

Fine Subdivision

Being a Replat of Lots 13, 14, & the W1/2 of Lot 15 in Rolling Acres, Grand Junction, Mesa County, Colorado, Reception No. 636588

PLAT

SITUATE IN THE NE1/4 SW1/4 SECTION 35, T1N, R1W, UTE MERIDIAN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Terry D. Fine, is the real owner of that real property situate in the City of Grand Junction, County of Mesa, State of Colorado, recorded in Book 3461 at Page 490 of the Mesa County Clerk & Recorder's Office, and being situate in the NE1/4 of the SW1/4 of Section 35, T1N, R1W, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Lot 13, 14, and the West half of Lot 15 in ROLLING ACRES, Reception No. 636588,

and being more particularly described as follows:

Beginning at the NW Corner of the E1/2 of Lot 15 in Rolling Acres, and considering the East Line of the NE1/4 of the SW1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian to bear S00°00'00"E and all bearings contained herein to be relative thereto; thence S28°07'57"W along the West Line of the E1/2 of said Lot 15 a distance of 231.50 feet to the SW Corner of the E1/2 of said Lot 15; thence S88°09'00"W a distance of 29.52 feet; thence along a curve turning to the left with a radius of 285.40 feet, an arc length of 188.79 feet, and a chord bearing S69°12'00"W a distance of 185.36 feet; thence S50°15'00"W a distance of 245.48 feet; thence along a curve turning to the right with a radius of 30.00 feet, an arc length of 69.22 feet, and a chord bearing N63°39'00"W a distance of 54.86 feet; thence N02°27'00"E a distance of 175.13 feet; thence along a curve turning to the right with a radius of 50.00 feet, an arc length of 47.44 feet, and a chord bearing N29°38'00"E a distance of 45.68 feet; thence N56°49'00"E a distance of 296.06 feet; thence N63°26'00"E a distance of 60.00 feet to the NW Corner of the E1/2 of said Lot 15, which is the Point of Beginning, containing 2.00 acres as described.

That said owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as FINE SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

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, 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 and brush; provided however, that the owners/beneficiaries shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots 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 are represented hereon.

IN WITNESS WHEREOF said owner have caused their names to be hereunto subscribed this _____ day of _____ A.D., 2007

Terry D. Fine
Terry D. Fine

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 21st day of May A.D., 2007, by Terry D. Fine.

3-13-2010
My commission expires:

Patricia A. Washington
Notary Public



TITLE CERTIFICATION
State of Colorado

We, Abstract & Title Co. 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 is vested to Terry D. Fine; 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, as of May 7, 2007

Date: May 23, 2007

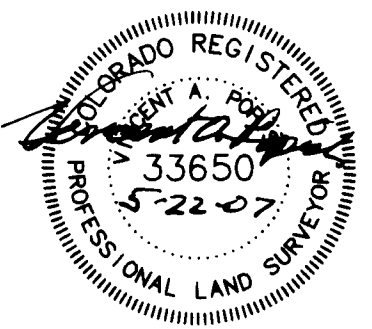
By: Kan Greer Ellison, Examiner
Name and Title
Abstract & Title Co. of Mesa County, Inc.

SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, do hereby certify that the accompanying plat of FINE SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same. This Plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado.

Vincent A. Popish
Vincent A. Popish, P.L.S. No. 33650
Independent Survey, Inc.

5-22-07
Date



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 4411, Pages 926-931 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 Branch President - Patterson with the authority of its board of directors this 14th day of May A.D., 2007.

By: Tami L. Beard For: American National Bank
Title: Patterson Branch President

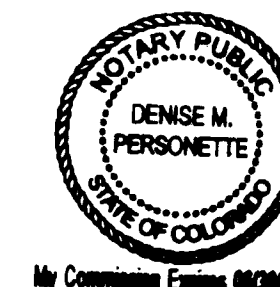
STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 10th day of May A.D., 2007, by Tami L. Beard for American National Bank.

Title: Patterson Branch President

6/30/2010
My commission expires:

Denise M. Personette
Notary Public



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 3840, Pages 400-404 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 Branch President - Patterson with the authority of its board of directors this 14th day of May A.D., 2007.

By: Tami L. Beard For: American National Bank
Title: Patterson Branch President

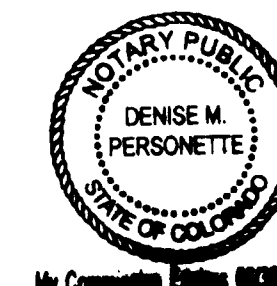
STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 14th day of May A.D., 2007, by Tami L. Beard for American National Bank.

Title: Patterson Branch President

6/30/2010
My commission expires:

Denise M. Personette
Notary Public



CITY OF GRAND JUNCTION APPROVAL

This plat of FINE SUBDIVISION, a Subdivision in the City of Grand Junction, County of Mesa, State of Colorado, was approved this 25th day of MAY A.D., 2007.

Sam Kadis
City Manager

Mayor

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 12:05 o'clock P.M. this 14th day of June A.D., 2007, and is duly recorded in Book No. 4440, Page 824-825

Reception No. 2384194 Drawer No. TT-93 Fees 20.00 1.00

Janice Rich
Clerk and Recorder

Travis Horn
Deputy

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PLAT

SITUATE IN THE NE1/4 SW1/4 SECTION 35, T1N, R1W, UTE MERIDIAN

INDEPENDENT SURVEY, Inc.

VINCENT A. POPISH, PLS
133 N. 8th Street, Grand Junction, Colorado 81501
Phone (970)257-7552 Cell (970)986-9035 Fax (970)257-1263

Client: Terry D. Fine
Date: 5/10/07
Scale: 1"=30'
Drawn by: DJS
Checked by: VAP
File No.: 206157.1
File Name: FinePlat

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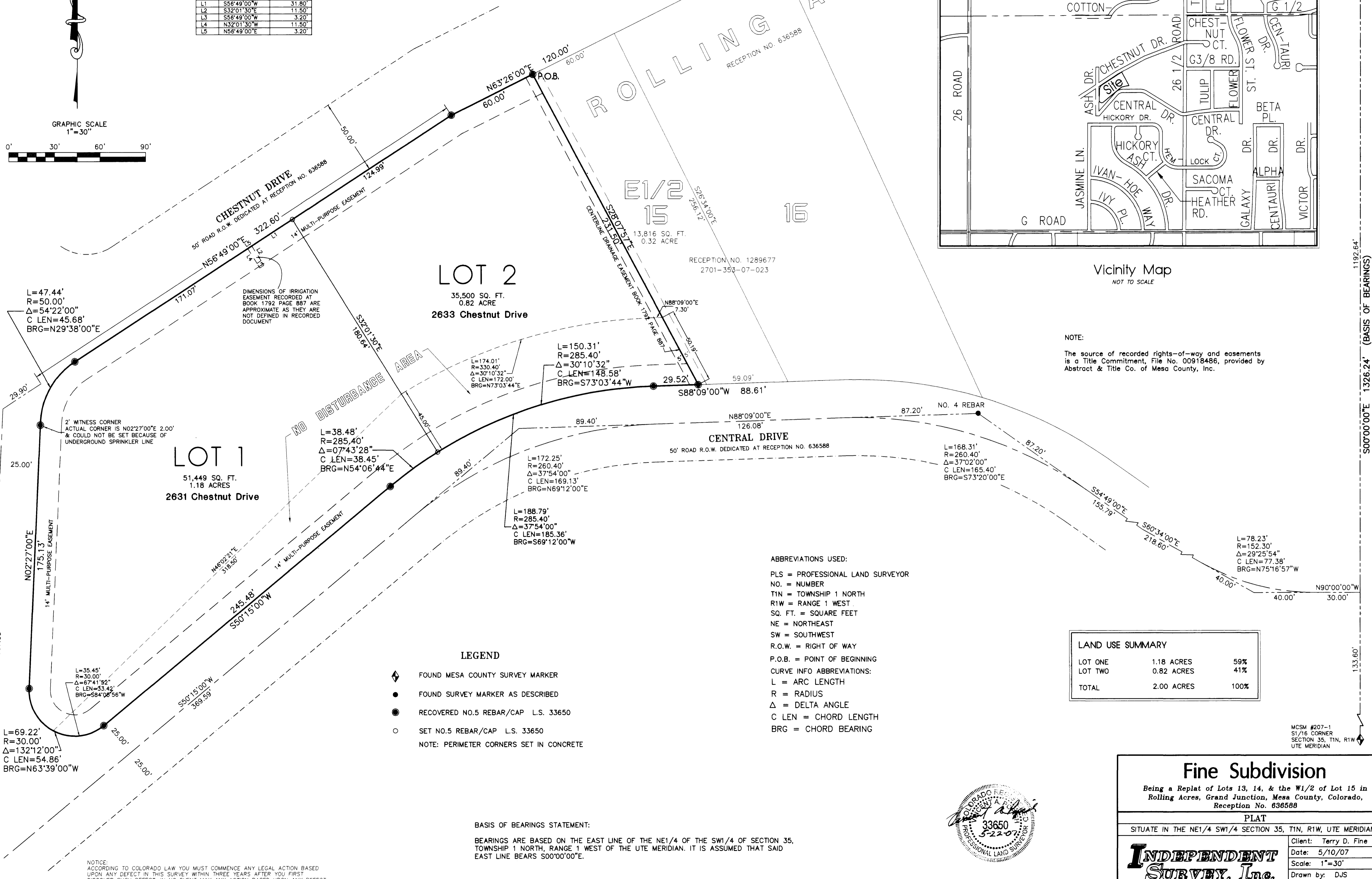
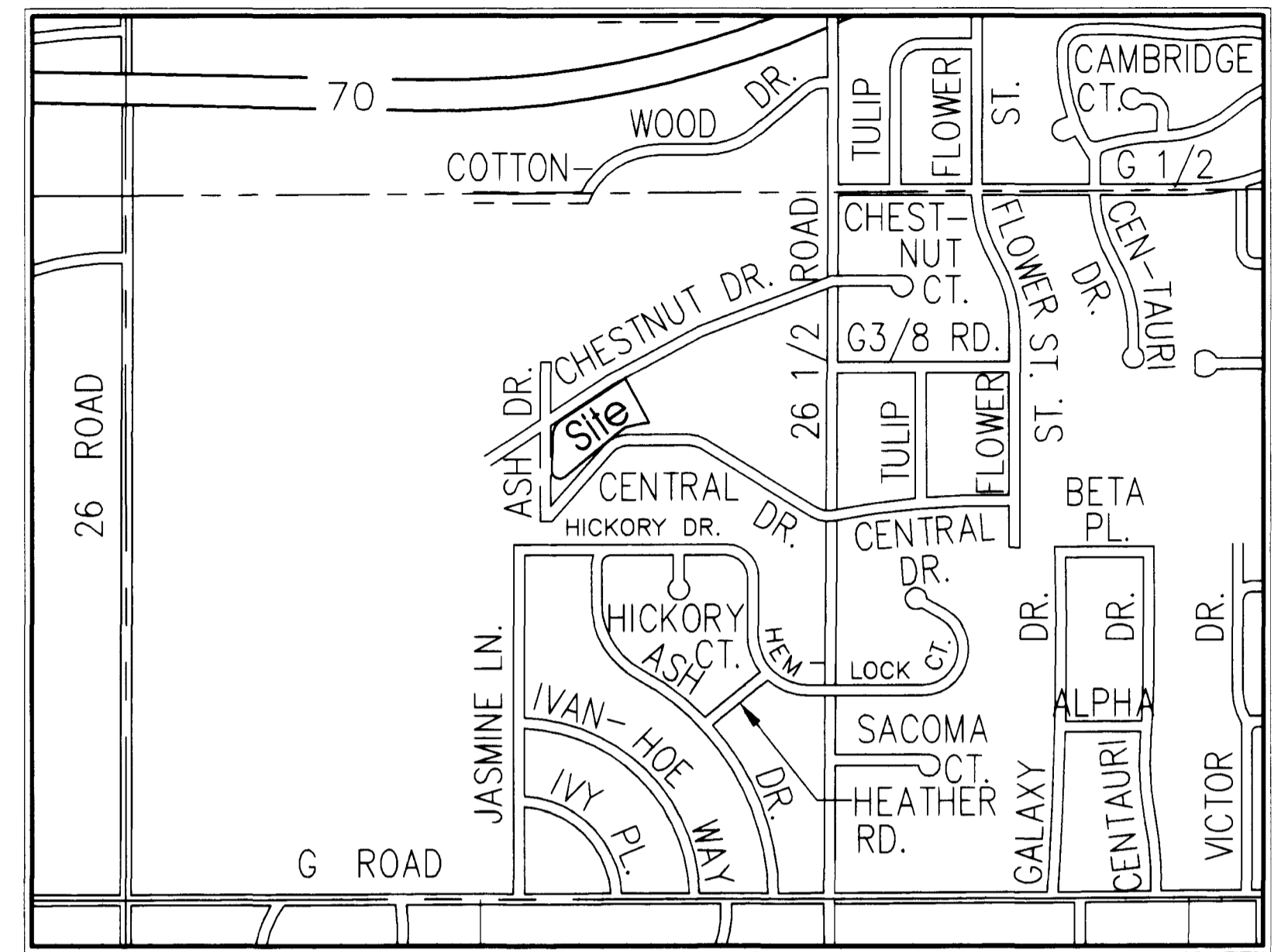
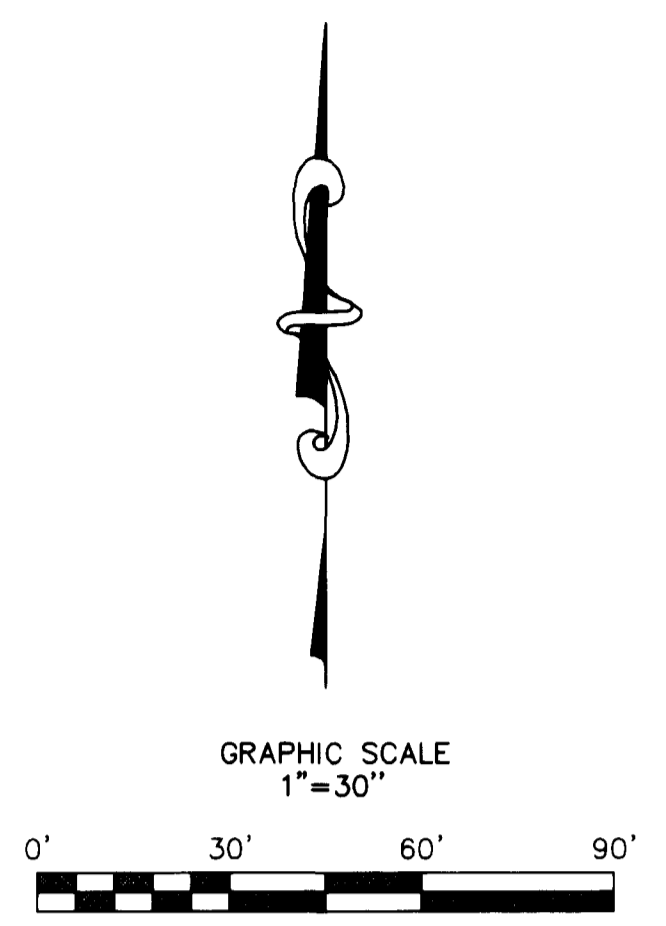
PLAT

SITUATE IN THE NE1/4 SW1/4 SECTION 35, T1N, R1W, UTE MERIDIAN

MCSM #1268
C1/4 CORNER
SECTION 35, T1N, R1W
UTE MERIDIAN

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S56°49'00"W | 31.80' |
| L2 | S32°01'30"E | 11.50' |
| L3 | S56°49'00"W | 3.20' |
| L4 | N32°01'30"W | 11.50' |
| L5 | N56°49'00"E | 3.20' |



DIMENSIONS OF IRRIGATION EASEMENT RECORDED AT BOOK 1792 PAGE 887 ARE APPROXIMATE AS THEY ARE NOT DEFINED IN RECORDED DOCUMENT

NO DISTURBANCE AREA

NOTE:
The source of recorded rights-of-way and easements is a Title Commitment, File No. 00918486, provided by Abstract & Title Co. of Mesa County, Inc.

- ABBREVIATIONS USED:
- PLS = PROFESSIONAL LAND SURVEYOR
 - NO. = NUMBER
 - T1N = TOWNSHIP 1 NORTH
 - R1W = RANGE 1 WEST
 - SQ. FT. = SQUARE FEET
 - NE = NORTHEAST
 - SW = SOUTHWEST
 - R.O.W. = RIGHT OF WAY
 - P.O.B. = POINT OF BEGINNING
 - CURVE INFO ABBREVIATIONS:
 - L = ARC LENGTH
 - R = RADIUS
 - Δ = DELTA ANGLE
 - C LEN = CHORD LENGTH
 - BRG = CHORD BEARING

- LEGEND
- ◆ FOUND MESA COUNTY SURVEY MARKER
 - FOUND SURVEY MARKER AS DESCRIBED
 - RECOVERED NO.5 REBAR/CAP L.S. 33650
 - SET NO.5 REBAR/CAP L.S. 33650
- NOTE: PERIMETER CORNERS SET IN CONCRETE

LAND USE SUMMARY

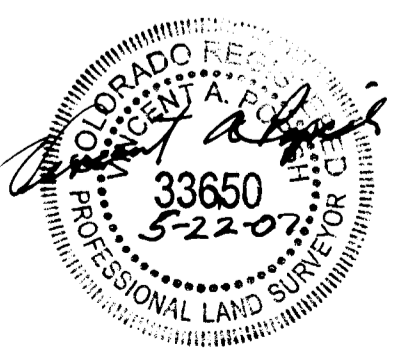
| | | |
|---------|------------|------|
| LOT ONE | 1.18 ACRES | 59% |
| LOT TWO | 0.82 ACRES | 41% |
| TOTAL | 2.00 ACRES | 100% |

LEGEND

LEGEND

BASIS OF BEARINGS STATEMENT:
BEARINGS ARE BASED ON THE EAST LINE OF THE NE1/4 OF THE SW1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN. IT IS ASSUMED THAT SAID EAST LINE BEARS S00°00'00"E.

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 CERTIFICATION SHOWN HEREON.



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