

KANSAS BLUFF SUBDIVISION

A REPLAT OF TOM FOSTER MINOR SUBDIVISION
SITUATED IN THE SE1/4 SECTION 7, T1S, R1W, UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
DEDICATION

TCP = \$473.00
SIF = \$460.00
ZONE = RSF-4
PPF-2006-015

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Thomas A. Foster, Mary A. Foster, Denny C. Behrens, and Glenda F. Behrens are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2305 Page 870 and Book 3748 at Page 112 of the Mesa County Clerk and Recorder's Office, and being situated in Section 7, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

LOT 2 in TOM FOSTER MINOR SUBDIVISION, as recorded in Plat Book 14 at Page 95, Drawer Z-84, Reception No. 1630033
LOT 1 in TOM FOSTER MINOR SUBDIVISION, as recorded in Plat Book 14 at Page 95, Drawer Z-84, Reception No. 1630033
all in Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as KANSAS BLUFF SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

- All Multi-purpose easements are hereby 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, irrigation lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping trees and grade structures.
- All Irrigation and Drainage Easements to be conveyed to the Kansas Bluff Subdivision lot owners, as perpetual easements for the installation, operation, maintenance, and repair of irrigation systems and drainage facilities, to supply and drain irrigation water, and conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground. Deed of conveyance recorded at Book 4154, Page 212-215

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.

All expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction, Colorado.

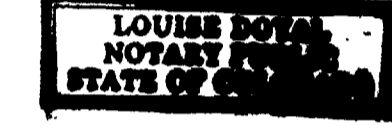
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 25th day of May, 2006 A.D.

Thomas A. Foster
Mary A. Foster
Denny C. Behrens
Glenda F. Behrens

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 25th day of May, 2006 A.D., by Thomas A. Foster, Mary A. Foster, Denny C. Behrens and Glenda F. Behrens.

My commission expires 10-27-06 Notary Public Louise Doyle
Address 1015 N 7th Street Grand Junction, Co 81501



CITY APPROVAL

This plat of KANSAS BLUFF SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 30th day of May A.D. 2006.

City Manager
Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.
I hereby certify that this instrument was filed in my office at 4:49 o'clock P.M. this 31st day of May, 2006 A.D., and is duly recorded in Book No. 4169 Page No. 119 Reception No. 2320000 Drawer No. 55-28 Fee: 11.00

Clerk and Recorder Deputy

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 3748 Page 113 Reception No. 2216504 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, THOMAS A. FOSTER and MARY A. FOSTER have caused these presents to be signed this 25th day of May 2006

BY: Thomas A. Foster
MARY A. FOSTER

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 25th day of May, 2006 A.D., by Thomas A. Foster and Mary A. Foster.

My commission expires 10-27-06 Notary Public Louise Doyle
Address 1015 N 7th Street Grand Junction, Co 81501

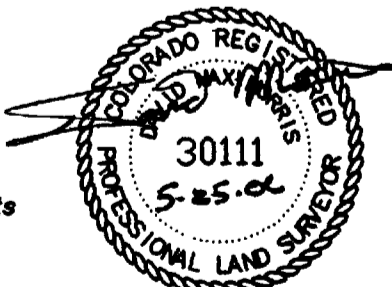


SURVEYOR'S CERTIFICATE

I, David M. Morris, certify that the accompanying plat of KANSAS BLUFF SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

David M. Morris, Q.E.D., Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 30111

5-25-06
Date

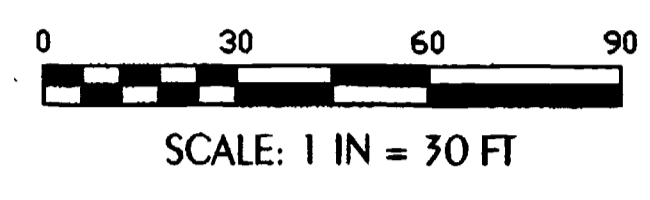
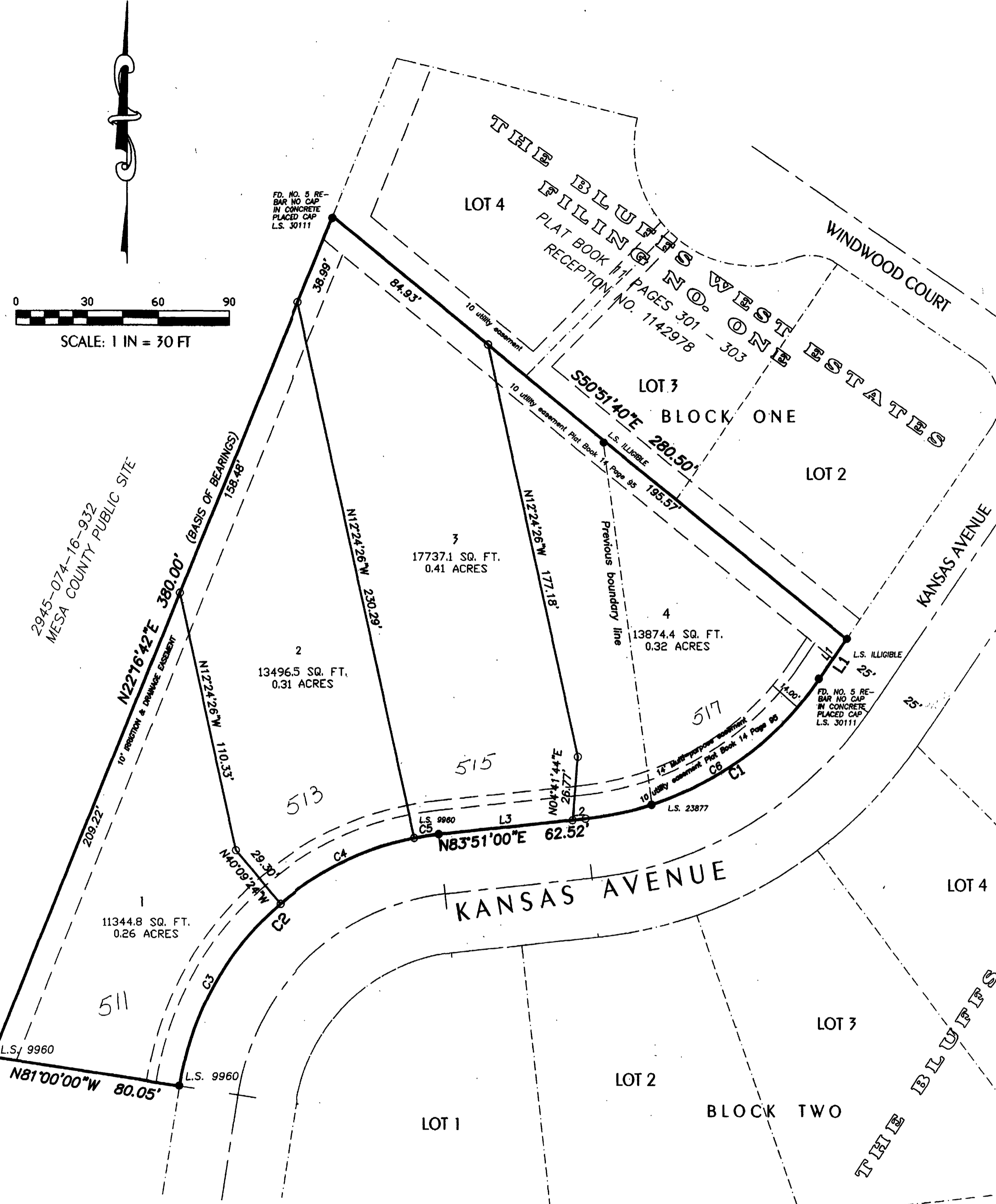
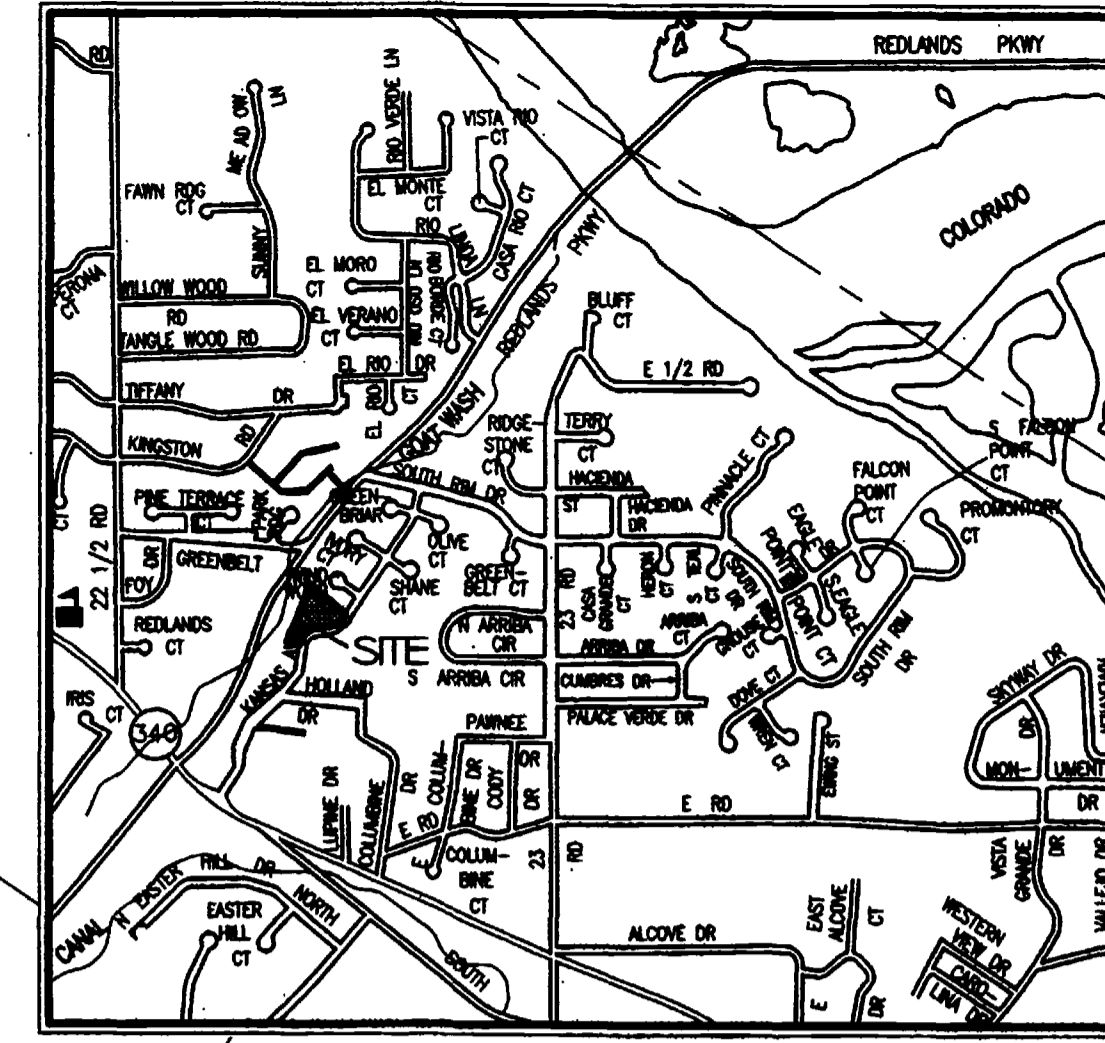


KANSAS BLUFF SUBDIVISION

A REPLAT OF TOM FOSTER MINOR SUBDIVISION
SITUATED IN THE SE1/4 SECTION 7, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO

FOR: TOM FOSTER	Surveying Western Colorado Since 1979	SURVEYED BY: SB (ROBO)
ACAD ID: FMSfin		DRAWN BY: MEM
SCALE: 1" = 30'		CHECKED BY: DMM
DATE: 5/24/2006	1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	SHEET NO. 1 OF 1
		FILE: 2004-314

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 THE CERTIFICATION SHOWN HEREON.



2945-074-16-932
MESA COUNTY PUBLIC SITE

ABBREVIATION TABLE

M.C.S.M.	MESA COUNTY SURVEY MARKER
SF	SQUARE FEET
A	ACRES
L.S.	LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
ESMT.	EASEMENT
IRR.	IRRIGATION
DRN.	DRAINAGE
COR.	CORNER
ALUM.	ALUMINUM
RE-BAR	REINFORCING BAR
TEMP.	TEMPORARY

AREA SUMMARY

LOTS = 1.30 ACRES = 100%
TOTAL = 1.30 ACRES = 100%

LEGEND

●	FOUND SURVEY MONUMENT NO. 5 RE-BAR W/CAP AS NOTED
○	SET NO.5 REBAR W/CAP L.S. 30111 (PERIMETER SET IN CONCRETE)
---	EXISTING FENCE LINE
---	DENOTES PROPOSED LOT LINES
---	DENOTES PREVIOUS LOT LINES
---	DENOTES BOUNDARY LINES

1. Individual lot sewage pumps may be required for Lots 1 thru 3 depending on the type of house being built.

BASIS OF BEARINGS STATEMENT
Bearings based on N22°16'42"E between the SW cor. of Lot 1 and the NW corner Lot 1, all in TOM FOSTER MINOR SUBDIVISION as monumented in the field and stated on the Survey plat recorded in Plat Book 14 at Page 95 of the Mesa County Clerk and Recorder's Office.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	119.00	137.94	115.35	N59°08'00"E	49°26'00"	63.49
C2	163.30	125.00	151.93	S46°25'30"W	74°50'59"	95.66
C3	89.11	125.00	87.23	N29°25'16"E	40°50'36"	46.54
C4	63.70	125.00	63.01	N64°26'30"E	29°11'46"	32.56
C5	10.49	125.00	10.49	N81°26'42"E	04°48'38"	5.25
C6	119.02	137.94	115.36	S59°08'02"W	49°26'08"	63.50

LINE TABLE

LINE	BEARING	DISTANCE
L1	S34°25'00"W	20.00
L2	S83°51'00"W	5.53
L3	S83°51'00"W	57.00