

BECERRA SUBDIVISION

NW 1/4 SE 1/4 SECTION 30, T.1S., R.1E., UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
a portion of Grand Junction Orchard Mesa Land Company's Orchard Subdivision, Plat Book 1, Page 26

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Guadalupe Becerra and Dolores Becerra are the owners of that real property situate in Lot 20, in the Grand Junction Orchard Mesa Land Company's Orchard Subdivision, NW 1/4 SE 1/4 Section 30, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, being described in Book 3878 at Page 758 of the records of said Mesa County, being more accurately described as follows:

Commencing at the Center 1/4 corner of said Section 30, being a found Mesa County survey marker, the basis of bearing being S00°04'16"W to the Center-South 1/16th corner of said Section 30, being another found Mesa County survey marker;
thence S33°39'36"E a distance of 36.02 feet to the northwest corner of said Lot 20;
thence S00°04'16"W a distance of 326.51 feet along the west line of said Lot 20 to the Point of Beginning;
thence S89°28'23"E a distance of 330.00 feet;
thence S00°04'16"W a distance of 132.00 feet;
thence N89°28'20"W a distance of 330.00 feet to said west line;
thence N00°04'16"E a distance of 132.00 feet to the Point of Beginning;
Said parcel contains 1.00 acres more or less.

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 BECERRA SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedication.

All Multipurpose 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 TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Utility Easements are dedicated to the City of Grand Junction 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 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 on 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 certify that all lienholders if any, are represented hereon.

CITY APPROVAL

This plat of Becerra Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 26 day of April, 2007.

[Signature]
City Manager

[Signature]
City Mayor

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 3:32 o'clock P.M., on this 2nd day of May, 2007 and was recorded at Reception No. 2378485, Book 4416 and Pages 168-169

Drawer No. 77-80 Fee \$ 20+1

[Signature]
Clerk and Recorder

[Signature]
Deputy

TITLE CERTIFICATION

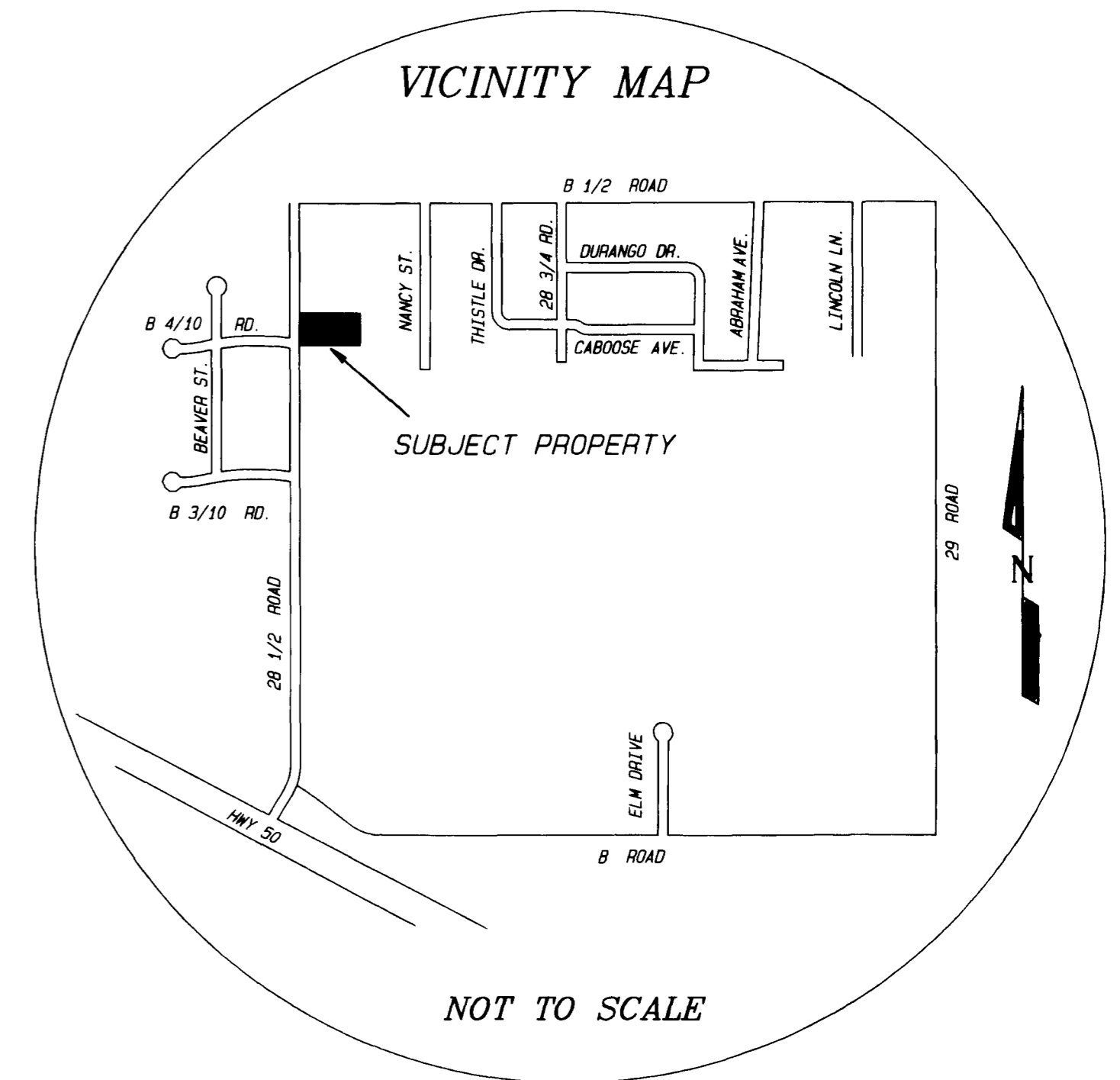
State of Colorado
County of Mesa

We, Transnation Title Insurance 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 Guadalupe Becerra and Dolores Becerra; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: April 24, 2007

By: Donald K. Paris

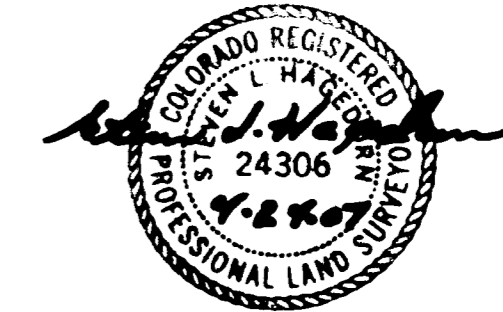
VICINITY MAP



NOT TO SCALE

SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Transnation Title Insurance Company in Title Commitment No. A52-0073855.



[Signature]
Guadalupe Becerra

[Signature]
Dolores Becerra

STATE OF COLORADO)
County of Mesa)ss

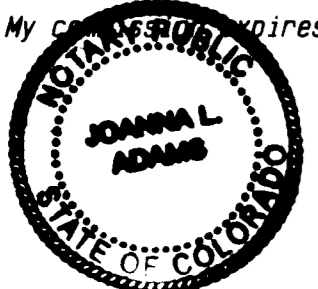
The foregoing instrument was acknowledged before me this 24 day of April

A.D., 2007 by Guadalupe Becerra and Dolores Becerra

Witness my hand and official seal: *[Signature]*
Notary Public

Address 250 N. 5th St. Grand Junction, Co.

My commission expires: 8-8-2010



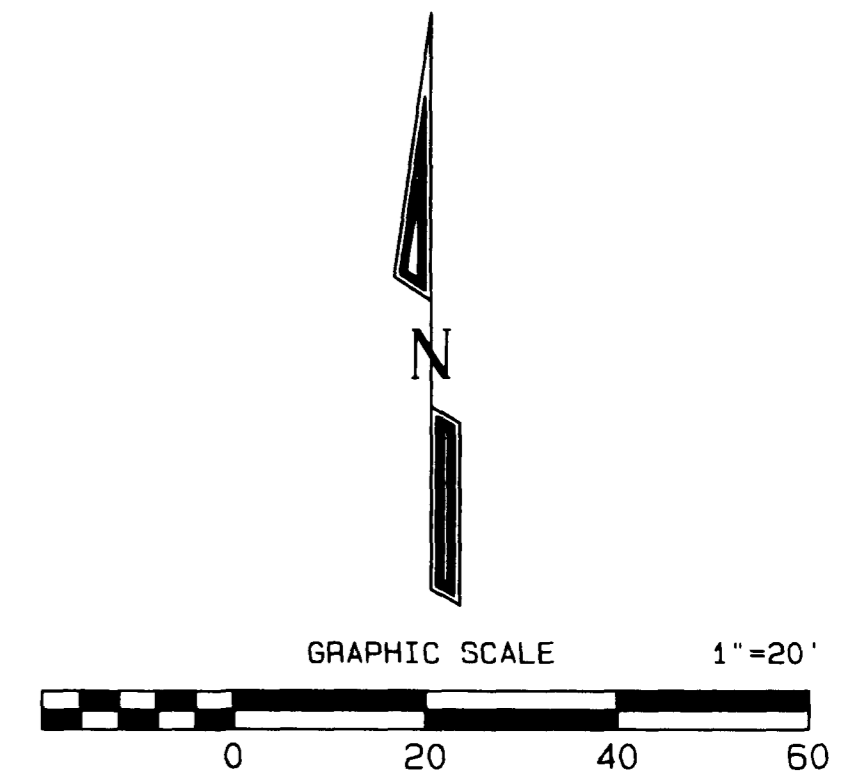
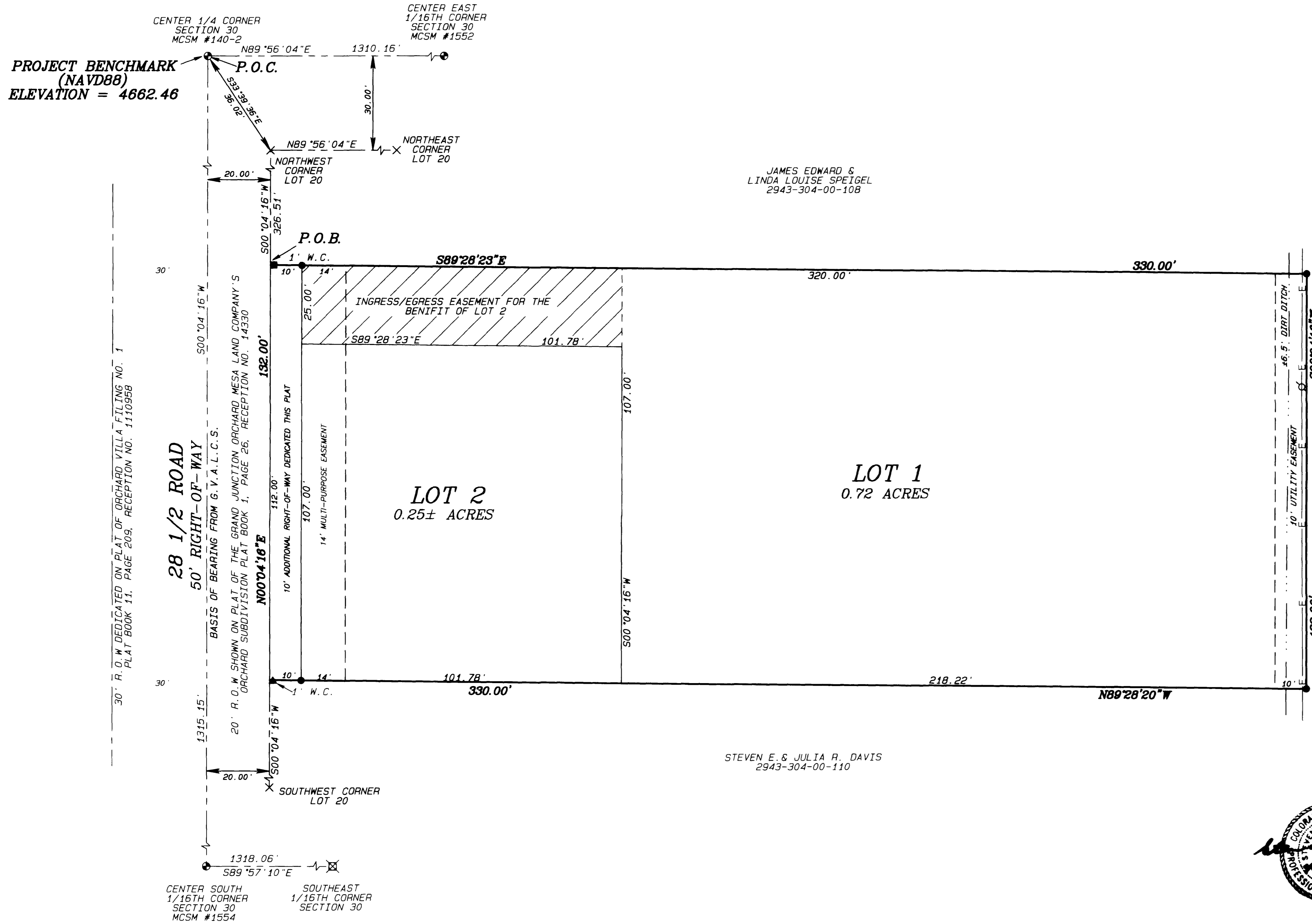
BECERRA SUBDIVISION
LOCATED IN THE
NW 1/4 SE 1/4 SECTION 30, T.1S., R.1E., U.M.
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By S.L.H. Checked By M.W.D. Job No. 932-05-01
Drawn By TERRAMODEL Date APRIL, 2007 Sheet 1 OF 2

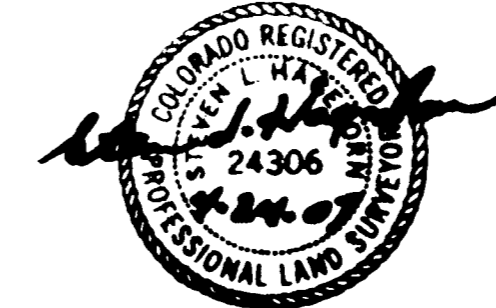
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LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
- ⊗ FOUND #5 REBAR W/2.5" ALUMINUM CAP STAMPED LS 24953
- ▲ FOUND #4 REBAR REPLACED W/#5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEY LS 37049
- FOUND 1" IRON PIPE REPLACED W/#5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEY LS 37079
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 37049
- ⊗ CALCULATED POSITION
- G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- W. C. = WITNESS CORNER
- P. O. B. = POINT OF BEGINNING
- P. O. C. = POINT OF COMMENCEMENT
- NAVD88 = NORTH AMERICAN VERTICAL DATUM 1988
- MCSM = MESA COUNTY SURVEY MARKER
- NW = NORTHWEST
- SE = SOUTHEAST
- T. 1S. = TOWNSHIP 1 SOUTH
- R. 1E. = RANGE 1 EAST
- U. M. = UTE MERIDIAN
- R-O-W = RIGHT-OF-WAY
- OVERHEAD UTILITY LINE
- ···· — FLOWLINE DIRT DITCH



AREA SUMMARY

ROAD R-O-W	= 0.03 ACRE / 03%
LOTS 1 & 2	= 0.97 ACRE / 97%
TOTAL	= 1.00 ACRE / 100%

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NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.