

ARNA HOFFMAN SUBDIVISION

OF A PARCEL LOCATED IN

NE 1/4 NW 1/4, SECTION 21, T1S, R1E, UTE MERIDIAN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Arna K. Hoffman is the owner of that real property located in part of the NE1/4 NW1/4 of Section 21, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as;

The Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 21, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado.

EXCEPT commencing at the N1/4 of Section 21, Township 1 South, Range 1 East, Ute Meridian, whence the NW corner of the NE1/4 NW1/4 of said Section 21 bears S89°54'30"W a distance of 1320.63 feet with all bearings contained herein relative thereto; thence S89°54'30"W 620.31 feet along the North line of the NE1/4 NE1/4 NW1/4 of said Section 21 to the Point of Beginning; thence S00°03'33"E 215.00 feet; thence S89°54'30"W 40.00 feet to a point on the West line of the NE1/4 NE1/4 NW1/4 of said Section 21; thence N00°03'33"W 215.00 feet along said West line of the NE1/4 NE1/4 NW1/4 to a point on the said North line of the NE1/4 NE1/4 NW1/4; thence N89°54'30"E 40.00 feet along said North line of the NE1/4 NE1/4 NW1/4 to the Point of Beginning.

That said owners have caused the real property to be laid out and platted as ARNA HOFFMAN SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado. That said owners do hereby dedicate and set apart real property as shown and labeled as the accompanying plat of ARNA HOFFMAN SUBDIVISION as follows:

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

All Utility Easements are dedicated to the City of Grand Junction for the use of City-approved; public utilities 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, equivalent other public utility providers and appurtenant facilities.

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 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 owner, Arna K. Hoffman, has caused her names to be hereunto subscribed this 14th day of May, A.D. 2006.

Arna K. Hoffman
Arna K. Hoffman

Nancy A. Pigg
Notary Public


NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Arna K. Hoffman this 14th day of May, A.D., 2006.
Witness my hand and official seal:

My Commission Expires 8/5/2009

TITLE CERTIFICATION

We, Abstract & Title Co. of Mesa County, Inc., a title insurance company, duly licensed in the State of Colorado, hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested, or upon close of escrow at time of plat recording will be vested, in Arna K. Hoffman, 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 except easements, reservations and rights of way shown hereon.

Date: May 10, 2006

By: Abstract & Title Co. of Mesa County, Inc.

Title: Debra J. Blanchette
Debra J. Blanchette
Title Officer

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 588, Page 241 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 presents to be signed by its Vice President with the authority of its Board of Directors, this 14th day of May, 2006.

By: Carrie Olson For: Wells Fargo Home Mortgage, Inc.
(Title) Vice President

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Cami Dixon this 14th day of May, A.D., 2006.
Witness my hand and official seal:

Autumn B. Decrow
Notary Public

My Commission Expires 05-04-09


My Commission Expires 05/04/2009

FOR CITY USE ONLY

Book	Page	Type
4158	577,581	Boundary Line Agreement

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 11:30 o'clock A. M., May 17 A.D., 2006, and was duly recorded in Book No. 4158 Page No. 582-583, Reception No. 2317477, Drawer No. SS-25

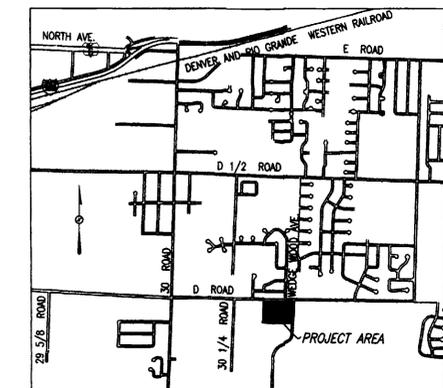
[Signature]
Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of ARNA HOFFMAN SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 17th day of May, A.D., 2006.

[Signature]
City Manager

[Signature]
President of City Council



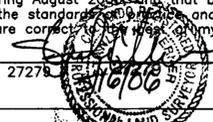
LOCATION MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during August 2005, and that both have been completed according to the standards, rules and the laws of the State of Colorado, and are correct to the best of my knowledge.

Stanley K. Werner, P.L.S. 27278

Dated



Prepared for: Arna Hoffman
Grand Junction, CO

ARNA HOFFMAN SUBDIVISION
NE1/4 NW1/4, SECTION 21
T1S, R1E, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

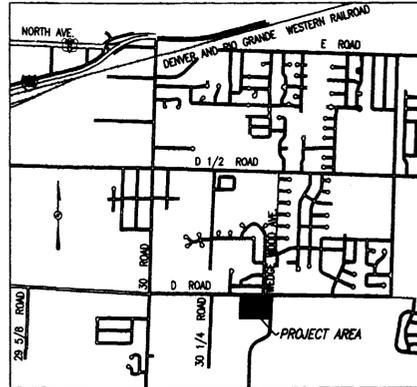
High Desert Surveying, LLC
2591 B 3/4 Road, Grand Jct., CO 81503
970-254-8649 Fax 970-255-7047

SUR. BY: ES/JT DRAWN BY: SKW

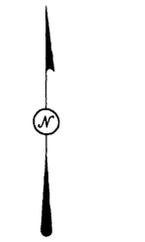
JOB NO. 05-80 SHEET 1 OF 2

REVISION DATE: May 16, 2006

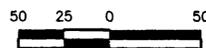
ARNA HOFFMAN SUBDIVISION OF A PARCEL LOCATED IN NE 1/4 NW 1/4, SECTION 21, T1S, R1E, UTE MERIDIAN



LOCATION MAP
NOT TO SCALE



SCALE: 1"=50'



AREA SUMMARY

ROW ACREAGE	0.56 ACRES	6%
LOT 1 ACREAGE	1.22 ACRES	14%
LOT 2 ACREAGE	8.02 ACRES	80%
TOTAL ACREAGE	9.80 ACRES	100%

NOTES

1) The bearings hereon are grid bearings of the Mesa County SIMS LCS determined by GPS observations on a Mesa County Survey Marker number 247 at the Northwest corner of the Northwest Quarter and a Mesa County Survey Marker number 248 at the North Quarter corner of Section 21, Township 1 South, Range 1 East of the Ute Meridian. The bearing of this line bears N89°54'30"E a distance of 1320.63 feet.

2) Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

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 ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

- ⊕ MESA COUNTY OR GLO SURVEY MARKER, AS NOTED
- FOUND REBAR, PLS 27279
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 SET IN CONCRETE
- ◆ ALUMINUM CAP PLS 27279

LEGEND

- WC WITNESS CORNER
- MC MEANDER CORNER
- BLM BUREAU OF LAND MANAGEMENT
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT OF WAY
- GLO GOVERNMENT LAND OFFICE

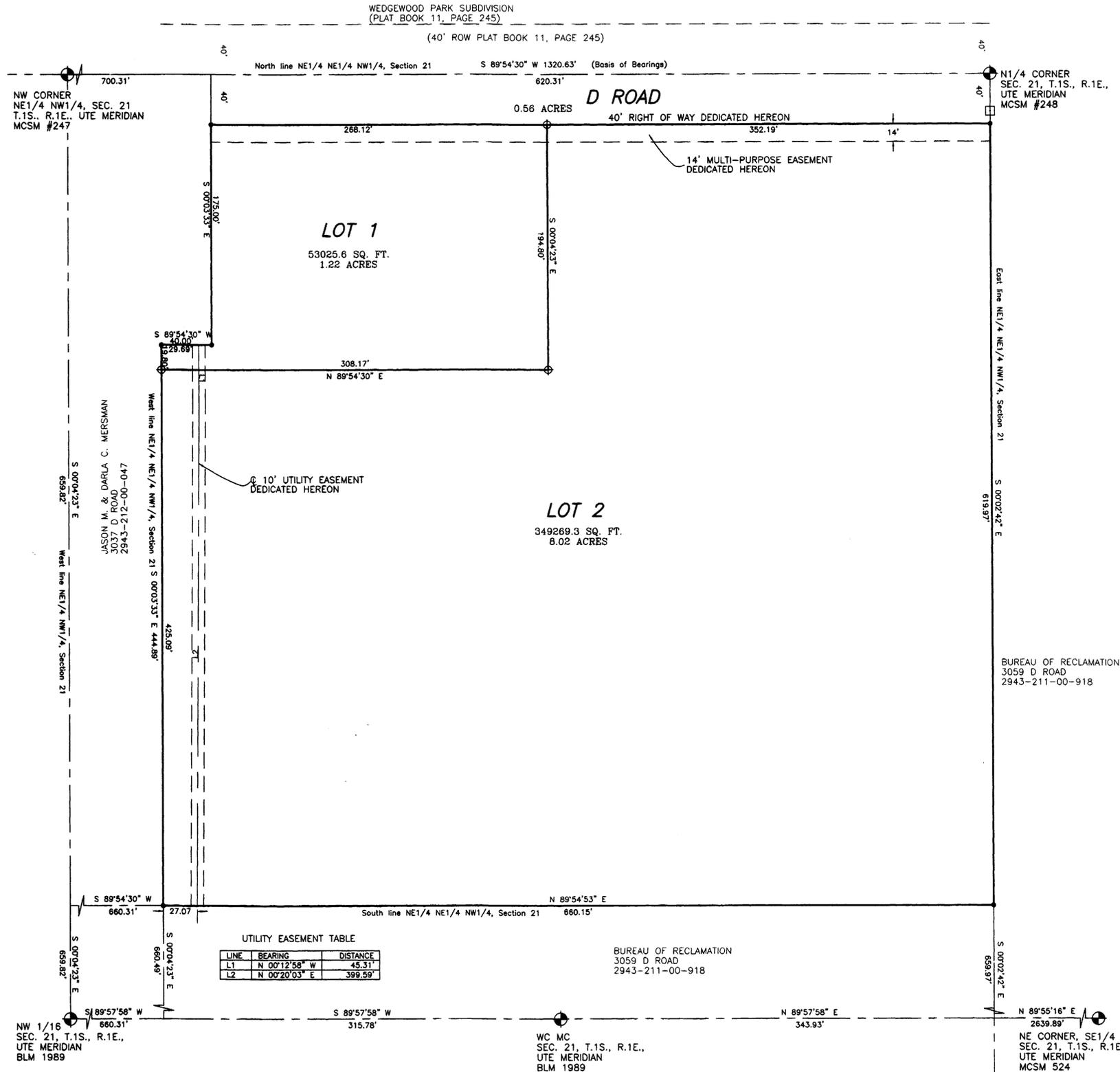
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Prepared for: Arna Hoffman
Grand Junction, CO

ARNA HOFFMAN SUBDIVISION

NE 1/4 NW 1/4, SECTION 21
T1S, R1E, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
2591 B 3/4 Road, Grand Jct., CO 81503
970-254-8649 Fax 970-255-7047

SUR. BY: ES/JT	DRAWN BY: SKW
JOB NO. 05-80	SHEET 2 OF 2
REVISION DATE: May 16, 2006	

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