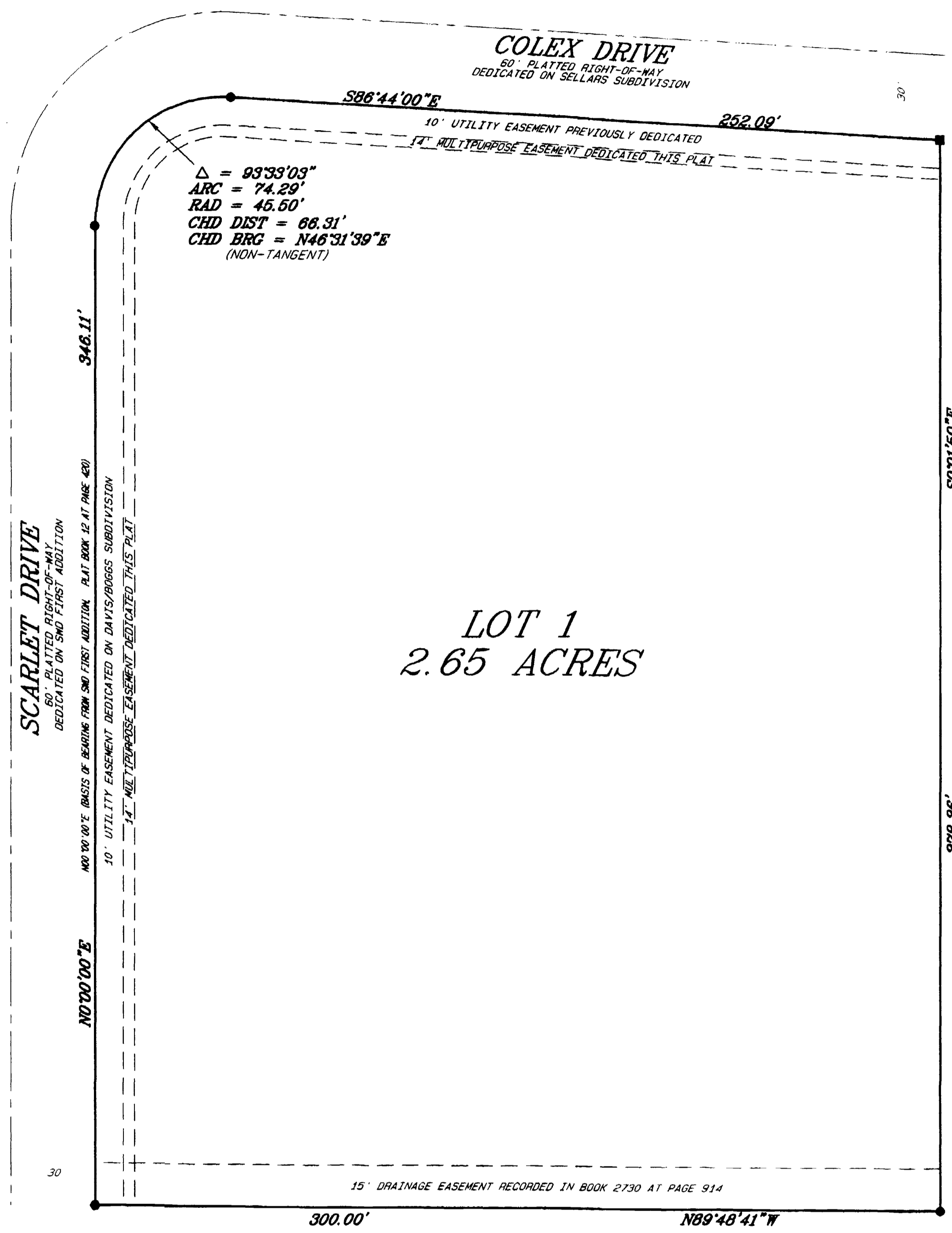
KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Jim D. Davis and Evelyn K. Davis are the owners of that real property situated in the SE 1/4 SW 1/4 of Section 31, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Lots 1 and 2, Davis / Boggs Subdivision as recorded in Plat Book 17 at Page 273, of the Mesa County records. Said parcel contains 2.65 acres more or less.

Said owners have by these presents laid out, platted and subdivided the above-described real property into a Lot as shown hereon, and designated the same as JIM DAVIS 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.



CITY APPROVAL

This plat of JIM DAVIS SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 14 day of December, 2005.

[Signature]
City Manager

[Signature]
City Mayor

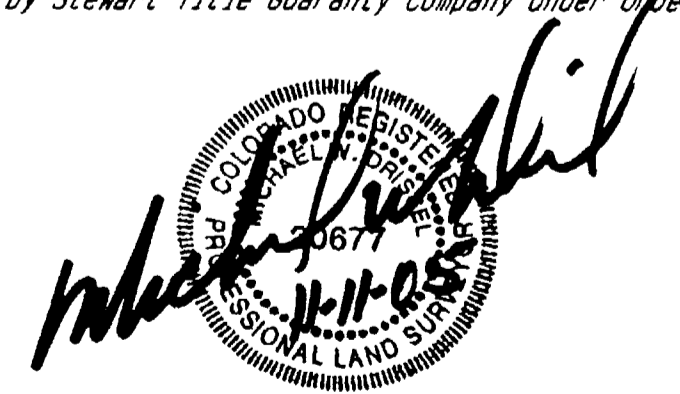
CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:04 o'clock P.M. this 28 day of December A.D. 2005, and is duly recorded in Book No. 4000 at page 381.
 Reception No. 2274285 Fee \$ 16.41 Drawer No. KR-33

Deputy Clerk and Recorder

SURVEYOR'S STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking, that title research was supplied by Stewart Title Guaranty Company under Order Number 05010078A.



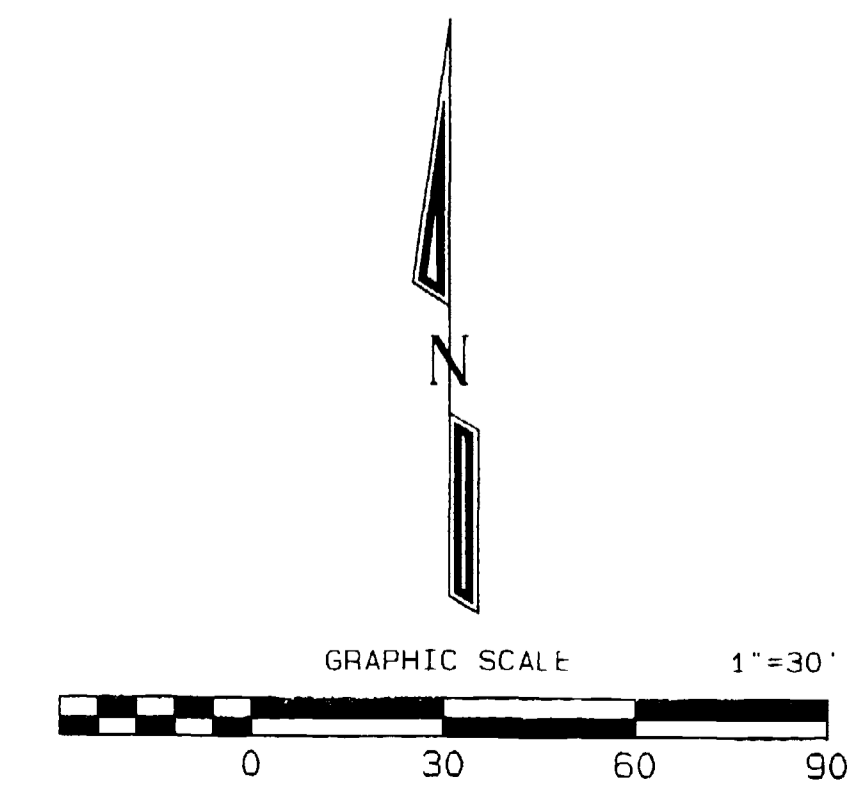
LEGEND & ABBREVIATIONS

- SET #5 REBAR W 2" ALUM CAP STAMPED D H SURVEYS LS 20677
- FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED THOMPSON-LANGFORD LS 18480
- FOUND #5 REBAR W/PLASTIC CAP CAP IS ILLEGIBLE

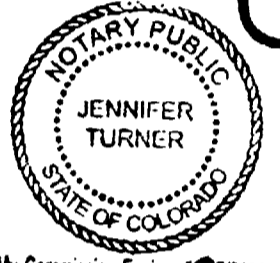
Δ = DELTA ANGLE
 ARC = ARC LENGTH
 RAD = RADIUS
 CHD DIST = CHORD DISTANCE
 CHD BRG = CHORD BEARING

EXTERIOR MONUMENTATION SET IN CONCRETE

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.



[Signature] Jim D. Davis
[Signature] Evelyn K. Davis



STATE OF COLORADO)
 County of Mesa)

My Commission Expires: 11/1/08
 The foregoing instrument was acknowledged before me this 22 day of November A.D., 2005 by Jim D. Davis and Evelyn K. Davis
 Witness my hand and official seal:
 Address: 501 Walnut Ave Grand Jct. CO 81501
 My commission expires: 3/17/08

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 1824 at Page 959 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: Kate Ames v.p. FOR: United Bank of Grand Junction
 now known as Wells Fargo Bank N.A.

STATE OF COLORADO)
 County of Mesa)

The foregoing Lienholder Ratification was acknowledged before me this 2nd day of November A.D., 2005 by PEZ
 Witness my hand and official seal:
 Address: 2808 NORTH AVALON, Grand Jct. CO 81501
 My commission expires: 8-29-06

TITLE CERTIFICATION

State of Colorado
 County of Mesa

We, Stewart Title Guaranty 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 Jim D. Davis, Evelyn K. Davis, [redacted] 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 easements, reservations and right-of-ways of record are shown hereon.

Date: 11/15/05 By: *[Signature]* Operation Manager

JIM DAVIS SIMPLE SUBDIVISION
 LOCATED IN THE
 SE1/4 SW1/4 SEC 31, T1N, R1W, U1M.

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

Designed By: M. W. D.	Checked By: S. L. H.	Job No: 227-05-30
Drawn By: TMODEL	Date: NOV. 2005	Sheet: 1 OF 1