

RND SUBDIVISION

SE 1/4 SW 1/4, SEC. 26, T1N, R1W, U.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Robert James Derner and Norrice A. Derner are the owners of that real property situate in the SE 1/4 SW 1/4 of Section 26, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

Commencing at the found Mesa County survey marker for the S 1/4 corner of said Section 26, the basis of bearing being N00°02'23"E to the C-5 1/16 corner of said Section 26, also being a found Mesa County survey marker;

thence N00°02'23"E a distance of 790.70 feet;

thence S70°47'31"W a distance of 595.20 feet;

thence S42°10'31"W a distance of 600.00 feet;

thence S47°29'31"W a distance of 123.20 feet;

thence S76°26'31"W a distance of 34.00 feet;

thence S00°06'29"E a distance of 61.06 feet to the south line of said SE 1/4 SW 1/4;

thence N89°53'31"E a distance of 225.60 feet along said south line;

thence N00°06'29"W a distance of 30.00 feet to the southwest corner of Lot 5 of Lewis Subdivision;

thence N48°18'31"E a distance of 219.70 feet;

thence N57°28'31"E a distance of 330.00 feet;

thence N72°30'36"E a distance of 409.53 feet;

thence S89°58'29"E a distance of 30.00 feet to the east line of said SE 1/4 SW 1/4;

thence N00°02'23"E a distance of 315.52 feet to the point of beginning.

Said parcel contains 6.57 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as RND SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

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 Utility Easements are dedicated to the City of Grand Junction for the use of City-approved public utilities as perpetual 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, equivalent other public utility providers and appurtenant facilities.

All Irrigation and Drainage Easements shown hereon are hereby granted to an association if formed now or in the future for the benefit of the owners, or if not, to the owners of lots and tracts hereby platted as undivided interest, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

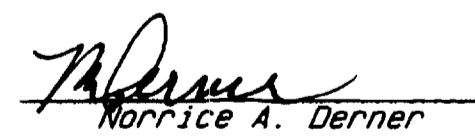
Tract A and B are granted by separate instrument to the RND Homeowner's Association.

Tracts A and B are dedicated to the City of Grand Junction as Utility Easements as described above.

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.

All lienholders appear hereon.


Robert James Derner


Norrice A. Derner



STATE OF COLORADO)
County of Mesa)

The foregoing instrument was acknowledged before me this 16 day of November, A.D., 2006 by Robert James Derner and Norrice A. Derner.

Witness my hand and official seal: 
Notary Public

Address 131 N. 6th St. G.J.

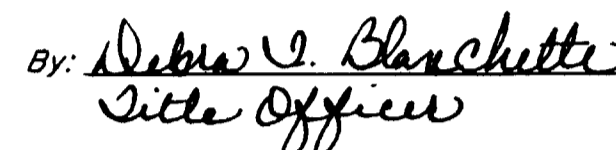
My commission expires: 8.14.2007

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Transnation Title Insurance Company, 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 Robert James Derner and Norrice A. Derner; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: 11-2-06

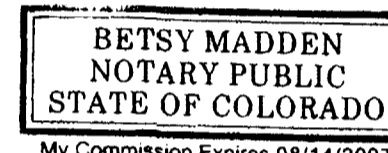
By: 
Title Officer

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 4094 at Page 256 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY:  FOR: American National Bank

STATE OF COLORADO)
COUNTY OF MESA)



The foregoing Lienholders Ratification was acknowledged before me this 16 day

of November A.D., 2006 by

Witness my hand and official seal: 
Notary Public

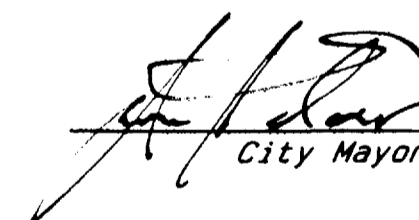
Address 131 N. 6th St. G.J.

My commission expires 8.14.2007

CITY APPROVAL

This plat of RND Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 29 day of NOVEMBER, 2006.


City Manager

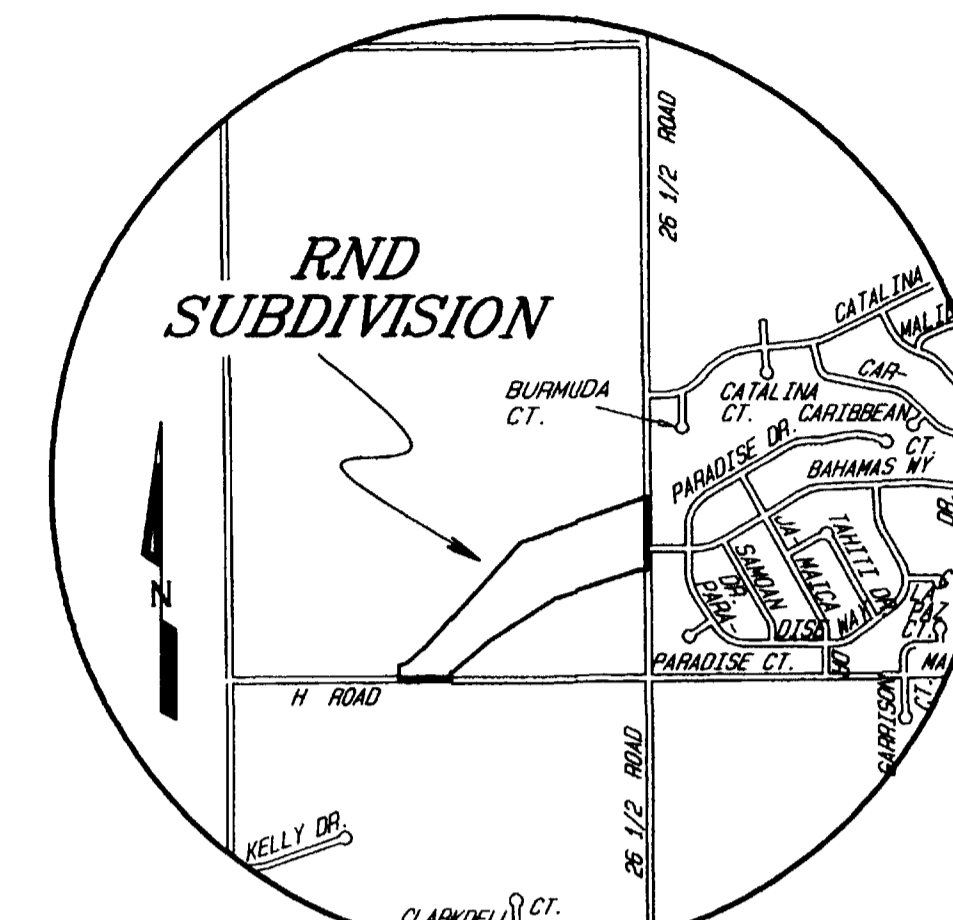

City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 4:07 o'clock P.M., this 1st day of December A.D. 2006, and is duly recorded in Book No. 4306 at page 142-143 Reception No. 2351336, Fee \$ 20.00+1.00 Drawer No. SS-122.

Deputy

Clerk and Recorder



VICINITY MAP
N.T.S.

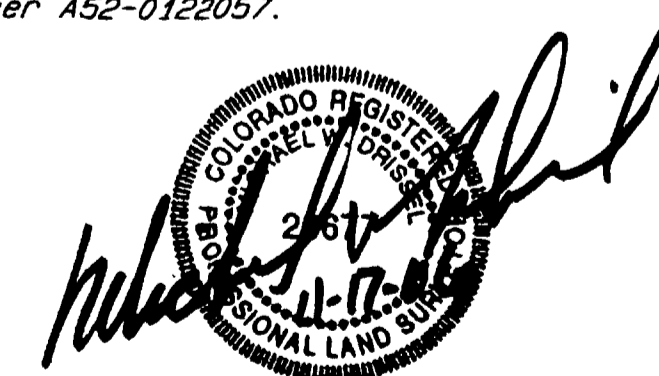
To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

Declaration of Covenants, Restrictions and Conditions of the RND Homeowner's Association recorded in Book 4306 at Pages 144-154.

Tracts A & B conveyed to the RND Homeowner's Association recorded in Book 4306 at Page 157.

SURVEYOR'S STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Transnation Title Insurance Company under Policy Number A52-0122057.



RND SUBDIVISION

LOCATED IN THE
SE 1/4 SW 1/4, SEC. 26, T1N, R1W, U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

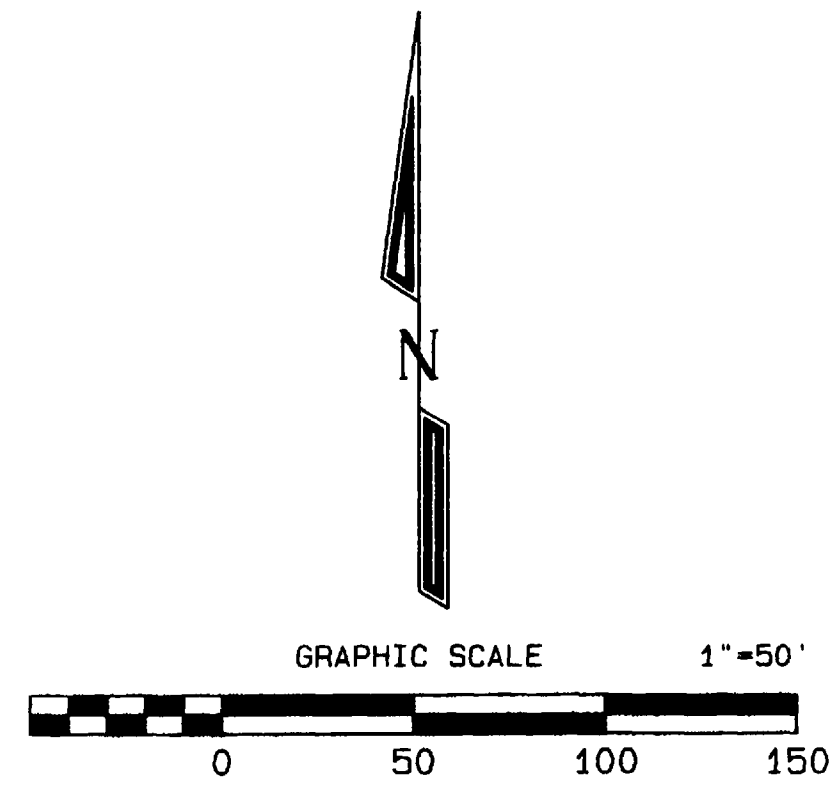
Designed By <u>M.W.D.</u>	Checked By <u>S.L.H.</u>	Job No. <u>849-06-02</u>
Drawn By <u>TMODEL</u>	Date <u>NOV. 2006</u>	Sheet <u>1 OF 2</u>

RND SUBDIVISION

SE 1/4 SW 1/4, SEC. 26, T1N, R1W, U.M.

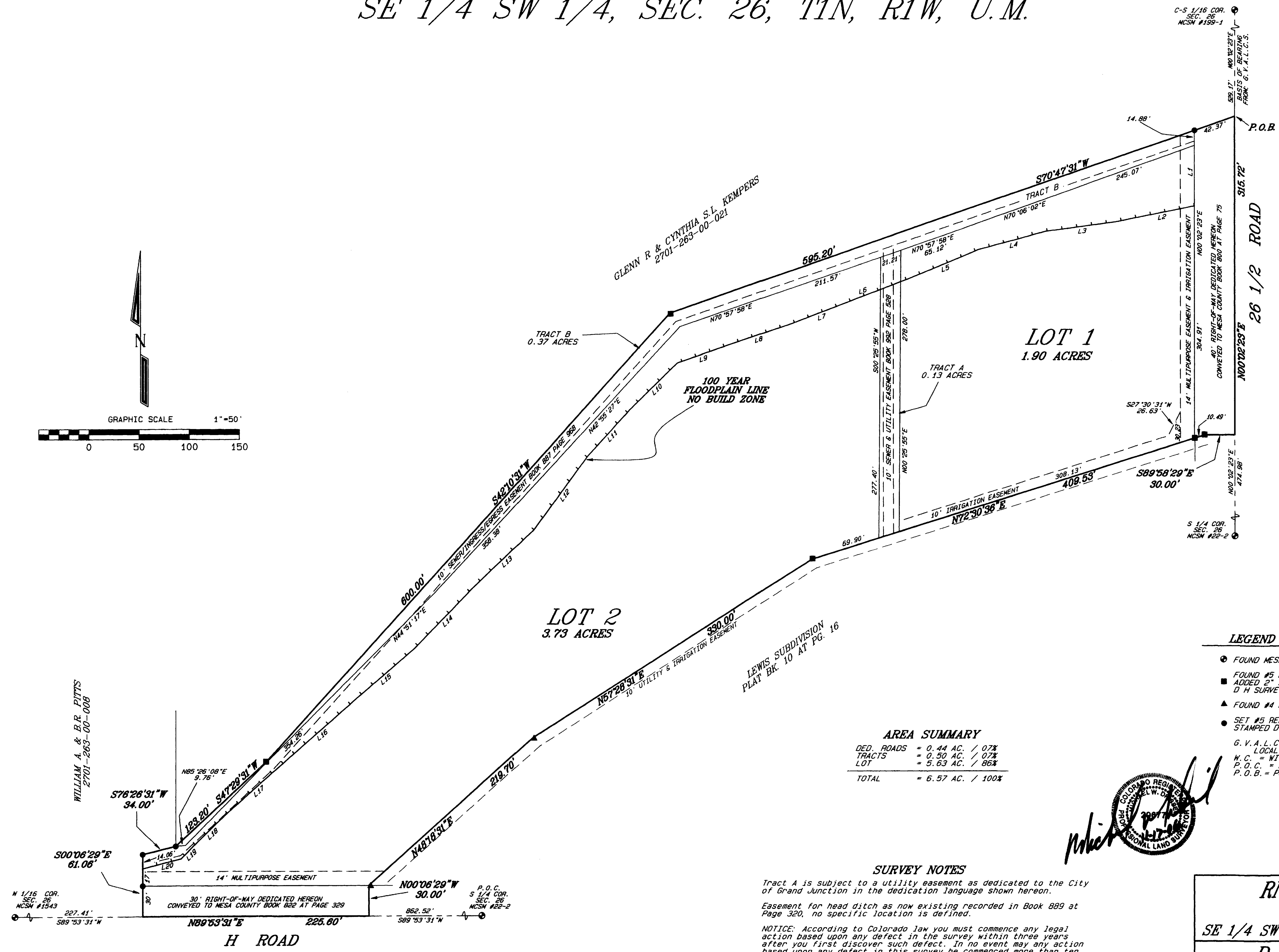
C-S 1/16 COR.
SEC. 26
MCSN #199-1

89.17' - WD 12' 21" E -
BASIS OF BEARING
FROM G.V.A.L.C.S.



FLOODPLAIN LINE

LINE	BEARING	DISTANCE
L1	S00°02'23"W	60.39'
L2	N78°24'18"E	79.48'
L3	N82°16'23"E	70.86'
L4	N74°40'27"E	69.60'
L5	N67°33'51"E	75.81'
L6	S69°13'32"W	60.69'
L7	N69°00'09"E	66.72'
L8	N71°04'10"E	66.62'
L9	N70°47'01"E	50.31'
L10	N45°49'50"E	66.72'
L11	N42°41'08"E	61.34'
L12	N36°28'33"E	90.82'
L13	N46°21'56"E	83.73'
L14	N44°13'28"E	83.73'
L15	N49°10'28"E	84.49'
L16	N48°45'11"E	84.15'
L17	N48°39'28"E	84.29'
L18	N46°04'02"E	41.09'
L19	N44°17'57"E	18.58'
L20	N76°02'55"E	39.56'



LOT 1
1.90 ACRES

LOT 2
3.73 ACRES

AREA SUMMARY

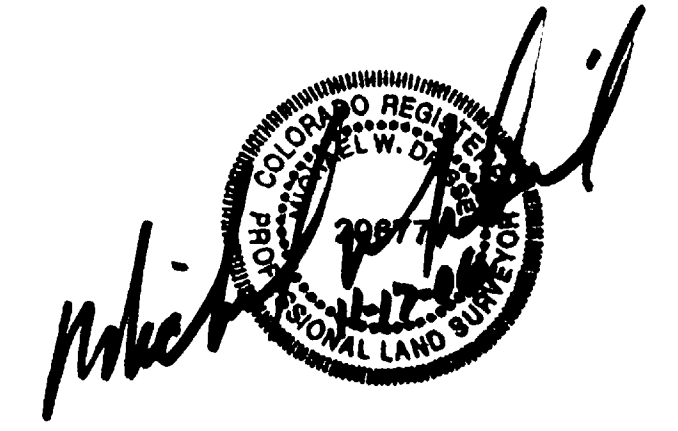
DED. ROADS	= 0.44 AC. / 07%
TRACTS	= 0.50 AC. / 07%
LOT	= 5.63 AC. / 86%
TOTAL	= 6.57 AC. / 100%

LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
 - FOUND #5 REBAR (BENT) REPLACED ADDED 2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
 - ▲ FOUND #4 REBAR IN CONCRETE
 - SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
 W.C. = WITNESS CORNER
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING

SURVEY NOTES

Tract A is subject to a utility easement as dedicated to the City of Grand Junction in the dedication language shown hereon.
 Easement for head ditch as now existing recorded in Book 889 at Page 320, no specific location is defined.
 NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.



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 LOCATED IN THE
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D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By M.W.D. Checked By S.L.H. Job No. 849-06-02
 Drawn By TMODEL Date NOV. 2006 Sheet 2 OF 2