

Lupinski Simple Subdivision

in a portion of the SE1/4 SW1/4 and the SW1/4 SE1/4 Section 36,
Township 1 North, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado

Owners' Statement and Dedication:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Stanislaw Lupinski and Krystyna Lupinski as tenants in common, are the owners of that real property as evidenced by deed, Book 2204, Page 659, as modified by the right-of-way vacation as recorded in Book and Page as indicated in the Associated Recorded Documents shown elsewhere on this sheet, said property being more particularly described as follows:

A parcel of land situate in the SE1/4 SW1/4 and SW1/4 SE1/4 Section 36, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the S 1/4 corner of Section 36, Township 1 North, Range 1 West of the Ute Meridian, monumented with a 3 1/2-inch aluminum cap with unreadable markings, whence the W 1/16 corner of the south line of said Section 36, monumented with a 2 1/2-inch aluminum cap, PLS 17485, bears S89°59'42"W, a distance of 1320.98 feet with all other bearings contained herein being relative thereto;

thence N00°01'09"E along the west line of the SW1/4 SE1/4 of said Section 36, a distance of 641.99 feet to the easterly right-of-way line of Horizon Drive;

thence, S31°13'17"W along said easterly line, a distance of 51.51 feet to the POINT OF BEGINNING, said point being common to the subject property and that parcel of land as described in Book 3042, Page 429-431, monumented by a 2-inch aluminum cap on a 5/8-inch rebar, PLS 31160;

thence along said common property line on the following three courses with the southeasterly 106.09 feet of the 3rd course being common to that parcel of land as described in Book 3597, Page 679-681:

- 1) S58°33'40"E, a distance of 135.01 feet to a point monumented by a 1-inch plastic cap on 5/8-inch rebar, PLS 27266;
- 2) S31°26'20"W, a distance of 78.91 feet to a point, whence a Reference Monument bears N76°35'06"W, a distance of 3.45 feet, said Reference Monument being a 2-inch aluminum cap on a 5/8-inch rebar, PLS 16835;
- 3) S58°13'56"E, a distance of 251.05 feet to a point on the westerly line of Lot 3 Block 5 of Partee Heights as recorded in the records of the Mesa County, Colorado, Clerk and Recorder at Plat Book 9, Page 64, monumented by a 2-inch aluminum cap on 5/8-inch rebar, PLS 16835;

thence, N39°07'07"E along the westerly line of Partee Heights, a distance of 270.12 feet to the southwest corner of Lot 6 Block 5 of said Partee Heights, monumented by a 1-inch plastic cap on 5/8-inch rebar, PLS 16413;

thence, N30°30'43"E along the west line of said Lot 6, a distance of 172.62 feet to the northwest corner of said Lot 6, monumented by a 1 1/2-inch aluminum cap on 5/8-inch rebar, PLS 16385;

thence, S50°33'45"E along the north line of said Lot 6, a distance of 99.13 feet to the northeast corner of said Lot 6 and the westerly right-of-way line of Niblic Drive, monumented by a 1-inch plastic cap on 5/8-inch rebar, PLS 16413;

thence, N00°46'23"E along said westerly line of Niblic Drive, a distance of 252.81 feet to the southeast corner of Lot 2 Block 8 of Partee Heights, monumented by a 1 1/2-inch aluminum cap on 5/8-inch rebar, PLS 16835;

thence, N89°55'06"W along the south line of said Lot 2, a distance of 137.82 feet to the southwest corner of said Lot 2, monumented by a 2-inch aluminum cap on 5/8-inch rebar, PLS 31160;

thence, along the westerly line of said Lot 2 on the following two courses:

- 1) N41°44'50"E, a distance of 26.80 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 31160;
 - 2) N00°04'54"E, a distance of 58.81 feet to a 2-inch aluminum cap on 5/8-inch rebar, PLS 31160;
- thence, N59°01'06"W, a distance of 105.36 feet to a point on the south line of Lot 3 Block 8 of said Partee Heights and common to that parcel of land described in Book 2682, Page 836-837, monumented by a 1 1/2-inch aluminum cap on a 5/8-inch rebar, PLS 16835;
- thence along said common property line on the following two courses:
- 1) S31°33'50"W, a distance of 114.66 feet to a 1 1/2-inch aluminum cap on 5/8-inch rebar, PLS 16835;
 - 2) N58°22'24"W, a distance of 141.20 feet to a point on the easterly right-of-way line of Horizon Drive, monumented by a 2-inch aluminum cap on 5/8-inch rebar, PLS 31160;
- thence, S31°13'17"W along said right-of-way line, a distance of 453.43 feet to the POINT OF BEGINNING

EXCEPT for that parcel of the vacated unnamed street right-of-way as recorded in the Book and Page as identified in the Associated Recorded Documents shown elsewhere on this sheet, that is appurtenant to Lot 6 Block 5 of said Partee Heights being described by metes and bounds as follows:

BEGINNING at the northwest corner of said Lot 6, monumented by a 1 1/2-inch aluminum cap on 5/8-inch rebar, PLS 16835;

thence, N39°26'15"E, a distance of 25.00 feet to the center line of said vacated unnamed street, monumented by a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;

thence, S50°33'45"E along said center line, a distance of 79.13 feet to the westerly line of Niblic Drive as shown on the plat of said Partee Heights, monumented by a 2-inch aluminum cap on 5/8-inch rebar, PLS 38005;

thence, S00°46'23"W along said westerly line of Niblic Drive, a distance of 32.02 feet to the northeast corner of said Lot 6, monumented by a 1-inch plastic cap on 5/8-inch rebar, PLS 16413;

thence, N50°33'45"W, along the northerly line of said Lot 6, a distance of 99.13 feet to the POINT OF BEGINNING containing 5.52 acres by these measures.

That said owners have laid out, platted and subdivided the above described properties into lots shown hereon, and designate the same as Lupinski Simple Subdivision, in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby make the following 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 tracts/easements include the right of ingress and egress on, along, over, 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/Rentention 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 to and from the easement.

That there are no lienholders of record for the described property.

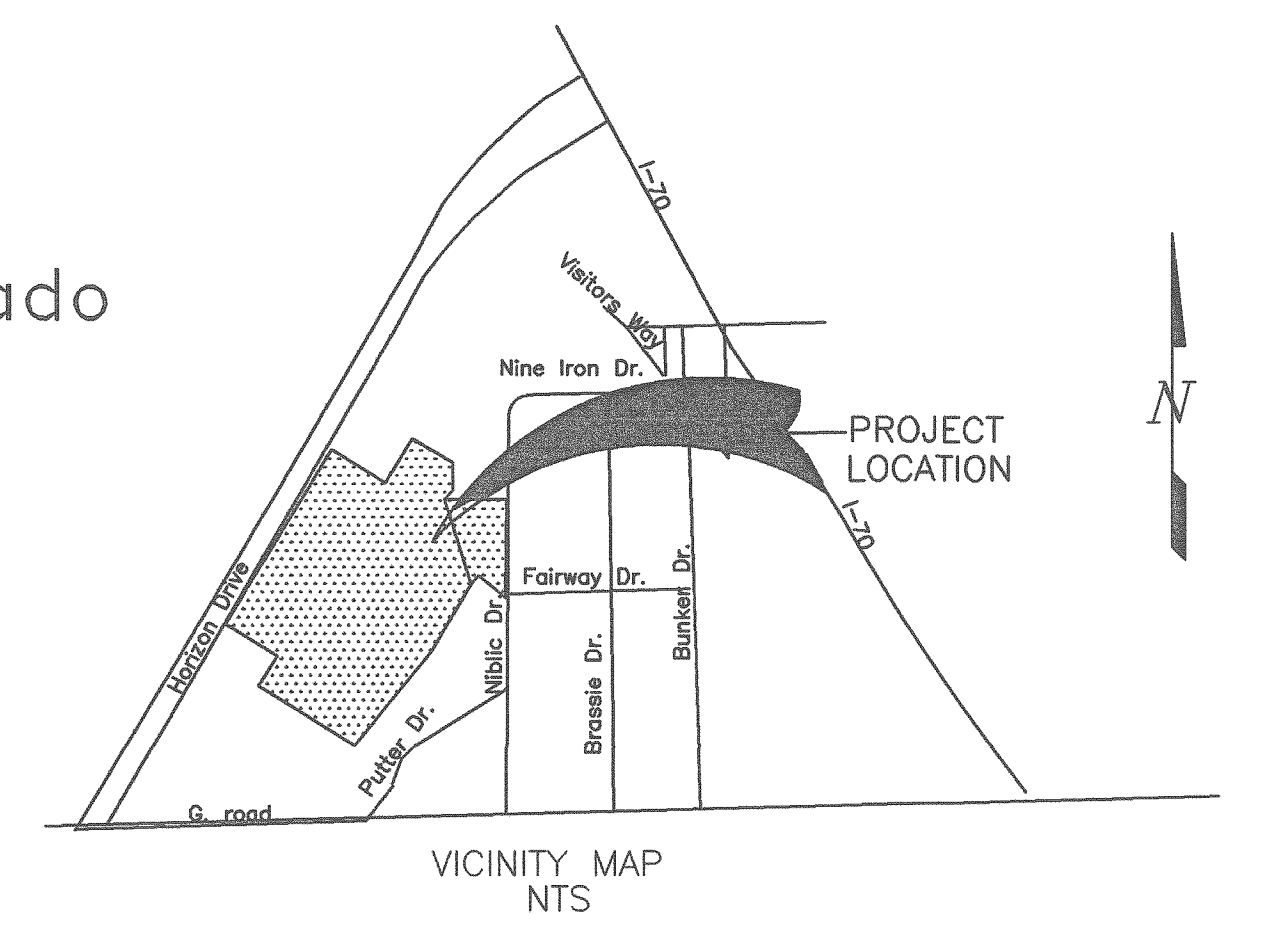
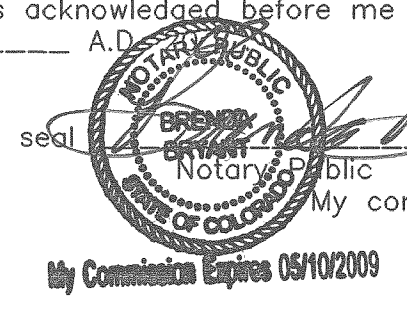
IN WITNESS WHEREOF, said owners, Stanislaw Lupinski and Krystyna Lupinski have caused their name to be hereunto subscribed this 24th day of July, A. D. 2007

Stanislaw Lupinski By Krystyna Lupinski
Stanislaw Lupinski Krystyna Lupinski

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me by Stanislaw Lupinski and Krystyna Lupinski this 24th day of July, A. D. 2007

Witness my hand and official seal [Signature]
Notary Public
My commission expires 5/10/2009



Associated Recorded Documents:

The below listed recording information for Associated Record Documents was not prepared under the professional land surveyor's responsible charge, Board Rule 6.2.1, State of Colorado.

The recording information is to be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

1. ROW vacation of that unnamed street between Lot 1, Block 8 and Lot 6, Block 5 of the Partee Heights - Book 4485, Page 134
2. 5-foot Irrigation Easement granted to the Partee Heights Homeowners' Association - Book 4485, Page 133

Title Certification:

STATE OF COLORADO }
COUNTY OF MESA } SS

We, Abstract & Title Co., 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 in Stanislaw Lupinski and Krystyna Lupinski as tenants in common, 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 rights-of-way of record are shown hereon.

Date: July 24, 2007 By: Donald K. Paris Title: Chief Title Officer

City of Grand Junction Approval:

This Plat of the Lupinski Simple Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on this 15th day of August, A. D. 2007.

[Signature]
City Manager

[Signature]
Mayor

Clerk and Recorder's Certificate:

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 10:05 o'clock A.M. this 3rd day of August, A.D., 2007

and is duly recorded in Book No. 4485, Page 137 & 138.

Reception No. 2394337, Drawer No. 77-186
Janice Rich Clerk and Recorder Carolyn S. Span Deputy \$20.00 Fees

Abbreviations Used

Alum. Cap	Aluminum Cap	PLS	Professional Land Surveyor
C 1/4	Center 1/4 Corner	POB	Point of Beginning
CHK	Checked	POC	Point of Commencement
C-S 1/16	Center-South 1/16 Corner	R	Range
CL	Center Line	(R)	Record Bearing and Distance
Dr.	Drive	R.M.	Reference Monument
E	East	ROW	Right-of-way
Ea	Each	S	South
Esmt.	Easement	SE	Southeast
Fnd	Found	SW	Southwest
I-70	Interstate Highway 70	S. Line	South Line
Inc.	Incorporated	Sec.	Section
Irr	Irrigation	SF	Square Feet
LS	Land Surveyor	S 1/4	South 1/4 Corner
(M)	Measured Bearing and Distance	T	Township
MCSM	Mesa County Survey Monument	UT	Ute Meridian
N	North	W	West
Parcel #	Parcel Number	w/	With
PE	Professional Engineer	W 1/16	West 1/16 Corner

Middle initials of names are listed per assessors office records.

Area Summary

Category	Acres	Percent
Lots	5.52	100.0%
Tracts	0.00	0.0%
ROW	0.00	0.0%
Total	5.52	100.0%

Note:

Based on the USDA's Natural Resources Conservation Service, the soil and slope of the lots along Niblic Drive are "very limited" for dwelling type of construction. A Geotechnical Report and a properly engineered foundation will be required for any residential construction.

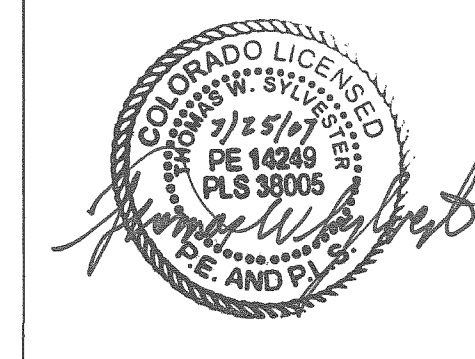
Notice:

According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

SURVEYORS STATEMENT:

I, Thomas W. Sylvester, a Licensed Professional Engineer and Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of Lupinski Simple Subdivision, was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information.

Thomas W. Sylvester, PE 14249 & PLS 38005



Merritt LS, L.L.C.
743 Horizon Ct., Suite 100B, Grand Junction, CO 81506
PHONE (970) 255-7386 FAX (970) 256-7386

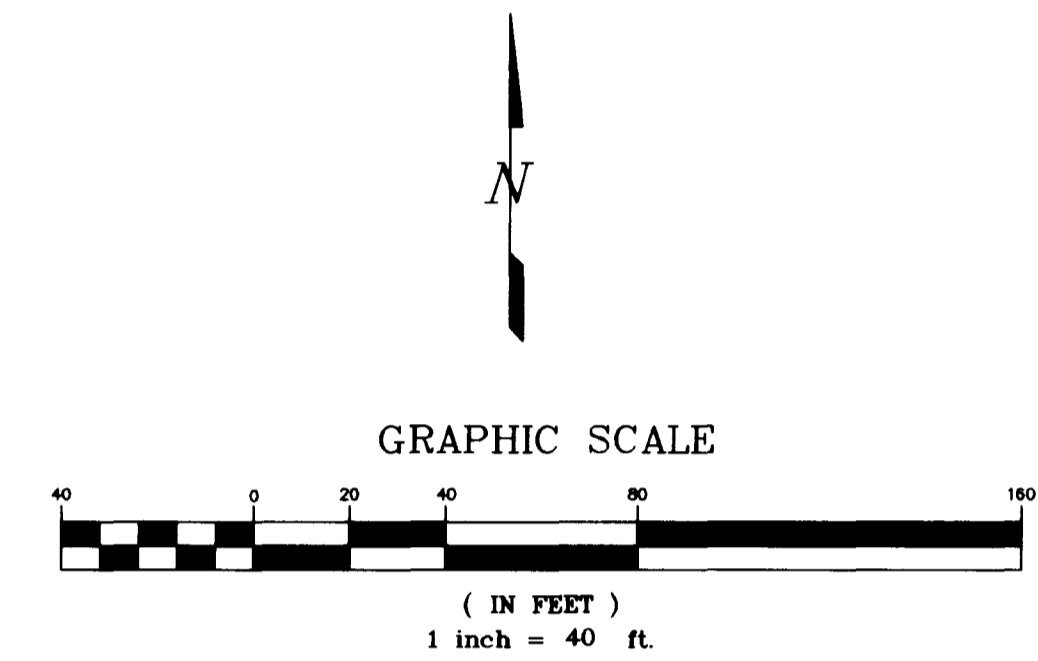
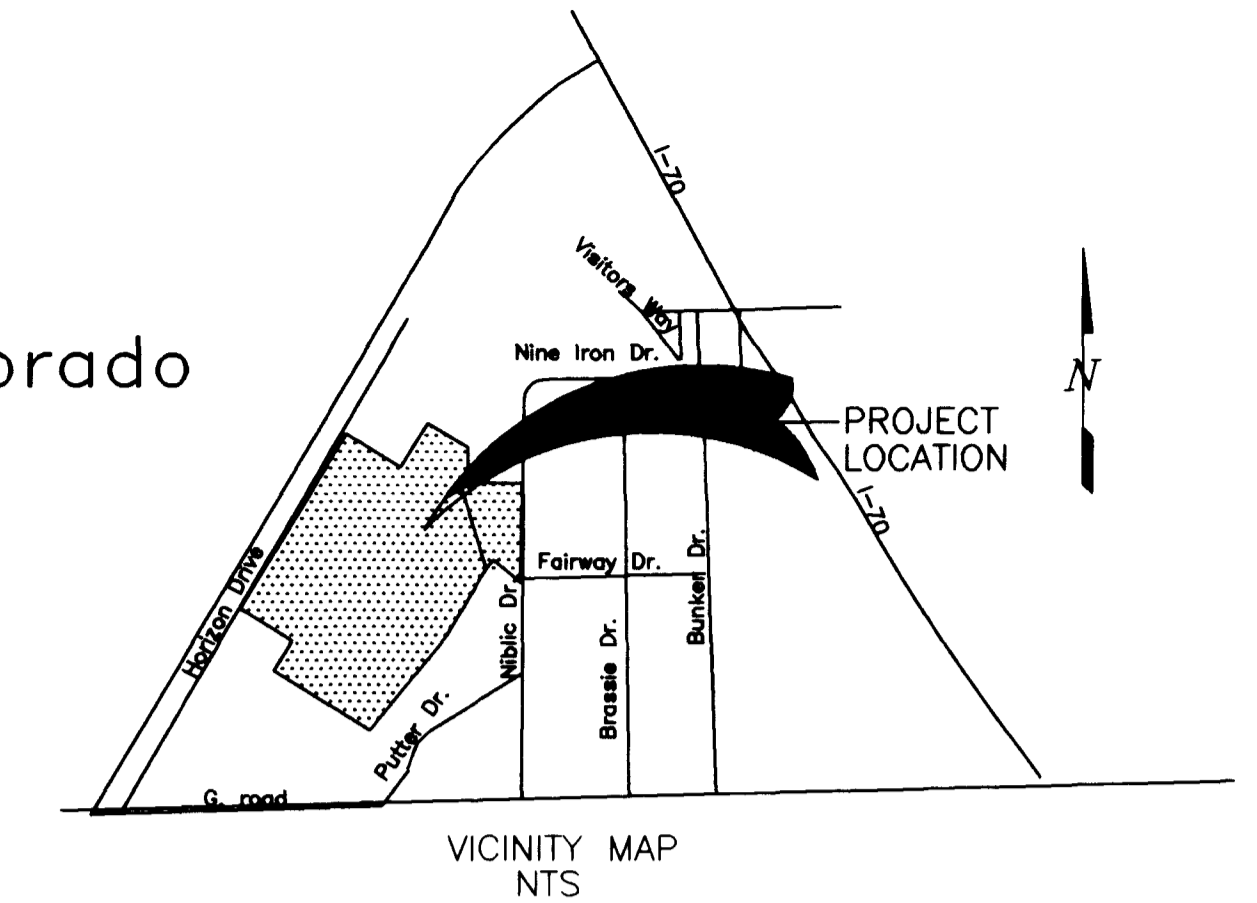
Lupinski Simple Subdivision
in a portion of the SE1/4 SW1/4 and the SW1/4 SE1/4
Section 36, Township 1 North, Range 1 West of the
Ute Meridian, Grand Junction, Mesa County, Colorado

DATE: July 20, 2007	SCALE: 1" = 40'
DRAWN: KKP	CHK: TWS
PROJECT NO: 0543 LSS	SHEET: 1 OF 2

D: Merritt LS Docs\DMG 2005\0543\Lupinski Simple Subdivision\0543\Lupinski Simple Subdivision Plat.dwg Fri Jul 20 17:42:08 2007 Merritt LS, L.L.C., Grand Junction, CO 81506

Lupinski Simple Subdivision

in a portion of the SE1/4 SW1/4 and the SW1/4 SE1/4 Section 36, Township 1 North, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado



LEGEND

- Found Section Monument as described
- Set 2" Alum. Cap on #5 Rebar PLS 38005
- Found Monument as Described
- Section Line
- Property Line
- Easement Center Line
- Easement Line & Adjacent Parcel Line
- Tie Line
- POC Point of Commencement
- POB Point of Beginning
- (M) Measured Bearing or Distance
- (R) Recorded Bearing or Distance
- Monuments found within 0.25' of record are considered as being in record position.
- Complete list of abbreviations located on page 1 of this plat.

Note:

Per Plat Book 9, Page 64, all lots of the Partee Heights subdivision are subject to a 5-foot irrigation easement along their respective boundaries. Per the covenants of the Partee Heights Homeowners' Association recorded in Book 753, Pages 551-553, there is a 10-foot irrigation and utility easement along the rear of any lot not on an alley.

Lot 1, Block 8 of Partee Heights subdivision was merged with the property to the west by deed to Stanislaw Lupinski and Krystyan Lupinski recorded in Book 2204, Page 659.

There are no utilities presently located within the said easements as they pertain to Lot 1, Block 8 of Partee Heights subdivision.

By the merger doctrine the said 5-foot irrigation easement and said 10-foot irrigation and utility easement are vacated along the western and southern boundary of said Lot 1, Block 8 of Partee Heights subdivision.

SURVEYORS STATEMENT:

I, Thomas W. Sylvester, a Licensed Professional Engineer and Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of Lupinski Simple Subdivision, was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information.

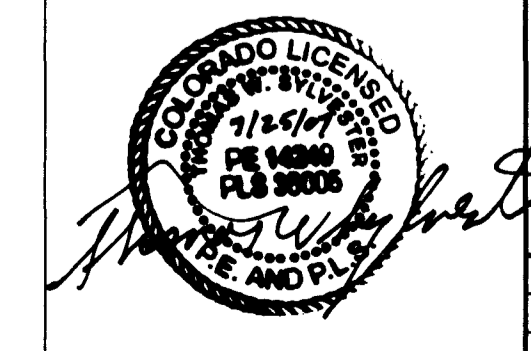
Thomas W. Sylvester, PE 14249 & PLS 38005

Merritt LS, L.L.C.
743 Horizon Ct., Suite 100B, Grand Junction, CO. 81506
PHONE (970) 255-7386 FAX (970) 256-7386

Lupinski Simple Subdivision

in a portion of the SE1/4 SW1/4 and the SW1/4 SE1/4 Section 36, Township 1 North, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado

DATE: July 20, 2007	SCALE: 1" = 40'
DRAWN: KP	CHK: TWS
PROJECT NO: 0543 LSS	SHEET 2 OF 2



C-S 1/16 Corner Sec. 36
Fnd. 3 1/2" Alum. Cap
LS 24331

SE1/4 SW1/4
1320.19' (Allotment)
SW1/4 SE1/4
678.20'

Horizon Drive
100' ROW Book 822, Page 244

Lot 1
5.05 acres
219,843 SF

Partee Heights
Plat Book 9, Page 64

Timothy S. and Jillene J. Hatton
Parcel #2701-364-08-003

Niblic Drive
50' ROW per Plat Book 9, Page 64

Partee Heights
Plat Book 9, Page 64

Basis of Bearing:
The bearing between the found 3 1/2-inch aluminum cap (unreadable) at the S1/4 corner of Section 36 and the found 2 1/2-inch aluminum cap, LS 17485 at the W1/16 corner of the south line of Section 36, both in T. 1 N., R. 1 W., U.M. Bears S89°59'42"W to correspond with the Mesa County Coordinate System.

W 1/16 S Line Sec. 36
Fnd. 2 1/2" Alum. Cap
LS 17485

S 1/4 Corner Sec. 36
Fnd. 3 1/2" Alum. Cap
Unreadable

S 1/4 Corner Sec. 36
Fnd. 3 1/2" Alum. Cap
Unreadable

D: Merritt LS Docs\06\2005\0543\Lupinski Simple Subdivision\0543\Lupinski Simple Subdivision plat.dwg Fri Jul 20 17:42:25 2007 Merritt LS, L.L.C., Grand Junction, CO 81506