

CLIFTON MAYS SUBDIVISION

LOT 5, BLOCK FOUR, DIAMOND RIDGE SUBDIVISION

FILING NO. ONE

PLAT BOOK 17, PAGES 222 AND 223, MESA COUNTY RECORDS

SE1/4 NW1/4 SECTION 3, T1S, R1W, UTE MERIDIAN,

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described 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, as shown in document recorded at Book 4016, Pages 605 through 608, 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' Vice President, Michael Mast, with the authority of its' Board of Directors, this 5th day of January 2007.

By: Michael Mast (title) Vice President

For: Bank of Colorado

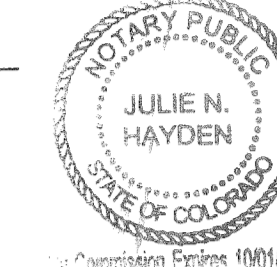
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Michael Mast (title) Vice President for Bank of Colorado this 5th day of January, A.D., 2007.

Witness my hand and official seal:

Julie N. Hayden
Notary Public



My Commission Expires 10-01-08

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

We, Abstract & Title Company of Mesa County, Inc., 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 Clifton L. Mays, Sr.; 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, as of Dec 15, 2006.

Date: 4 Jan 2006 by: Karen A. Graw-Elleson, Examinr Name And Title

for: Abstract & Title Company of Mesa Co. Name Of Title Company

GENERAL NOTES

There will be no Declaration of Covenants and Restrictions recorded with this subdivision.

Basis of bearings is the South line of Lot 5, Block Four, Diamond Ridge Subdivision which bears North 89 degrees 59 minutes 18 seconds West, a distance of 194.92 feet, established by observation of the MCGPS control network. Both monuments on this line are found boundary markers, as shown on the face of this plat.

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 Insurance Company, Policy No. A52-0109111, dated December 15, 2006.

FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type
4339	450	30' Wide Access and Utility Easement

CITY OF GRAND JUNCTION APPROVAL

This plat of CLIFTON MAYS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 11 day of January, A.D., 2007.

City Manager Darrell Valley

Mayor [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

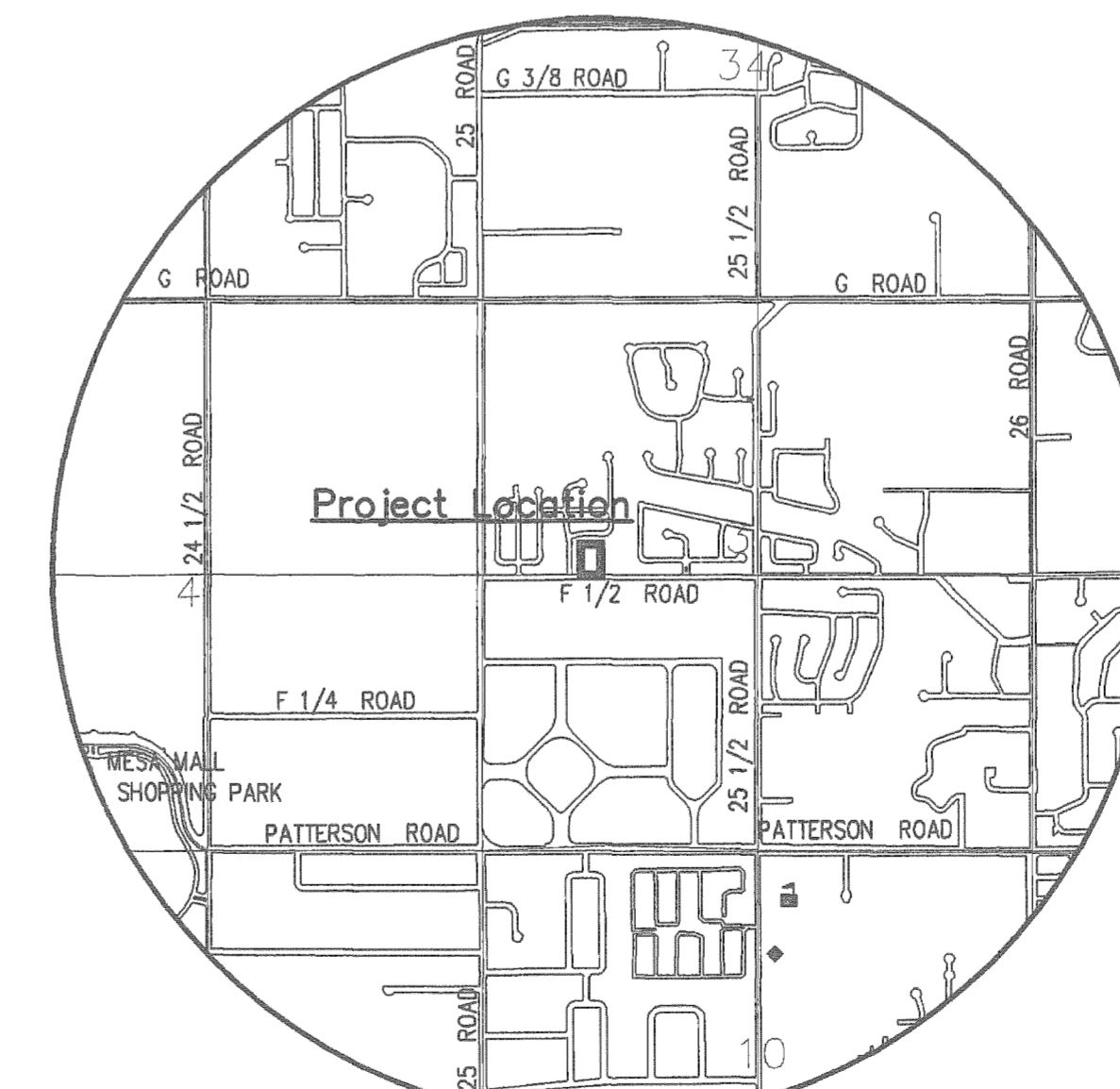
I hereby certify that this instrument was filed in my office at 5:14 o'clock

P.M., Jan. 22, A.D., 2007, and was duly recorded in Plat Book 4339

Page No. 449 Reception No. 2360180 Drawer No. TT-23 Fees: \$10.00 + 1.00

Janice Rich
Clerk and Recorder

By: Loise Eckman
Deputy



Vicinity Map

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Clifton L. Mays, Sr. is the owner of that real property located in part of the SE1/4 NW1/4 Section 3, T1S, R1W, Ute Meridian, City Of Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 4016, Page 604.)

Lot 5, Block Four, Diamond Ridge Subdivision, Filing No. One, as shown on plat recorded at Plat Book 17, Pages 222 and 223, 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 CLIFTON MAYS SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All Utility Easements are granted for the benefit of the owners of the lots and tracts hereby platted as undivided interests for the use of City approved public utilities 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, equivalent other public utility providers and appurtenant facilities.

All Access Easements for the benefit of the owners of the lots and tracts hereby platted as undivided interests for the purpose of ingress and egress to lots and tracts platted hereon.

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.

Owner hereby declares lienholders of record to herein described real property are shown hereon.

IN WITNESS WHEREOF, said owner, Clifton L. Mays, Sr., has caused his name to be hereunto subscribed this 2nd day of January, A.D. 2007.

by: Clifton L. Mays, Sr.
Clifton L. Mays, Sr.

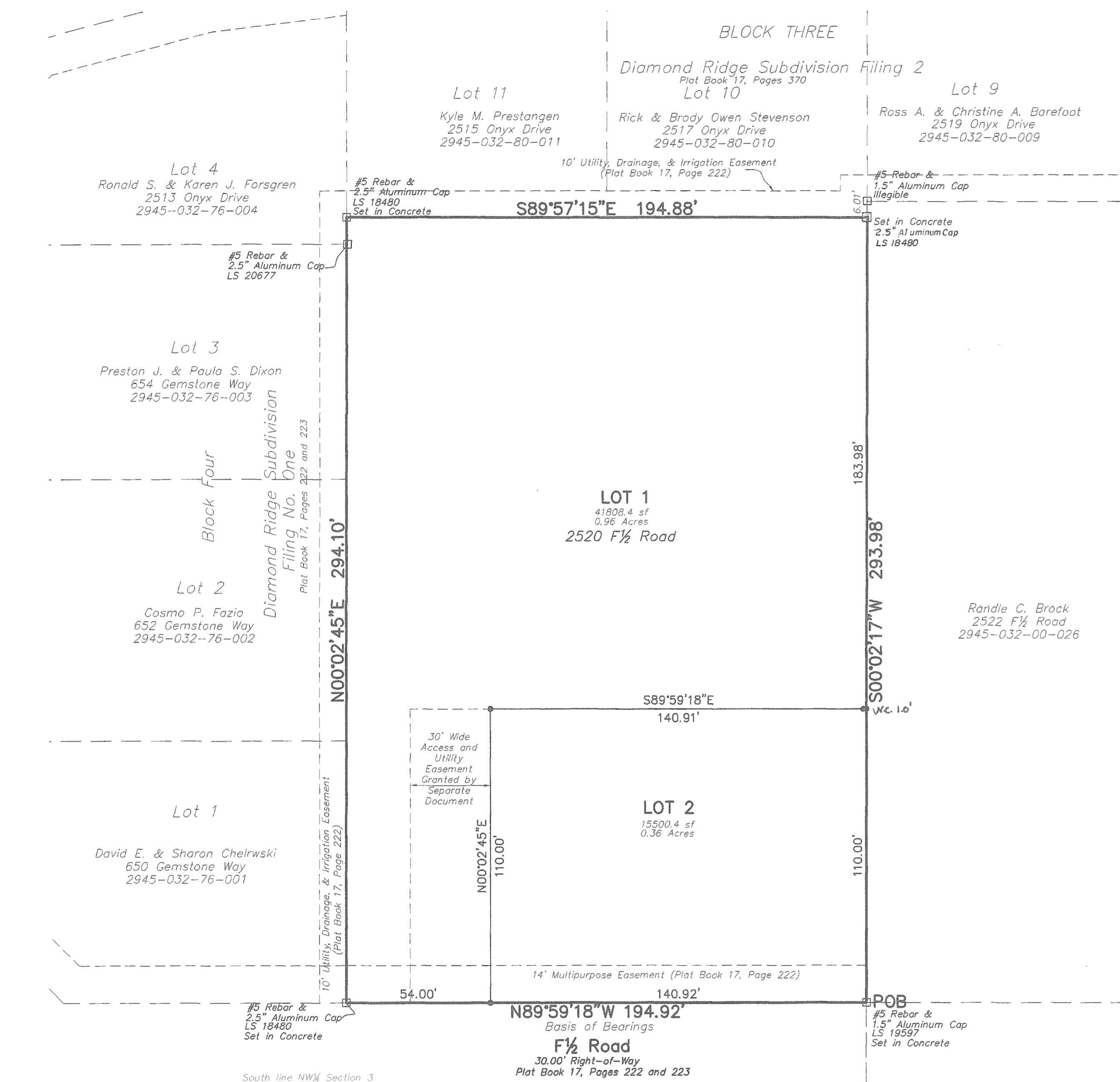
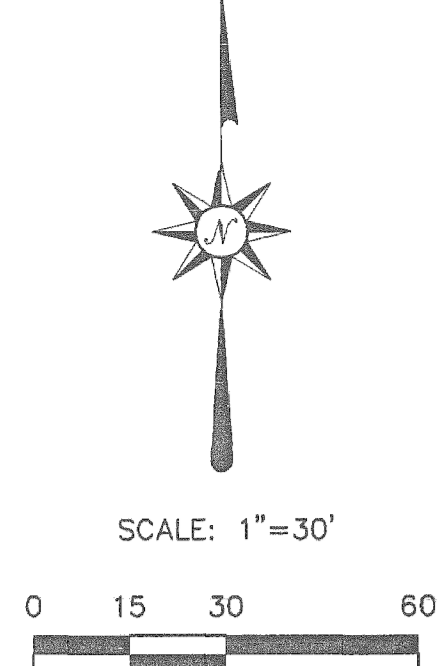
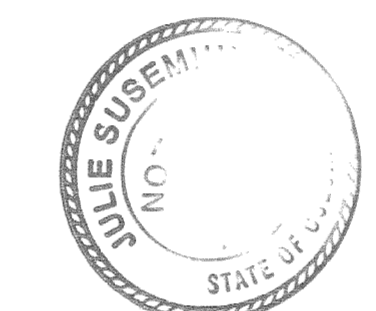
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Clifton L. Mays, Sr. this 2nd day of January, A.D., 2007.

Witness my hand and official seal:
Julie N. Hayden
Notary Public

My Commission Expires October 2, 2008



AREA SUMMARY		
LOTS	=	1.316 Acres 100.00%
TOTAL	=	1.316 Acres 100.00%

SPECIFIC NOTES:
This Subdivision is subject to the setbacks and geotechnical requirements as defined in Notes 5 through 8, as shown on Sheet 1 of 2 of the Plat of Diamond Ridge Subdivision, Filing No. One, recorded in Plat Book 17, Pages 222 and 223, Mesa County records.

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.

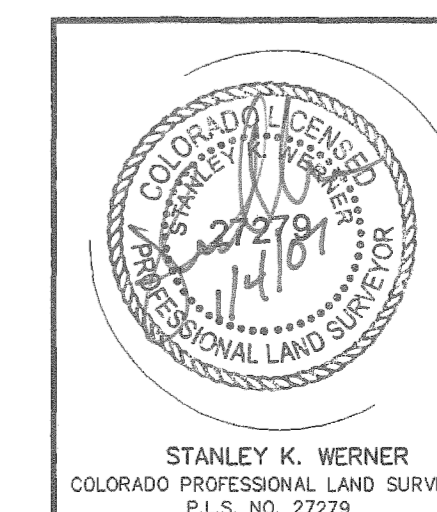
LEGEND

- ALLOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
- FOUND REBAR, AS NOTED
- ALL SUBDIVISION BOUNDARY CORNERS SET IN CONCRETE PER CITY CODE
- 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
- DELTA ANGLE OF ARC
- RADIUS OF ARC
- LENGTH OF ARC
- CHORD DISTANCE OF ARC
- CHORD BEARING OF ARC
- EQUAL SYMBOL
- PERCENT SYMBOL
- AND SYMBOL
- INTERSTATE HIGHWAY SYMBOL
- STATE HIGHWAY SYMBOL
- UNITED STATES
- NOT TO SCALE
- COLORADO REVISED STATUTES
- SCILICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- PROFESSIONAL LAND SURVEYOR NUMBER
- LIMITED LIABILITY COMPANY
- ANNO DOMINI
- MORE OR LESS
- DEGREES (ANGULAR)
- MINUTES (ANGULAR) OR FEET (LINEAR)
- SECONDS (ANGULAR) OR INCHES (LINEAR)
- MESA COUNTY SURVEY MARKER
- BUREAU OF LAND MANAGEMENT
- RIGHT-OF-WAY
- COLORADO DEPARTMENT OF TRANSPORTATION
- WITNESS CORNER

SURVEYOR'S CERTIFICATION

I, STANLEY K. WERNER, do hereby certify that the accompanying plat of CLIFTON MAYS 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, 4, 2007



CLIFTON MAYS SUBDIVISION
LOT 5, BLOCK FOUR
DIAMOND RIDGE SUBDIVISION, FILING NO. ONE
SE1/4 NW1/4 SECTION 3,
T1S, R1W, UTE MERIDIAN,
GRAND JUNCTION, MESA COUNTY, COLORADO

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

PROJ. NO. 06-137	SURVEYED	DRAWN	SHEET	OF
DATE: November, 2006	DC	rsk	1	1