

P.O.C.
 FOUND NORTHWEST CORNER
 SECTION 23, T1S, R1W, UTE
 MCSM# 828-1
 NAVD88 ELEVATION=4573.62
 MESA COUNTY SIMS GPS ID# P035

FOUND NORTHEAST CORNER
 SECTION 23, T1S, R1W, UTE
 1" DIAMETER PIPE
 NAVD88 ELEVATION=4585.39
 MESA COUNTY SIMS GPS ID# P036

NOLAND SUBDIVISION

BEING A REPLAT OF LOTS 19, THRU 26 BLOCK 7 BENTON CANON'S FIRST SUBDIVISION AS AMENDED

PLAT BOOK 4 AT PAGE 39

SITUATED IN THE SW 1/4 NE 1/4 SECTION 23, T1S, R1W, UTE P.M.
 GRAND JUNCTION, MESA COUNTY, COLORADO

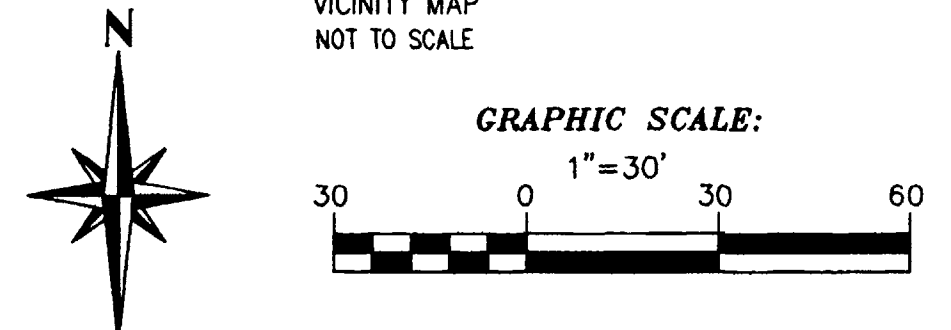
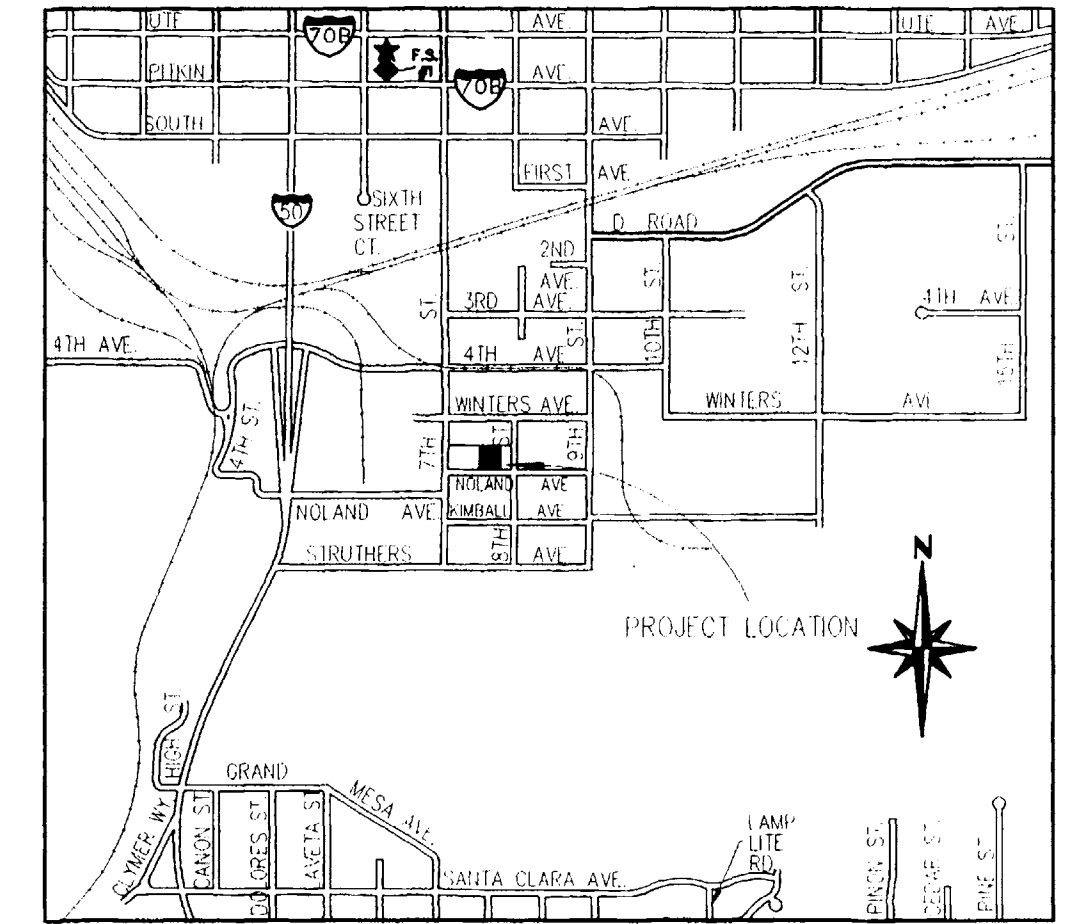
BASIS OF BEARINGS

S89°51'39"E
 5237.76'

FOUND HINGE NAIL
 CS#

S89°58'16"W 481.91'
 FOUND RAIL ROAD SPIKE
 CS#

FOUND HINGE NAIL
 CS#



KNOW ALL MEN BY THESE PRESENTS: That, Heilig and Kucel, Incorporated is the owner of that real property located in the SW Quarter of the NE Quarter of Section 23, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado and being Lots 19 to 26, inclusive in Block 7 of Benton Canon's First Subdivision as amended, as shown in Plat Book 4 at Page 39 of the Mesa County Clerk and Recorder's Office. Said parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section 23 from whence the Northeast Corner of said Section 23 bears S89°51'39"E a distance of 5237.76 feet; thence S60°02'48"E a distance of 3678.06 feet to the Point of Beginning; thence S00°06'05"E a distance of 124.72 feet to the North right of way for Noland Avenue; thence along said right of way N89°54'06"W a distance of 200.10 feet; thence leaving said right of way N00°07'53"W a distance of 124.42 feet; thence S89°59'20"E a distance of 200.17 feet to the Point of Beginning.
 Said parcel contains 0.57 acres as described.

Said Owners state that all lien holders appear hereon.

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

All multi-purpose easements shown hereon dedicated to the City of Grand Junction for the use of City approved utilities and public providers as perpetual non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to electric lines, cable television lines, natural gas pipelines, sanitary sewer line, storm sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, 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 and brush, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from easement.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed
 this 20th day of December, A.D. 2006.

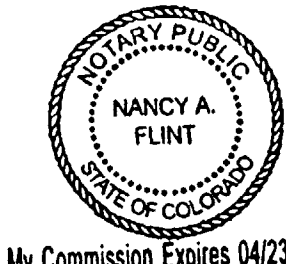
by: Thomas L. Heilig, President
 Thomas L. Heilig for Heilig and Kucel, Incorporated

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA }ss

The foregoing instrument was acknowledged before me by Tom Heilig, President of Heilig + Kucel, Inc.
 this 20 day of December, A.D. 2006.
 Witness my hand and official seal

Notary Public [Signature]
 My Commission Expires 4/23/2007



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA }ss

I hereby certify that this instrument was filed in my office at 4:46 o'clock
A.M., December, A.D. 2006, and was duly recorded in Book 4324

Page No. 116 Reception No. 235163163 Drawer No. 7711 Fees: 11.00

Clerk and Recorder
 Deputy

TITLE CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA }ss

WE, FIRST AMERICAN HERITAGE TITLE 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 VESTED TO HELIG AND KUCEL, INC.; 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: 12-20-2006 BY: Jonathan V. Bessie, Examiner
 NAME AND TITLE
 FIRST AMERICAN HERITAGE TITLE COMPANY

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision represents a field survey completed by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



PATRICK W. CLICK
 COLORADO REGISTERED LAND SURVEYOR PLS #37904
 DATE

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 4105 AT PAGE 903 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

AND ALSO BOOK 4253 AT PAGE 444
 IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO SIGNED BY ITS V.P. WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF December 2006.

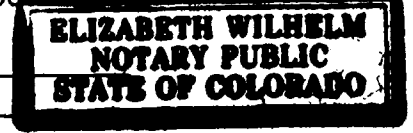
BY: Vice President FOR: Scott K. Withman
 TITLE: _____ FOR: TIMBERLINE BANK

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA }ss

The foregoing instrument was acknowledged before me by Scott K. Withman
 this 19th day of December, A.D. 2006.
 Witness my hand and official seal

Notary Public Elizabeth Wilhelms
 My Commission Expires May 22 2009



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 4105 AT PAGE 915 OF THE 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 SIGNED BY ITS V.P. WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF December 2006.

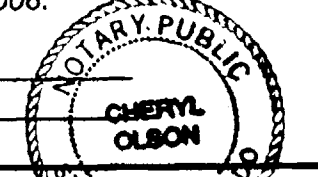
BY: President FOR: John Spendrup
 TITLE: _____ FOR: SPENDRUP & ASSOCIATES

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA }ss

The foregoing instrument was acknowledged before me by John Spendrup
 this 19th day of December, A.D. 2006.
 Witness my hand and official seal

Notary Public Cheryl Olson
 My Commission Expires 10/18/2009



NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN. THE VALUE USED S89°51'39"E A DISTANCE OF 5237.76 FEET IS CALCULATED FOR SAID LINE USING THE MESA COUNTY SIMS DATA PUBLISHED FOR GPS ID NO: P035 (A FOUND MESA COUNTY SURVEY MARKER) AT THE WEST END OF SAID LINE AND MESA COUNTY SIMS DATA PUBLISHED FOR GPS ID NO: P036 (A FOUND MESA COUNTY SURVEY MARKER) AT THE EAST END OF SAID LINE.
- ALL EXTERIOR BOUNDARY CORNERS SET IN CONCRETE
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITH A TITLE POLICY PROVIDED BY FIRST AMERICAN HERITAGE TITLE COMPANY, POLICY NUMBER 911-H0129329-900-GTO.
- BLANKET EASEMENT AND EXCEPTION INFORMATION:
 - PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS AS DISCLOSED ON PLAT(S) OF SAID SUBDIVISION RECORDED ON DECEMBER 09, 1913 AT RECEPTION NUMBER 117077 IN BOOK 4 AT PAGE 39.
 - EASEMENT AS GRANTED TO GRAND VALLEY IRRIGATION COMPANY BY INSTRUMENT RECORDED FEBRUARY 16, 1894 AT RECEPTION NUMBER 17850 IN BOOK 48 AT PAGE 9
 - RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS RESERVED IN THE UNITED STATES PATENT RECORDED ON DECEMBER 17, 1907 AT RECEPTION NUMBER 71534 IN BOOK 70 AT PAGE 390.

CITY APPROVAL

This plat of Noland Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted of the 27 day of December 2006

David Vanhey City Manager
[Signature] City Mayor

LAND USE SUMMARY

LOTS	0.573 ACRES	100%
ROW	0.000 ACRES	0%
TOTAL	0.573 ACRES	100%

NOLAND SUBDIVISION
 BEING A REPLAT OF LOTS 19, THRU 26 BLOCK 7
 BENTON CANON'S FIRST SUBDIVISION AS AMENDED
 SITUATED IN THE SW 1/4 NE 1/4 SECTION 23, T1S, R1W, UTE P.M.
 GRAND JUNCTION, MESA COUNTY, COLORADO

CLIENT: HELIG JOB #: 2006051 FIELD WORK: WG
 DATE: 8/01/06 DRAWING NAME: PLAT DRAWN BY: PWC

POLARIS SURVEYING
 PATRICK W. CLICK P.L.S. 695 36 ROAD
 PALISADE, CO 81526
 PHONE (970)986-0522