

**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 3949, PAGE 748 AND BOOK 3949, PAGE 767 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

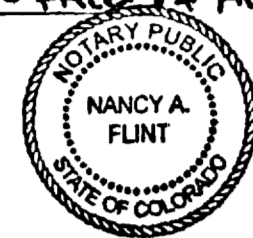
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Banking officer, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30 DAY OF May, 2006.

BY: Ben Van Hoose FOR: Alpine Bank  
(TITLE) (CORPORATE NAME)

{STATE OF CO}  
{COUNTY OF MESA}

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF May, 2006 BY Ben Van Hoose as Banking Officer of Alpine Bank.

MY COMMISSION EXPIRES ON 4/23/07  
WITNESS MY HAND AND OFFICIAL SEAL.



My Commission Expires 04/23/2007

**CITY APPROVAL**

THIS PLAT OF LAUGHRUN SUBDIVISION, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS

28<sup>th</sup> day of JUNE, 2006.

Doreen Valley  
CITY MANAGER

**CLERK AND RECORDERS CERTIFICATE:**

{STATE OF COLORADO }  
{COUNTY OF MESA }  
}SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE

AT 3: O'CLOCK P. M.,

THIS 29<sup>th</sup> DAY OF JUNE, 2006 AND IS DULY

RECORDED IN BOOK 4191, PAGE 741

RECEPTION No. 2325217

FEE 11.00

CLERK AND RECORDER

DEPUTY

**LEGEND**

- ⊕ SURVEY MONUMENT AS DESCRIBED
- ⊙ SET No. 5 REBAR & 1.5" ALUMINUM CAP, LS 29419
- ⊙ FOUND No. 5 REBAR AND 1.5" CAP, LS 12901

- \_\_\_\_\_ PARCEL LINE
- ADJOINING LOT
- EASEMENT
- SECTION/ALIQUOT PART LINE

**ABBREVIATIONS:**

MCSM = MESA COUNTY SURVEY MONUMENT  
BK = BOOK  
PG = PAGE

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO CASE MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.

**BASIS OF BEARINGS:**

THE WEST LINE OF THE SW1/4 NW1/4 OF SECTION 36 IS ASSUMED TO BEAR N00°06'03"E BETWEEN THE FOUND MONUMENTS SHOWN HEREON, SAID BEARING BEING BASED ON THE MESA COUNTY LOCAL COORDINATE SYSTEM OF THE SIMS DATA BASE.

# LAUGHRUN SUBDIVISION

## A REPLAT OF LOT 2 OF THE VAN HOLE MINOR SUBDIVISION

### SITUATED IN THE SW1/4 OF THE NW1/4 OF SECTION 36

#### T 1 N, R 1 W, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**TITLE CERTIFICATION**

STATE OF COLORADO  
COUNTY OF MESA

WE, First American Heritage Title Co., 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 BETTE JAMES LAUGHRUN; 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.

DATE: 5/11/06 BY: Nicole Lewis  
Title Manager

**DEDICATION:**

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED BETTE JAMES LAUGHRUN IS THE OWNER OF THAT REAL PROPERTY RECORDED IN BOOK 3849, PAGE 319 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2 OF VAN HOLE MINOR SUBDIVISION, situated in the SW1/4 NW1/4 of Section 36, Township 1 North, Range 1 West, Ute Principal Meridian, City of Grand Junction, Mesa County, Colorado, said Subdivision being recorded in Plat Book 17, Page 255, Reception No. 1936251, in the Office of the Mesa County Clerk and Recorder.

THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE SURVEYED AND LAID OUT AS THE LAUGHRUN SUBDIVISION.

THAT 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. THAT 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.

THAT THE 10' DRIVEWAY EASEMENT ON LOT 2 IS FOR THE BENEFIT OF LOT 1, AND THE 10' DRIVEWAY EASEMENT ON LOT 1 IS FOR THE BENEFIT OF LOT 2.

THAT THE 10' DOMESTIC WATERLINE AND ACCESS EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF LOT 2; AND THE 10' SANITARY SEWER EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF LOT 1.

IN WITNESS WHEREOF SAID OWNER, BETTE JAMES LAUGHRUN HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED

THIS 30 DAY OF May, 2006.

Bette James Laughrun  
BETTE JAMES LAUGHRUN

{STATE OF COLORADO }  
{COUNTY OF MESA }

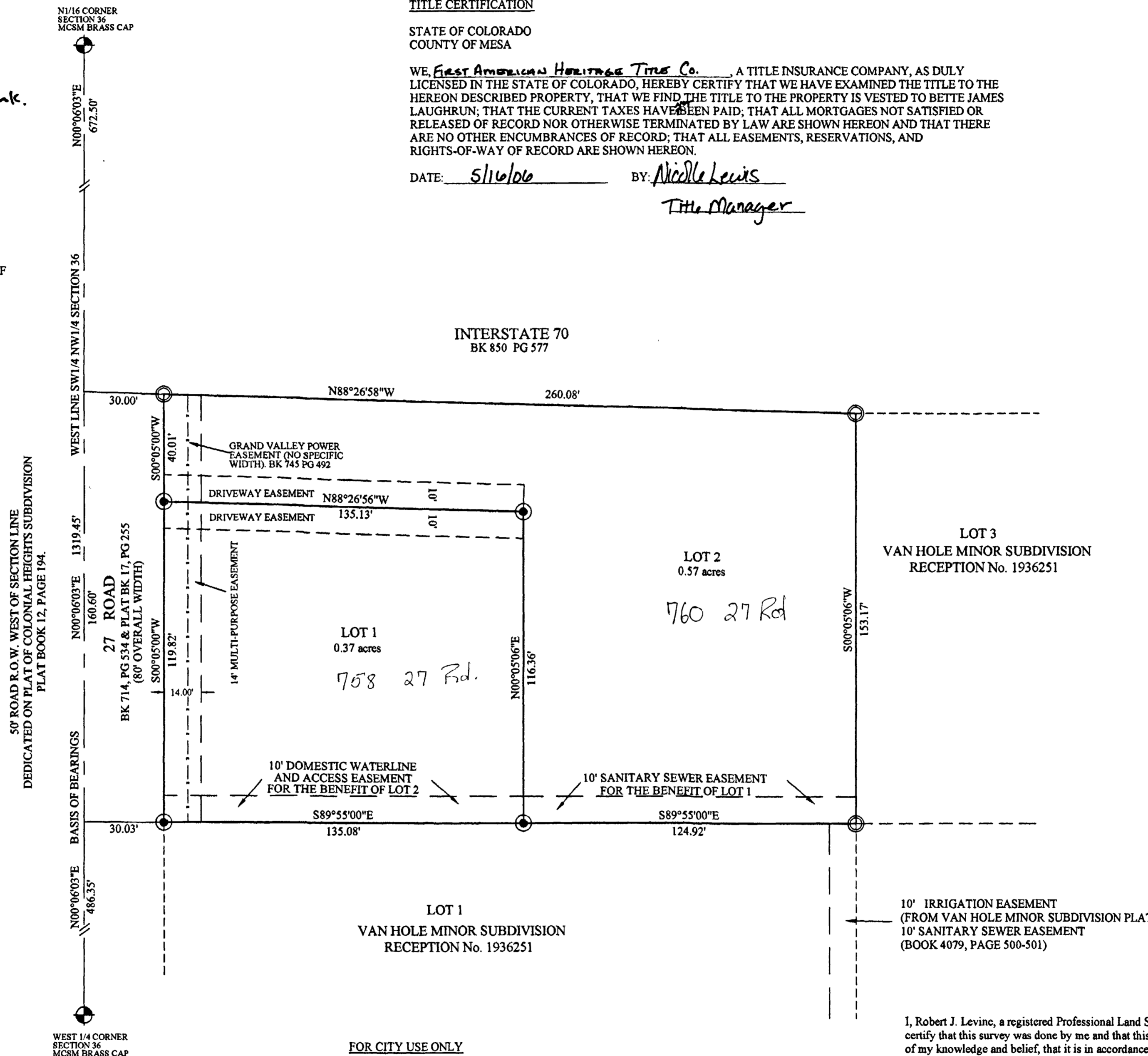
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF May, 2006 BY BETTE JAMES LAUGHRUN.

MY COMMISSION EXPIRES ON 4/23/07  
WITNESS MY HAND AND OFFICIAL SEAL.

Nancy A. Flint  
NOTARY PUBLIC



My Commission Expires 04/23/2007



**FOR CITY USE ONLY**

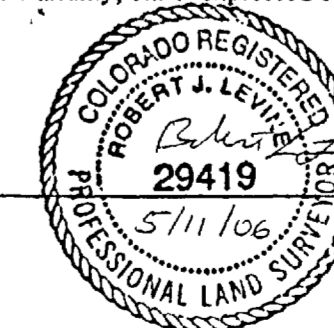
**ASSOCIATED RECORDED DOCUMENTS:**

BOOK	PAGE	DOCUMENT
4191	742	WARRANTY DEED
4191	743-745	GRANT OF EASEMENTS

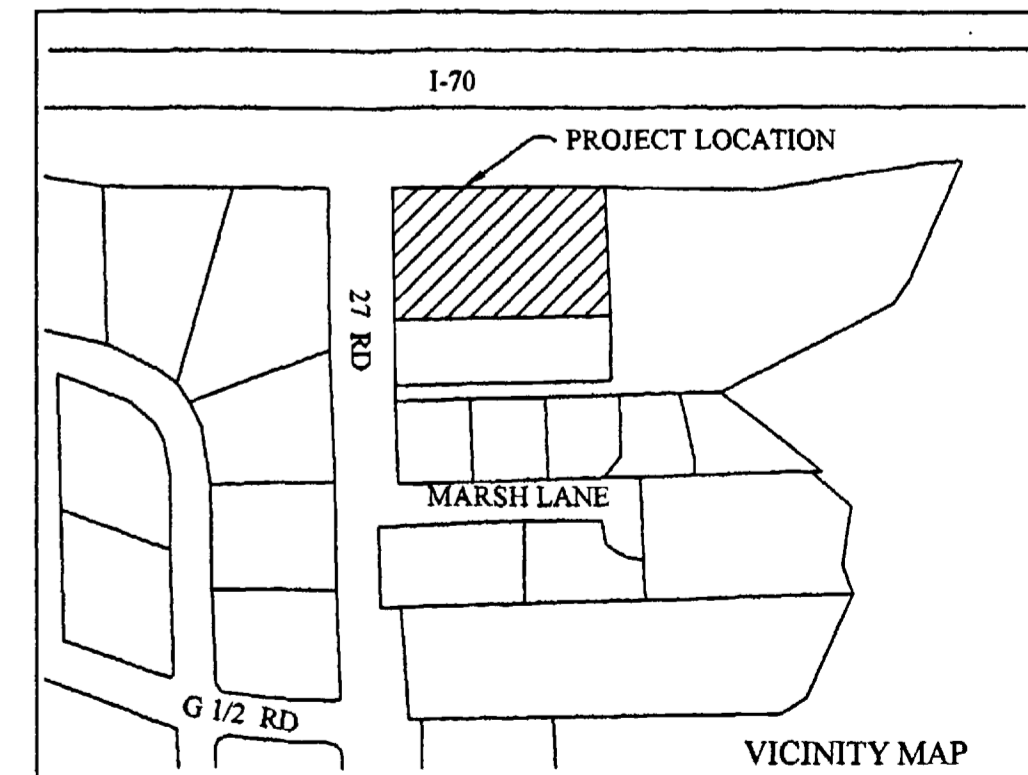
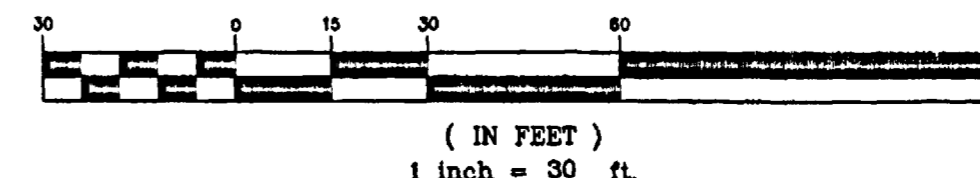
**NOTES:**

1. MONUMENTS RECOVERED IN THE COURSE OF THIS SURVEY THAT ARE WITHIN +/- 0.25 FEET OF THE CALCULATED POSITION ARE ACCEPTED AS BEING IN THE CORRECT POSITION.
2. TITLE AND EASEMENT INFORMATION IS FROM THE RECORDED PLAT OF VAN HOLE MINOR SUBDIVISION AND FIRST AMERICAN HERITAGE TITLE CO. COMMITMENT No. 915-H0059519-097-SW1.
3. THE 14' MULTI-PURPOSE EASEMENT SHOWN HEREON WAS DEDICATED ON THE PLAT OF THE VAN HOLE MINOR SUBDIVISION.

I, Robert J. Levine, a registered Professional Land Surveyor in the State of Colorado, certify that this survey was done by me and that this plat shows said survey to the best of my knowledge and belief, that it is in accordance with generally accepted standards of practice, and that this is not a guaranty or warranty, either expressed or implied.



**GRAPHIC SCALE**



**LAUGHRUN SUBDIVISION**  
A REPLAT OF LOT 2  
VAN HOLE MINOR SUBDIVISION  
PART OF THE SW1/4 NW1/4 OF SECTION 36  
T 1 N, R 1 W, UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

SURVEYIT, INC.  
2754 COMPASS DRIVE, SUITE 110  
GRAND JUNCTION, CO 81506 970-245-3777

DATE: MAY 11, 2006

SS-2005-278  
RSF-4  
TCP: \$1039  
SIF: \$1460  
"D"