

JOBSITE SUBDIVISION

a replat of Kipp Simple Land Division
N 1/2 SW 1/4 SEC 25, T1N, R2W, Ute Meridian, Mesa County, Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, High Desert Properties, LLC, a Colorado Limited Liability Company, is the owner of that real property located in the north 1/2 of the southwest 1/4 of Section 25, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, as demonstrated in Book 3006 at Page 169 and Book 4155 at Page 689 of the records of the Mesa County Clerk and Recorder's Office, more particularly described as follows:

Parcels A and B of Kipp Simple Land Division recorded in Plat Book 18 at Page 90 of the records of Mesa County, Colorado.

Said Parcel contains 25.2 acres more or less.

That said owner has caused the real property to be laid out and surveyed as JOBSITE SUBDIVISION, a replat of Kipp Simple Land Division, as recorded in Plat Book 18 at Page 90, a subdivision of a part of the County of Mesa, in the State of Colorado.

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

All Multi-purpose Easements shown hereon are hereby dedicated to the County of Mesa for the use of County-approved utilities and public providers as perpetual, non-exclusive 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 sewer lines, water lines, telephone lines and also for the installation and maintenance of traffic control facilities and street lighting.

All Irrigation and Drainage Easements shown hereon are to be granted to an association if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots and tracts hereby platted as undivided interests, not subject to partition, as perpetual easements for the installation, operation, maintenance, and repair of irrigation systems and to supply and drain irrigation water.

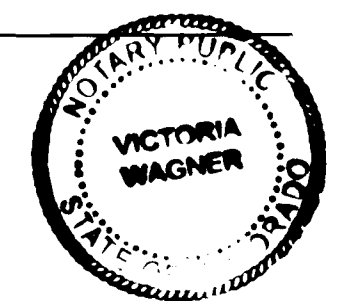
Tract A shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interests, not subject to partition, for the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground.

All streets and roadways ~~right of way in fee simple to the public of Mesa County.~~

That all expenses for street paving or the installation of utilities referred to above, shall be furnished by the seller or the purchaser, not by the County of Mesa.

Brian Jacobs
Managing Member High Desert Properties, LLC,
a Colorado Limited Liability Company

STATE OF COLORADO)
County of Mesa) ss
The foregoing instrument was acknowledged before me this 7 day of November
A.D., 2006 by Brian Jacobs
Witness my hand and official seal: Victoria Wagner
Notary Public
Address 618 Irwin St, Clifton, CO 81520
My commission expires: 9-17-2009



NOTES

Lots 6 through 8 of Block Two may require individual sewage pumps depending on site design.

This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3.5-101.

Pursuant to C.R.S. 24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for Jobsite Subdivision.

Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk and Recorder.

The Declaration for the Covenants for this Subdivision are recorded in Book 4315 at Pages 162 thru 175 of the records of Mesa County.

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.

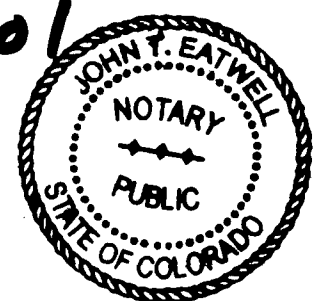
LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Wells Fargo Bank, 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 4065 at Page 375 of the 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 with the authority of its Board of Directors, this 11th day of November.

BY: Luke Ames FOR: Wells Fargo Bank N.A.

STATE OF COLORADO)
County of Mesa) ss
The foregoing instrument was acknowledged before me this 11th day of November
A.D., 2006 by Katie Ames
Witness my hand and official seal: J. J. Grew
Notary Public
Address: 2808 North Ave Grand Junction CO 81501
My commission expires: 2/1/2010



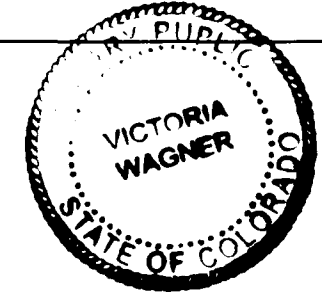
LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Grand Valley National Bank, 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 4155 at Page 690 of the 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 President with the authority of its Board of Directors, this 7 day of November, 2006.

BY: J. W. Stevenson FOR: Grand Valley National Bank

STATE OF COLORADO)
County of Mesa) ss
The foregoing instrument was acknowledged before me this 7 day of November
A.D., 2006 by John W. Stevenson
Witness my hand and official seal: Victoria Wagner
Notary Public
Address 618 Irwin St, Clifton, CO 81520
My commission expires: 9-17-2009



AREA SUMMARY

LOTS	22.9 ACRES	90.8%
TRACT A	0.8 ACRES	3.4%
ROAD R.O.W.	1.5 ACRES	5.8%
TOTAL	25.2 ACRES	100%

LEGEND & ABBREVIATIONS

- ◆ MESA COUNTY SURVEY MARKER
- ⊕ FOUND #6 REBAR W/ 3 1/4" ALUMINUM CAP STAMPED "D H SURVEYS INC LS 24306"
- FOUND #5 REBAR W/ 2" ALUMINUM CAP STAMPED "D H SURVEYS INC LS 24306"
- FENCE LINE
- M.C. WITNESS CORNER
- PERIMETER MONUMENTS ARE SET IN CONCRETE

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 12:31 o'clock P.M., this 15th day of Dec, A.D. 2006, and is duly recorded in Book No. 4316 at page 120.
Reception No. 2353818, Fee \$20.00-1.00 Drawer No. SS-128 121

Lorie M. Eckman
Deputy

Janice Ward
Clerk and Recorder

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Accepted this 15th day of DECEMBER, A.D. 2006, by the Board of County Commissioners of the County of Mesa, State of Colorado.

T. L. ...
Chairman

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 search was supplied by Stewart Title Company in Order No. 05010740.

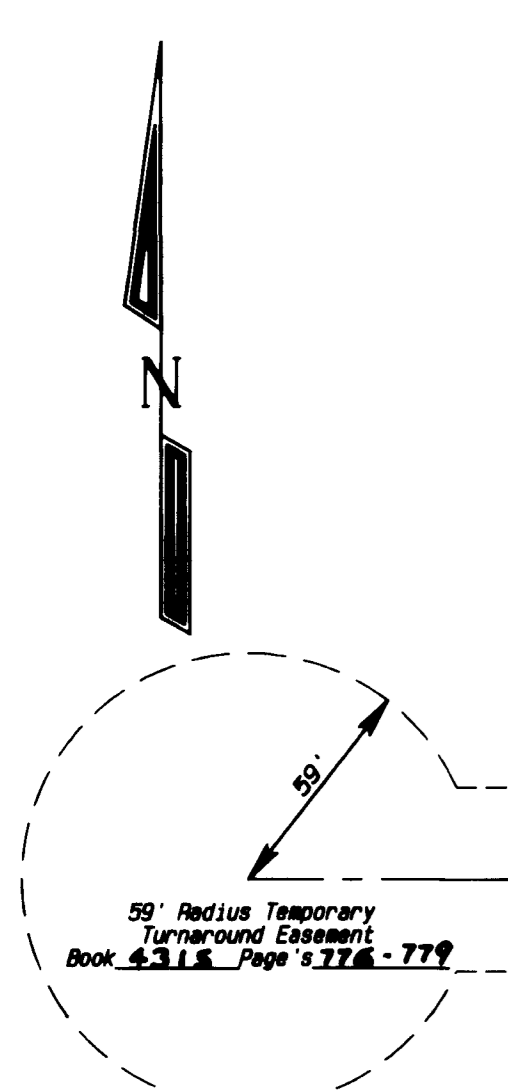
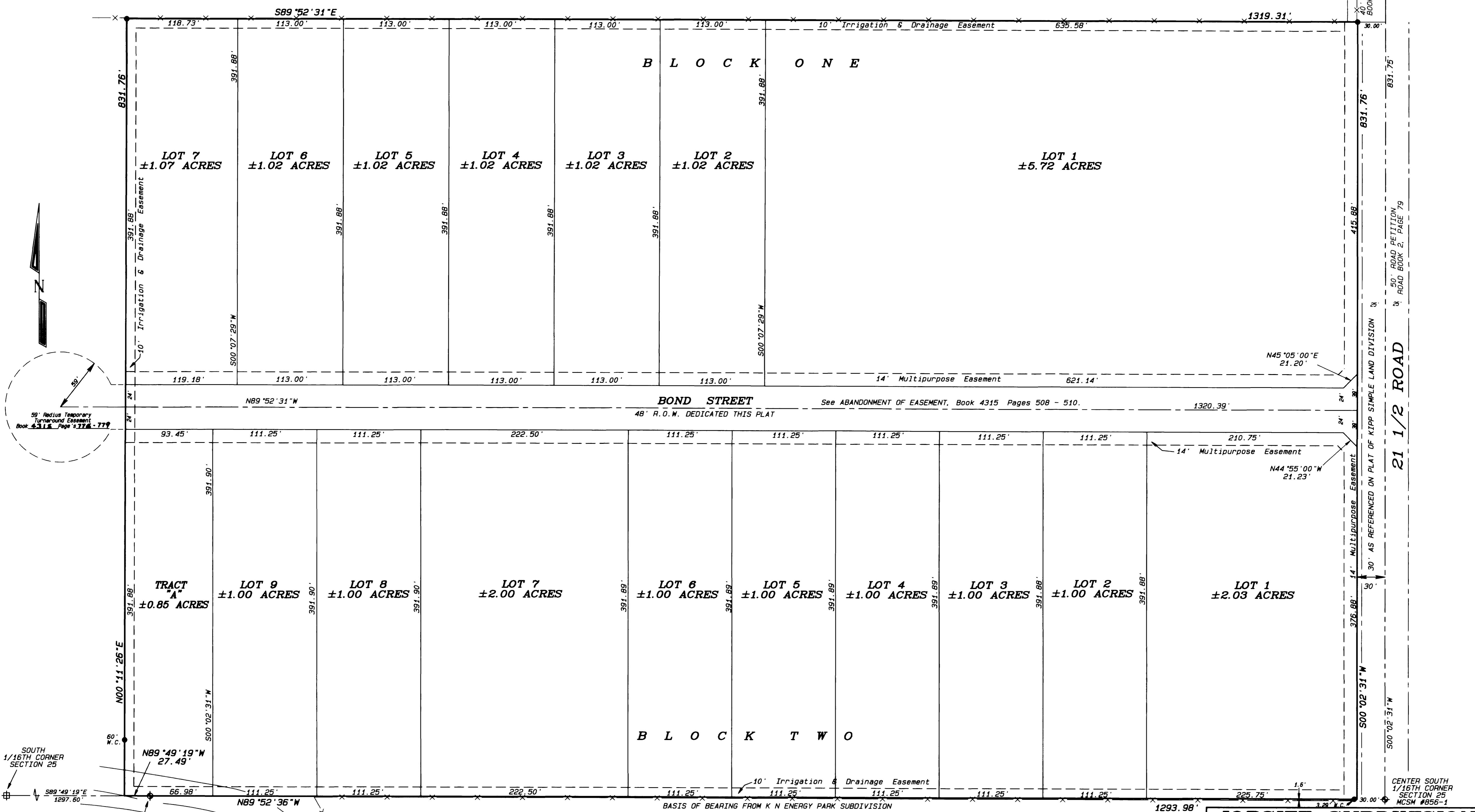


JOBSITE SUBDIVISION
LOCATED IN THE
N 1/2 SW 1/4 SEC 25, T1N, R2W, U.M.
MESA COUNTY, COLORADO
D H SURVEYS INC.
118 OURAY AVE - GRAND JUNCTION, CO.
(970) 245-8749

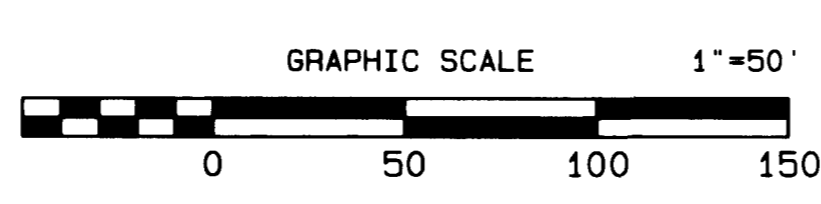
Designed By <u>S.L.H.</u>	Checked By <u>M.W.D.</u>	Job No. <u>618-01-01</u>
County Planning # <u>2004-051 P18</u>	Date <u>OCTOBER, 2006</u>	Sheet <u>1 OF 2</u>

JOBSITE SUBDIVISION

a replat of Kipp Simple Land Division



K N ENERGY PARK SUBDIVISION



JOBSITE SUBDIVISION
 LOCATED IN THE
 N 1/2 SW 1/4 SEC 25, T1N, R2W, U.M.
 MESA COUNTY, COLORADO

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

Designed By <i>S.L.H.</i>	Checked By <i>M.W.D.</i>	Job No. 010-01-01
County Planning / 2004-01 PM	Date OCTOBER, 2006	Sheet 2 OF 2