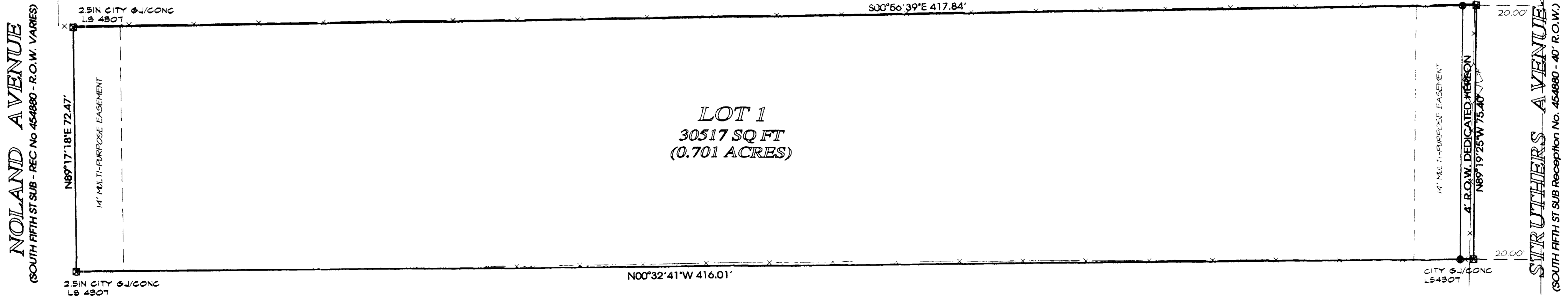


# HIGH PLAINS SUBDIVISION

## A REPLAT OF LOT 1, ELAM SUBDIVISION, RECEPTION No. 2335082

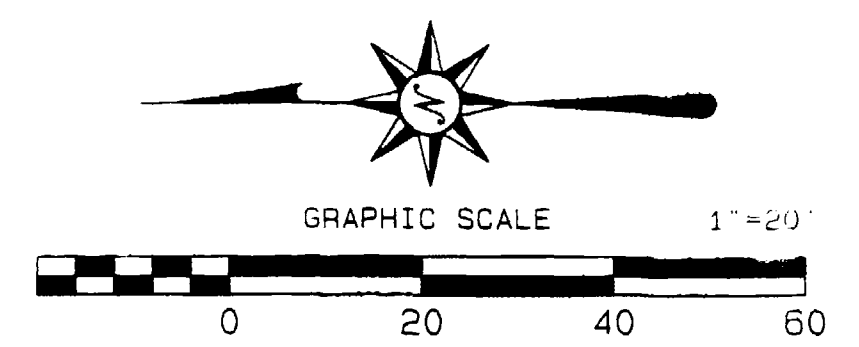
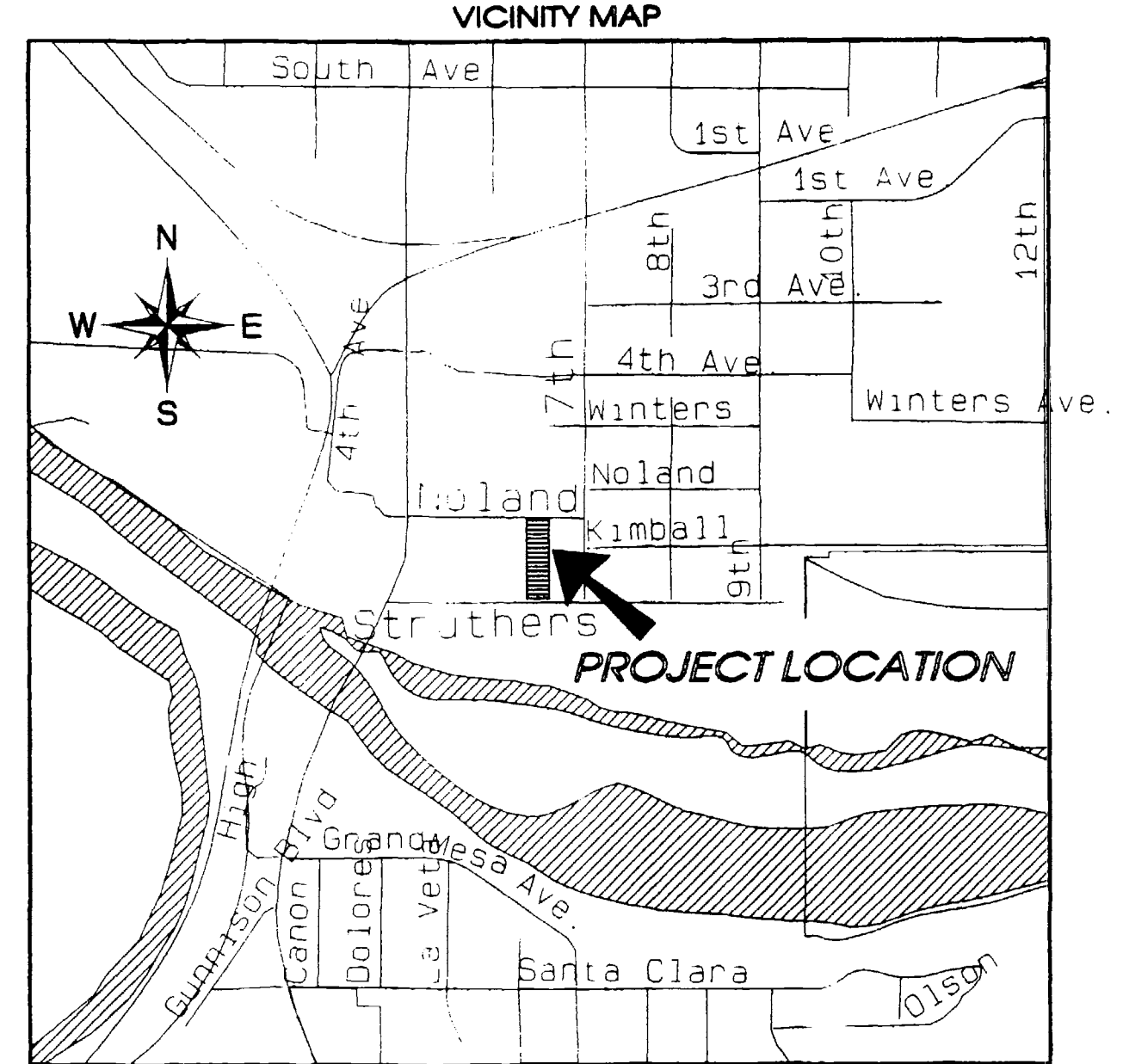
### CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LOT 10 BLOCK 2  
SOUTH FIFTH STREET SUB  
REC. NO. 454880



LOT 12 BLOCK 2  
SOUTH FIFTH STREET SUB  
REC. NO. 454880

LOT 8 BLOCK 2  
SOUTH FIFTH STREET SUB  
REC. NO. 454880

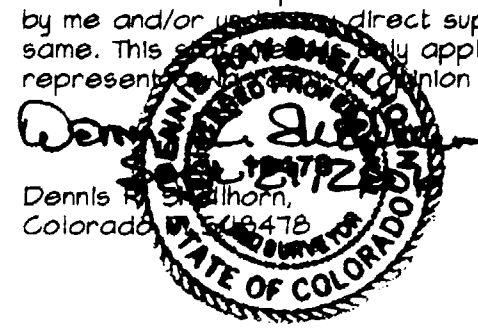


**BASIS OF BEARINGS STATEMENT:** Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by observations on found rebar and caps PLS 4307 on the east line of Lot 1. The measured bearing of this line is S00°56'34"E.

- Found #5 rebar/aluminum cap set in concrete
- Found City Survey control marker
- Set #5 rebar/aluminum cap in concrete stamped "Thompson-Langford Corp PLS 1047B"

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. 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 commitment prepared by Abstract # Title Company of Mesa County, Inc., No. 00491112 C, dated December 30, 2005.

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of HIGH PLAINS SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This survey is not directly applicable to the survey data hereon, and does not represent an opinion as to ownership, lienholders, or quality of title.



**STATEMENT OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
The undersigned, High Plains Properties, LLC, a Colorado limited liability company, is the owner of that real property situated in the SE1/4 NW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, the evidence of ownership of which is demonstrated in an instrument recorded in Book 4201 at Page 804 of the Mesa County records; said property being more particularly described as follows:

Lot 1, Elam subdivision, according to the plat recorded at Reception No. 2335082 of the Mesa County records, in the City of Grand Junction, Mesa County, Colorado

That said owners have by these presents laid out, platted, and subdivided that above described real property as shown hereon, and designates the same as HIGH PLAINS SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado.

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

- All streets, road and rights-of-way are dedicated to the City of Grand Junction for the use of the public forever
- All multi-purpose 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 thereto 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 or 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 hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress to and from the easement.

Said owner further certifies that all lienholders if any, are represented hereon.

Executed this 27 day of September, 2006.

By: High Plains Properties, LLC, a Colorado limited liability company  
*Harold F. Elam*  
Manager

State of Colorado )  
County of Mesa ) ss

The foregoing Statement of Ownership and Dedication was acknowledged before me by Harold F. Elam of High Plains Properties, LLC, as its Manager this 27 day of September, 2006 for the aforementioned purposes.

*Linda Ingram*  
Notary Public  
My commission expires: 4/21/2010



**TITLE CERTIFICATION**

State of Colorado  
County of Mesa  
We, Abstract # Title Co of Mesa County, Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to High Plains Properties, LLC, that the current taxes have been paid, that all mortgages not satisfied or released of record not 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: 9/27/06 By: *Barbara A. Griffin, Title Examiner*  
Name and title  
Abstract # Title Co of Mesa County, Inc.

**CITY APPROVAL**

This plat of HIGH PLAINS SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 2 day of OCTOBER, 2006.  
*David Vally*  
City Manager

**CLERK AND RECORDER'S CERTIFICATE**

State of Colorado ) ss  
County of Mesa )  
This plat was filed for the record in the office of the Clerk and Recorder of Mesa County, Colorado, at 11:19 o'clock A. M., on this 4th day of October, 2006, A.D., and was recorded at Reception No. 2341439, Book 4263, Page 165 Drawer No. SS-89, Fees 10.00 + 1.00.  
By: \_\_\_\_\_ Clerk and Recorder Deputy

LAND USE SUMMARY		
LOTS	0.701 ACRES	99.0%
STREETS	0.007 ACRES	1.0%
TOTAL	0.708 ACRES	100%

**HIGH PLAINS SUBDIVISION**  
HIGH PLAINS PROPERTIES LLC

SECTION: SE1/4NW1/4 S23 T1S R1W MERIDIAN: UTE

**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - B-210 (970) 243-6067  
Grand Junction CO 81505 tlc@tlcwest.com

Date of Survey: Jan 2005 Field Surveyor: SLG Revision Date: Sep 21, 2006  
Drawn: DRS Checked: Approved: DRS Job No. 0005-075  
S:\Survey\0005 elam\075 Office Site\tic topo.pro Sheet 1 of 1

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.