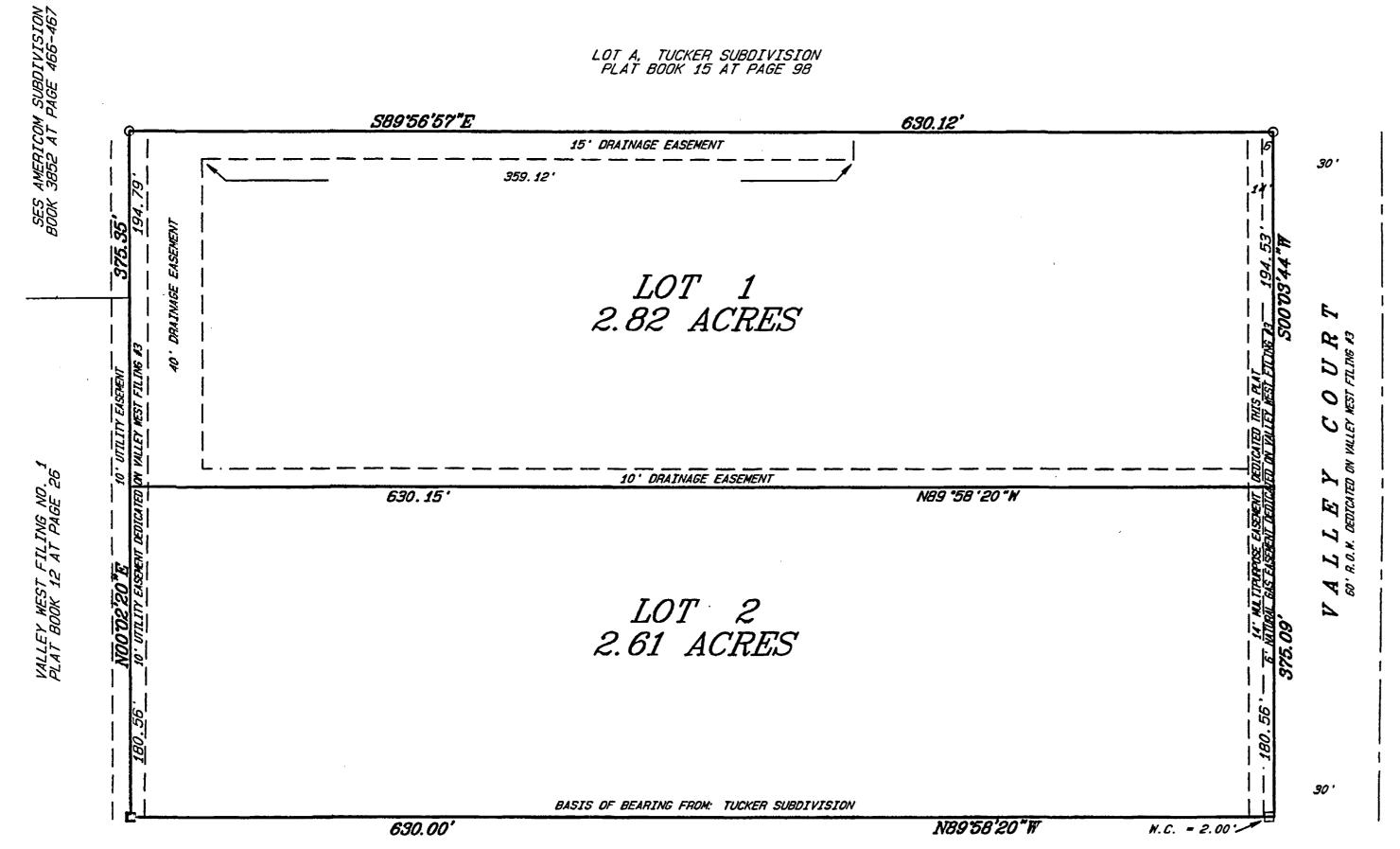
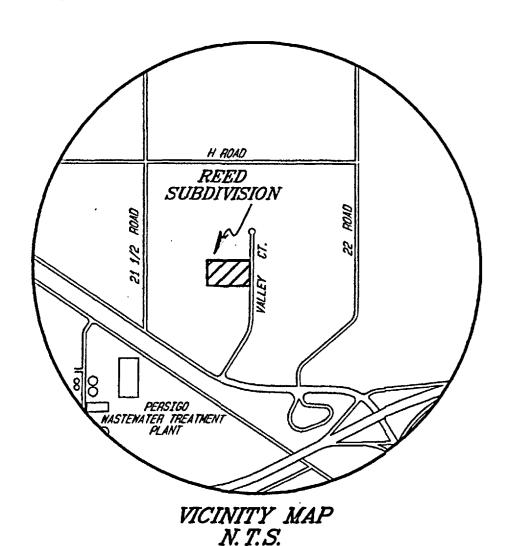
REED SUBDIVISION



LOT B, VALLEY WEST FILING NO. 3
PLAT BOOK 12 AT PAGE 347

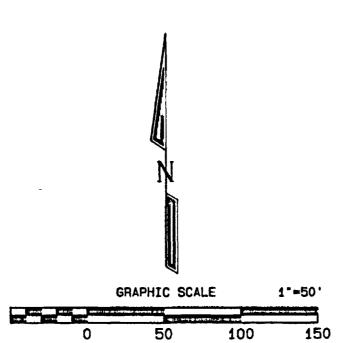


NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of this certification/statement shown hereon.

AREA SUMMARY LOTS 2 EA. = 5.43 ACRES = 100%

LEGEND & ABBREVIATIONS

- FOUND #5 REBAR W/ PLASTIC CAP MARKED LS 9960
- O FOUND #5 REBAR W/2.5" ALUMINUM CAP STAMPED T.L.C. LS 18469
- ☐ FOUND #5 REBAR W/PLASTIC CAP MARKED LS 33650
- SET #5 REBAR W/2.0" ALUMINUM CAP STAMPED D H SURVEYS LS 20677 W.C. = WITNESS CORNER R.O.W. = RIGHT OF WAY



accepted on the 15 day of MANH

CLERK AND RECORDER'S CERTIFICATE

CITY APPROVAL

This plat of REED SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and

I hereby certify that this instrument was filed for recording in my office at 2:28 o'clock P.M., this 17th day of March A.D. 2005, and is duly recorded in Book No. 4115 at page 250 Reception No. 2307139 Fee \$ 10.00 + 1.00 Drawer No. RR-127

Clerk and Recorder

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, The Douglas W. Reed Revocable Trust is the owner of that real property being located in the NE 1/4 of Section 36, Township 1 North, Range 2 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being descibed

Lot B, Tucker Subdivision as recorded in Plat Book 15 at Page 98. and the south 190.00 feet of Lot 9, Valley West Filing No. 3 as recorded in Plat Book 12 at Page 347. Said parcel contains 5.43 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as REED 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 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 sewer, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Drainage Easements are hereby dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention/retention and drainage facilities and appurtenants thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention/retention easement areas. The owner(s) and/or the property owner's association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain and repair the detention/retention and drainage facilities.

All Easements include the right of ingress and egress on, over, under, through and across by the beneficaries, their successors, assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Aetention easements or tracts, the right to dredge, provided however, that the beneficaries/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.

There are no lienholders of record.

The Douglas W. Reed Revocable Trust,

STATE OF COLORADO) County of Mesa)

The foregoing instrument was acknowledged before me this _ A.D., 2006 by The Douglas W. Reed Revocable Trust, Trustee Douglas W. Reed.

My commission expires:__

NANNETTE J. ALLEN-BROWN NOTARY PUBLIC STATE OF COLORADO

TITLE CERTIFICATION

State of Colorado County of Mesa

We, Abstract & Title Co. 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 Douglas W. Reed; 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 night-of-ways of second are shown hereon. right-of-ways of record are shown hereon.

Date: 3-5-06

By: Debra J. Blanchette

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 Abstract & Title Company of Mesa County, Inc. in Title Commitment No.00916007 C.

REED SUBDIVISION

LOCATED IN THE NE 1/4, SEC. 36, T1N, R2W, U.M.

D H SURVEYS INC. 118 OURAY AVE. - GRAND JUNCTION, CO.

(970) 245-8749 Designed By M. W. D. Checked By S.L.H.

MARCH 2006

269-05-43

1 OF 1