

**PREUSS SUBDIVISION**  
 A REPLAT OF LOTS 17 THROUGH 26, BLOCK 134  
 OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO  
 SECTION 14 TOWNSHIP 1 SOUTH RANGE 1 WEST, UTE MERIDIAN

PREPARED FOR:  
 GEORGE E. & DEBRA L. PREUSS

THE BASIS OF BEARINGS FOR THIS PLAT ARE FROM GPS OBSERVATIONS USING THE MESA COUNTY SIMS. THE SOUTH LINE OF BLOCK 134 BEARS N 89° 51' 56" W. A DISTANCE OF 480.61' BETWEEN THE FOUND SPIKE & WASHERS ACCEPTED AS CITY MONUMENTS BASED ON RECORDED TIES.

EASEMENT AND TITLE INFORMATION PROVIDED BY ABSTRACT & TITLE COMPANY OF MESA COUNTY, INC., FILE # 00916012, DATED JULY 14th, 2005 AT 7:00 A.M.

PROPERTY CORNERS FOUND LOCATED DURING THIS SURVEY THAT WERE WITHIN 0.20' OF THE TRUE CALCULATED POSITION HAVE BEEN ACCEPTED AS BEING SET IN POSITION


**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, GEORGE E. PREUSS AND DEBRA L. PREUSS, ARE THE OWNERS OF THAT REAL PROPERTY DESCRIBED AS LOTS 17 THROUGH 26, BLOCK 134, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.  
 THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS THE PREUSS SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO; THAT THE SAID OWNER DOES HEREBY DEDICATE AND SET APART THE REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT AS FOLLOWS:  
 ALL MULTI-PURPOSE EASEMENTS TO THE CITY OF GRAND JUNCTION FOR THE USE OF CITY APPROVED UTILITIES AND PUBLIC PROVIDERS AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION AND REPAIR OF UTILITIES AND APPURTENANCES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, 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 PROVIDED HOWEVER, THAT THE BENEFICIARIES/OWNERS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE, THE OWNERS OF SAID LOTS OR TRACTS HERBY PLATTED SHALL NOT BURDEN OR OVERBURDEN SAID EASEMENTS BY ERECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY IMPED THE USE OF THE EASEMENT AND/OR PREVENT REASONABLE INGRESS AND EGRESS

IN WITNESS WHEREOF SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 17th DAY OF July A.D., 2006.

*George E. Preuss*  
 GEORGE E. PREUSS  
*Debra L. Preuss*  
 DEBRA L. PREUSS

**NOTARY PUBLIC CERTIFICATION**  
 STATE OF COLORADO } SS  
 COUNTY OF MESA }  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY George & Debra Preuss THIS 17 DAY OF July A.D., 2006.

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES 3/3/09  


**TITLE CERTIFICATION**  
 STATE OF COLORADO } SS  
 COUNTY OF MESA }  
 WE, ABSTRACT & TITLE COMPANY 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 THAT THE TITLE TO THE PROPERTY IS VESTED TO GEORGE E. & DEBRA L. PREUSS; 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-WAYS OF RECORD ARE SHOWN HEREON.

DATE 7-17-06 BY Donald K Paris

**CITY APPROVAL**  
 THIS PLAT OF THE PREUSS SUBDIVISION, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS 16 DAY OF AUGUST A.D., 2006.  
*David Vanley*  
 MAYOR MANAGER

**CLERK AND RECORDERS CERTIFICATE**  
 STATE OF COLORADO } SS  
 COUNTY OF MESA }  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 10:17 O'CLOCK A. M., August 18 A.D., 2006.  
 AND WAS DULY RECORDED IN BOOK NO. 4228 PAGE NO. 743 10.00 + 1.00  
 RECEPTION NO. 2333462 CLERK AND RECORDER  
 SS-GS  
 DRAWER NO. 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 4178, PAGES 359-365, AND BOOK 4177, PAGES 37-42, 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 PRESIDENT WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17 DAY OF July A.D., 2006  
 BY: *Jeffrey Taets* FOR: Timberline Bank  
 PRESIDENT

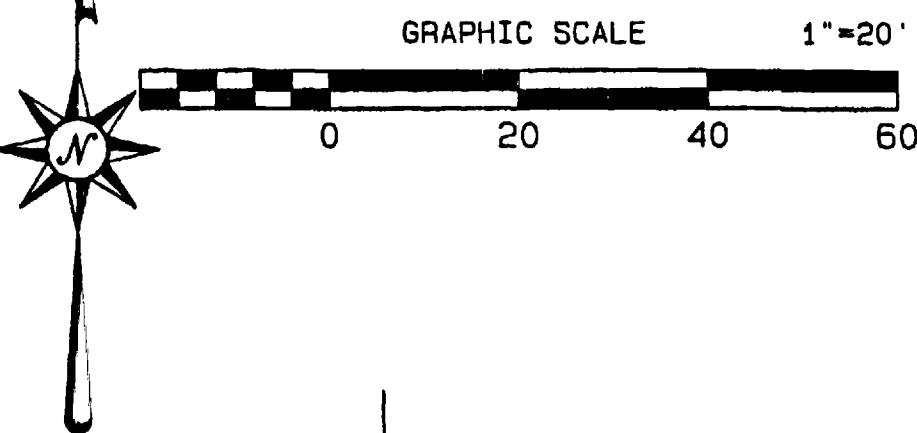
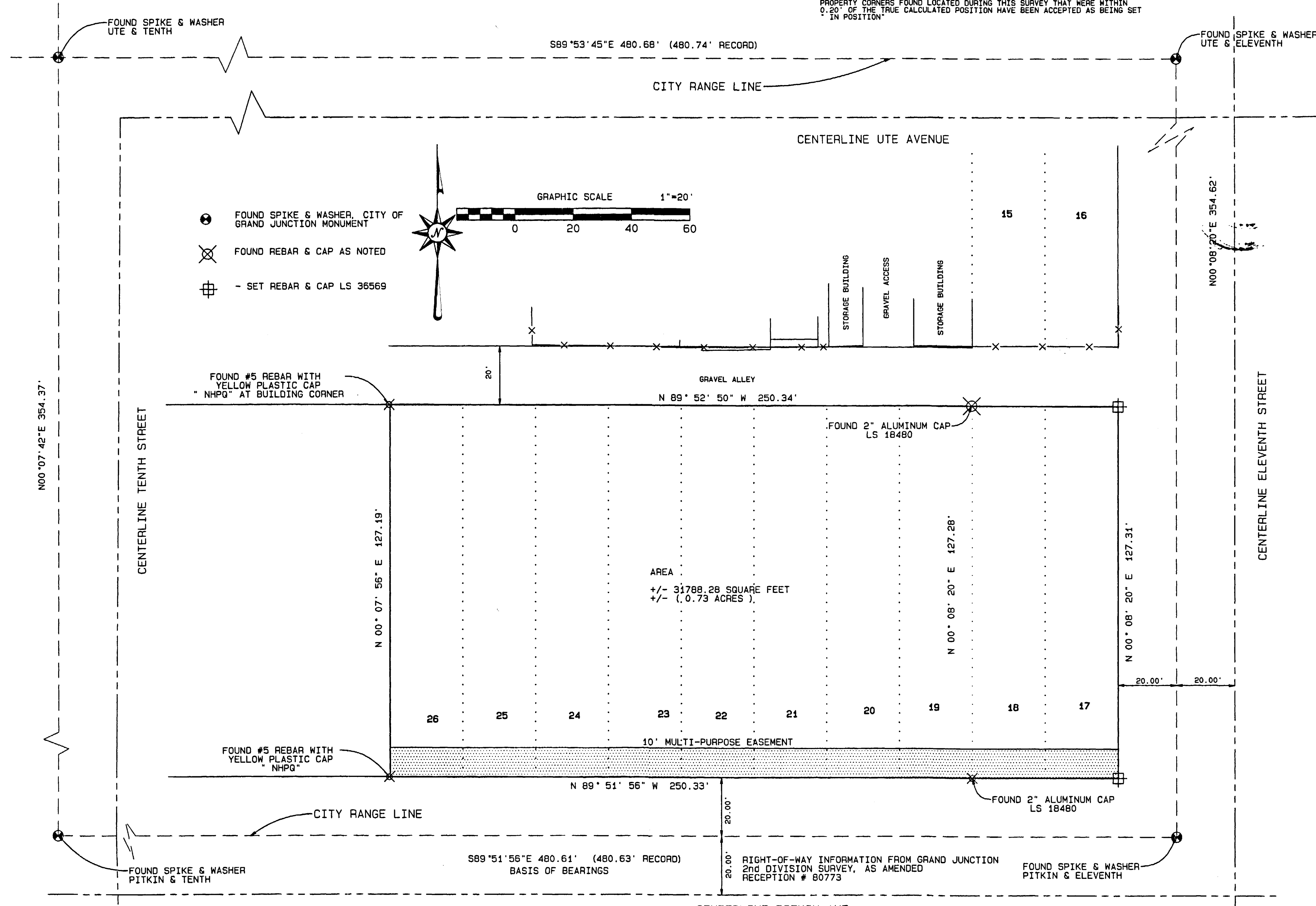
**NOTARY PUBLIC CERTIFICATION**  
 STATE OF COLORADO } SS  
 COUNTY OF MESA }  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Jeffrey Taets THIS 17 DAY OF July A.D., 2006  
 WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES 3/3/09  
*Sharon L. Wilson*  
 NOTARY PUBLIC

**PREUSS SUBDIVISION**

LOTS 17 THROUGH 26, BOTH INCLUSIVE,  
 IN BLOCK 134 OF THE  
 CITY OF GRAND JUNCTION  
 SE1/4 SE1/4 SEC 14, T1S, R1W, UTE MERIDIAN

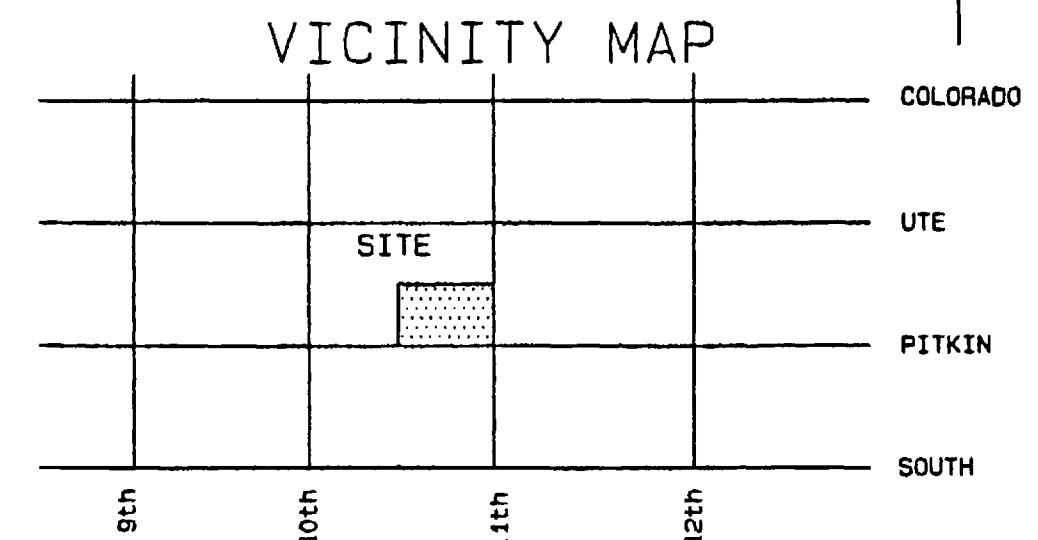
**CIMARRON SURVEYING LLC**  
 40149 CEDAR LANE  
 PAONIA, CO. 81428  
 (970) 254-8649 FAX(970) 255-7047

SHEET 1 OF 1  
 DECEMBER 7, 2005



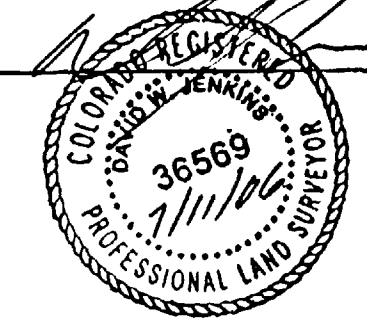
- FOUND SPIKE & WASHER, CITY OF GRAND JUNCTION MONUMENT
- ⊗ FOUND REBAR & CAP AS NOTED
- ⊕ - SET REBAR & CAP LS 36569

AREA  
 +/- 31788.28 SQUARE FEET  
 +/- (.073 ACRES)



**SURVEYORS CERTIFICATE**  
 I, DAVID W. JENKINS, BEING A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED BY ME, OR UNDER MY DIRECT SUPERVISION AND CHECKING.

DAVID W. JENKINS PLS 36569



**ABBREVIATIONS**  
 GPS- GLOBAL POSITIONING SYSTEM  
 SIMS- SURVEY INFORMATION MANAGEMENT SYSTEM

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER SUCH DEFECT IS DISCOVERED. IN NO EVENT, MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.