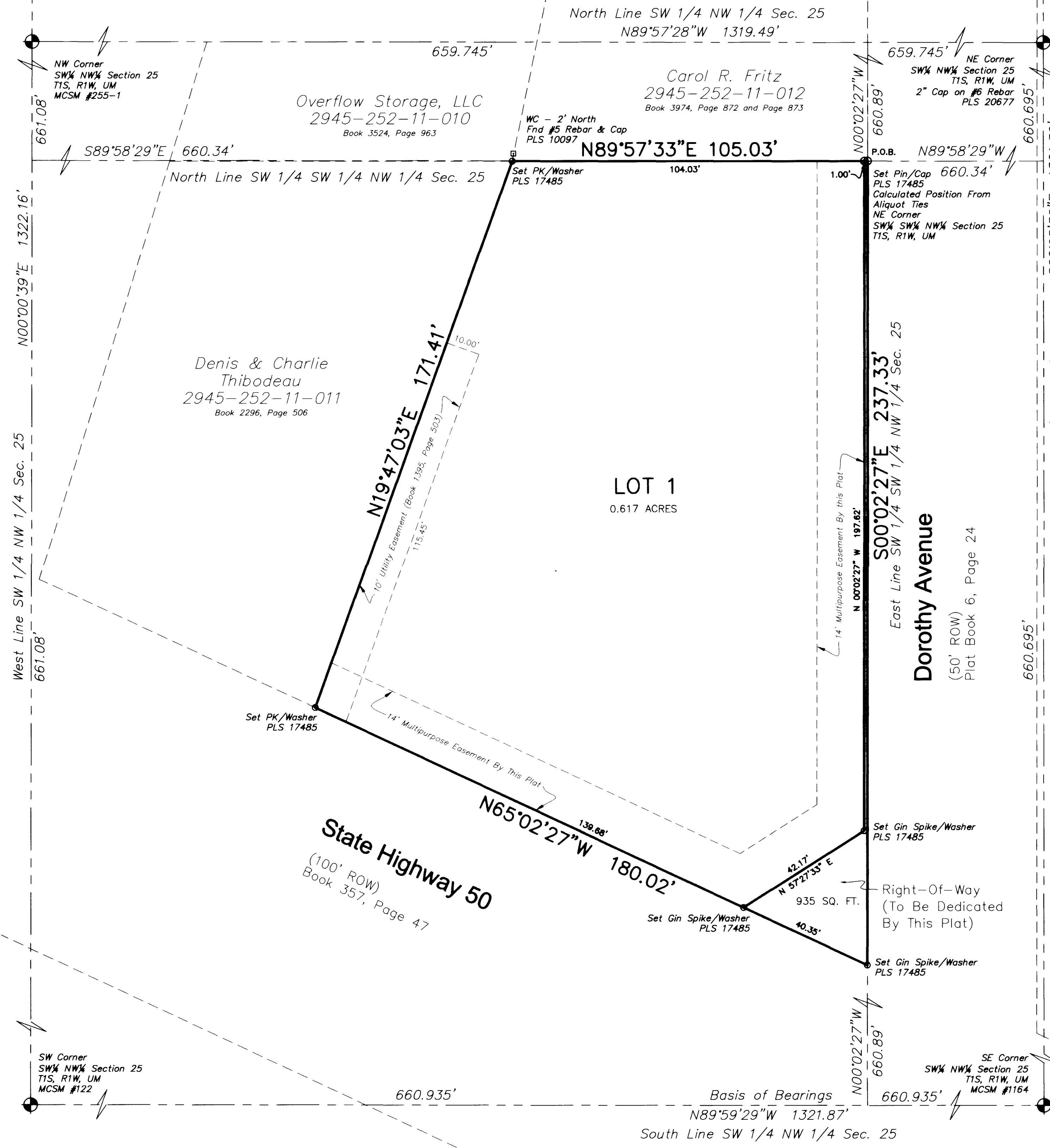
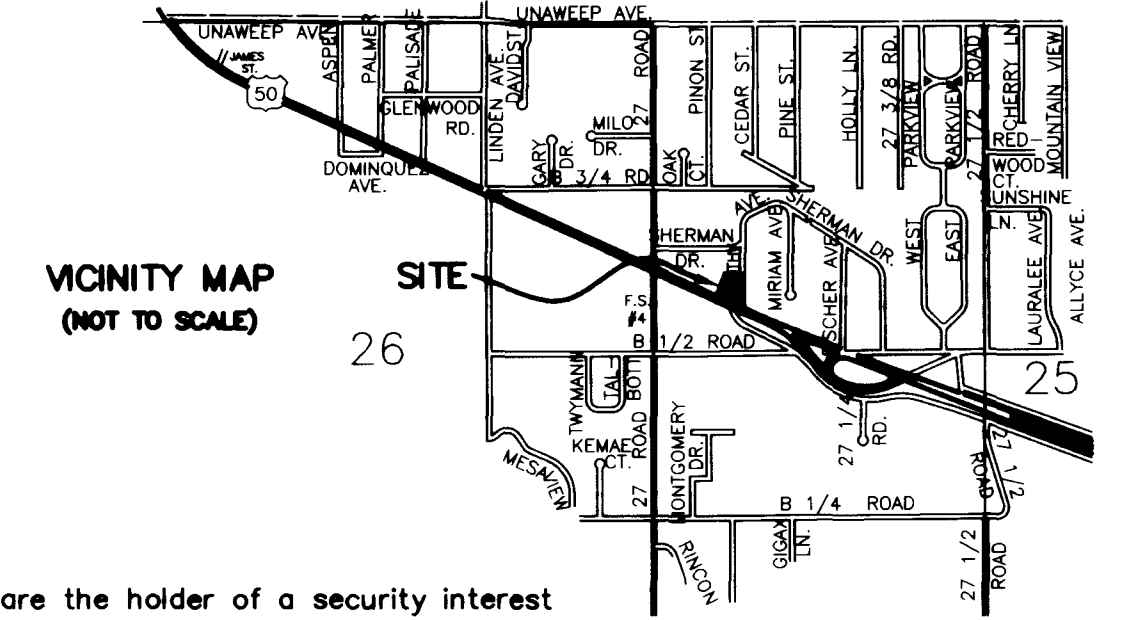


METRO MOTORS SUBDIVISION

PART OF SW1/4 SW1/4 NW1/4, SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
That Kenneth L. Shackles Jr. and Jeanne Shackles, as Joint Tenants, are the owners of that real property located in part of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter (SW¼ SW¼ NW¼) of Section 25, T1S, R1W, of the Ute Meridian, Grand Junction, Mesa County, Colorado, as described in Book 4032, Page 290 and Book 4032, Page 291, and the combined boundary of both parcels being more particularly described as follows:
BEGINNING at the Northeast corner of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter (SW¼ SW¼ NW¼) of Section 25, T1S, R1W, of the Ute Meridian; thence South 00 degrees 02 minutes 27 seconds East, a distance of 237.33 feet, to a point on the North line of a one hundred foot wide right-of-way for U.S. Highway 50; thence North 65 degrees 02 minutes 27 seconds West, a distance of 90.02 feet; thence North 65 degrees 02 minutes 27 seconds West, a distance of 90.00 feet; thence North 19 degrees 47 minutes 03 seconds East, a distance of 171.41 feet; thence North 89 degrees 57 minutes 33 seconds East, a distance of 55.00 feet, to the POINT OF BEGINNING.
Said tract containing an area of 0.639 Acres, more or less, as described.
That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, as shown hereon, and designated the same as METRO MOTORS SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers 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, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
All 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 prevent reasonable ingress and egress to and from the easement.
Said owners further state that all lien holders of the subject property are shown hereon.
IN WITNESS WHEREOF, said owners, Kenneth L. Shackles Jr. and Jeanne Shackles, as Joint Tenants, have caused their names to be hereunto subscribed this 7 day of Sept. A.D. 2007.
by: Kenneth L. Shackles Jr. by: Jeanne Shackles
NOTARY PUBLIC'S CERTIFICATION
STATE OF COLORADO COUNTY OF MESA}ss.
The foregoing instrument was acknowledged before me by Kenneth L. Shackles Jr. this 7 day of September, A.D. 2007.
Witness my hand and official seal:
Elgin Mier
Notary Public
My Commission Expires 5/30/2011
NOTARY PUBLIC'S CERTIFICATION
STATE OF COLORADO COUNTY OF MESA}ss.
The foregoing instrument was acknowledged before me by Jeanne Shackles this 7 day of September, A.D. 2007.
Witness my hand and official seal:
Elgin Mier
Notary Public
My Commission Expires 5/30/2011
GENERAL NOTES
There are no Declaration of Covenants and Restrictions.
Basis of bearings is the South line of the SW¼ NW¼ of Section 25 which bears North 89 degrees 59 minutes 29 seconds West, a distance of 1321.87 feet, established by observation of the MCGPS control network. Both monuments on this line are Mesa County Survey Markers, as shown on the face of this plat.
Note: Property corners located during this survey that were within ±0.25 feet of the calculated point were accepted as being "in position."
All Easement and Title Information provided by First American Heritage Title Company, Policy No. J2084588, dated November 7, 2005.

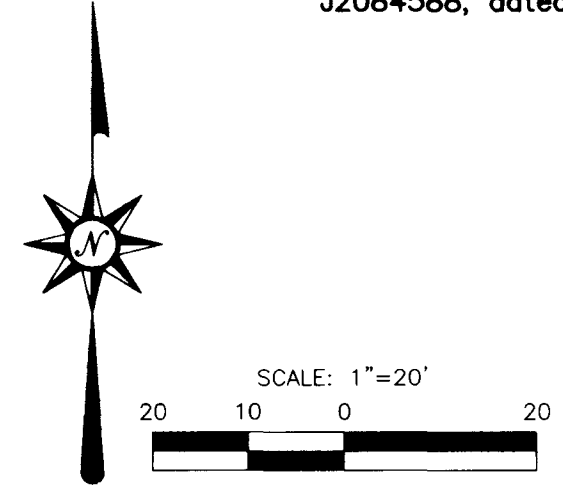
LIENHOLDERS RATIFICATION OF PLAT
THE UNDERSIGNED, hereby certifies that they are the holder of a security interest upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owners hereof, and agree that their security interest, as shown in document recorded at Book 4032, Page 292, Reception Number 2284827, public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.
IN WITNESS WHEREOF, these presents to be signed by Carol R. Fritz and Barbara G. Willhoite, this 11 day of September, A.D. 2007.
Carol R. Fritz
Carol R. Fritz
Barbara G. Willhoite
Barbara G. Willhoite
NOTARY PUBLIC'S CERTIFICATION
STATE OF COLORADO COUNTY OF MESA}ss.
The foregoing instrument was acknowledged before me by Carol R. Fritz this 11 day of September, A.D. 2007.
Witness my hand and official seal:
Elgin Mier
Notary Public
My Commission Expires 5/30/2011
NOTARY PUBLIC'S CERTIFICATION
STATE OF Colorado COUNTY OF Mesa }ss.
The foregoing instrument was acknowledged before me by Barbara G. Willhoite this 27 day of SEPT., A.D. 2007.
Witness my hand and official seal:
Janice J. Hinesley
Notary Public
My Commission Expires 3-31-2010
TITLE CERTIFICATION
STATE OF COLORADO COUNTY OF MESA}ss.
We, First American Heritage 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 to Kenneth L. Shackles Jr. and Jeanne Shackles 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: 9/6/07 by: Nicole Lewis - Title Dept. Manager
Name And Title
for: FIRST AMERICAN HERITAGE TITLE CO.
Name Of Title Company
FOR CITY USE ONLY
Associated Recorded Documents
Book Page Type

CITY OF GRAND JUNCTION APPROVAL
This plat of METRO MOTORS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 4th day of October, A.D. 2007.
City Manager: Edmund Kuchel
President of City Council: [Signature]
CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO COUNTY OF MESA}ss.
I hereby certify that this instrument was filed in my office at 4:06 o'clock P.M., October 11th, A.D. 2007, and was duly recorded in Book 4533, Page No. 750 Reception No. 2407171, Drawer No. VV-11
Fees: 10.00 1.00
Janice Rich
Clerk and Recorder
By: Gungy Baughman
Deputy

LEGEND
⊕ ALIQUOT SURVEY MARKER, AS NOTED
□ FOUND REBAR, AS NOTED
● SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485

LOT SUMMARY

LOT 1	0.617 Acres	96.64%
ROW	0.022 Acres (935 S.F.)	3.36%
TOTAL	0.639 Acres	100.00%



SURVEYOR'S CERTIFICATION
I Patrick R. Green do hereby certify that the accompanying plat of METRO MOTORS SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivisions plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.
Certified this 2nd day of OCT., 2007

METRO MOTORS SUBDIVISION
PART OF SW1/4 SW1/4 NW1/4, SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LANDesign
CONSULTING ENGINEERS
325 Main Street, Suite 100
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 206009.10	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: May, 2007	LED/RFB	SLB	PRG	1	1