

# R. M. W. S. FILING NO. TWO SIMPLE SUBDIVISION

## NW 1/4 SECTION 36, T. 1 N., R. 2 W., UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Greenstone, LLC, a Colorado Limited Liability Company, is the owner of that real property situated in the NW 1/4 of Section 36 Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, as described in Book 3105 at Page 164 of the records of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Four parcels of land situate in the northwest 1/4 of Section 36, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, the ownership of which is demonstrated in Book 3737, Page 678, Book 3485, Pages 580 & 581, and Book 3105, Page 163 of the Mesa County records, the exterior boundary of which is more particularly described as follows:  
Commencing at the north 1/4 corner of said Section 36, being a Mesa County survey marker, the basis of bearing being N69°53'14"W to the west 1/16 corner on the north line of said Section 36, also being a Mesa County survey marker;  
thence S00°03'38"W along the east line of said northwest 1/4 a distance of 340.80 feet;  
thence S55°22'53"W a distance of 40.13 feet to the westerly right-of-way of 21 1/2 Road, and the Point of Beginning;  
thence S00°03'38"W along said westerly right-of-way a distance of 570.65 feet;  
thence N89°56'14"W a distance of 385.83 feet;  
thence S00°03'38"W a distance of 442.40 feet;  
thence N89°56'14"W a distance of 120.59 feet;  
thence S00°03'38"W a distance of 197.20 feet to the northerly right of way of U.S. Highway 6 & 50;  
thence N56°31'16"W along said northerly right-of-way a distance of 147.72 feet to the west line of the east 1/2 of the northeast 1/4 of the northwest 1/4 of said Section 36;  
thence N00°04'20"E along said west line a distance of 693.28 feet;  
thence N55°22'53"E a distance of 765.58 feet to the Point of Beginning.  
Said parcels together contain 8.0 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above described real property into a Lot as shown hereon, and designated the same as R.M.W.S. FILING NO. TWO SIMPLE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All Multi-purpose Easements shown hereon are hereby 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, irrigation lines, landscaping, trees and grade structures.

Ingress/Egress and Utility Easement shown hereon is hereby granted to the owners of Lots specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot owner(s), their guest(s), and invitee(s), and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.

All Easements include the right of ingress and egress on, over, under, through and across by the beneficiaries, their successors, assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention 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 reasonable ingress and egress to and from the easement.

Said owner certifies that all lienholders if any, are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 19<sup>th</sup> day of DECEMBER, A.D., 2007.

David R. Chepko  
Manager

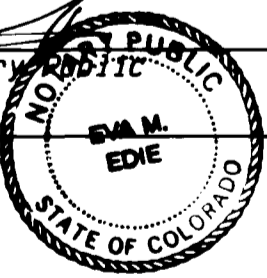
STATE OF COLORADO )  
County of Mesa ) ss

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of December, A.D., 2007 by DAVID R. CHEPKO

Witness my hand and official seal:

Address 1411 MAIN ST. G1, CO 81501

My commission expires: 9/26/09



### CITY APPROVAL

This plat of R.M.W.S. FILING NO. TWO SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 10<sup>th</sup> day of JANUARY, 2008.

Jim McCallum  
City Manager

Tom Nelson  
City Mayor

### NOTES

Notice is hereby given to an 20' Electric Utility Easement, recorded in Book 4042 at Page 387 of the Mesa County records, as it applies to installed overhead electric lines within Parcel No. 2697-362-00-081.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

### TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, Stewart Title of Colorado - Grand Junction Division, 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 Greenstone LLC; 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 right-of-ways of record are shown hereon.

date: JANUARY 7, 2008

by: Karin Farley

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:14 o'clock P.M., on this 5<sup>th</sup> day of FEBRUARY, 2008 and was recorded at Reception No. 2422774, Book 4597 and Pages 767-768

Drawer No. VV-63 Fees 20+1

Janice Rich  
Clerk and Recorder

Sharon Prodzinski  
Deputy

### LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that she 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 3485 at Page 583 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

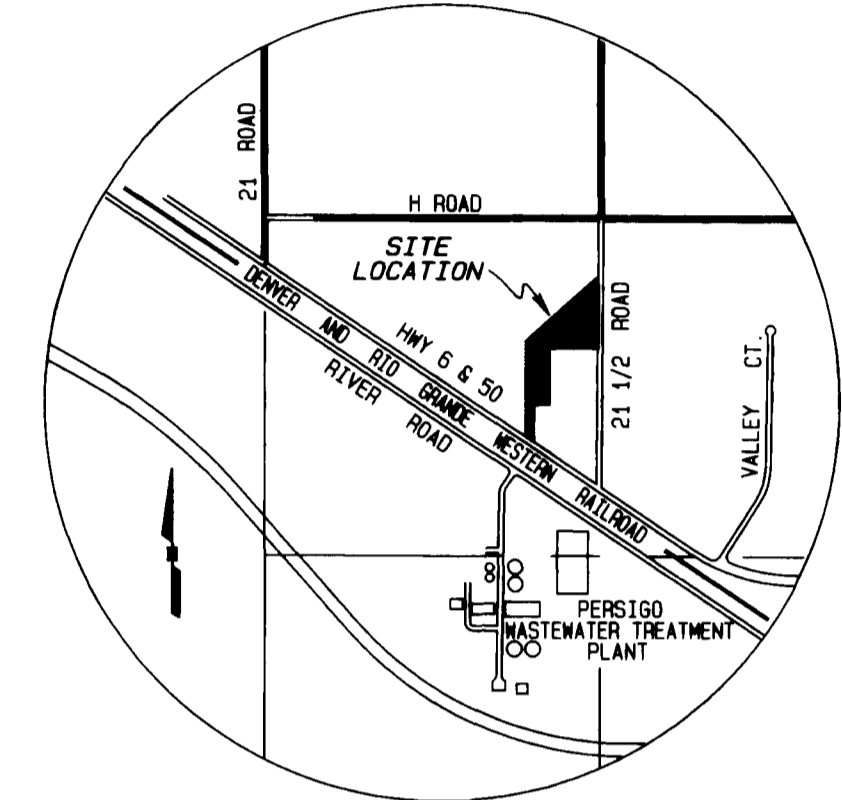
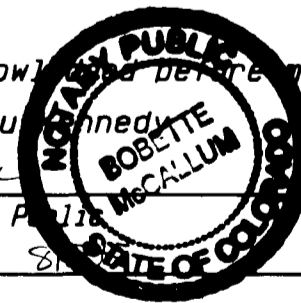
BY: Mary Lou Kennedy

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing Lienholders Ratification was acknowledged before me this 31<sup>st</sup> day of December, A.D., 2007 by Mary Lou Kennedy

Witness my hand and official seal: Bonnie McCallum

Address 2411 RIVER ROAD, GRAND JUNCTION, CO 81501  
My commission expires 2/21/10



VICINITY MAP  
NOT TO SCALE

### SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado. Title search was supplied by Stewart Title of Colorado - Grand Junction Division in Order No's. 200701420, 200701421 and 200701422.



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

BOOK	PAGE	TYPE
		Ingress/Egress & Utility Easement

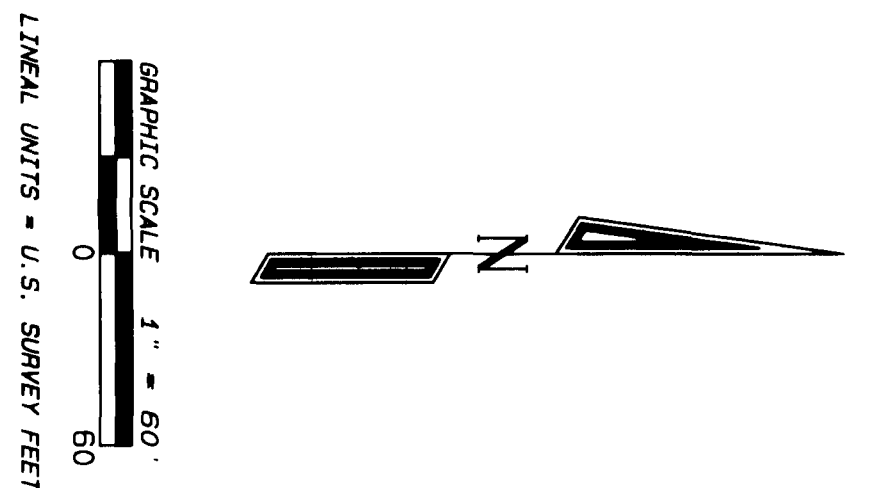
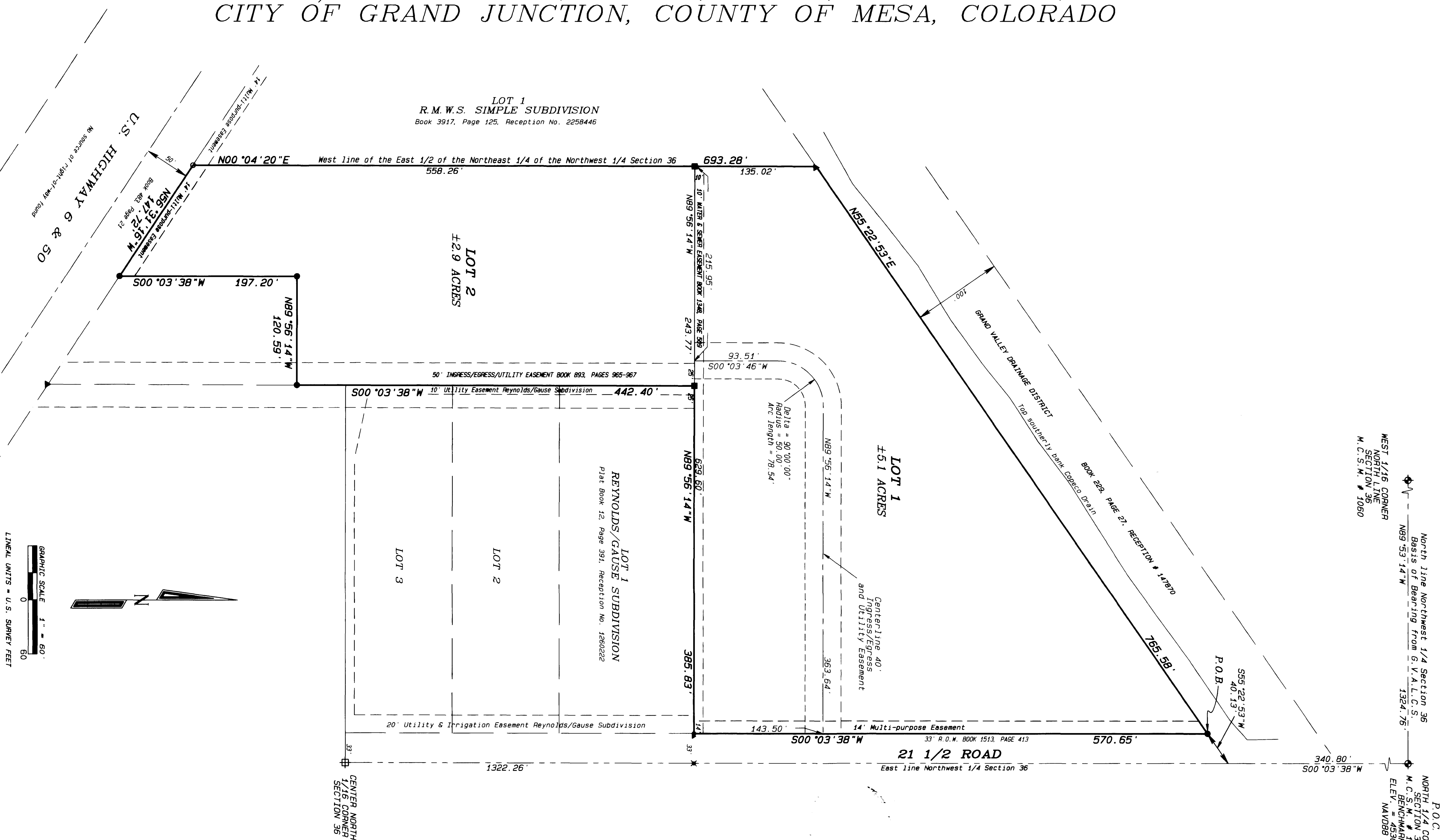
**R. M. W. S. FILING NO TWO  
SIMPLE SUBDIVISION**  
LOCATED IN THE  
NW 1/4 SECTION 36, T.1 N., R.2 W., UTE MERIDIAN  
GRAND JUNCTION, MESA COUNTY, COLORADO

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By S.L.H. Checked By M.W.D. Job No. 269-06-52  
Drawn By TERRAMODEL Date DECEMBER, 2007 Sheet 1 OF 2

# R. M. W. S. FILING NO. TWO SIMPLE SUBDIVISION

NW 1/4 SECTION 36, T. 1 N., R. 2 W., UTE MERIDIAN,  
CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO



LOT 1  
R.M.W.S. SIMPLE SUBDIVISION  
Book 3917, Page 125, Reception No. 2258445

±2.9 ACRES  
LOT 2

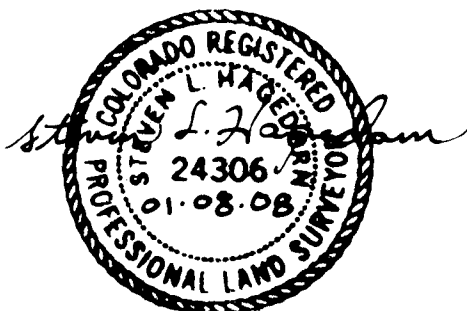
±5.1 ACRES  
LOT 1

REYNOLDS/GAUSE SUBDIVISION  
Plat Book 12, Page 391, Reception No. 1260222

### LEGEND & ABBREVIATIONS

- ◆ FOUND MESA COUNTY SURVEY MARKER
  - ⊕ FOUND 2" ALUMINUM CAP STAMPED "LS 12291"
  - ▲ FOUND #5 REBAR
  - ✕ FOUND HINGE NAIL
  - FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 14113"
  - FOUND 2" ALUMINUM CAP ON #5 REBAR STAMPED "D H SURVEYS INC. LS 20677"
  - SET #5 REBAR W/2" ALUMINUM CAP STAMPED "D H SURVEYS INC. LS 24306"
- NAVD88 = NORTH AMERICAN VERTICAL DATUM 1988
  - M.C.S.M. = MESA COUNTY SURVEY MARKER
  - ELEV. = ELEVATION
  - NW = NORTHWEST
  - T = TOWNSHIP
  - R = RANGE
  - N = NORTH
  - W = WEST
  - W.C. = WITNESS CORNER
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
- EXTERIOR BOUNDARY MONUMENTS ARE SET IN CONCRETE

**LAND USE SUMMARY**  
LOTS 1 & 2    8.0 ACRES    100%



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Designed By S.L.H.	Checked By M.W.D.	Job No. 269-06-52
Drawn By TERRAMODEL	Date DECEMBER, 2007	Sheet 2 OF 2

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