

THUNDERIDGE SUBDIVISION

The East half of Lot 64, Pomona Park Subdivision and a part of
S1/2 SW1/4 Section 34, Township 1 North, Range 1 West, Ute Meridian
City of Grand Junction, County of Mesa, State of Colorado

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Nancy J. Eaton, is the owner of real property situated in the S1/2 SW1/4 Section 34, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado described in Book 1774 at Page 542 of the records of the Mesa County Clerk and Recorder; and as shown on the accompanying plat, said property being more particularly described as follows:

Commencing at Mesa County Survey Marker #1061 for the west sixteenth corner of said Section 34 whence Mesa County Survey Marker #2-1 for the southwest corner of said Section 34 bears South 89°58'51" West with all bearings herein relative thereto;
Thence North 00°06'35" West, a distance of 30.00 feet to the Point of Beginning;
Thence along the northerly right-of-way of G Road South 89°58'51" West, a distance of 329.52 feet to the west line of the east half of Lot 64 of Pomona Park Subdivision as recorded at reception no. 12485 of the Mesa County records;
Thence along said west line North 00°07'42" West, a distance of 614.00 feet to the southerly right-of-way of G Road as recorded on said Pomona Park Subdivision;
Thence along said southerly right-of-way North 84°56'34" East, a distance of 329.72 feet to the west line of said Lot 64;
Thence North 00°06'35" West, a distance of 15.00 feet to the northwest corner of the southwest quarter of the southeast quarter of the southwest quarter of said Section 34;
Thence along the north line of said southwest quarter of the southeast quarter of the southwest quarter North 89°44'44" East, a distance of 659.43 feet to the northeast corner of said southwest quarter of the southeast quarter of the southwest quarter;
Thence along the west line of said southwest quarter of the southeast quarter of the southwest quarter South 00°04'04" East, a distance of 155.00 feet;
Thence South 89°44'44" West, a distance of 659.31 feet to the east line of said Lot 64;
Thence along said line South 00°06'35" East, a distance of 474.21 feet to the Point of Beginning.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as THUNDERIDGE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

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 or 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 Owner certifies that all lienholders, if any, are represented hereon.

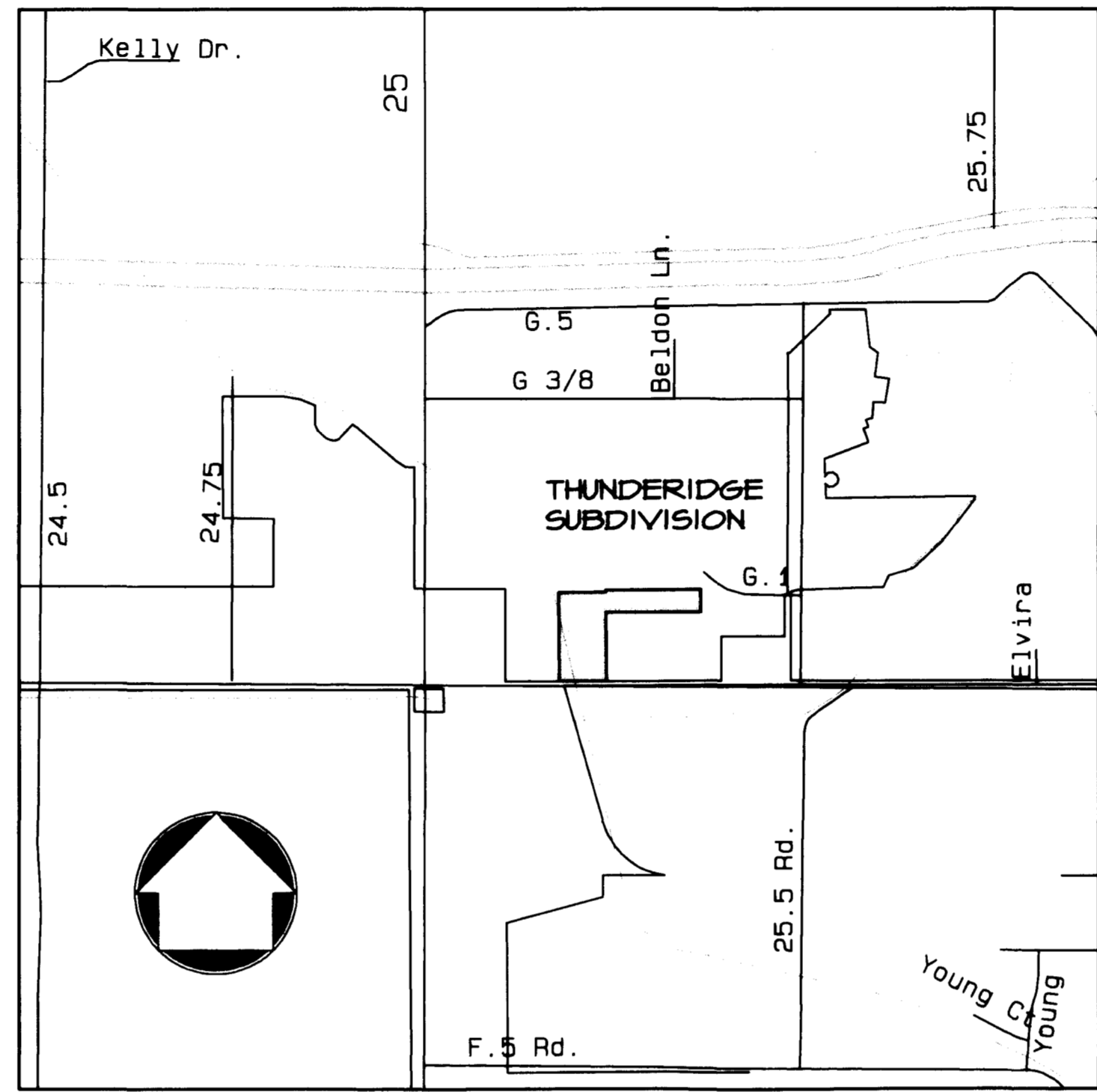
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed.

Nancy J. Eaton
Nancy J. Eaton

STATE OF COLORADO)
COUNTY OF MESA)ss

The foregoing instrument was acknowledged before me by Nancy J. Eaton as owner this 12th day of July, 2007.

Witness my hand and official seal:
My commission expires 11/06/2010 *Tracy A. Moore*
Notary Public



VICINITY MAP 1" = 1000'

AREA SUMMARY		
LOTS	6.917 ACRES	98.91%
STREETS	0.076 ACRES	1.09%
TOTAL	6.993 ACRES	100%

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 4338 Page 54 of the public records of Mesa County, Colorado shall be subordinated to the dedication shown hereon.

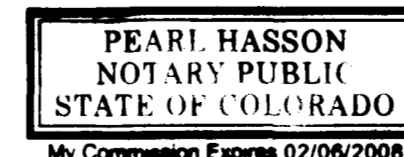
In witness whereof, the said corporation has caused these presents to be signed by its *John Schmidt* with the authority of its board of directors this 13th day of July, 2007.

By: *John Schmidt* For: *John Schmidt*
TITLE: *Assistant Vice President* VECTRA BANK COLORADO, NATIONAL ASSOCIATION

STATE OF COLORADO)
COUNTY OF MESA)ss

The foregoing instrument was acknowledged before me by *John Schmidt, AVP, Vectra Bank Colorado, N.A.* as *Lienholder* this 13th day of July, 2007.

Witness my hand and official seal:
My commission expires 2-6-08 *Pearl Haddon*
Notary Public



TITLE CERTIFICATION

We Land Title Guarantee 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 Nancy J. Eaton; 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: July 13, 2007 BY: *LJW*
NAME AND TITLE: *LAWRENCE J. WENT* EXAMINER
LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION

CITY APPROVAL

This plat of THUNDERIDGE SUBDIVISION, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 12th day of July, 2007.

Simon Kadad
City Manager
Bob Reas
Mayor

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of THUNDERIDGE SUBDIVISION, a subdivision of a part of the City of Grand Junction, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.



For and on behalf of River City Consultants, Inc.
K. Scott Thompson,
Colorado PLS 18480

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 11:46 o'clock A.M. on this 23rd day of July, 2007.

and was recorded at Reception No. 2392251, Book 4475.

Page 5944-595 Drawer No. JT-121, Fees 20.00 1.00

By: *Janice Rich* Clerk and Recorder *Ginny Baughman* Deputy

This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Land Title Guarantee Company - Grand Junction, No. GJR65002694-2, dated July 13, 2007. Other documents may exist which would affect this property.

THUNDERIDGE SUBDIVISION
City of Grand Junction, County of Mesa, State of Colorado

S1/2 SW1/4 Section 34, Township 1 North, Range 1 West, Ute Meridian

River City CONSULTANTS, INC.
Integrated Design Solutions

744 Horizon Court, Suite 110
Grand Junction, CO 81506
Phone: 970-241-4722
Email: info@rccwest.com

Sheet 1 of 2 Date: Jul 13, 2007

Job No. 1014-00107 Drawn: kst Checked: Approved: kst

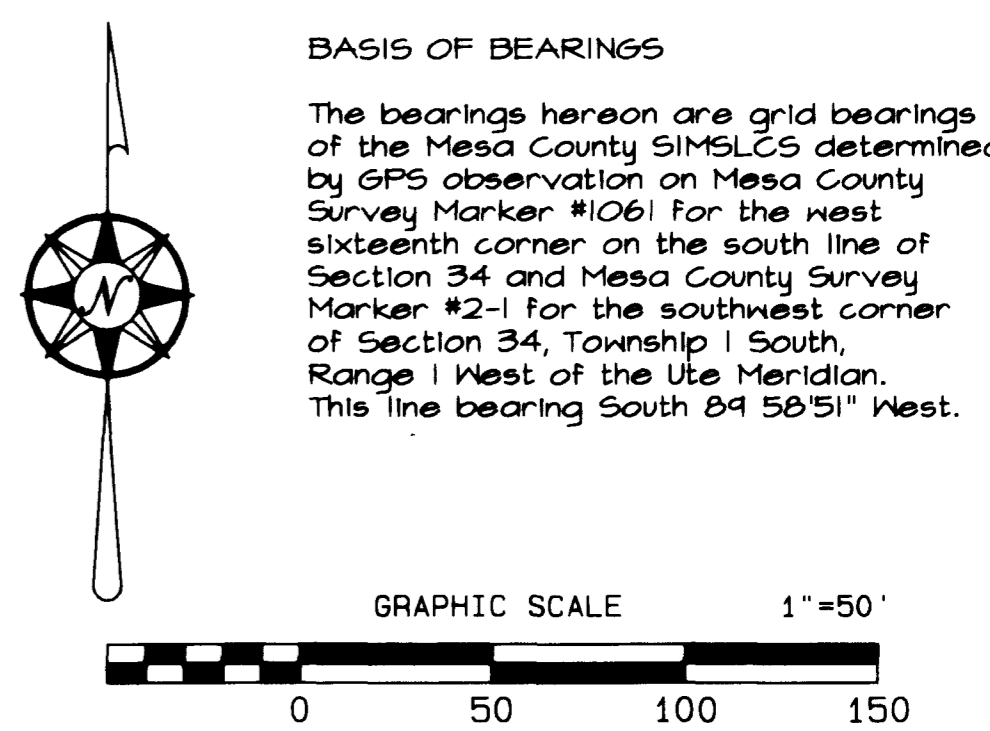
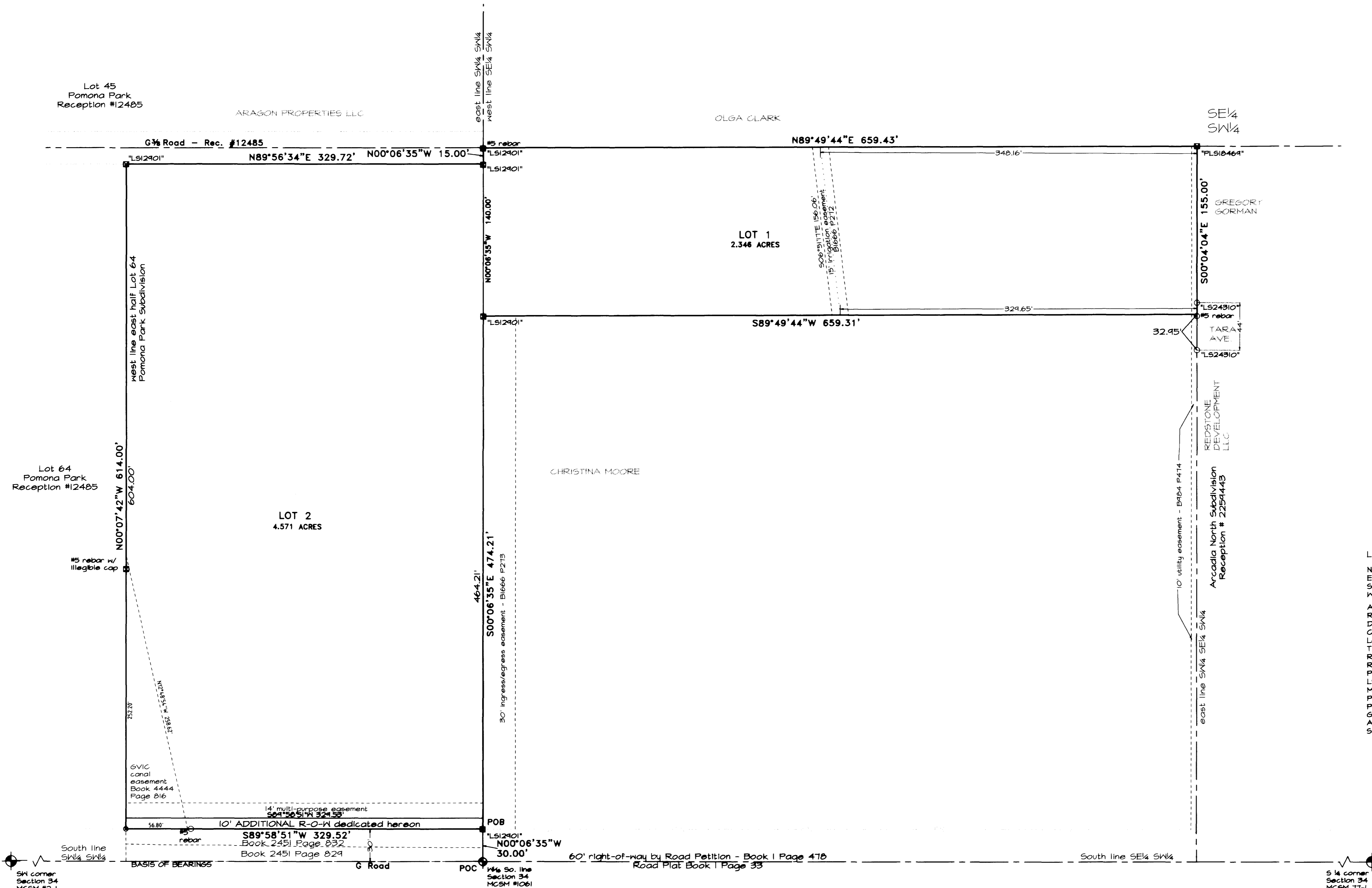
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NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Notice: This plat has been determined to be of sufficient clarity and legibility to be approved by the City of Grand Junction. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability of the Clerk and Recorder's Office to create a scanned image that is of comparable quality to the original document.

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- LEGEND**
- ⊕ found Mesa County Survey Marker
 - ⊠ found aluminum monument as noted
 - found rebar and cap as noted
 - set 24" #5 rebar/aluminum cap PLS 18480
 - ⊗ set brass disk "PLS 18480" in concrete slab

- LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT**
- N: NORTH
 - E: EAST
 - S: SOUTH
 - W: WEST
 - A: ARC LENGTH OF CURVE
 - R: RADIUS OF CURVE
 - DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
 - CHRG: BEARING OF LONG CHORD OF CURVE
 - LC: LENGTH OF LONG CHORD OF CURVE
 - T: TOWNSHIP
 - R: RANGE
 - R.O.W: RIGHT-OF-WAY
 - PLS: PROFESSIONAL LAND SURVEYOR
 - LS: LAND SURVEYOR
 - MCSM: MESA COUNTY SURVEY MARKER
 - POB: POINT OF BEGINNING
 - POC: POINT OF COMMENCEMENT
 - GPS: GLOBAL POSITIONING SYSTEM
 - AVE: AVENUE
 - SIMSLCS: SURVEY INFORMATION MANAGEMENT SYSTEM - LOCAL COORDINATE SYSTEM



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

THUNDERIDGE SUBDIVISION

City of Grand Junction, County of Mesa, State of Colorado

S1/2 SW1/4 Section 34, Township 1 North, Range 1 West, Ute Meridian

River City CONSULTANTS, INC.
 Integrated Design Solutions

744 Horizon Court, Suite 110
 Grand Junction, CO 81508
 Phone: 970-241-4722
 Email: info@rcwest.com

Sheet 2 of 2	Date: Jul 13, 2007	Checked: []		Approved: []
Job No. 1014-00107	Drawn: kst	Checked: []	Approved: []	
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