

ASSET SUBDIVISION

A REPLAT OF PARCELS LOCATED IN LOT 1, BLOCK 8 OF THE PLAT OF BENTON CANON'S FIRST SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 1, MESA COUNTY RECORDS, NE1/4 SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Merlin L. and Sherry L. Schreiner are the owners of that real property located in BENTON CANON'S FIRST SUBDIVISION, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 2636, Page 551 and Book 3652, Page 158, and Book 3879, Page 225 and 226, Mesa County records.)

The North 72.5 feet of Lot 1, Block 8, Benton Canon's First Subdivision (Book 2636, Page 551), The South 62.5 feet of Lot 1, Block 8, Benton Canon's First Subdivision (Book 3652, Page 158), and the South 30.00 feet of that portion of Winters Avenue Right-of-Way as vacated by City of Grand Junction Ordinance 3731, recorded at Book 3879, Page 225 and 226, Mesa County records, all being more particularly describe as follows:

COMMENCING at the City of Grand Junction block monument at 7th Street and Noland Avenue, whence the block monument at 7th Street and Winters Avenue bears North 00 degrees 09 minutes 28 seconds West, a distance of 329.15 feet for a basis of bearings, with all bearings contained herein relative thereto; thence North 00 degrees 09 minutes 28 seconds West, a distance of 154.61 feet; thence North 89 degrees 53 minutes 41 seconds West, a distance of 20.00 feet to the POINT OF BEGINNING at the Southeast corner of Lot 1, Block 8, Benton Canon's First Subdivision to the City of Grand Junction, as recorded in Book 2, Page 1, Mesa County records; thence North 89 degrees 53 minutes 41 seconds West, a distance of 153.91 feet, along the South line of said Lot 1, Block 8; thence North 00 degrees 39 minutes 48 seconds East, a distance of 164.38 feet, along the West line of said Lot 1, Block 8, to a point at the former centerline of vacated Winters Avenue right-of-way; thence North 89 degrees 57 minutes 04 seconds East, a distance of 151.56 feet, along said vacated centerline, now being the North line of said Lot 1, Block 8, to a point on the West right-of-way line of 7th Street; thence South 00 degrees 09 minutes 28 seconds East, a distance of 164.52 feet, along said West right-of-way line to the POINT OF BEGINNING.

Said parcel containing an area of 0.577 acres, as described.

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 ASSET 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 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.

Said owners hereby declare there are no lienholders to herein described real property.

IN WITNESS WHEREOF, said owners, Merlin L. and Sherry L. Schreiner, have caused their names to be hereunto subscribed this 16th day of JANUARY, A.D. 2007

by: M.L. Schreiner by: Sherry L. Schreiner
Merlin L. Schreiner Sherry L. Schreiner

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Merlin L. Schreiner, this 16th day of JANUARY, A.D., 2007.
Witness my hand and official seal:

Katy Schreiner
Notary Public

My Commission Expires 8/02/08

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Sherry L. Schreiner, this 16th day of JANUARY, A.D., 2007.
Witness my hand and official seal:

Katy Schreiner
Notary Public

My Commission Expires 8/02/08

TITLE CERTIFICATION * referenced by Book 2247 Page 77 and Book 2636 Page 651

STATE OF COLORADO } ss
COUNTY OF MESA

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 is vested to Merlin L. Schreiner & Sherry L. Schreiner; 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: 1-16-2007 by: Jonathan V. Barrie, Examinor Name And Title

for: First American Heritage Title Co. Name Of Title Company

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

We, LAND TITLE GUARANTEE 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 Merlin L. Schreiner & Sherry L. Schreiner; 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 16, 2007 by: LAWRENCE D. VENT EXAMINER Name And Title

for: LAND TITLE GUARANTEE COMPANY Name Of Title Company

GENERAL NOTES

Basis of bearings is the City Block Line between Noland Avenue and Winters Avenue on 7th Street which bears North 00 degrees 09 minutes 28 seconds West, a distance of 329.15 feet, based on observation of the Mesa County GPS control network. Both monuments on this line are found City of Grand Junction Block Monuments.

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 Meridian Land Title, L.L.C., Commitment No. 69545, dated April 9, 2004.

FOR CITY USE ONLY

Associated Recorded Documents
Book Page Type

CITY OF GRAND JUNCTION APPROVAL

This plat of ASSET SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 19 day of JANUARY, A.D., 2007

City Manager David Valley

Mayor [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

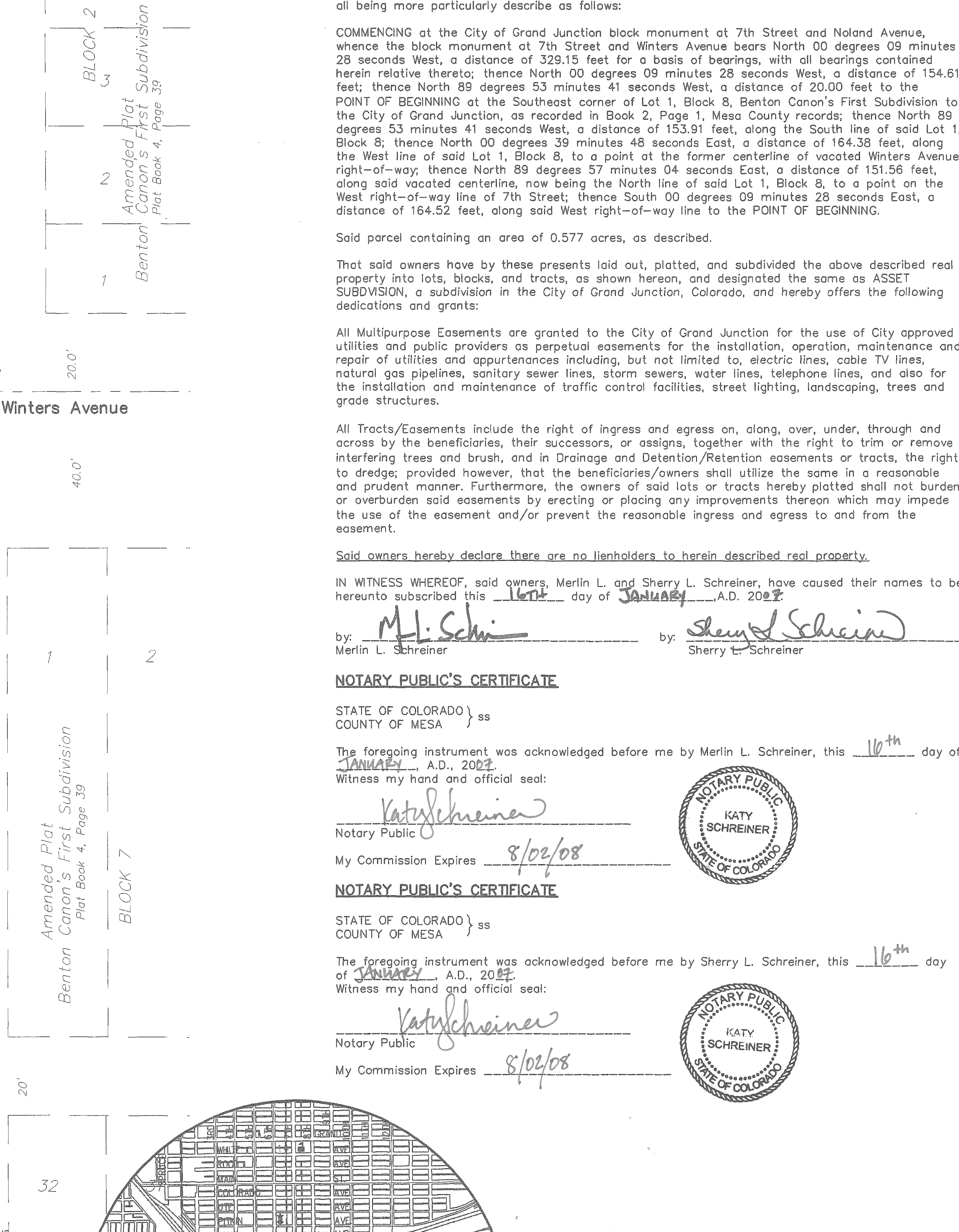
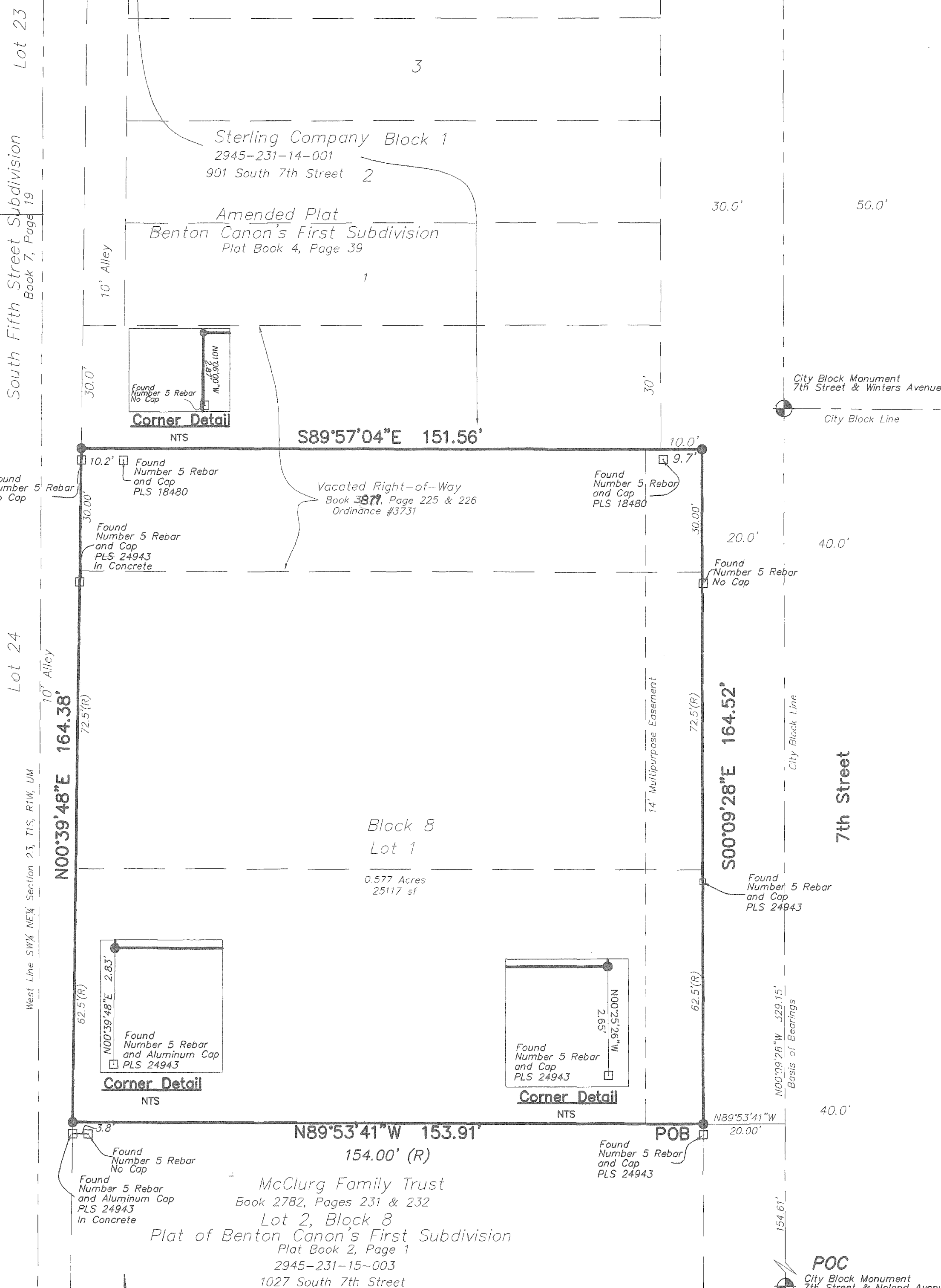
I hereby certify that this instrument was filed in my office at 3:37 o'clock P.M.,

Jan 22, A.D., 2007, and was duly recorded in Book 4339 Page No. 121

Reception No. 2360127 Drawer No. TT-20 Fees: \$10.00-1.00

Janice Rick
Clerk and Recorder

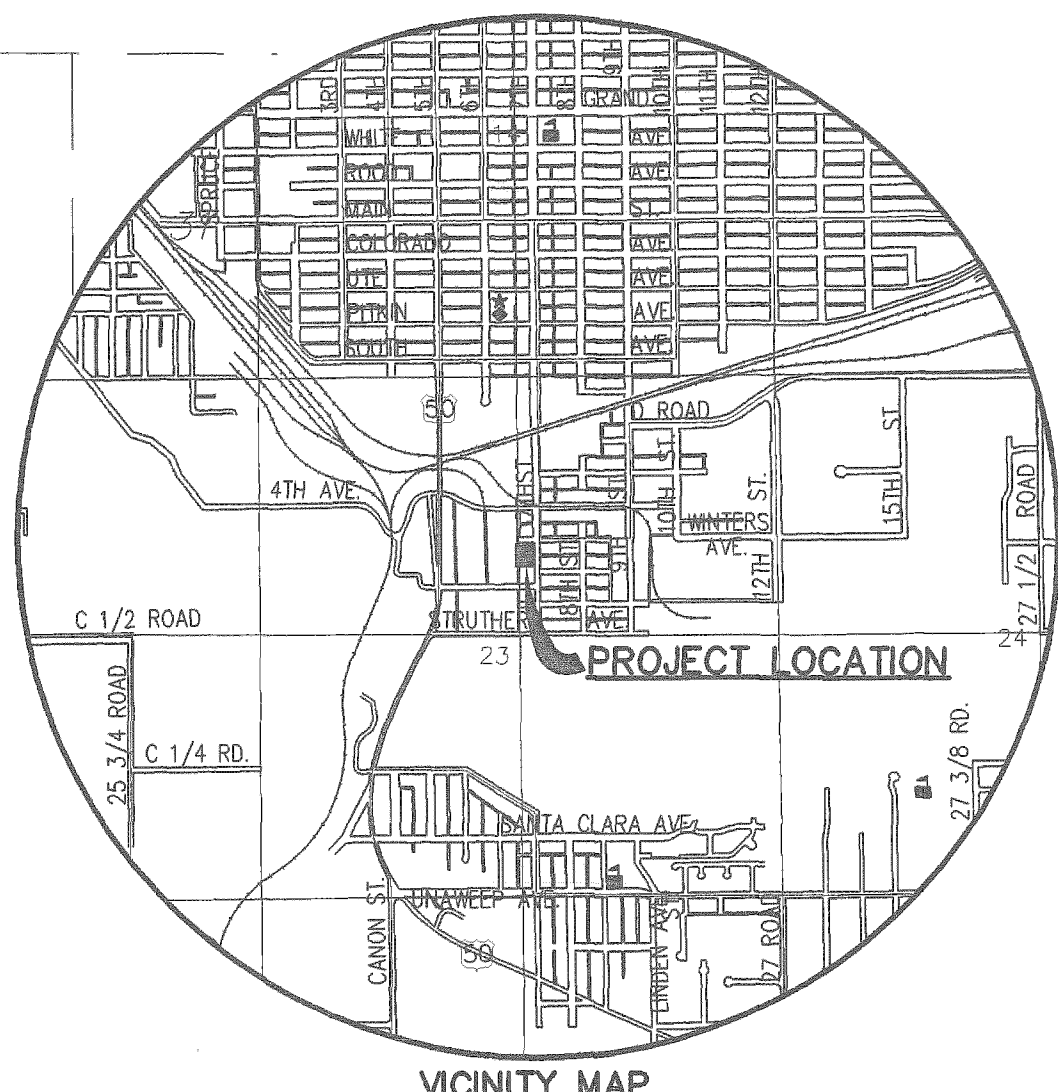
By: Lorie Eckman
Deputy



AREA SUMMARY

LOTS	=	0.578 Acres	100.00%
TOTAL	=	0.578 Acres	100.00%

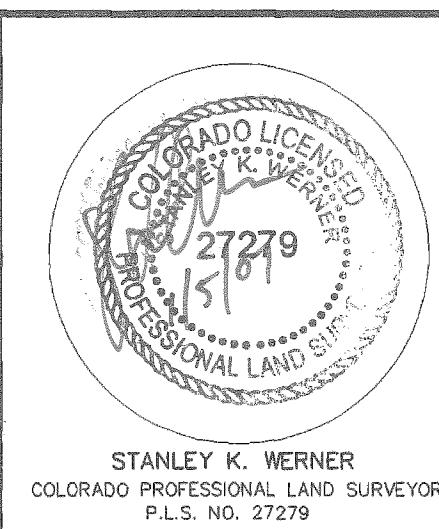
- LEGEND**
- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
 - ⊙ SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 PER CRS-38-51-105, IN CONCRETE
 - ⊙ FOUND REBAR, AS NOTED
 - ⊙ PK NAIL, SET IN PAVING
 - ⊙ ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
 - Δ DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - Chd CHORD BEARING OF ARC
 - EQ EQUAL SYMBOL
 - % PERCENT SYMBOL
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - & AND SYMBOL
 - ⊙ INTERSTATE HIGHWAY SYMBOL
 - ⊙ STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - PLS SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR NUMBER
 - L.L.C. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - ± MORE OR LESS
 - ° DEGREES
 - ' MINUTES OR FEET
 - " INCHES OR SECONDS
 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - (R) RECORD DISTANCE



SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, do hereby certify that the accompanying plat of ASSET 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 Jan 5, 2007



ASSET SUBDIVISION
A REPLAT OF PARCELS LOCATED IN LOT 1, BLOCK 8 OF THE PLAT OF BENTON CANON'S FIRST SUBDIVISION, NE1/4 SECTION 23, T1S, R1W, UM, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
2591 B3/4 Road
Grand Junction, Colorado 81503
970-254-8649 Fax 970-255-7047

PROJ. NO. 06-49	SURVEYED/DRAWN	SHEET	OF
DATE: Dec. 20, 2006	RSK	1	1