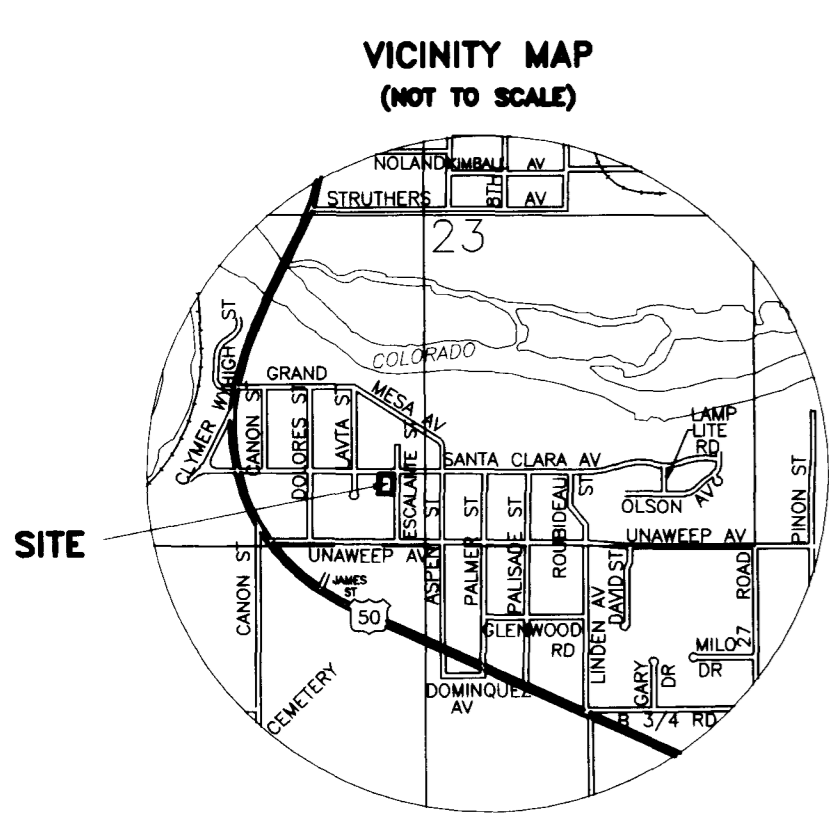
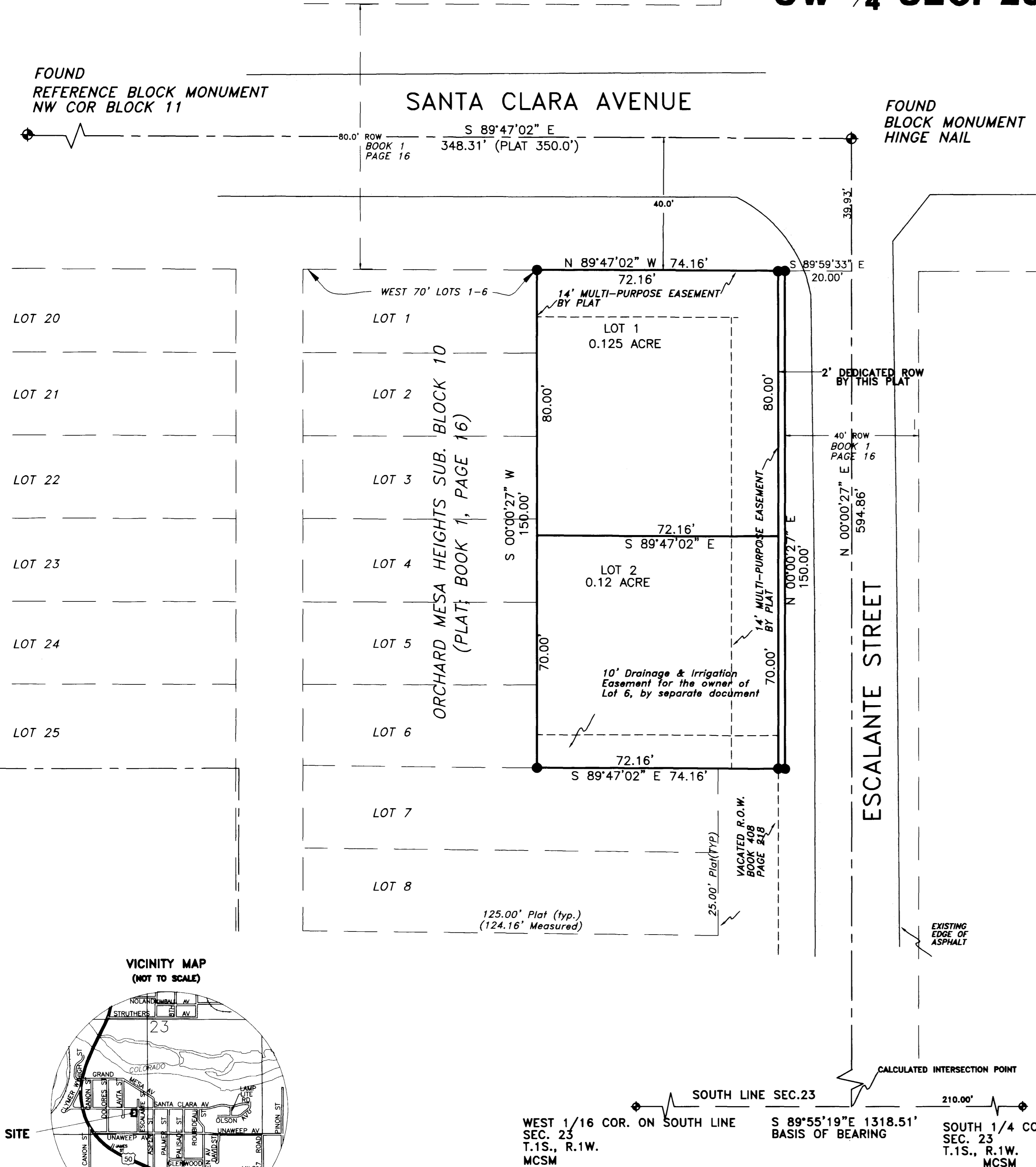


SULOPEZ SUBDIVISION

A REPLAT OF PART OF LOTS 1-6, BLOCK 10, ORCHARD MESA HEIGHTS SUBDIVISION (PLAT BOOK 1, PAGE 16)

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

SW 1/4 SEC. 23, T1S, R1W, UTE P.M.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Susan M. Lopez is the owner of that real property located in part of Orchard Mesa Heights Subdivision, Grand Junction, Mesa County, Colorado, and part of Section 23, Township 1 South, Range 1 West, Ute Meridian as described in Book 4117, Page 125, being more particularly described as follows:

Lots 1 through 6, inclusive, in Block 10 of Orchard Mesa Heights Subdivision, as recorded in Plat Book 1, at Page 16, Mesa County, Colorado records; EXCEPT the West 70 feet thereof; TOGETHER WITH all that portion of Escalante Street and Santa Clara Avenue to which the property above described is abutting land and which was vacated by order of the County Commissioners of Mesa County, Colorado on July 27, 1942, recorded in Book 408 at Page 218.

Said tract containing an area of 0.255 Acre, more or less, as described.

That said owner has by these presents laid out, platted, and subdivided the above described real property into lots, as shown hereon, and designated the same as SULOPEZ 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.

A 10' Drainage and Irrigation Easement to be granted to adjacent Lot 6, Property owner. By separate document.

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 owner further states that all lien holders of the subject property are shown hereon.

IN WITNESS WHEREOF, said owner, Susan M. Lopez has caused her name to be hereunto subscribed this 30th day of November A.D. 2007.

by: Susan M. Lopez
 Susan M. Lopez

NOTARY PUBLIC'S CERTIFICATION

STATE OF COLORADO COUNTY OF MESA}ss.
 The foregoing instrument was acknowledged before me by Susan M. Lopez this 30th day of November, A.D. 2007.
 Witness my hand and official seal:

[Signature]
 Notary Public
 My Commission Expires 1-25-2010

GENERAL NOTES

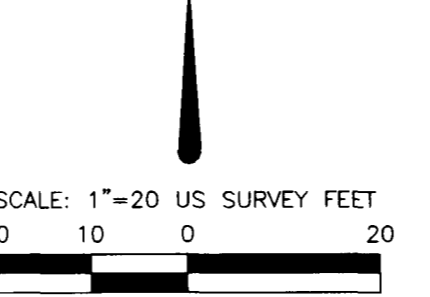
There are no Declaration of Covenants and Restrictions.

Basis of bearings is the South line of the SW 1/4 of Section 23 which bears South 89 degrees 55 minutes 19 seconds East, a distance of 1318.51 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 Title Insurance Co. File no. 915-H0101123-097-tbe, dated March 22, 2006, and also File No. 915-H0191646-900-GTD dated December 6, 2007

- LEGEND**
- ◆ ALIQUOT SURVEY MARKER, AS NOTED
 - FOUND REBAR, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 BOUNDARY CORNERS TO BE SET IN CONCRETE



SURVEYOR'S CERTIFICATION

I Patrick R. Green do hereby certify that the accompanying plat of SULOPEZ 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 13 day of DEC., 2007

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 4117, Page 126 and Book 4117, Page 147, Reception Numbers 2307622 and 2307623~~, public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, these presents to be signed by Darcy Peters and Darryl K. Williams, this 11 day of December, A.D. 2007.
[Signatures]
 * Book 4261 Page 931
 Book 4295 Page 617

NOTARY PUBLIC'S CERTIFICATION

STATE OF ~~MICHIGAN~~ COLORADO COUNTY OF ~~KALAMAZOO~~ MESA }ss.
 Darcy Peters }
 The foregoing instrument was acknowledged before me by Darryl K. Williams this 11 day of December, A.D. 2007.
 Witness my hand and official seal:

[Signature]
 Notary Public
 My Commission Expires August 25, 2012

SHANA L. McCLUSKEY Notary Public
 State of Michigan County of Kalamazoo
 My Commission Expires Aug 25 2012
 Acting in the County of Kalamazoo

NOTARY PUBLIC'S CERTIFICATION

STATE OF COLORADO COUNTY OF MESA}ss.
 The foregoing instrument was acknowledged before me by _____ this _____ day of _____, A.D. 2007.
 Witness my hand and official seal:

[Signature]
 Notary Public
 My Commission Expires _____

TITLE CERTIFICATION

STATE OF COLORADO COUNTY OF MESA}ss.
 We, First American Heritage Title Company, 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 Susan M. Lopez; 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: 12-6-2007 by: Jonathan V. Burns
 Name And Title
 for: First American Heritage Title Company
 Name Of Title Company

FOR CITY USE ONLY

Associated Recorded Documents	Book	Page	Type

CITY OF GRAND JUNCTION APPROVAL

This plat of SULOPEZ SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 21st day of December, A.D. 2007.

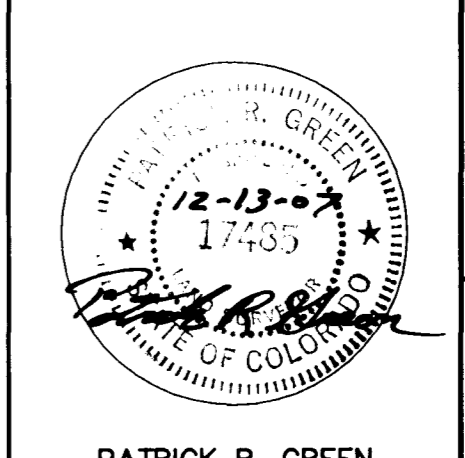
City Manager [Signature]

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 1:57 o'clock P.M., February 13, A.D. 2007, and was duly recorded in Book 4602, Page No. 436 Reception No. 2423835 Drawer No. VV-66
 Fees: 10.00

Janice Rich
 Clerk and Recorder
 By: Darryl Williams
 Deputy



PATRICK R. GREEN
 COLORADO REGISTERED SURVEYOR
 P.L.S. No. 17485

SULOPEZ SUBDIVISION
 LOCATED IN THE SW 1/4 SEC. 23, T1S, R1W, UTE PM
 A REPLAT OF PART OF LOTS 1-6, BLOCK 10,
 ORCHARD MESA HEIGHTS SUBDIVISION, CITY
 OF GRAND JUNCTION, MESA COUNTY,
 COLORADO

LANDesign				
CONSULTING ENGINEERS				
326 Main Street, Suite 100				
GRAND JUNCTION, COLORADO 81501 (970) 245-4099				
PROJ NO.	SURVEYED	DRAWN	CHECKED	SHEET
207020.10				
DATE:	LED/RFB	PRG		
Apr., 2007				1 1

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 CERTIFICATION SHOWN HEREON.