Cecil D. Caster

P.L.S. Number 24943

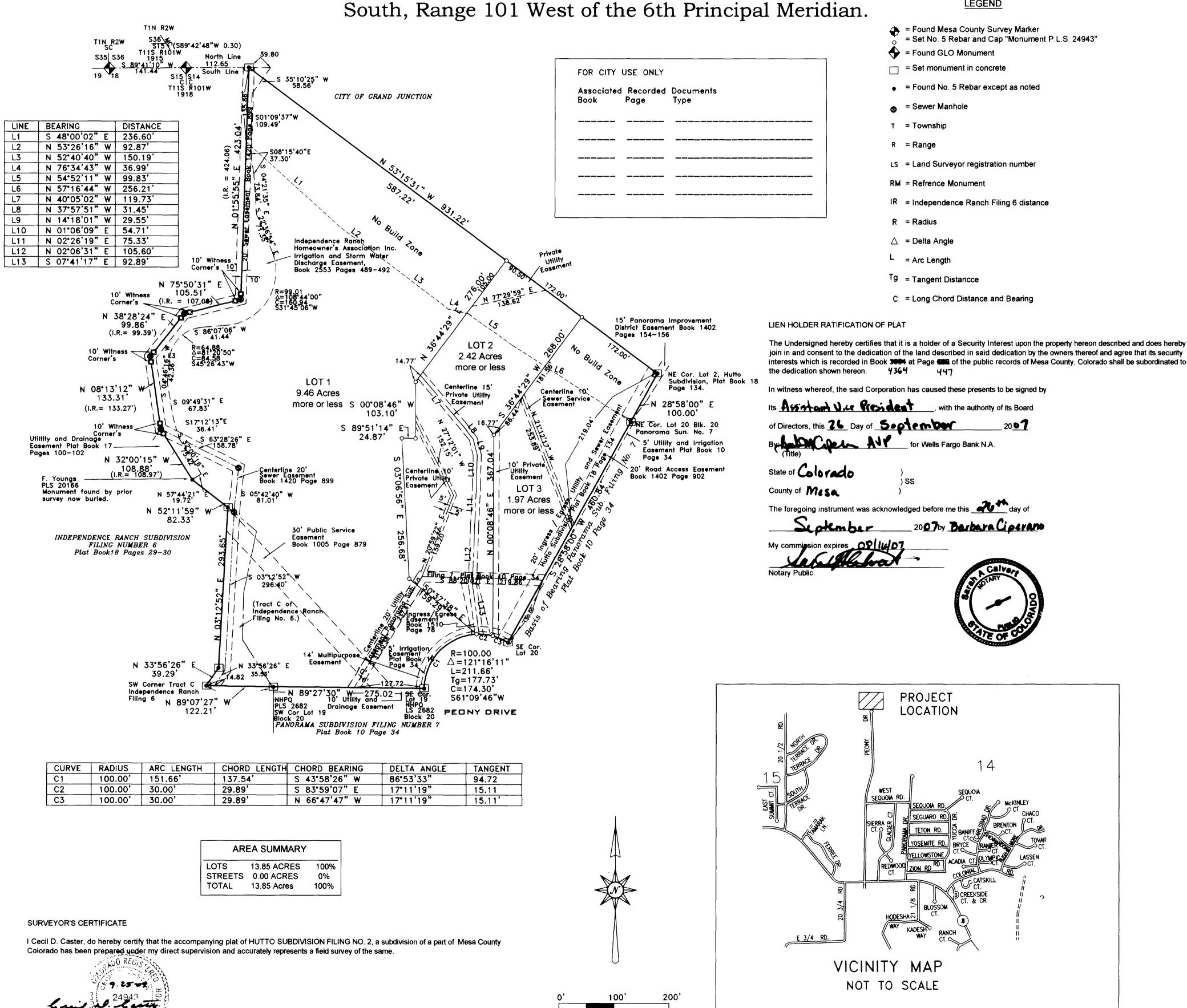
corner of said lot 20 in Block 20 of Panorama Subdivision Filing Number 7.

Basis of Bearing: A bearing of N28°58'00"E is shown on the Easterly line of Lot 20 in Block 20 of Panorama Subdivision Filing No. 7 in Plat

Book 10 at Page 34 in the Mesa County Clerk and Recorder's Office between the found Number 5 rebars at the SE Corner of Lot 20 and NE

HUTTO SUBDIVISION FILING NO. 2

A Replat of Parcel 2 HUTTO SUBDIVISION recorded in Plat Book 18 at Page 134 and TRACT C of INDEPENDENCE RANCH SUBDIVISION FILING NO. 6 recorded in Plat Book 18 at Page 29 Located in the NE 1/4 of Section 15, Township 11



Scale 1"=100'

DEDICATION: KNOW ALL MEN THESE PRESENTS: That Francis B. Hutto Jr. and Mary Jane Hutto and the Francis and Mary Jane Hutto Living Trust are the owners of that real property as recorded in Plat Book 18 at Page 134 and Book 2763 at Page 53 (Tract C of Independence Ranch Subdivision, Filing 6, Plat Book 18 Pages 29-30)) in the Mesa County Clerk and Recorder's Office. Said real property being described as: Lot 2 of Hutto Subdivision as ratified by instrument recorded February 01, 2002 under Reception No. 2038533 in Book 3013 at Page 231, and Tract C of Independence Ranch Subdivision Filing No. 6, City of Grand Junction, Mesa County, Colorado. Said real property contains 13.85 acres more or less. That said owners have caused that real property to be laid out and surveyed as HUTTO SUBDIVISION FILING NO. 2. All Multipurpose Easements are dedicated to the City of Grand Junction of the use of City approved utilities 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 All easements include the right of ingress and egress on, along, over, under and through and across but the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering, trees and brush, provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner, Furthermore, the owners of lots or tracts hereby platted shall not burden nor 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 OWNERS have caused their names to be hereunto subscribed Francis B Hutto Jr. (Owner and Trustee The Francis and Mary Jane Hutto Living Trust) Trustee The Francis and Mary Jane Hutto Living Trust) STATE OF COLORADO) COUNTY OF MESA) AD 20@7 By Francis B Hutto Jr., Mary Jane Hutto both being the owners and Trustees of the Francis and Mary Jane Hutto Living Trust. CLERK AND RECORDER'S CERTIFICATE STATE OF COLORADO) COUNTY OF MESA) I hereby certify that this instrument was filed in my office at 8:24 O'clock M this 5 13 day of October A.D. 2007 BK 4529 Pg 728 Rec # 2406000 Clerk and Recorder Drawer No. VV-5

CITY OF GRAND JUNCTION APPROVAL

TITLE CERTIFICATION

We First American Heritage Title 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 Francis B. Hutto and Mary Jane Hutto and The Francis and Mary Hutto Living Trust; 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.

This plat of HUTTO SUBDIVISION FILING NO. 2. in the County of Mesa, Colorado was approved this ________ day or

First American Heritage Title Company

By: Jonathan V. Berrie

Title Examiners signature

Printed Name: Jonathan V. Berrie

HUTTO SUBDIVISION FILING NO. 2 A Replat of Parcel 2 HUTTO SUBDIVISION and TRACT C OF INDEPENDENCE RANCH SUBDIVISION FILING NO. 6, Located in the NE 1/4 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three action based upon any defect in this survey be commenced more than ten years from the date of the certification shown



_FIELD APPROVAL__BKH_ DRAWN___CDC _APPROVED____9/25/07 CHECKED <u>CDC</u> PREPARED FOR: Francis Hutto 99-41 A

years after you first discover such defect. In no event, may any