

# RISSELL SUBDIVISION

## A REPLAT OF A PART OF LOT 41 BLOCK 12, FAIRMOUNT SUBDIVISION

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

State of Iowa )  
 County of Black Hawk )  
 The foregoing Lienholders' Ratification of Plat was acknowledged before me  
 by JENNY BROUWER of GMAC Mortgage Corporation, as its  
**LIMITED SIGNING OFFICER** this 5th day of JANUARY, 2007  
 2006 for the aforementioned purposes.

R. WEBER  
 NOTARIAL SEAL - STATE OF IOWA  
 COMMISSION NUMBER 713988  
 MY COMMISSION EXPIRES DEC. 10, 2007

Notary Public R. WEBER

My commission expires: 12/10/2007

#### 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 Charles A. Rissell and Diane Gentle Rissell; 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: January 10, 2007 By: Barbara A. Juffe, Julie G. [Signature]  
 Name and Title  
 Abstract & Title Co. of Mesa County, Inc.

#### SURVEYOR'S STATEMENT

I, Dennis R. Shelhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of RISSELL 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 statement is only applicable to the data hereon, and does not represent a warranty or opinion as to ownership or quality of title.

#### CITY APPROVAL

This plat of RISSELL SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 12 day of JANUARY, 2006, 2007.

David Vadey  
 City Manager

#### CLERK AND RECORDER'S CERTIFICATE

State of Colorado )  
 County of Mesa )

This plat was filed for the record in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:52 o'clock P. M., on this 12th day of JANUARY, 2007, A.D., and was recorded at Reception No. 2358627 Book 4333, Page 881 Drawer No. JT-19 Fees 10.00 + 1.00.

By: \_\_\_\_\_  
 Clerk and Recorder Deputy

#### STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Charles A. Rissell and Diane Gentle Rissell, are the owners of that real property situated in the NW1/4 NW1/4 of Section 12, Township 1 South, Range 1 West of the 10th Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in an instrument recorded in Book 2053 at Page 333 of the Mesa County records; said property being more particularly described as follows:

The East 75 feet of the following tract of land:

Beginning at a point 18 feet West of the Southwest corner of Lot 41, Block 12, Fairmount Subdivision according to the plat recorded at Reception No. 10467;  
 Thence East 200 feet;  
 Thence North 230 feet;  
 Thence West 200 feet;  
 Thence South 230 feet to the Point of Beginning.

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 RISSELL 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 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 and egress to and from the easement.

Said owners further certify that all lienholders if any, are represented hereon.

Executed this 28 day of November, 2006.

Charles A. Rissell  
Diane Gentle Rissell  
 Charles A. Rissell  
 Diane Gentle Rissell

State of Colorado )  
 County of Mesa )

The foregoing Statement of Ownership and Dedication was acknowledged before me by Charles A. Rissell and Diane Gentle Rissell this 28 day of November, 2006 for the aforementioned purposes.

Kim Dawson  
 Notary Public

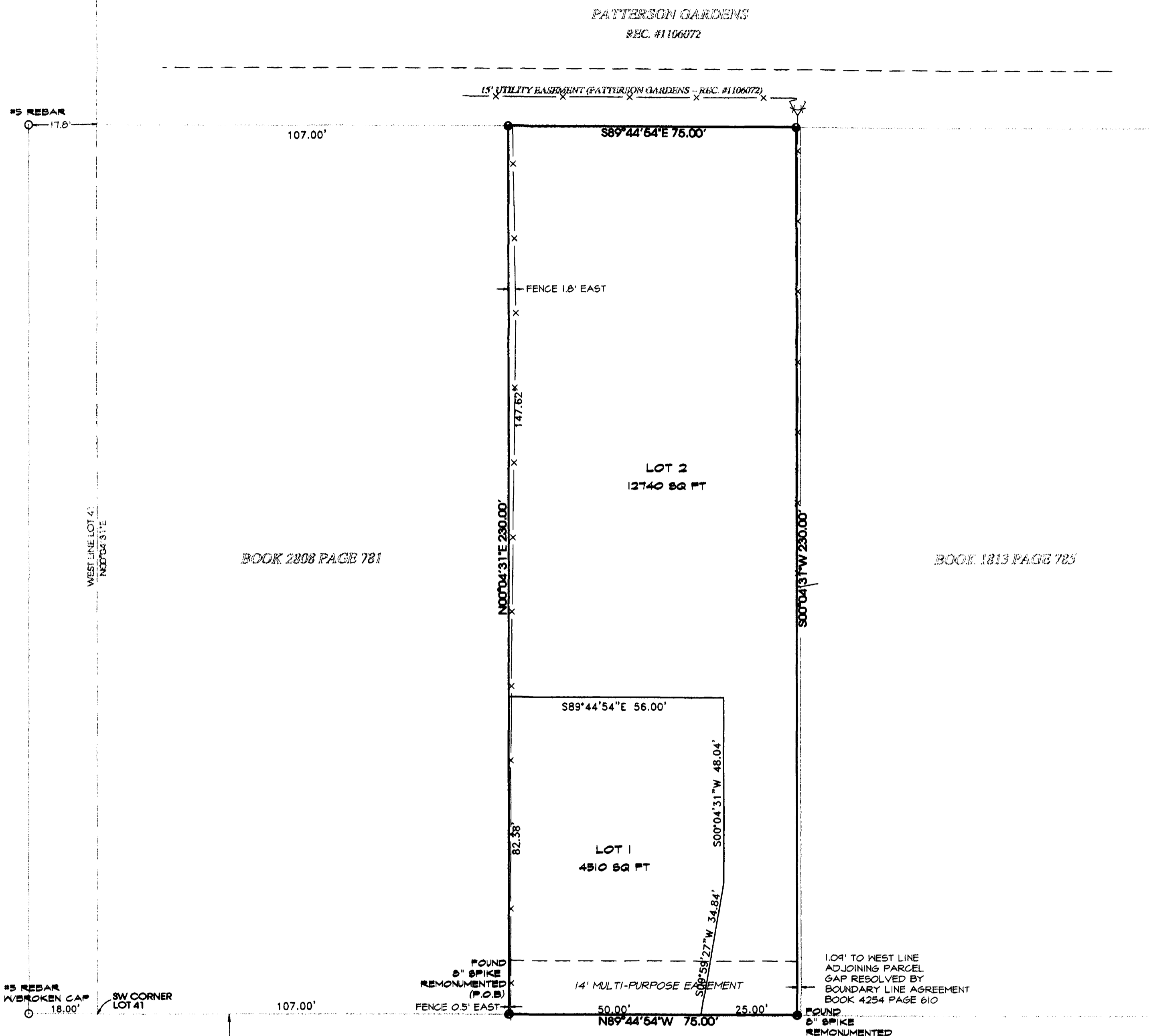
My commission expires: 12/26/05

#### LIENHOLDERS RATIFICATION OF PLAT

GMAC Mortgage, LLC, FKA  
 The undersigned, GMAC Mortgage Corporation, 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 agrees that its security interest which is recorded in Book 3064 at Page 840 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 be signed by its LIMITED SIGNING OFFICER, with the authority of its Board of Directors, this 5th day of JANUARY, 2007, 2006.

By: Jenny Brouwer For: GMAC Mortgage, LLC, FKA  
 (Title) JENNY BROUWER (Corporation) GMAC MORTGAGE CORPORATION  
LIMITED SIGNING OFFICER



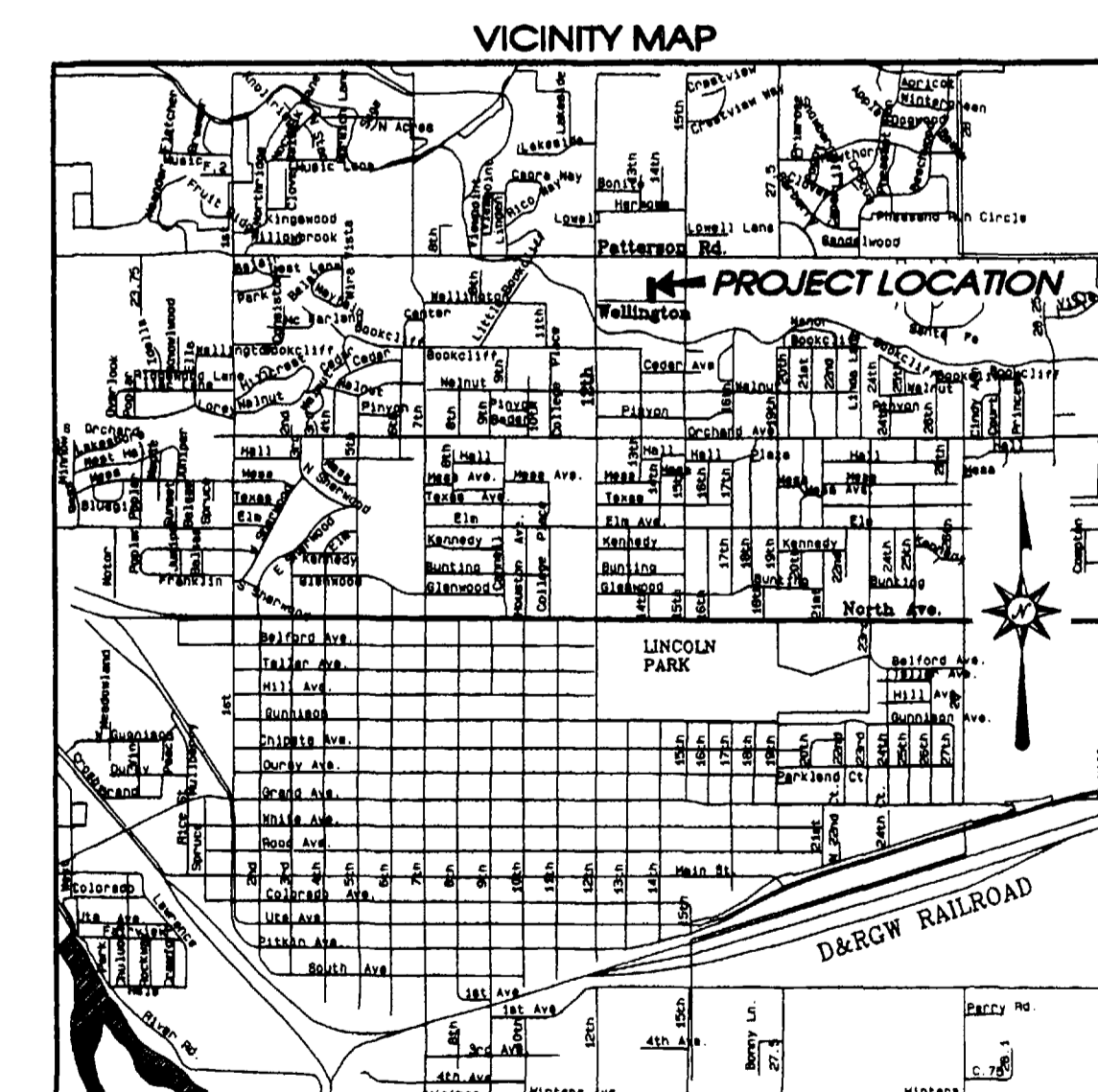
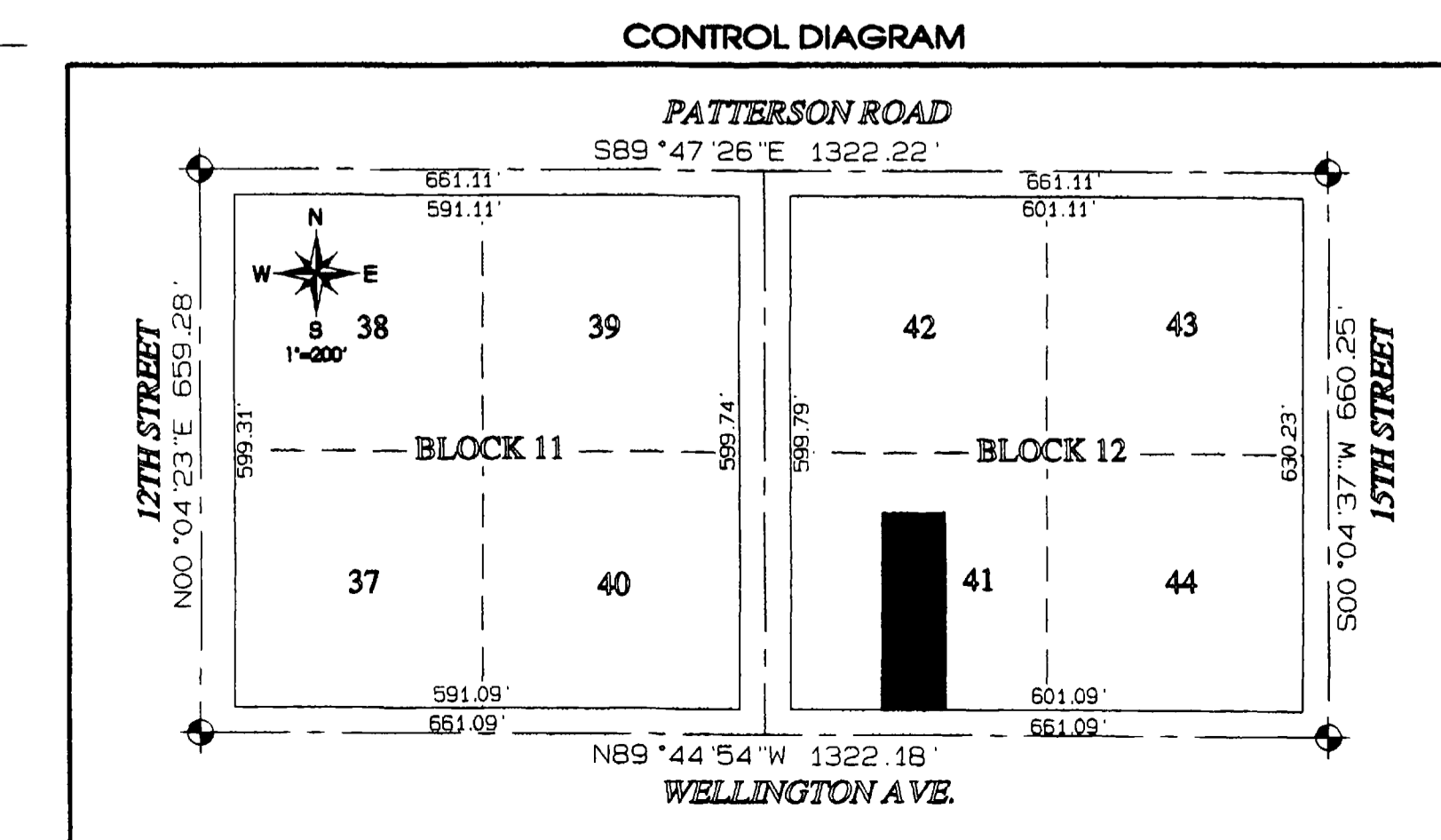
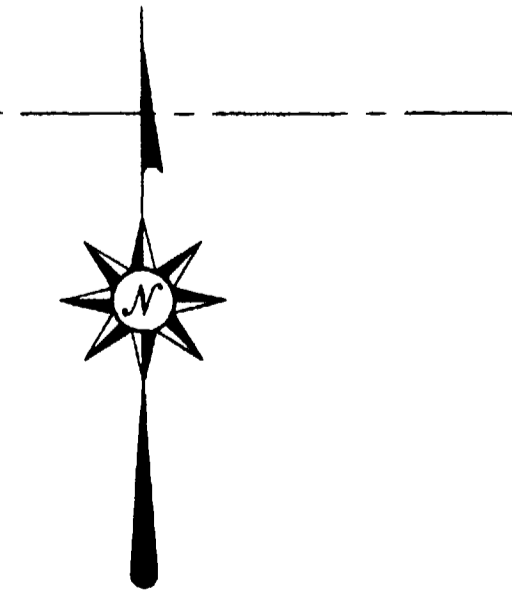
#### WELLINGTON AVENUE

- DEDICATED FAIRMOUNT SUBDIVISION -  
 REC. #10467

LAND USE SUMMARY		
LOTS	0.396 ACRES	100%
TOTAL	0.396 ACRES	100%

#### LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST
- T: TOWNSHIP
- R: RANGE
- R.O.W.: RIGHT-OF-WAY
- PLS.: PROFESSIONAL LAND SURVEYOR
- GPS: GLOBAL POSITIONING SYSTEM
- SQ FT.: SQUARE FEET
- REC.: CLERK AND RECORDER'S DOCUMENT RECEPTION NUMBER



## RISSELL SUBDIVISION

### RISSELL

SECTION: NW1/4 NW1/4 S.12	TWN: 1 South	RNG: 1 West	MERIDIAN: UTE
<b>RIVER CITY CONSULTANTS, Inc.</b>			
744 HORIZON CT. SUITE 110 (970) 241-4722			
Grand Junction CO 81506 info@rcwest.com			
Date of Survey: Feb 2006	Field Surveyor: SLG	Revision Date: Oct 16, 2006	
S: \Survey\0841 1350 Wellington\0841 ISP.pro	Checked: Approved: DRS	Job No. 0841-001	
S:\Survey\0841 1350 Wellington\0841 ISP.pro		Sheet 1 of 1	

This survey does not constitute a title search by this surveyor or River City Consultants, Inc. 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. 0041061 C, dated May 5, 2006.

**BASIS OF BEARINGS STATEMENT:** Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County survey marker at 15th Street and Wellington and the brass cap Mesa County survey marker for the West one-sixteenth corner on the North line of Section 12. The measured bearing of this line is N00°04'37"E.

**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.