

LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT E: EAST S: SOUTH W: WEST A: ARC LENGTH OF CURVE R: RADIUS OF CURVE DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE ChBrg: 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 : SQUARE FEET P.O.B.: POINT OF BEGINNING REC .: RECEPTION NUMBER

KNOW ALL MEN BY THESE PRESENTS:

NO .: NUMBER

That the undersigned, Dakota Land Development LLC, A Colorado Limited Liability Company, is the owner of real property situated in the southeast quarter of the northwest quarter of Section 26, Township I South, Range I West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado described in Book 4351 at Page 525 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 #107 for the center-west sixteenth corner of Section 26 whence a rebar and 2½" aluminum cap "PLS 32824" for the northwest sixteenth corner of said Section 26, Township I South, Range I West of the Ute Meridian bears North 00°16′12″ West with all bearings herein relative thereto;

Thence North 00°16'12" West, a distance of 329.80 feet; Thence South 89°51'46" East, a distance of 20.00 feet to the Point of Beginning; Thence North 00°16'12" West, a distance of 356.20 feet; Thence South 89°03'50" East, a distance of 337.95 feet to a point on the westerly boundary of Antietam Subdivision as monumented; Thence along said boundary South 00°17'37" East, a distance of 351.49 feet; Thence along the boundary of said Antietam Subdivision North 89°51'46" West. a distance of 338.03 feet to the Point of Beginning.

Said Owner has by these presents laid out, platted and subdivided the abovedescribed real property into Lots, Blocks and Tracts as shown hereon, and designated the same as ANOTHER SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

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

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, 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 MITNESS WHEREOF said owner has caused his name to be hereunto subscribed.

Marshall A. Martin, Manager

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me by Marshall A. Martin and Nancy S. Angle as Managers of Dakota Land Development LLC, A Colorado Limited

Liability Company this <u>24</u> day of <u>July</u>, 2007.

Witness my hand and official seal:

My commission expires Nov. 15, 2007

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 4351 Page 526 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 Branch Manage, with the authority of its board of directors this 24T

Branch Manager

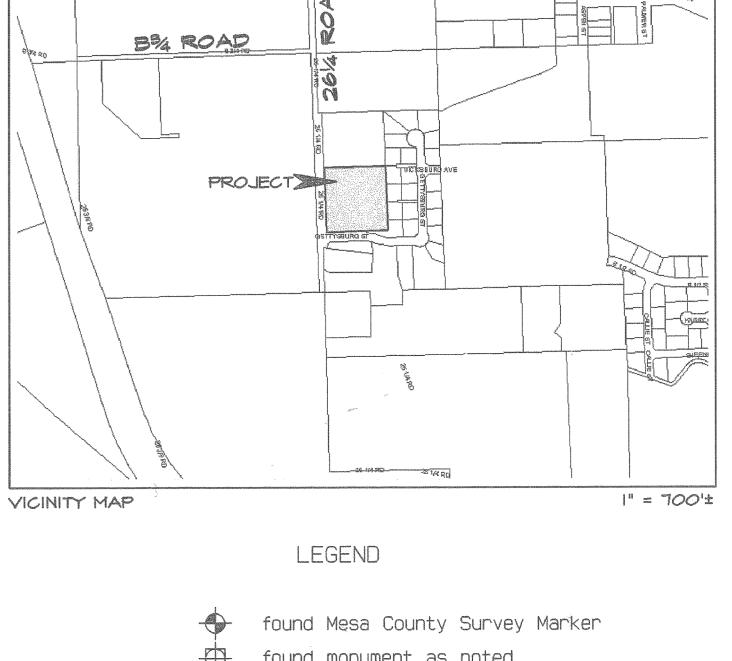
STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me by <u>CAL ST. SOHN</u> __this <u>\$4</u> day of <u>JULY</u>

Witness my hand and official seal:

My commission expires Nov. 15, 2010



found monument as noted

found rebar and cap as noted

set 24" #5 rebar/aluminum cap PLS 18480 in concrete

TITLE CERTIFICATION

We Abstract and Title Company 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 Dakota Land Development LLC a Colorado Limited Liability Company;
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.

CITY APPROVAL

This plat of ANOTHER SUBDIVISION, a subdivision in the City of Grand Junction, County

of Mesa, Colorado, is hereby approved and dedications accepted this <u>26 in day</u> of _____, 2007. City Manager

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 ANOTHER 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

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

LERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, and was recorded at Reception No. 2395608 Book 4490

Page 850 Drawer No. 77133 , Fees 1000 1.005c

Another Subdivision Dakota Land Development

SE14 NM14 Section 26, Township | South, Range | West, Ute Meridian

744 Horizon Court, Suite 110 Grand Junction, CO 81506

Phone: 970-241-4722

Email: info@rccwest.com

Sheet | of | Date: Jul 23, 2007 Drawn: kst Checked: drs Approved: kst

integrated Design Solutions

Job No. 1013-00107 S:\PROJECTS\1013 Dakota LD\survey\001.pro