

SANGER SIMPLE SUBDIVISION

A REPLAT OF LOT 1 and 2, BLOCK 83 of the TOWN OF GRAND JUNCTION, BOOK 2865 PAGE 415
 NE1/4 SW1/4, SEC. 14, T1S, R1W, U.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
 That the undersigned, Vicki Boutlier is the owner of that real property situate in the NE 1/4 SW 1/4 of Section 14, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being described as follows:

Lot 1 and 2, Block 83 of the Town of Grand Junction, City of Grand Junction, Mesa County, Colorado, recorded in Book 2865 at Page 415 of the Mesa County records. Parcel contains 7,489 square feet more or less.

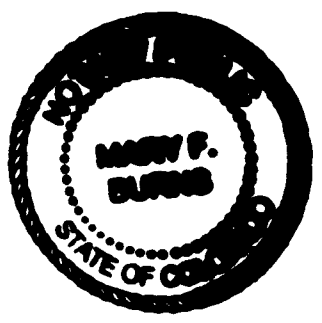
Said Owners has by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as SANGER SIMPLE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All Sewer Easements shown hereon are hereby granted to the owners of lots hereby platted as undivided interest, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of sewer services.

Said owner hereby acknowledges that all lienholders or encumbrancers, if any, associated with the interest of this plat have been represented hereon.

Vicki Boutlier
 Vicki Boutlier

STATE OF COLORADO)
 County of Mesa) ss
 The foregoing instrument was acknowledged before me this 12 day of April A.D., 2007 by Vicki Boutlier.
 Witness my hand and official seal: Monique A. Bunn Notary Public
 Address: 286 Vista Valley Dr. Fruita Co 81521
 My commission expires: 03/20/2010

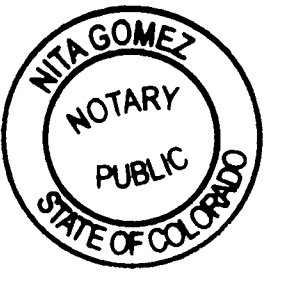


LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property 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 which is recorded in Book 2883 at Page 521 and Book 3515 at Page 910 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: Shirley R. Burt FOR: Wells Fargo Bank West, National Association

STATE OF COLORADO)
 COUNTY OF MESA) ss
 The foregoing Lienholders Ratification was acknowledged before me this 13 day of April A.D., 2007 by
 Witness my hand and official seal: Nita Gomez Notary Public
 Address: 359 Main St., Grand Junction, Co 81501
 My commission expires: 1/8/2011

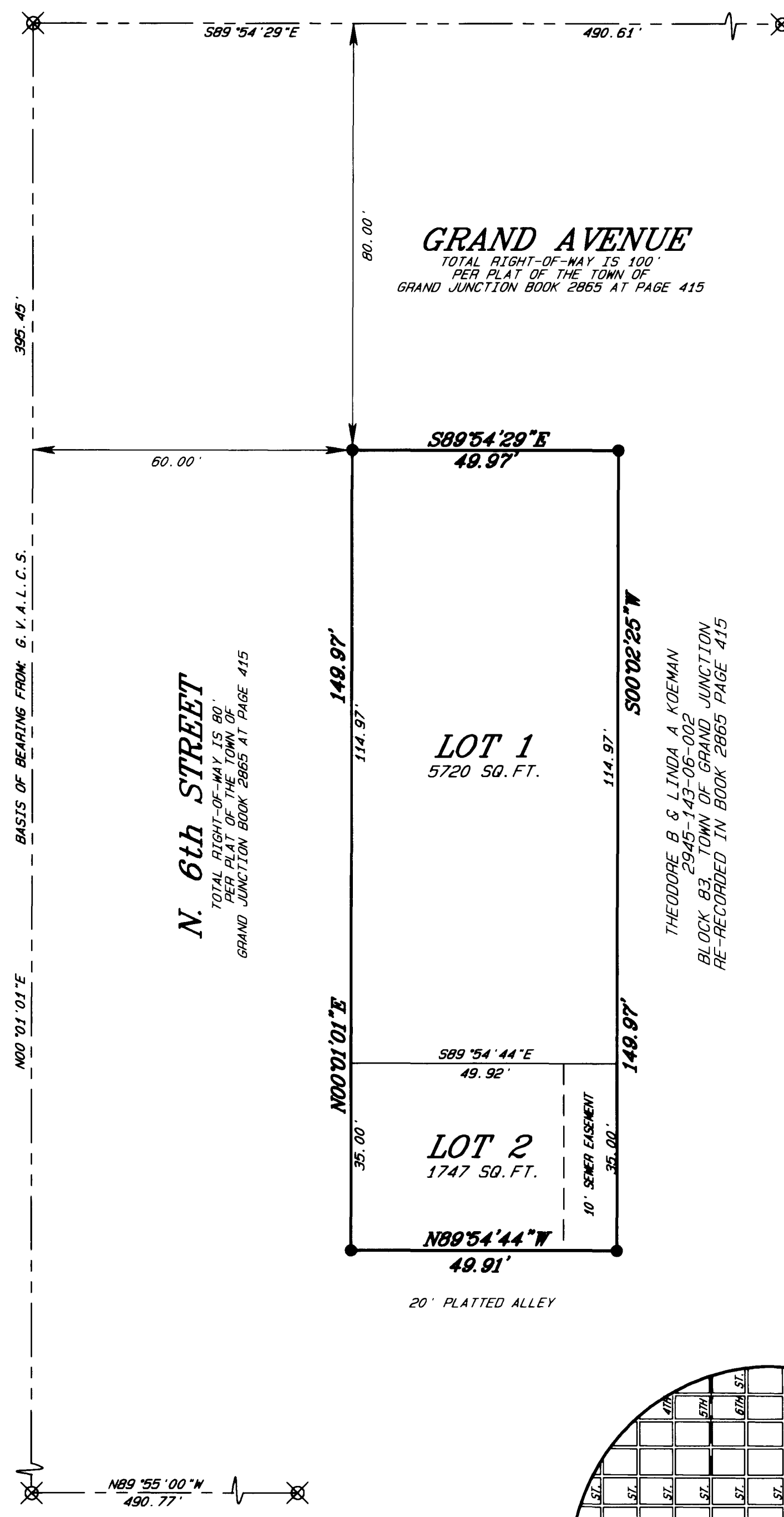
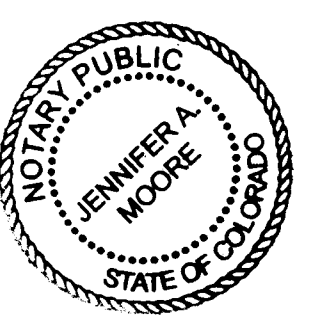


LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property 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 which is recorded in Book 3515 at Page 903 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

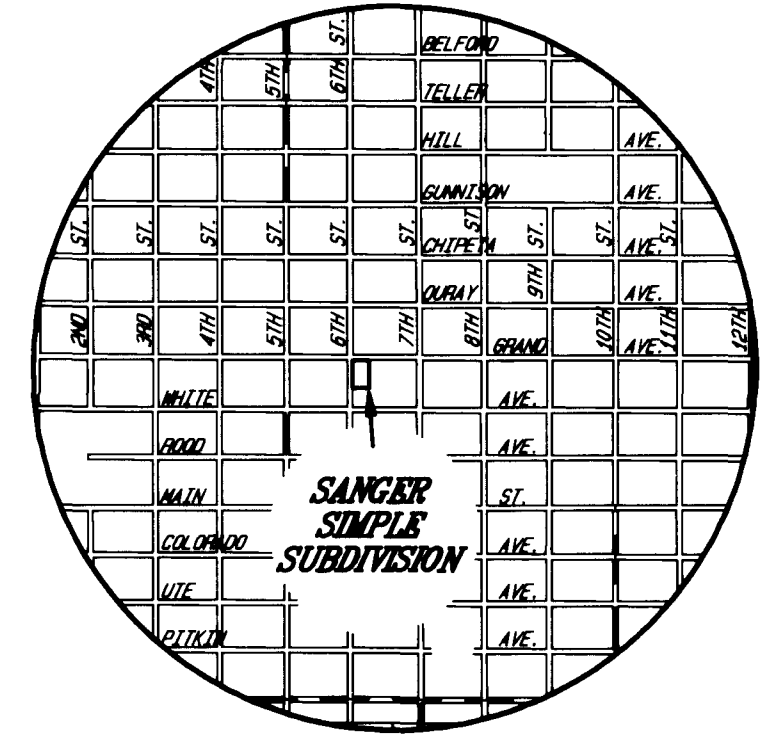
BY: Jane Rauch FOR: First National Bank of the Rockies

STATE OF COLORADO)
 COUNTY OF MESA) ss
 The foregoing Lienholders Ratification was acknowledged before me this 13 day of April A.D., 2007 by
 Witness my hand and official seal: Jennifer A. Moore Notary Public
 Address: 365 Vista Valley Dr. Fruita Co
 My commission expires: 1-17-2010



LEGEND & ABBREVIATIONS

- FOUND CITY SURVEY MONUMENT
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 37049
- G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- SQ. FT. = SQUARE FEET
- N. = NORTH

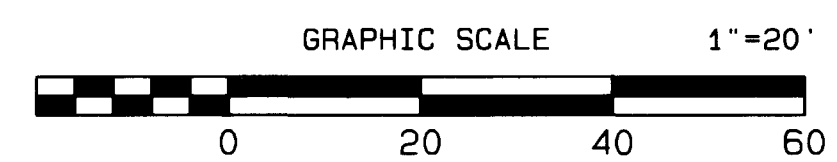


VICINITY MAP
 NOT TO SCALE

AREA SUMMARY

LOT 1 = 1747 SQ. FT. / 23%
 LOT 2 = 5720 SQ. FT. / 77%
 TOTAL = 7467 SQ. FT. / 100%

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.



LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property 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 which is recorded in Book 3865 at Page 197 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

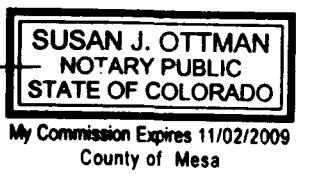
BY: Hazel and Darrell Jones FOR: Hazel and Darrell Jones

STATE OF COLORADO)
 COUNTY OF MESA) ss

The foregoing Lienholders Ratification was acknowledged before me this 18 day of April A.D., 2007 by Hazel Jones and Darrell Jones

Witness my hand and official seal: Susan J. Ottman Notary Public

Address: _____
 My commission expires: 11/2/09



TITLE CERTIFICATION

State of Colorado
 County of Mesa

We, Stewart Title of Colorado, 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 Vicki Boutlier; 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: 4/12/2007 By: Vickie A. Mearns Title Manager

CITY APPROVAL

This plat of SANGER SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 2 day of MAY, 2007.

David Volney
 City Manager

John Row
 City Mayor

CLERK AND RECORDER'S CERTIFICATE

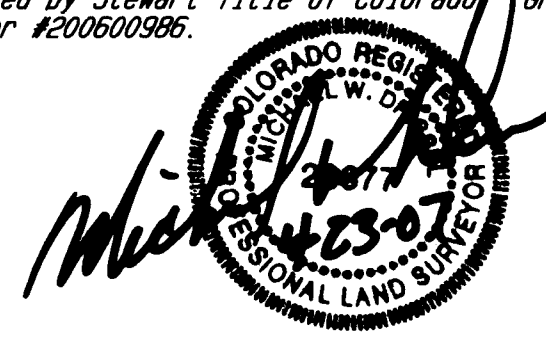
I hereby certify that this instrument was filed for recording in my office at 12:00 o'clock PM, this 4th day of May A.D., 2007, and is duly recorded in Book No. 4418 at page 30.
 Reception No. 2378913 Fee \$ 10 + 1 Drawer No. TT-61

Sharon Bridgewater
 Deputy

Janice Rich
 Clerk and Recorder

SURVEYOR'S STATEMENT

I, Michael W. Drisse, 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 Stewart Title of Colorado, Grand Junction Division under order #200600986.



SANGER SIMPLE SUBDIVISION

LOCATED IN THE
 NE1/4 SW1/4, SEC. 14, T1S, R1W, U.M.

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

Designed By	M. W. D.	Checked By	S. L. H.	Job No.	813-06-25
Drawn By	TMODEL	Date	MARCH 2007	Sheet	1 OF 1