

VICINITY MAP

FINAL PLAT OF THEOBOLD FAMILY FARM SUBDIVISION

LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, MESA COUNTY, COLORADO

NOTES:

- 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
- BASIS OF BEARINGS: The south line of the NE 1/4 of the SW 1/4 of Section 7, Township 1 South, Range 1 East, Ute Meridian, having a grid bearing of N 89° 56' 15" W and is monumented on the ground as shown on this Plat. The origin for this basis of bearings hereon is based on the grid bearings of the Mesa County SIMSLCS network.
- Existing property corners which were recovered during this survey which were within 0.25 feet ± of the position of record were accepted as being in the proper location as shown by record.
- This survey does not constitute a title search by this surveyor or Vista Engineering Corp. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title policy issued by First American Heritage Title Company, Commitment No. 915-H0060787-900-GTO, Amendment No. A, dated May 02, 2006.

TITLE CERTIFICATION

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 Reford C. and Karen L. Theobold, 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.

Executed this 5th day of May, A.D., 2006.

By: *Michelle Lewis* (title) *Title Manager*

LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interests upon the property hereon described and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that its security interests which are recorded in Book 4117 at Page 870 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 present to be signed by its *Senior Loan Officer*, with the authority of its board of directors, this 4th day of May, A.D., 2006.

By: *[Signature]* (title) *Senior Loan Officer*
Home Loan Industrial Bank

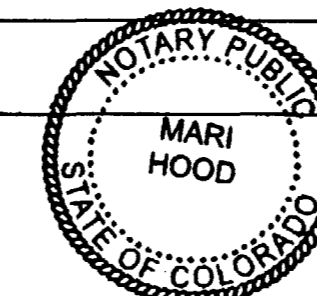
ACKNOWLEDGMENT OF LIENHOLDER

State of Colorado } ss
County of Mesa }
The foregoing Lienholder's Ratification of Plat was acknowledged before me this 4th day of May, A.D., 2006, by *Laci Daugherty* as *Senior Loan Officer* of Home Loan Industrial Bank.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 8-16-06

Mari Hood
Notary Public



CITY APPROVAL

The Theobold Family Farm Subdivision is approved and all dedications accepted this 5th day of May, A.D., 2006.

[Signature]
City Manager
May 5, 2006

COUNTY CLERK AND RECORDER'S CERTIFICATE

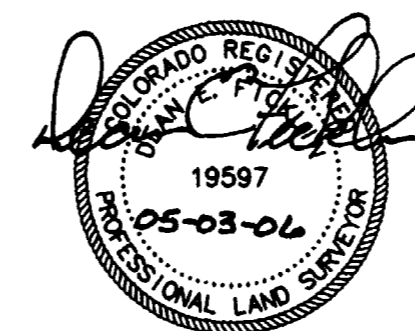
State of Colorado } ss
County of Mesa }
I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 10:41 A.M., on the 12th day of May, A.D. 2006 in Book No. 4154, Page No. 983, Reception No. 2316417
Drawer No. SS-22, Fees \$10.00 + \$1.00

Mesa County Clerk and Recorder

Deputy

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Theobold Family Farm Subdivision shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.



Dean E. Ficklin
P.L.S., 19597

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Reford C. and Karen L. Theobold, being the owners of record of that real property situated in the NE 1/4 of the SW 1/4 of Section 7, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 2770, Pages 482 and 483. Said owners do hereby Plat said real property under the name and style of THEOBOLD FAMILY FARM SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

A tract of land situated in the NE 1/4 of the SW 1/4 of Section 7, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more fully described as follow:

Beginning at a point on the easterly right-of-way line of 28 1/4 Road, which bears N 00°12'33" E, 150.00 feet and S 89°56'15" E, 30.00 feet from the SW 1/16 corner of Section 7, Township 1 South, Range 1 East, Ute Meridian, and considering the south line of the NE 1/4 of the SW 1/4 of said Section 7 to bear N 89°56'15" W, with all other bearings contained herein relative thereto;

- Thence S 89°56'15" E, 170.00 feet;
- Thence S 00°12'33" W, 120.00 feet;
- Thence N 89°56'15" W, 151.26 feet;
- Thence N 44°14'22" W, 26.55 feet;
- Thence N 02°58'07" W, 2.72 feet;
- Thence N 00°12'33" E, 98.28 feet to the point of beginning.

Theobold Family Farm Subdivision as described above contains 0.464 acres more or less.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- 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, and also for the installation and maintenance of 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 provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of 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.

Said owners hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this 3rd day of May, A.D., 2006.

[Signature]
Reford C. Theobold, owner

Karen L. Theobold
Karen L. Theobold, owner

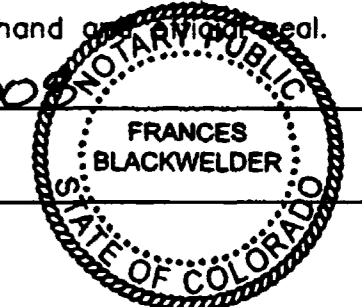
ACKNOWLEDGMENT OF OWNERSHIP

State of Colorado } ss
County of Mesa }
The foregoing Certificate of Ownership and Dedication was acknowledged before me this 3rd day of May, A.D., 2006, by Reford C. and Karen L. Theobold, as owners.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

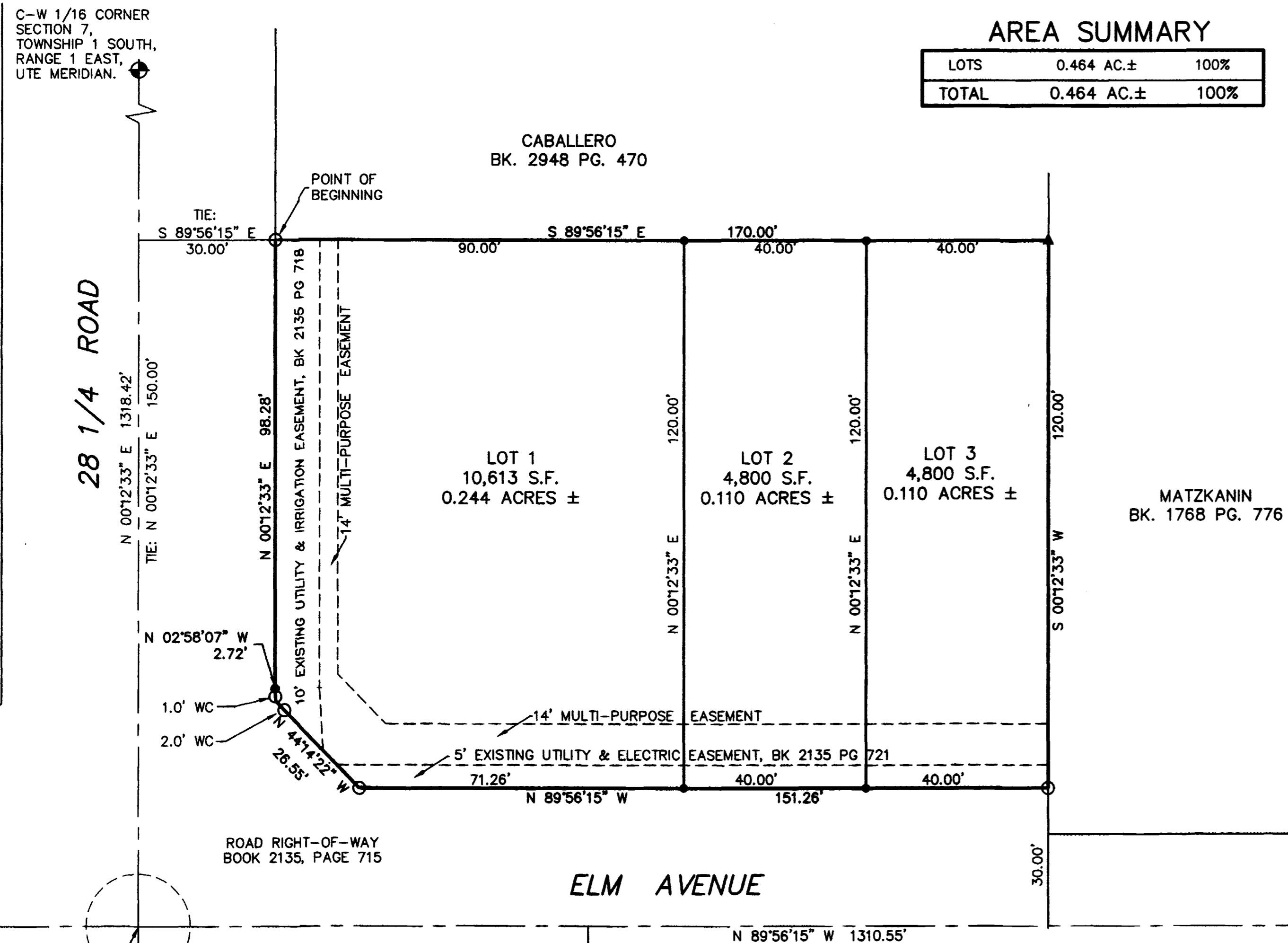
My commission expires 2-09-2008

Frances Blackwelder
Notary Public



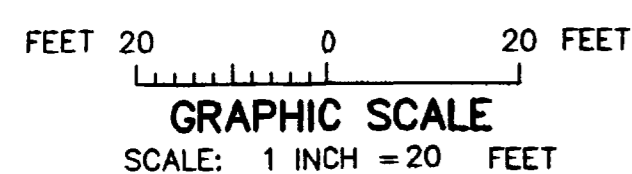
AREA SUMMARY

LOTS	0.464 AC.±	100%
TOTAL	0.464 AC.±	100%



LEGEND

- ▲ SET THIS SURVEY, 1 1/2" DIAMETER STEEL DISC IN CONCRETE MARKED VISTA ENGR., 19597.
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED VISTA ENGR., 19597.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED LS 18469.
- ⊙ FOUND THIS SURVEY, 5/8" REBAR WITH 3" CAP MARKED LS 24953.
- ⊗ FOUND THIS SURVEY, "X" TOP OF CURB AT EDGE OF RAMP.
- ◆ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- S.F. SQUARE FEET.
- AC. ACRES.
- WC WITNESS CORNER
- MCSM MESA COUNTY SURVEY MONUMENT



FINAL PLAT OF THEOBOLD FAMILY FARM SUBDIVISION
LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE: 1" = 20'
JOB NO: 4248.00-01
DATE: 5-03-06
SHEET NO: 1 of 1