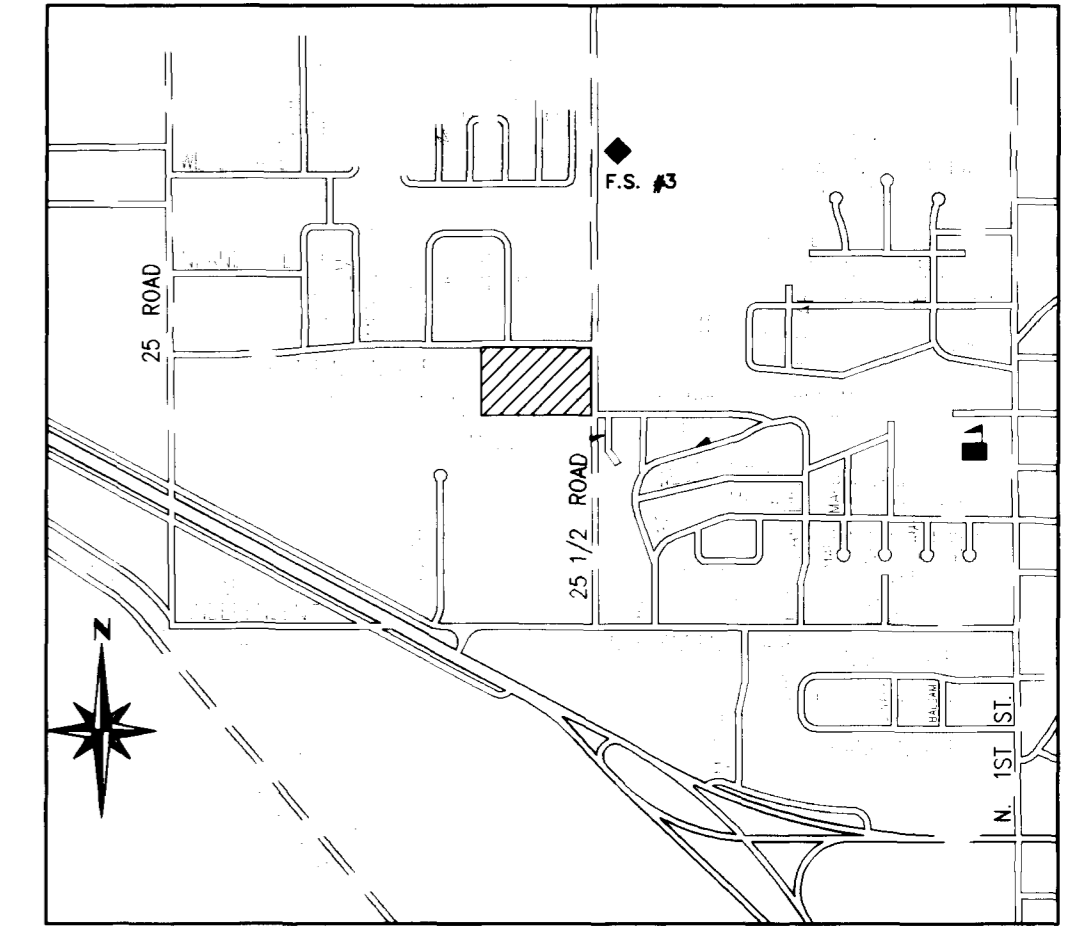
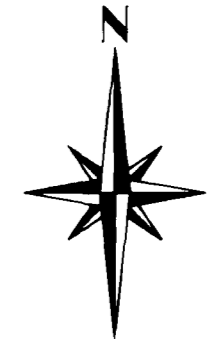


PHIPPS SUBDIVISION

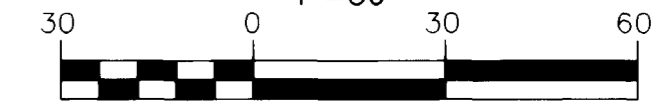
BEING A REPLAT OF LOT 1 OF THE REPLAT PHIPPS AND SCOTT SUBDIVISION
 PLAT BOOK 13 PAGE 508
 SITUATED IN THE SE¼ NW¼ SECTION 10, T1S, R1W, UTE P.M.



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE:
1"=30'



LEGEND:

- FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
- FOUND No. 5 REBAR WITH PLASTIC CAP PLS 27266
- ▲ FOUND No. 5 REBAR WITH UNREADABLE PLASTIC CAP
- RECOVERED #5 REBAR AND 2 INCH ALUMINUM CAP PLS #37904

--- RIGHT OF WAY

ABBREVIATIONS:

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N NORTH
- S SOUTH
- E EAST
- W WEST
- T TOWNSHIP
- R RANGE
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT OF WAY
- SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
- PLS PROFESSIONAL LAND SURVEYOR
- # NUMBER
- GPS GLOBAL POSITIONING SYSTEM
- ID IDENTIFICATION
- R RADIUS
- A ARC LENGTH
- CD CHORD DISTANCE
- CB CHORD BEARING
- Δ CENTRAL ANGLE

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

3-05-07
 DATE

NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF SE¼ NW¼ SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED N0°03'36"E IS CALCULATED FOR SAID LINE USING THE MESA COUNTY SIMS DATA PUBLISHED FOR GPS ID NO: PLS00100 (A FOUND MESA COUNTY SURVEY MARKER) AT THE NORTH END OF SAID LINE AND MESA COUNTY SIMS DATA PUBLISHED FOR GPS ID NO: S058 (A FOUND MESA COUNTY SURVEY MARKER) AT THE SOUTH END OF SAID LINE.
2. ALL EXTERIOR BOUNDARY CORNERS SET IN CONCRETE
3. 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.
4. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITH A TITLE POLICY PROVIDED BY ABSTRACT & TITLE COMPANY OF MESA COUNTY INC., POLICY NUMBER 00918760.
5. IRRIGATION WATER WILL BE NECESSARY FOR ANY LANDSCAPING REQUIRED BY A SITE PLAN REVIEW BY THE CITY OF GRAND JUNCTION FOR LOT 2.
6. BLANKET EASEMENT AND EXCEPTION INFORMATION:
 - A. RESERVATION OF RIGHT OF PROPRIETOR OF ANY PENETRATING VEIN OR LODGE TO EXTRACT HIS ORE, IN U.S. PATENT RECORDED JULY 6, 1892 IN BOOK 11 AT PAGE 203, RECEPTION No. 14360.
 - B. RESERVATION OF RIGHT OF WAY FOR ANY DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF UNITED STATES, IN U.S. PATENT RECORDED JULY 6, 1892 IN BOOK 11 AT PAGE 203, RECEPTION No. 14360.
 - C. RIGHT OF WAY, WHETHER IN FEE EASEMENT ONLY, AS GRANTED TO GRAND VALLEY RURAL POWER LINES, INC. BY INSTRUMENT RECORDED NOVEMBER 15, 1937 IN BOOK 369 AT PAGE 146, RECEPTION No. 329572.
 - D. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN LETTER OF GUARANTEE RECORDED OCTOBER 16, 1978 AT PAGE 43, RECEPTION No. 1173946.
 - E. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN LETTER OF GUARANTEE RECORDED OCTOBER 16, 1978 AT PAGE 44, RECEPTION No. 1173947.
 - F. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN MEMORANDUM OF UNDERSTANDING RECORDED MARCH 19, 1980 IN BOOK 1249 AT PAGE 269, RECEPTION No. 1219159.

CITY APPROVAL

This plat of Phipps Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 15 day of MARCH 2007.

David Valley
 City Manager

[Signature]
 President of Council

TITLE CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA }ss

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 VESTED TO THE GERALDINE M. PHIPPS TRUST; 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: March 5, 2007 BY: Donald K. Paris, Chief Title Examiner

NAME AND TITLE
 ABSTRACT & TITLE COMPANY OF MESA COUNTY INC.

KNOW ALL MEN BY THESE PRESENTS: That, THE GERALDINE M. PHIPPS TRUST is the owner of that real property located in the SE Quarter of the NW Quarter of Section 10, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado and being Lot 1 of the Replat Phipps and Scott Subdivision, as shown in Plat Book 13 at Page 508 of the Mesa County Clerk and Recorder's Office. Said parcel being more particularly described as follows:

Commencing at the Center Quarter Corner of Section 10, Township 1 South, Range 1 West, of the Ute Meridian from whence the North Sixteenth Corner of said Section 10 bears N0°03'36"E a distance of 1318.25 feet; thence S89°58'26"W a distance of 30.00 feet to the POINT OF BEGINNING; thence S89°58'26"W a distance of 668.77 feet; thence N0°17'59"W a distance 397.42 feet; thence N89°58'01"E a distance 651.23 feet to the beginning of a curve to the right with a radius of 20.00 feet and an arc length of 31.45 feet whose chord bears S44°59'11"E a distance of 28.31 feet; thence S0°03'36"W a distance of 377.46 feet to the POINT OF BEGINNING.

Said parcel contains 6.11 acres as described.

Said Owners state that there are no lien holders.

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 PHIPPS 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 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 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 5th day of March, A.D. 2006.

by: Geraldine M. Phipps, Trustee
 GERALDINE M. PHIPPS FOR THE GERALDINE M. PHIPPS TRUST

NOTARY PUBLIC CERTIFICATION

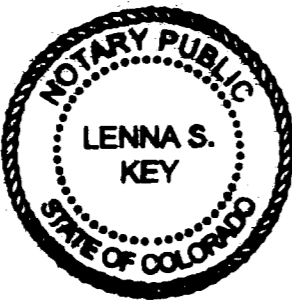
STATE OF COLORADO :
 COUNTY OF MESA :ss

The foregoing instrument was acknowledged before me this 5th day of March, A.D. 2007.

by GERALDINE M. PHIPPS, Trustee for the Geraldine M. Phipps Trust

Witness my hand and official seal

My Commission Expires 10/01/2008



Lenna S. Key
 Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO :
 COUNTY OF MESA :ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County,

Colorado, at 3:45 o'clock p. m., on this 21st day of March 2007 and

was recorded at Reception No. 2370405 Book 4380 and Page 956-957.

Drawer No. 77-54, and Fees 20 + 1.

Janice Rich
 Clerk and Recorder

Debra Bridgeman
 Deputy

FOR CITY USE ONLY

Associated Book	Recorded Page	Documents Type

LAND USE SUMMARY

LOTS	6.111 ACRES	100%
ROW	0.000 ACRES	0%
TOTAL	6.111 ACRES	100%

PHIPPS SUBDIVISION
 BEING A REPLAT OF LOT 1 OF THE REPLAT PHIPPS AND SCOTT SUBDIVISION
 PLAT BOOK 13 PAGE 508
 SITUATED IN THE SE¼ NW¼ SECTION 10, T1S, R1W, UTE P.M.
 GRAND JUNCTION, MESA COUNTY, COLORADO

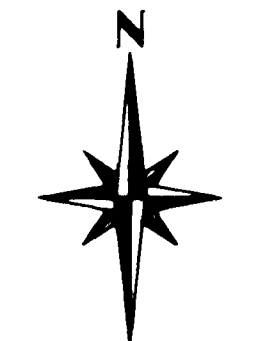
CLIENT: PHIPPS JOB #: 2006093 FIELD WORK: WGV
 DATE: 11/01/06 DRAWING NAME: PLAT093 DRAWN BY: PWC

POLARIS SURVEYING
 PATRICK W. CLICK P.L.S. 695 36 ROAD
 PALISADE, CO 81526
 PHONE (970)986-0522
 FAX (970)464-7569

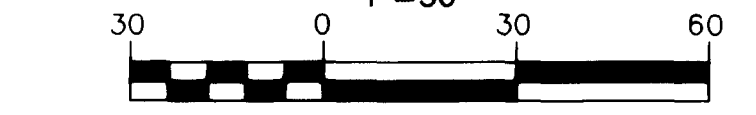
PHIPPS SUBDIVISION

BEING A REPLAT OF LOT 1 OF THE REPLAT PHIPPS AND SCOTT SUBDIVISION
 PLAT BOOK 13 PAGE 508
 SITUATED IN THE SE¼ NW¼ SECTION 10, T1S, R1W, UTE P.M.

FOUND NORTH SIXTEENTH CORNER
 SECTION 10, T1S, R1W, UTE
 MCSM #349-1
 MESA COUNTY SIMS GPS ID#: PLS00100



GRAPHIC SCALE:
 1"=30'



LEGEND:

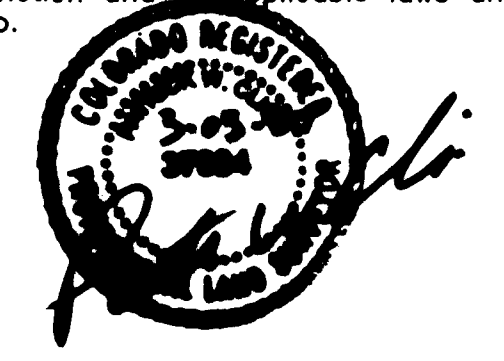
- FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
- ⊙ FOUND No. 5 REBAR WITH PLASTIC CAP PLS 27266
- ▲ FOUND No. 5 REBAR WITH UNREADABLE PLASTICE CAP
- RECOVERED #5 REBAR AND 2 INCH ALUMINUM CAP PLS #37904
- RIGHT OF WAY

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PATRICK W. CLICK
 COLORADO REGISTERED LAND SURVEYOR PLS #37904
 DATE 3-05-07

ROW BOOK 3602 PAGE 677

WEST ORCHARD AVENUE
 20' ROW BOOK 100 PAGE 580

P.O.B.
 FOUND CENTER QUARTER CORNER
 SECTION 10, T1S, R1W, UTE
 MCSM #205-2
 MESA COUNTY SIMS GPS ID#: S058

PHIPPS SUBDIVISION
 BEING A REPLAT OF LOT 1 OF THE REPLAT PHIPPS AND SCOTT SUBDIVISION
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JOB #: 2006093 FIELD WORK: GWV
 DATE: 11/07/06 DRAWING NAME: PLAT093 DRAWN BY: PWC

POLARIS SURVEYING
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