

**SCHROEDER SUBDIVISION**  
 SITUATED IN THE NW1/4 SW1/4 SECTION 7, T1S, R1W, OF THE UTE MERIDIAN  
 A REPLAT OF LOT 9 BLOCK 8 OF REED MESA SUBDIVISION AMENDED  
 (RECEPTION #740370)  
 CITY OF GRAND JUNCTION  
 MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, James Schroeder and Jane Ann Schroeder are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and is described in Book 4099 at Page 9 of the Mesa County Clerk and Recorders Office, and being situated in the NW1/4 SW1/4 Section 7, T1S, R1W, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Lot 9  
 Block 8 of Reed Mesa Subdivision Amended (Reception #740370)

Mesa County, Colorado.

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

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

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.

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 owners have caused their names to be hereunto subscribed this 15 day of

November 2006 A.D.

*James Schroeder*  
 James Schroeder

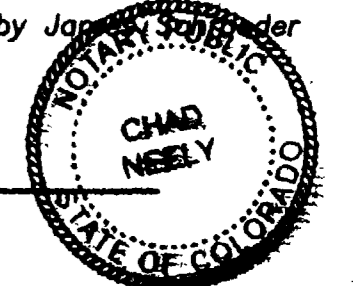
*Jane Ann Schroeder*  
 Jane Ann Schroeder

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

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of Nov., 2006 A.D., by James Schroeder and Jane Ann Schroeder.

My Commission Expires  
 12/08/2006

*[Signature]*



My commission expires:

Notary Public

CITY APPROVAL

This plat of SCHROEDER SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 21 day of NOVEMBER, 2006 A.D.

*David Valley*  
 City Manager

*[Signature]*  
 President of Council

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 4:31 o'clock P. M. this 21<sup>st</sup> day of November, 2006 A.D., and is duly recorded in Book No. 4299, Page 38

Reception No. 2350048 Drawer No. SS-121 Fees: \$ 10.00 + 1.00

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 land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 4099 at Page 9 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 15<sup>th</sup> day of

NOVEMBER, A.D., 2006.

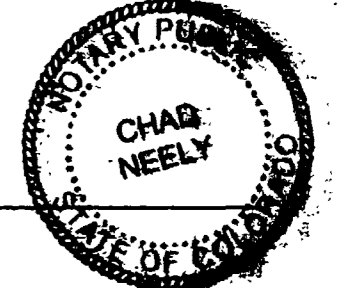
By: *[Signature]*  
 Name of Institution

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

The foregoing instrument was acknowledged before this 15<sup>th</sup> day of NOV., 2006 A.D.,

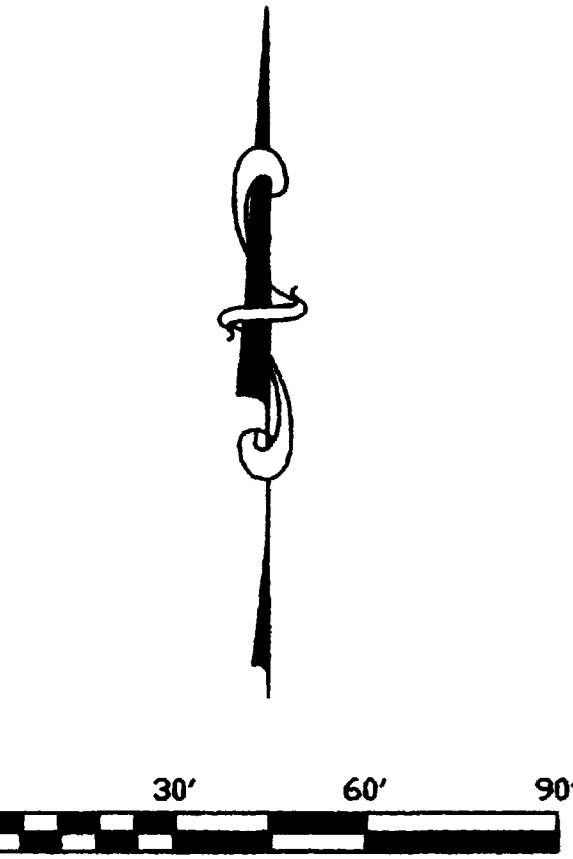
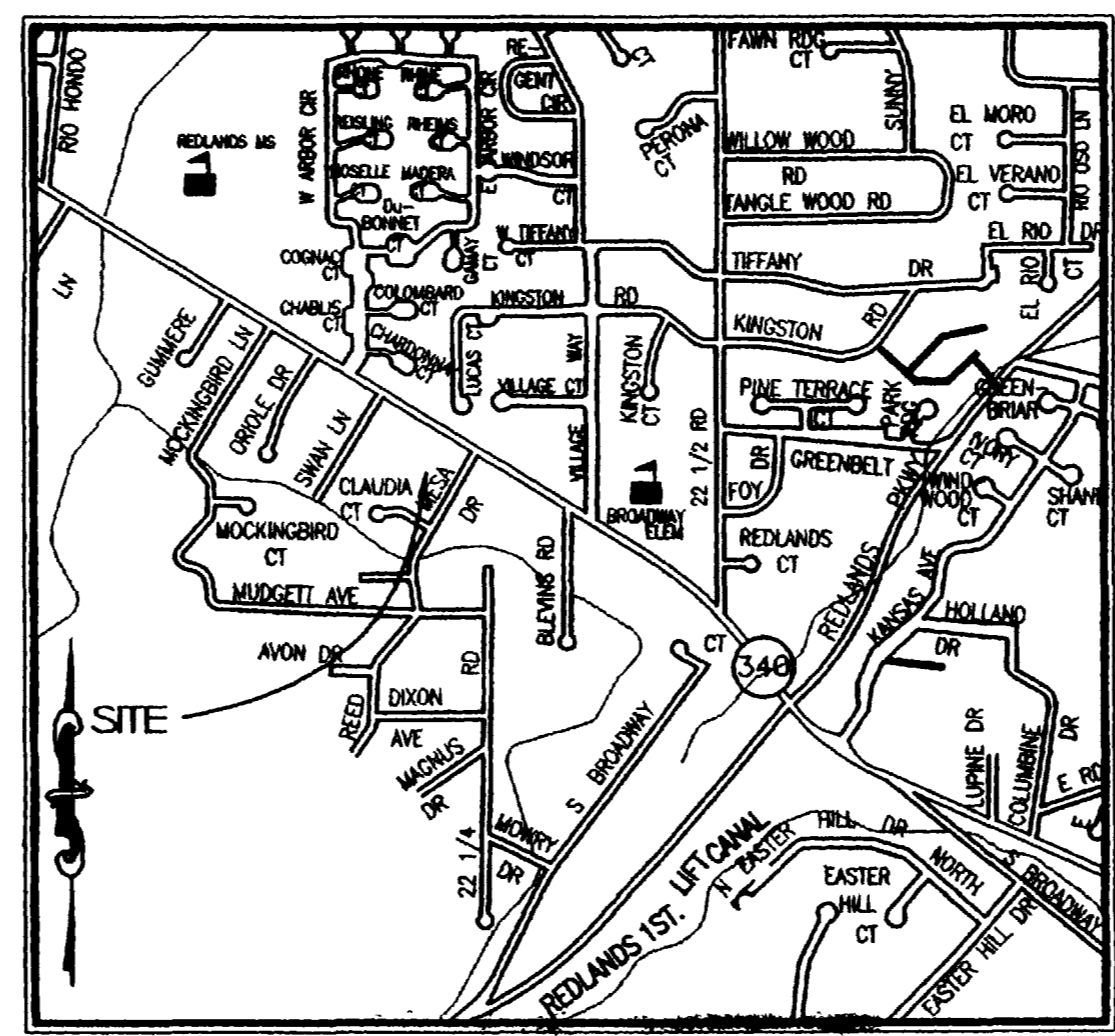
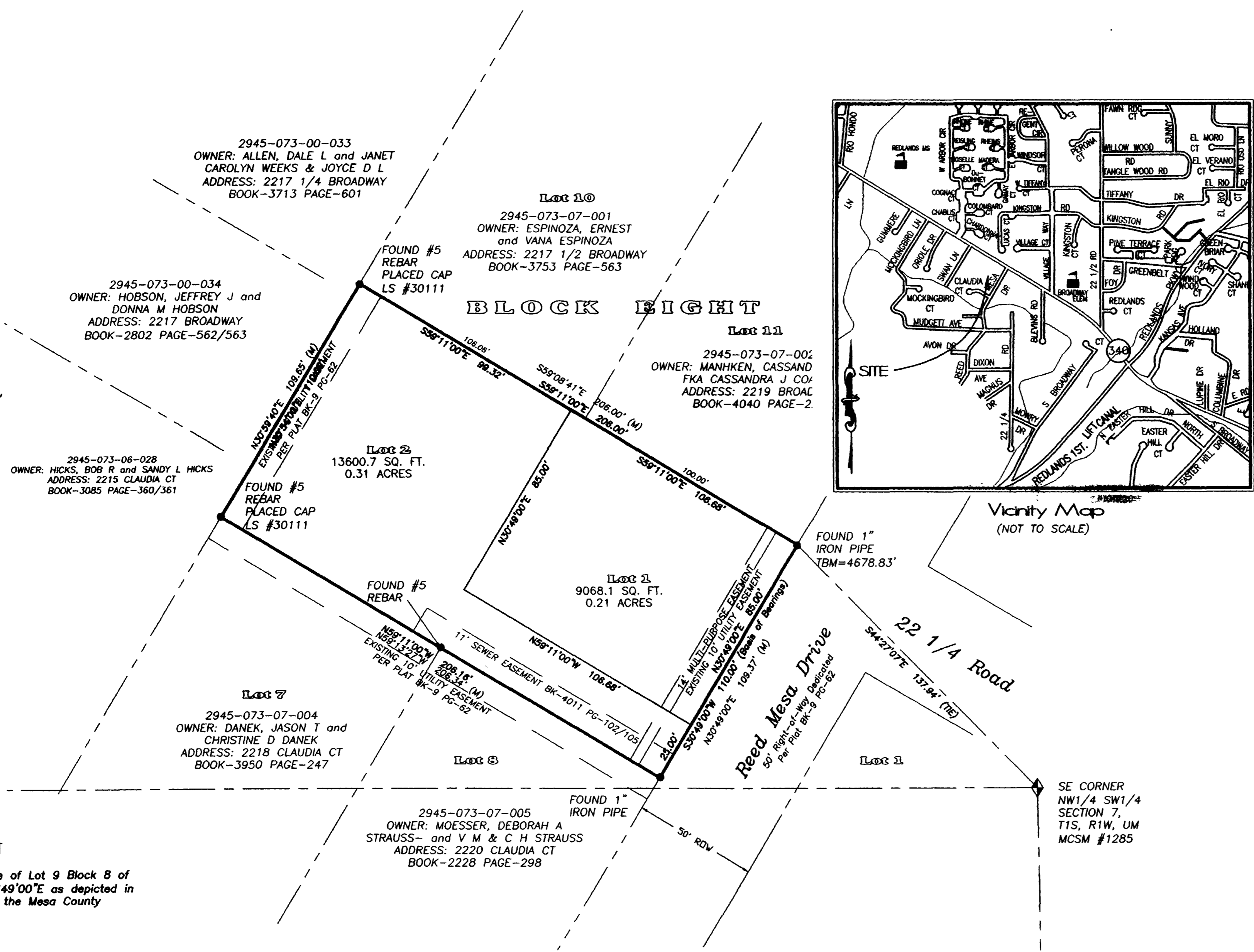
by: *[Signature]*  
 My Commission Expires  
 12/08/2006  
 My commission expires

*[Signature]*



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 SITUATED IN THE NW1/4 SW1/4 SECTION 7, T1S, R1W, OF THE UTE MERIDIAN  
 A REPLAT OF LOT 9 BLOCK 8 OF REED MESA SUBDIVISION AMENDED  
 (Reception #740370)  
 CITY OF GRAND JUNCTION  
 MESA COUNTY, COLORADO

Final Plat		
FOR: James Schroeder	 Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	SURVEYED BY: SB
ACAD ID: Schroeder-SS		DRAWN BY: DMM
SCALE: 1" = 30'		CHECKED BY: MEM
DATE: 11/08/06		SHEET NO.
		FILE: 2006-017



NOTES:  
 1. Deeds were provided by client.  
 2. A Title search was provided by client (Stewart Title of Grand Junction, Inc., File #200500058). A Title Search was not performed by me.

**BASIS OF BEARINGS STATEMENT**  
 Bearings are based on the East line of Lot 9 Block 8 of Reed Mesa Subdivision to bear N30°49'00"E as depicted in recorded map Bk-3938 Pg-579 of the Mesa County Records.

**AREA SUMMARY**  
 PARCELS = 0.52 ACRES = 100%  
 TOTAL = 0.52 ACRES = 100%

**LEGEND**

- ◆ FOUND MESA COUNTY SURVEY MONUMENT
- ⊙ FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND SURVEY MONUMENT AS DESCRIBED
- SET #5 REBAR W/CAP L.S. 30111 (PERIMETER SET IN CONCRETE)
- ⊥ LOT CORNERS TO BE SET BY A COLORADO PROFESSIONAL LAND SURVEYOR PRIOR TO THE SALE OF THE LOT

**SURVEYOR'S CERTIFICATE**

I, David Max Morris, certify that the accompanying plat of SCHROEDER 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 Max Morris, Q.E.D. Surveying Systems Inc.  
 Colorado Registered Professional Land Surveyor L.S. 30111

**LIST OF ABBREVIATIONS**

SQ. FT.	SQUARE FOOT
T	TOWNSHIP
R	RANGE
W	WEST
E	EAST
N	NORTH
S	SOUTH
LS	LICENSED SURVEYOR
MCSM	MESA COUNTY SURVEY MARKER
BK	BOOK
PG	PAGE
P.M.	PRINCIPAL MERIDIAN

**TITLE CERTIFICATION**  
 STATE OF COLORADO  
 COUNTY OF MESA

We, Stewart Title of Grand Junction, 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 James Schroeder and Jane Ann Schroeder; 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: November 15, 2006

BY: *[Signature]*  
 Alice E. Heinicke, Operations Manager of Stewart Title Colorado, Inc., Grand Junction Division

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.