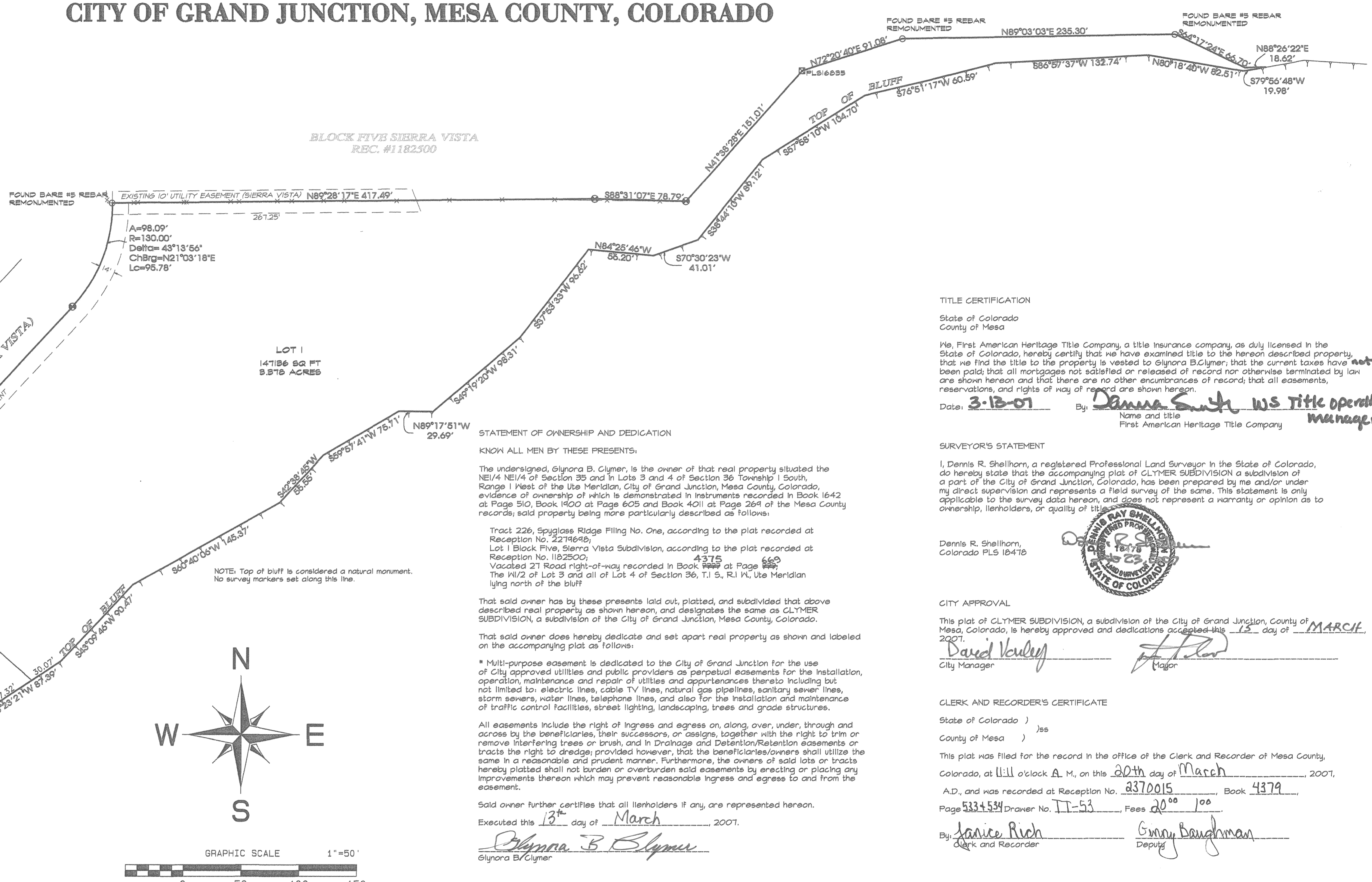
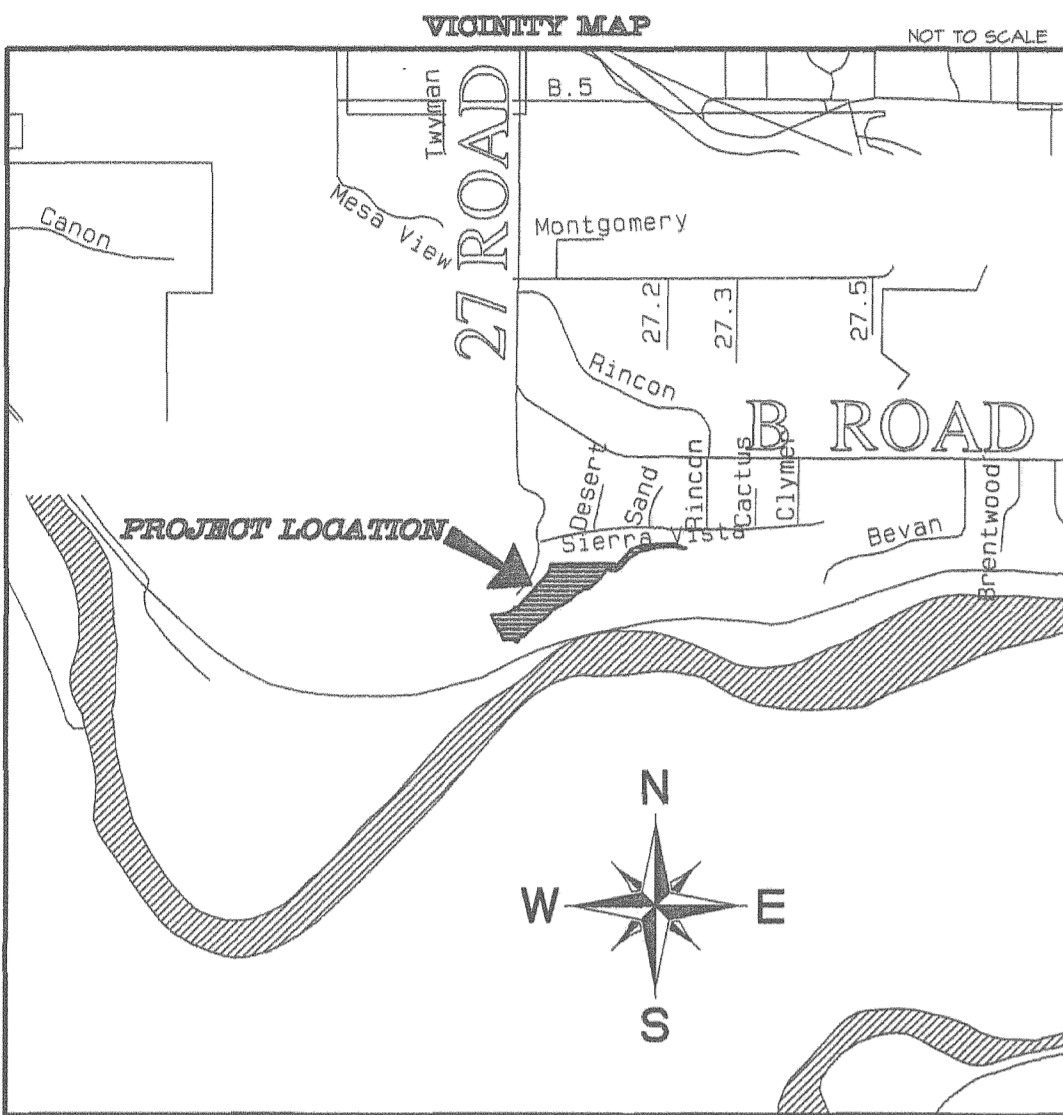


# CLYMER SUBDIVISION

**A REPLAT OF TRACT 226 SPYGLASS SUBDIVISION FILING 1, LOT 1 BLOCK FIVE OF SIERRA VISTA SUBDIVISION  
A PORTION OF VACATED 27 ROAD AND A PART OF LOTS 3 & 4 OF SECTION 36,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN,  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO**



BLOCK ONE  
SPYGLASS RIDGE  
FILING No. ONE  
REC. #2279698

LOOKOUT LANE  
R.O.W.  
(SPYGLASS RIDGE)

- LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT
- N: NORTH
  - E: EAST
  - S: SOUTH
  - W: WEST
  - SEC.: SECTION
  - A: ARC LENGTH OF CURVE
  - R: RADIUS OF CURVE
  - DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
  - ChBrg: BEARING OF LONG CHORD OF CURVE
  - Lc: LENGTH OF LONG CHORD OF CURVE
  - T.: TOWNSHIP
  - R.: RANGE
  - R.O.W.: RIGHT-OF-WAY
  - PLS: PROFESSIONAL LAND SURVEYOR
  - GPS: GLOBAL POSITIONING SYSTEM
  - REC. #: MESA COUNTY CLERK'S DOCUMENT RECEPTION NUMBER

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.

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 the North one-sixteenth corner on the east line of Section 35, and the Mesa County Survey brass cap at the northeast corner of Section 35. The measured bearing of this line is N00°07'20"W.

- ⊕ FOUND PUBLIC LAND SURVEY SYSTEM BRASS MONUMENT
- ⊕ FOUND ALUMINUM MONUMENT AS NOTED
- ⊕ FOUND REBAR & CAP AS NOTED
- ⊙ SET #5 REBAR/CAP PLS 10480

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 First American Heritage Title Company, No. 415-H0043544-400-6TO, dated Dec. 12, 2005

STATEMENT OF OWNERSHIP AND DEDICATION  
KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Glynora B. Clymer, is the owner of that real property situated the NE1/4 NE1/4 of Section 35 and in Lots 3 and 4 of Section 36 Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in Instruments recorded in Book 1642 at Page 510, Book 1900 at Page 605 and Book 4011 at Page 269 of the Mesa County records; said property being more particularly described as follows:

Tract 226, Spyglass Ridge Filing No. One, according to the plat recorded at Reception No. 2274648, Lot 1 Block Five, Sierra Vista Subdivision, according to the plat recorded at Reception No. 1182500. Vacated 27 Road right-of-way recorded in Book 4375 at Page 569. The W1/2 of Lot 3 and all of Lot 4 of Section 36, T. 1 S., R. 1 W., Ute Meridian lying north of the bluff.

That said owner has by these presents laid out, platted, and subdivided that above described real property as shown hereon, and designates the same as CLYMER SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

\* Multi-purpose easement is 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 thereon 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, and in Drainage and Detention/Retention easements or tracts the right to design; 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 owner further certifies that all lienholders if any, are represented hereon. Executed this 13<sup>th</sup> day of March, 2007.

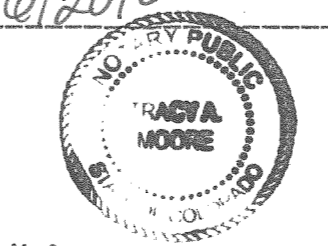
Glynora B. Clymer  
Glynora B. Clymer

State of Colorado )  
County of Mesa )ss

The foregoing Statement of Ownership and Dedication was acknowledged before me by Glynora B. Clymer this 13<sup>th</sup> day of March, 2007 for the aforementioned purposes.

Janice A. Moore  
Notary Public

My commission expires: 11/6/2010



TITLE CERTIFICATION

State of Colorado  
County of Mesa

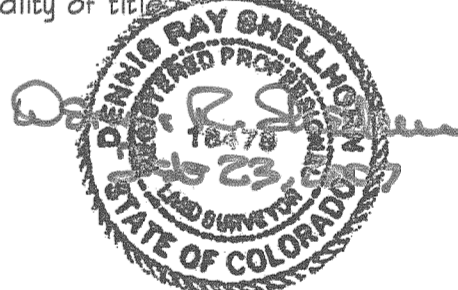
We, First American Heritage Title Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to Glynora B. Clymer; that the current taxes have not been paid; 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: 3-13-07 By: Danna Smith, WS Title Operations Manager  
Name and title  
First American Heritage Title Company

SURVEYOR'S STATEMENT

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of CLYMER 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 survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

Dennis R. Shellhorn,  
Colorado PLS 10478



CITY APPROVAL

This plat of CLYMER SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 13<sup>th</sup> day of MARCH, 2007.

Daved Vanley  
City Manager

CLERK AND RECORDER'S CERTIFICATE

State of Colorado )  
County of Mesa )ss

This plat was filed for the record in the office of the Clerk and Recorder of Mesa County, Colorado, at 11:01 o'clock A. M., on this 20<sup>th</sup> day of March, 2007.

A.D., and was recorded at Reception No. 2370015, Book 4379, Page 533+534, Drafter No. JJ-53, Fees 20<sup>00</sup> / 1<sup>00</sup>.

By: Janice Rich, Clerk and Recorder; Ginny Baughman, Deputy

LAND USE SUMMARY		
LOTS	4.685 ACRES	100%
TOTAL	4.685 ACRES	100%

**CLYMER SUBDIVISION**

SECTION: NE1/4 S.35 NW1/4S.36 | TOWNSHIP: 1 South | RANGE: 1 West | MERIDIAN: UTE

**River City CONSULTANTS, INC.**  
Integrated Design Solutions | 744 Horizon Court, Suite 110 Grand Junction, CO 81508 | Phone: 970-241-4722 Email: info@rcowest.com

Date of Survey: Nov 2005	Field Surveyor: SLG	Revision Date: Feb 23, 2007
Drawn: DRB	Checked: KST	Approved: DRS
S:\PROJECTS\0685 Behrhorst\006 Clymer Sub\0685-006 PLAT		Sheet 1 of 1