

DAVE QUEEN SUBDIVISION

A Subdivision of a portion of the South $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 32, Township 1 North Range 1 East of the U.M.

DEDICATION:

Know all men by these presents that David Queen is the owner of that real property as recorded in Book 3213 at Page 385 and 386, in the Mesa County Clerk and Recorder's Office.

Said real property being described by metes and bounds as: A tract or parcel of land situated in the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 32, Township 1 North, Range 1 East of the Ute Meridian and being more particularly described as follows: Commencing at the S $\frac{1}{4}$ corner of said Section 32 (being a Mesa County Survey Marker No. 616-1) and when aligned with the E $\frac{1}{16}$ corner on the South line of said Section 32 (being a Bureau of Land Management monument) is recorded as bearing N89°54'03"E on the recorded plat of Hamlin Subdivision in Plat Book 13 at Page 369 in the Mesa County Clerk and Recorder's Office and all bearings contained herein to be relative thereto; thence S89°54'03"E 345.12 feet to the point of beginning; thence N01°04'38"W 30.00 feet to the approximate center of a wash; thence along said approximate center of wash N01°29'53"W 276.75 feet; thence continuing N06°50'55"W along the approximate centerline of a wash 342.82 feet intersecting the Southerly right of way of the U.S. Government Highline Canal; thence along said Southerly right of way S83°22'30"E 24.08 feet; thence along the arc of a non tangent curve to the right 115.56 feet, with a radius of 626.20 feet, central angle of 10°34'26" and whose long chord bears S76°30'04"E 115.39 feet; thence S71°12'38"E 244.29 feet; thence N00°20'22"E 2.30 feet; thence S71°27'00"E 496.61 feet; thence along the arc of a curve to the left 352.94, with a radius of 806.20 feet, central angle of 25°05'00" and whose long chord bears S84°00'00"E 350.13 feet; thence N83°28'00"E 87.92 feet; thence leaving said canal right of way S00°00'29"E 328.47 feet; thence N89°54'03"W 1225.70 to the point of beginning, City of Grand Junction, County of Mesa, and State of Colorado. Said Tract or Parcel contains 12.27 acres more or less.

That said owner has caused that real property to be laid out and surveyed as DAVE QUEEN SUBDIVISION.

That said owner does hereby dedicate and set apart that real property as and labeled on the accompanying plat as follows:

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 thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of 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.

All lien holders appear hereon.

IN WITNESS said OWNER has caused his name to be hereunto subscribed

this 7th day of August A.D. 2007


David Queen

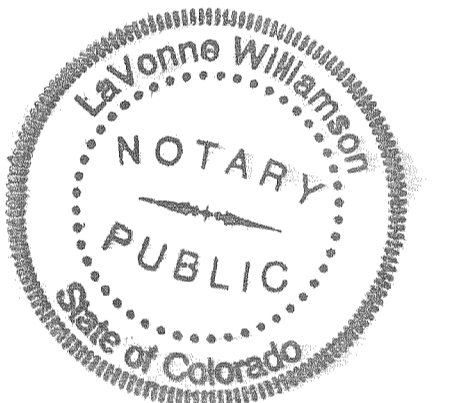
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 7th day of August AD 2007 by David Queen.

My commission expires 04/30/2010


Latonne Williamson

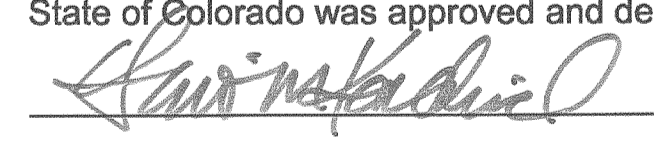
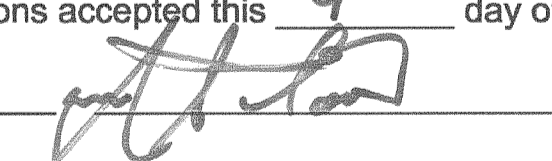


CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
) SS
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:47 O'clock PM
this 10th day of August A.D. 2007
Reception # 2395616 Book 4490 Page 880 & 881
Janice Rich Helen Cross

Clerk and Recorder Deputy
Drawer No. TT 134 Fees 20.00 / 1.00

CITY OF GRAND JUNCTION APPROVAL

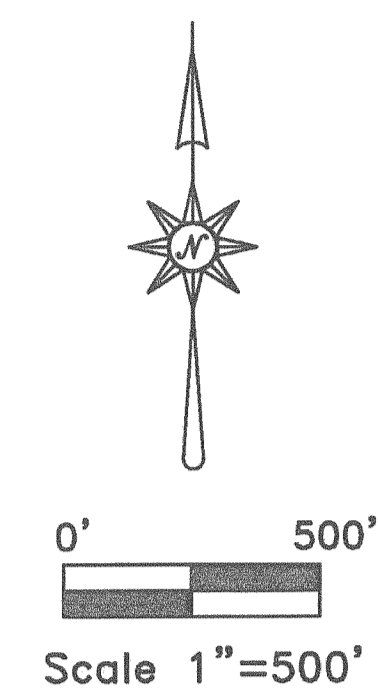
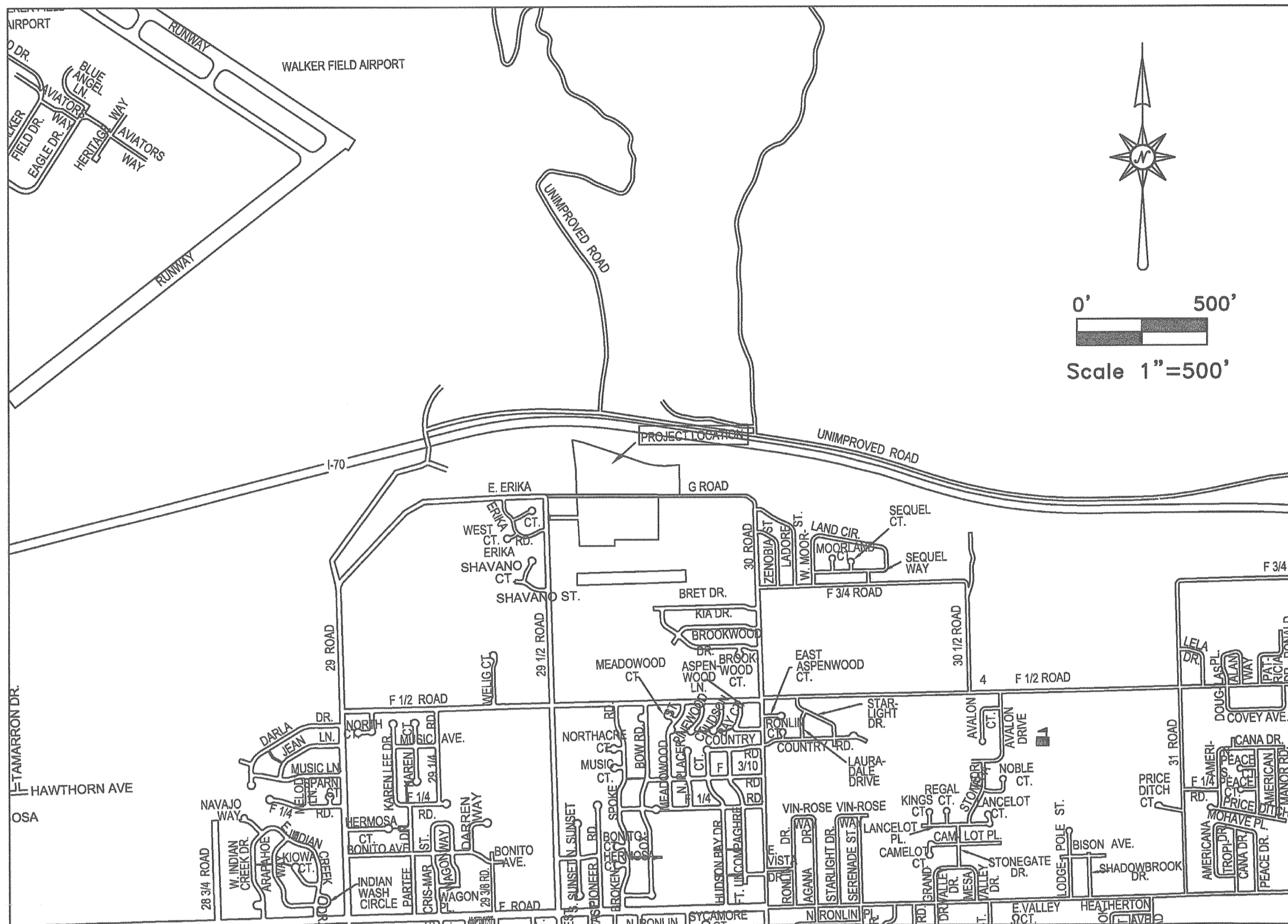
This plat of DAVE QUEEN SUBDIVISION, a subdivision of the City of Grand Junction, County Mesa
State of Colorado was approved and dedications accepted this 9th day of August A.D. 2007.
 
City Manager President of City Council

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of DAVE QUEEN SUBDIVISION, a subdivision of a part of City of Grand Junction and Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.


Cecil D. Caster
Colorado Registered Professional Land Surveyor
P.L.S. Number 24943

Basis of Bearing: A bearing of N89°54'03"W is recorded between the S $\frac{1}{4}$ of Section 32 and the East $\frac{1}{16}$ corner on the South line of said Section 32, Township 1 North, Range 1 east of the Ute Meridian on the plat of Hamlin Subdivision in Plat Book No. 13 at Page 369 in the Mesa County Clerk and Recorder's Office.



FOR CITY USE ONLY

Type of Document	Book	Page
<u>Origination Easement</u>	<u>4490</u>	<u>874</u>

Note: If a home is built on Lot 1, a Revocable Permit shall be required for placement of the driveway and the driveway shall be approved by the Grand Junction Fire Department.

LIEN HOLDERS RATIFICATION OF PLAT

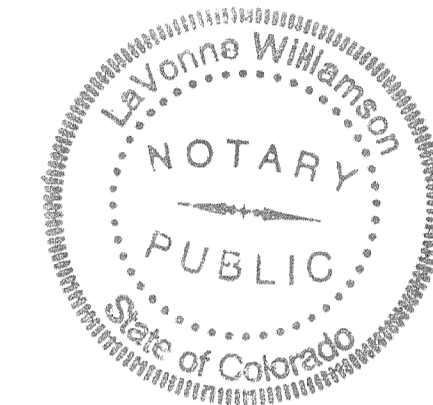
The undersigned, hereby certifies that it is a holder of a Security Interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its Security Interest which is recorded in Book 4424 Page 915 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 Manager with the authority of its Board of Directors, this 7th day of August 2007.
By: Jim Burkey For: Rio Grande Federal Credit Union
(Title) ESQ/Manager Rio Grande Federal Credit Union

NOTARY PUBLIC'S STATEMENT

State of Colorado)
) SS
County of Mesa)
The foregoing instrument was acknowledged before me this 7th day of August 2007.
by Jim Burkey


Latonne Williamson
Notary Public



My Commission Expires 04/30/2010

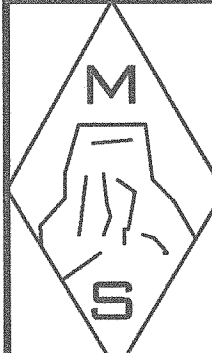
TITLE CERTIFICATION

State of Colorado
County of Mesa
We Abstract and 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 vested to David Queen; 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 that there are no other encumbrances of record; that all easements, reservations and encumbrances of record; that all easements, reservations and rights of way are shown hereon, as of July 31, 2007

Date August 7, 2007 By: Kennel Gray Ellis / Eason
Title:
Abstract and Title CO. of Mesa County, INC.

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DAVE QUEEN SUBDIVISION
Located in the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 32, Township 1 North, Range 1 East, of the Ute Meridian.



MONUMENT SURVEYING INC.
741 Rood Ave.
Grand Junction, CO 81501
(970) 245-4189 Fax (970) 245-4674

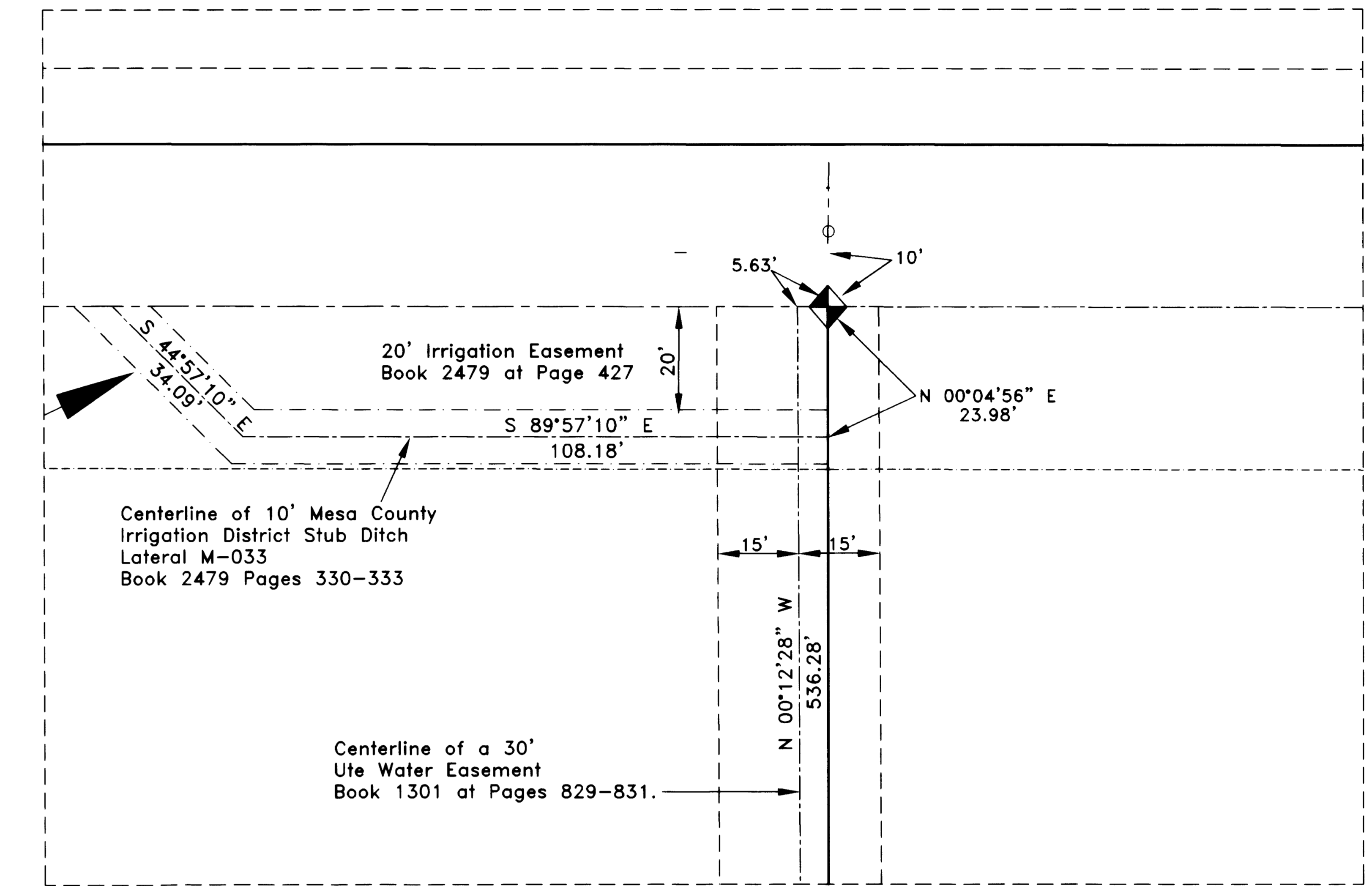
DESIGNED _____ FIELD APPROVAL _____
DRAWN CDC _____ TECHNICAL APPROVAL _____
CHECKED CDC _____ SHEET 1 of 2
PREPARED FOR: David Queen JOB NO. 02-86

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.

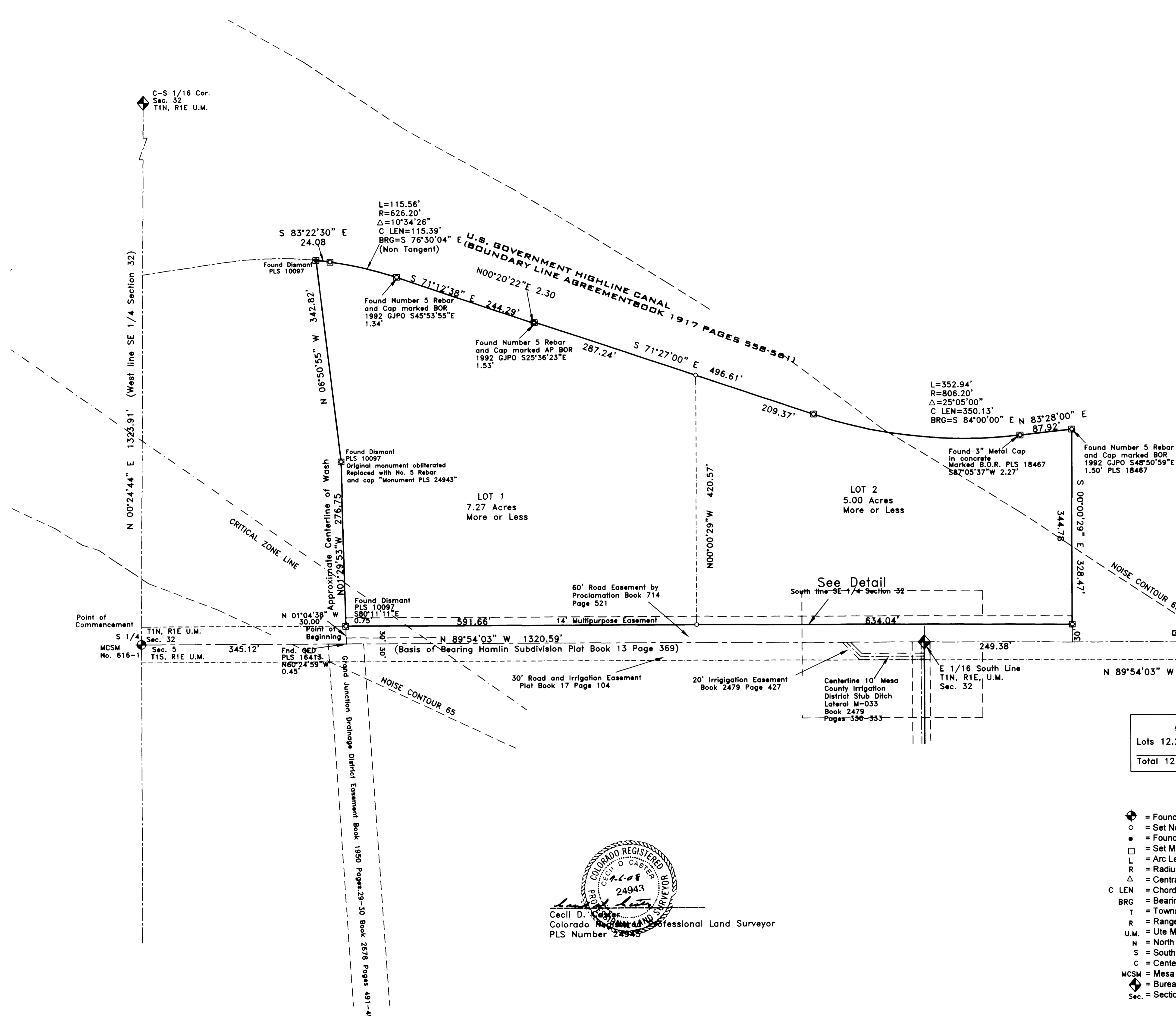
DAVE QUEEN SUBDIVISION

A Subdivision of a portion of the South 1/2 of the SE 1/4 of Section 32, Township 1 North Range 1 East of the U.M.

DETAIL

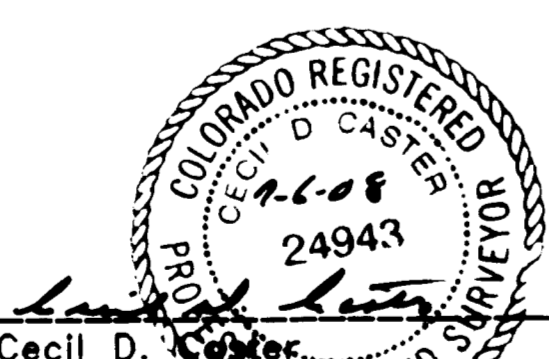


SCALE 1"=30'

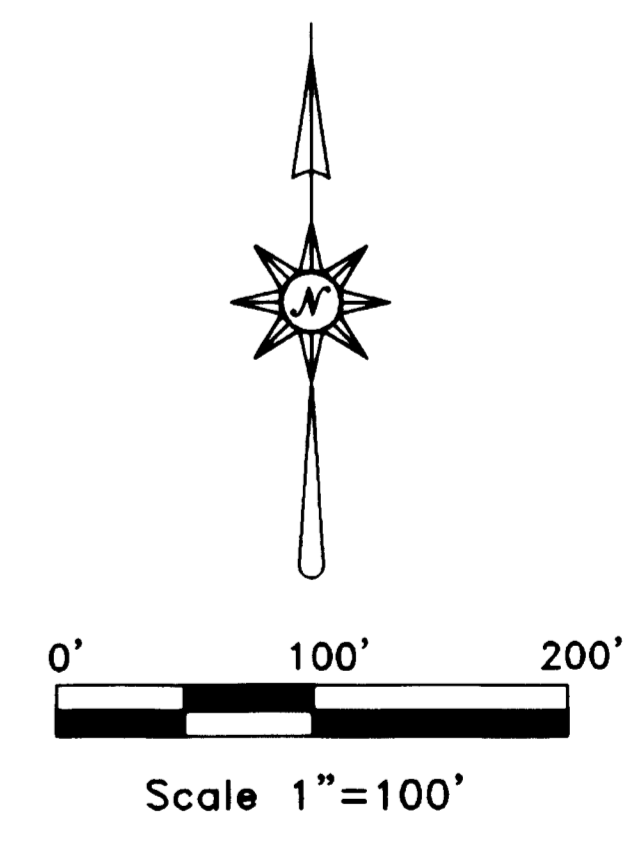


AREA SUMMARY	
Lots	12.27 acres = 100%
Total	12.27 acres 100%

- LEGEND**
- ◆ = Found Mesa County Survey Marker
 - = Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
 - = Found No. 5 Rebar except as noted
 - = Set Monument in Concrete.
 - L = Arc Length
 - R = Radius
 - Δ = Central Angle
 - C LEN = Chord Length
 - BRG = Bearing
 - T = Township
 - R = Range
 - U.M. = Ute Meridian
 - N = North
 - S = South
 - C = Center
 - MCSM = Mesa County Survey Marker
 - ◆ = Bureau of Reclamation Monument
 - Sec. = Section



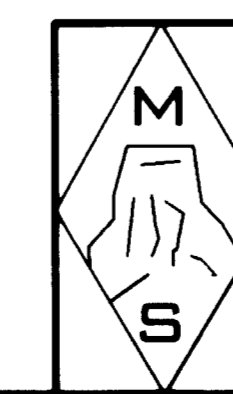
Cecil D. [Name]
 Colorado Registered Professional Land Surveyor
 PLS Number 24943



Note: Found Bureau of Reclamation Monument 1.6' Southeastly, Mesa County Monument position confirmed using existing surveys and monuments in surrounding area.

Sheet 2 of 2
DAVE QUEEN SUBDIVISION
 Located in the S 1/2 of the SE 1/4 of Section 32,
 Township 1 North, Range 1 East, of the Ute Meridian.

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MONUMENT SURVEYING INC.
 741 Road Ave.
 Grand Junction, CO 81501
 (970) 245-4189 Fax (970) 245-4674

DESIGNED _____ FIELD APPROVAL _____
 DRAWN _____ CDC _____ TECHNICAL APPROVAL _____
 CHECKED _____ RM _____ SHEET 2 of 2

PREPARED FOR: David Queen JOB NO. 02-86