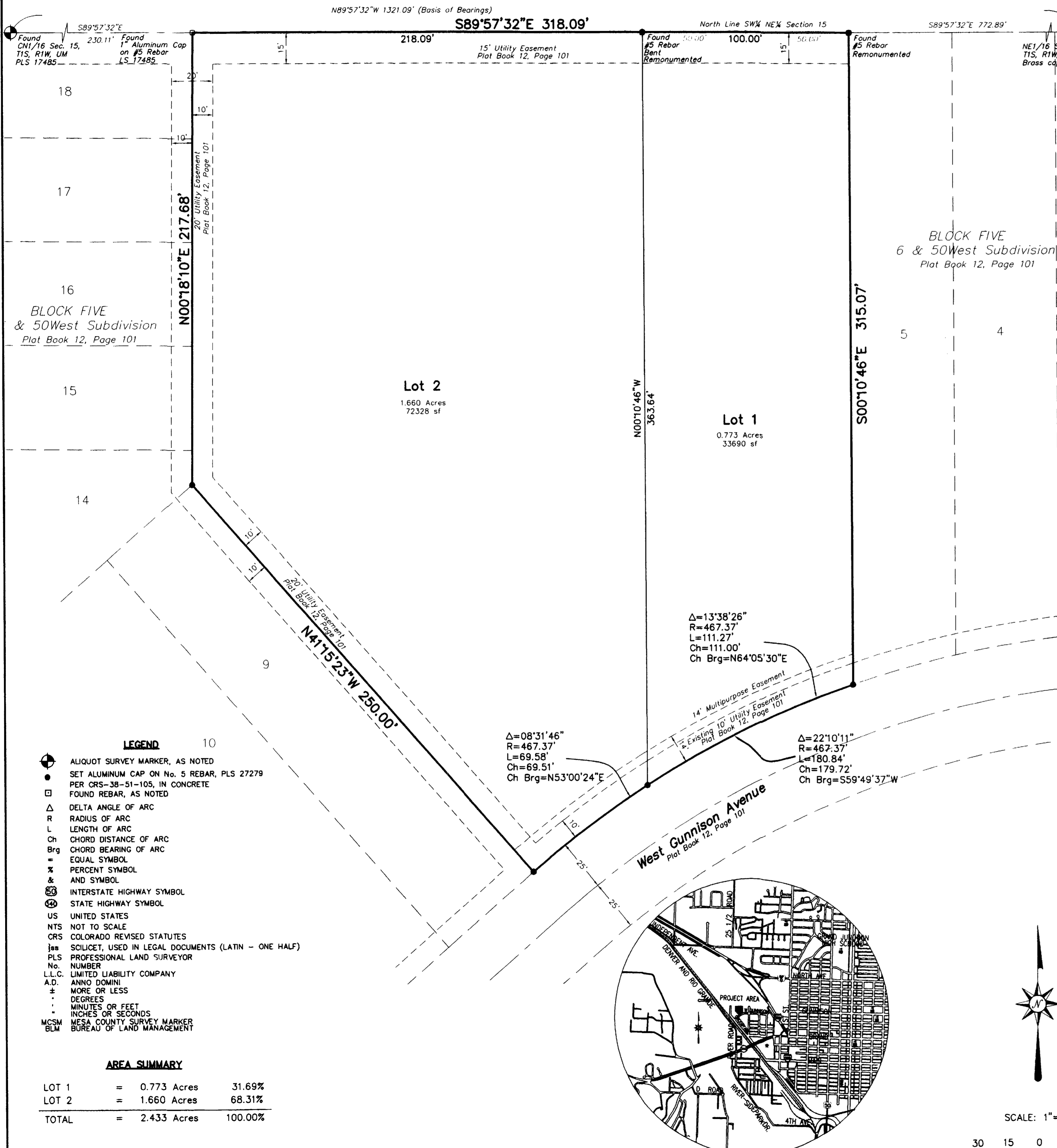


KRONUS SUBDIVISION

A REPLAT OF LOT 7 AND LOT 8 OF SIX AND FIFTY WEST SUBDIVISION, FILING NO. TWO GRAND JUNCTION, COUNTY OF MESA, COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That James A. and Angelica E. Kronus are the owners of that real property located in part of the SW¼ NE¼ of Section 15, Township 1 South, Range 1 West, Ute Meridian, being more particularly described as follows: (Original Warranty Deed Book 4019, Page 884.)

Lots 6, 7, and 8, Block 5, Six and Fifty West Subdivision, Filing Two, Section 15, Township 1 South, Range 1 West, Ute Meridian, Plat Book 12, Page 101, Mesa County records.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as Kronus Subdivision, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All Multipurpose Easements are granted 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, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Cross Access/Parking Easements to the owners of Lots specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot owner(s), their guest(s), and invitee(s), and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.

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 prevent reasonable ingress and egress to and from the easement.

All Lienholders appear hereon.

IN WITNESS WHEREOF, said owners, James A. and Angelica E. Kronus, have caused their names to be hereunto subscribed this 16 day of November, A.D. 2006

James A. Kronus by: James A. Kronus
Angelica E. Kronus by: Angelica E. Kronus

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by James A. Kronus, this 16 day of November, A.D., 2006

Witness my hand and official seal:
Basilio M. Bruno
Notary Public
My Commission Expires 1-14-2009

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Angelica E. Kronus, this 16 day of November, A.D., 2006

Witness my hand and official seal:
Basilio M. Bruno
Notary Public
My Commission Expires 1-14-2009

SURVEYOR'S CERTIFICATION

I, STANLEY K. WERNER, do hereby certify that the accompanying plat of Kronus Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified November 17, 2006

DATE: November 16, 2006

LIEHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon 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, as shown in document recorded at Book 4285, Page 785 and Book 4285, Page 792, public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Bank Manager, with the authority of its Board of Directors, this 16 day of November, 2006.

By: Wood (title) Bank Manager

For: First National Bank of the Rockies Horizon

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by MATT SIMPSON (title) BANK MGR. for First National Bank of the Rockies Horizon this 16 day of NOVEMBER, A.D., 2006

Witness my hand and official seal:
Basilio M. Bruno
Notary Public
My Commission Expires 1-14-2009

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

We, Abstract & Title Company of Mesa County, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the heron described property, that we find the title to the property is vested to James A. Kronus & Angelica E. Kronus 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: 11-2-06 by: Debra J. Blanchette, Vice President Name And Title
for: Abstract & Title Company of Mesa County Name Of Title Company

GENERAL NOTES

The bearings hereon are grid bearings of the Mesa County SIMS LCS determined by GPS observation on a 2.5" brass cap at the NE1/16 corner of Section 15 and a 2.5" aluminum cap at the N1/16 of Section 15, Township 1 North, Range 1 West, Ute Meridian. The bearing of this line is N89°57'32"W, a distance of 1321.09 feet.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Transnation Title Company, Policy No. A52-0090191, dated January 12, 2006.

FOR CITY USE ONLY

Associated Recorded Documents
Book Page Type

The Declaration of Covenants and Restrictions are vested at Book _____ Page _____ Mesa County Records.

CITY OF GRAND JUNCTION APPROVAL

This plat of Kronus Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 27 day of November, A.D., 2006

City Manager: David Vanley
President of City Council: [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 10:26 o'clock A.M., December 7, A.D., 2006, and was duly recorded in Book 4310, Page No. 36

Reception No. 2352331 Drawer No. SS-124 Fees: 10.00+1.00

Clerk and Recorder _____
By: _____ Deputy

Prepared for: Design Specialists
Grand Junction, CO

 STANLEY K. WERNER COLORADO REGISTERED SURVEYOR P.L.S. No. 27279	KRONUS SUBDIVISION SW1/4 NE1/4, SECTION 15, T1S, R1W, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO
	HIGH DESERT SURVEYING, LLC 2591 B 3/4 ROAD, GRAND JUNCTION, CO MESA COUNTY, COLORADO
SUR. BY: JT	DRAWN BY: SKW/rsk
JOB NO. 06-34	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 CERTIFICATION SHOWN HEREON.