

LITTLE CREEK SUBDIVISION

A REPLAT OF LOT 2, KCM SIMPLE SUBDIVISION AND A METES & BOUNDS DESCRIPTION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, DeBinki Development, Inc. and Little Creek Minor, Inc. are the owners of that real property located in the NE 1/4 NE 1/4, Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Lot 2, KCM Simple Subdivision as recorded in Plat Book 19 at Page 11 of the Mesa County records.

AND

Commencing at the northeast corner of said Section 2, the basis of bearing being S00°03'22"W to the N 1/16 corner of said Section 2;

Thence S00°03'22"W a distance of 609.93 feet to the point of beginning;

Thence S89°57'51"W a distance of 328.17 feet;

Thence N00°11'53"W a distance of 127.32 feet to the southwest corner of said Lot 2, KCM Simple Subdivision;

Thence N89°54'46"E a distance of 328.73 feet along the south line of said Lot 2 to the point of beginning,

EXCEPT the east 35.00 feet for road right-of-way as deeded in Book 653 at Page 92 of the Mesa County records.

Said tracts contain 4.36 acres more or less.

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Lots and tracts as shown hereon, and designated the same as LITTLE CREEK SUBDIVISION in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and rights-of-way are dedicated to the City of Grand Junction for the use of the public forever.

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 Irrigation, Drainage and Slope Easements shown hereon are hereby granted to an association if formed now or in the future for the benefit of the owners of the lots and tracts hereby platted as undivided interests (non partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water and to maintain slope stabilization structures.

Tracts A shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, of if not, to the owners of the lots hereby platted as undivided interests, not subject to partition, for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the common areas for landscape, subject to the various easements dedicated and granted on this Final Plat.

Tracts B and C shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interests, not subject to partition, for landscaping purposes, subject to a multi-purpose easement dedicated to the City of Grand Junction.

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 and improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

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 DEBINKI DEVELOPMENT, INC.; 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: 12/13/05

BY: [Signature]

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 LITTLE CREEK MINOR, INC.; 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: 12/15/2005

BY: [Signature] by Stewart Title

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 3842 at Page 806 and re-recorded in Book 3865 at Page 176 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: [Signature] For: Ridemore Enterprises, Inc.

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 15th day of December A.D., 2005 by Joel A. Mahnke, as President of Ridemore Enterprises, Inc.

Witness my hand and official seal: [Signature] Notary Public

Address: 1548 W. Independent Ave, Grand Junction CO 81505

My commission expires: 11/13/2009

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 3592 at Page 172 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: [Signature]

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 15th day of December A.D., 2005 by Frederick D. Jones

Witness my hand and official seal: [Signature] Notary Public

Address: 1548 W. Independent Ave, Grand Junction CO 81505

My commission expires: 11/13/2009

[Signature]
DeBinki Development, Inc., President
Joel A. Mahnke

[Signature]
Little Creek Minor, Inc., President
Frederick D. Jones

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 15th day of December A.D., 2005 by Joel A. Mahnke, President of DeBinki Development, Inc.

Witness my hand and official seal: [Signature] Notary Public

Address: 1548 W. Independent Ave, Grand Junction CO 81505

My commission expires: 11/13/2009

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 15th day of December A.D., 2005 by Frederick D. Jones, President of Little Creek Minor, Inc.

Witness my hand and official seal: [Signature] Notary Public

Address: 1548 W. Independent Ave, Grand Junction CO 81505

My commission expires: 11/13/2009



CITY APPROVAL
This plat of LITTLE CREEK SUBDIVISION a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 16th day of December 2005.

[Signature] City Manager
[Signature] City Mayor

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

Little Creek Homeowners Association Covenants recorded in Book 4071 at Pages 353-378.

Tract A, B, C, Irrigation, Drainage and Slope Easements conveyed to Little Creek Homeowners Association, except as referenced below.

in Book 4071 at Pages 377, 386, 381-382.

20' Egress/Egress Easement conveyed to the owner/s of Lot One, KCM Simple Subdivision.

in Book 4071 at Page 383.

10' Drainage Easement across Lots 9 & 10, Block 1 conveyed to Alvin and Jean Schiesswohl.

in Book 4071 at Page 352.

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:22 o'clock P.M., this 5th day of January A.D. 2006 and is duly recorded in Book No. 4671 at page 350-351 Reception No. 2295474. Fees \$26.00 + 1 ct. Drawer No. RR-89

Deputy

Clerk and Recorder

LITTLE CREEK SUBDIVISION

LOCATED IN THE
NE 1/4 NE 1/4, SEC. 2, T1S, R1W, U.M.

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

Designed By M. W. D. Checked By A. V.P. Job No. 670-02-01B
Drawn By TMODEL Date NOV. 2005 Sheet 1 OF 2

LITTLE CREEK SUBDIVISION

A REPLAT OF LOT 2, KCM SIMPLE SUBDIVISION AND A METES & BOUNDS DESCRIPTION

LINE	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
L1	20.17'				S44°51'34"W
L2	19.98'				S45°02'01"E
C1	33°08'01"	7.81'	13.50'	7.70'	S16°32'48"E
C2	76°35'50"	64.17'	48.00'	59.50'	N05°11'06"E
C3	74°38'09"	62.53'	48.00'	58.20'	N80°48'06"E
C4	30°11'22"	25.29'	48.00'	25.00'	S46°47'08"E
C5	103°13'30"	86.48'	48.00'	75.25'	S19°55'18"W
C6	71°30'50"	16.85'	13.50'	15.78'	N35°46'38"E
L3	38.93'				S44°58'09"E
C7	13°17'30"	10.90'	47.00'	10.88'	S27°25'05"W
C8	32°12'10"	26.42'	47.00'	26.07'	S50°09'55"W
C9	12°54'02"	10.58'	47.00'	10.56'	S28°12'17"E
C10	31°43'58"	26.03'	47.00'	25.70'	N50°31'16"W
L4	14.00'				S46°30'59"E
L5	43.08'				S44°58'09"E
E1	79.76'				S89°57'51"W
E2	6.88'				N49°29'05"W

NON-TANGENT
NON-TANGENT
NON-TANGENT
NON-TANGENT

PLAT NOTES

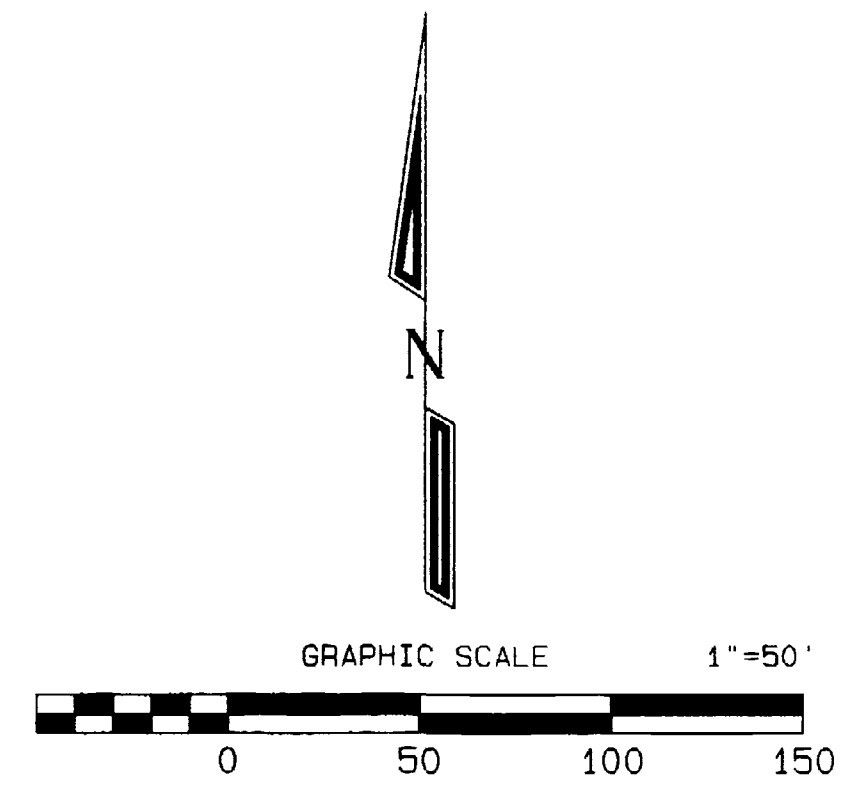
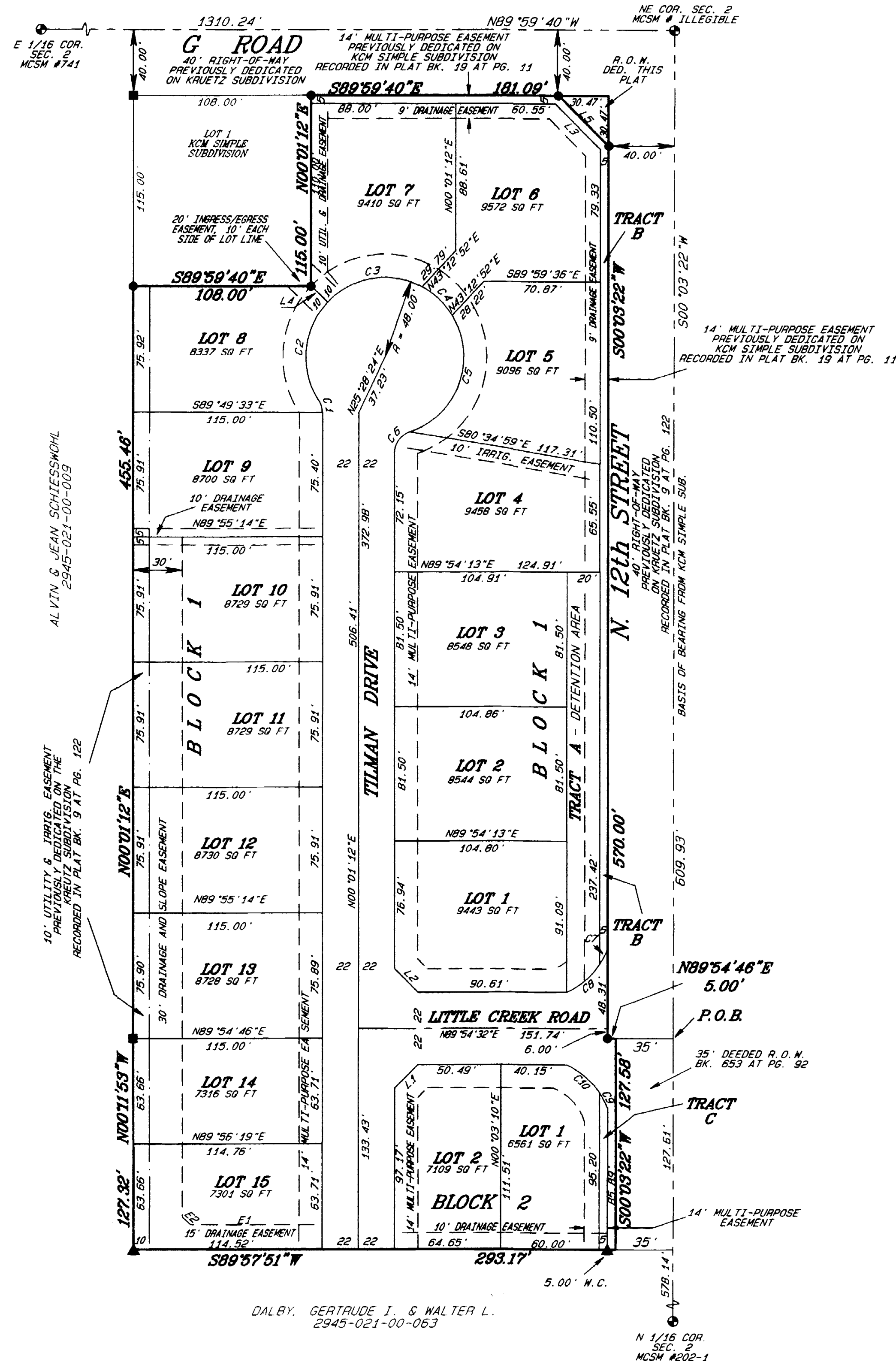
Tract A contains 4,948 square feet and is designated for a detention area, which includes a 5' irrigation easement dedicated on the Kretz Subdivision and a 14' multi-purpose easement dedicated on the KCM Simple Subdivision along the easterly side of said tract.

Tract B contains 3,631 square feet and is designated for landscaping, which includes a 5' irrigation easement dedicated on the Kretz Subdivision and is covered in total by a 14' multi-purpose easement dedicated on KCM Simple Subdivision.

Tract C contains 455 square feet and is designated for landscaping and is covered in total by a multi-purpose easement dedicated, on this plat, to the City of Grand Junction.

SITE SPECIFIC ENGINEERED FOUNDATIONS ARE REQUIRED ON ALL LOTS

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 and defect in this survey be commenced more than ten years from the date of the certification / statement shown hereon.



LEGEND

- MESA COUNTY SURVEY MARKER
- FD. #5 REBAR IN CONCRETE
- ▲ FD. #5 REBAR W/1.5" ALUM. CAP STAMPED I.T.S. LS 10097
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
- SO. FT. = SQUARE FEET
- R = RADIUS
- W.C. = WITNESS CORNER
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- MCSM = MESA COUNTY SURVEY MARKER

AREA SUMMARY

DED. ROADS	= 0.83 AC. / 19%
TRACTS	= 0.21 AC. / 05%
LOTS	= 3.32 AC. / 76%
TOTAL	= 4.36 AC. / 100%

SURVEYOR'S STATEMENT

I, Michael M. Drisse, 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 no title search was made by me to determine ownership, easements or right-of-ways recorded or unrecorded. Title search was provided by First American Title Company under Commitment No. 00144397 and Stewart Title under Order No. 03004632.

Michael M. Drisse
 MICHAEL M. DRISSE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 10705

LITTLE CREEK SUBDIVISION

LOCATED IN THE
 NE 1/4 NE 1/4, SEC. 2, T1S, R1W, U.M.

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

Designed By	M. M. D.	Checked By	A. V.P.	Job No.	670-02-01B
Drawn By	TMODEL	Date	NOV. 2005	Sheet	2 OF 2