

# TONI & LUKE'S SUBDIVISION

IN THE SE1/4 NE1/4 SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

## DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Kent W. Marsh is the owner of a parcel of land being that certain tract of land in the SE1/4 NE1/4 of Section 12, Township 1 South Range 1 West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 4297 at Page 474 of the Mesa County real property records, and being more particularly described as a result of survey as follows:

Commencing at an alloy cap (PLS 19597) for the C-E1/16 Corner of said Section 12, whence a Mesa County Survey Marker for the E1/4 Corner of said Section 12 bears N89°56'00"E for a distance of 1222.42 feet; thence N89°56'00"E for a distance of 642.00 feet to the Point of Beginning; thence N00°04'00"W on the easterly line of Flora Subdivision, as recorded at Reception Number 2155493 in the Office of the Mesa County Clerk and Recorder, for a distance of 207.00 feet; thence N89°56'00"E for a distance of 80.00 feet to the westerly line of McClure Subdivision, as recorded at Reception Number 532696 in the Office of the Mesa County Clerk and Recorder; thence S00°04'00"E for a distance of 207.00 feet to the south line of the NE1/4 of said Section 12; thence S89°56'00"W for a distance of 80.00 feet to the beginning.

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 TONI & LUKE'S SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer 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 Utility Easements are dedicated to the City of Grand Junction for the use of City-approved public 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, equivalent other public utility providers and appurtenant facilities.

All Multi-purpose 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

Ingress/Egress Easement shown hereon is granted to the owners of Lot 2 as a non-exclusive perpetual easement for ingress and egress for the use of said Lot 2 owners their guests and invitees, 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, said easement shall run with and serve Lot 2 and burden Lot 1.

All Tracts/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 impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

There are no lienholders of record.

IN WITNESS WHEREOF, said owner/s has caused their names to be hereunto subscribed this

15<sup>th</sup> day of FEBRUARY A.D., 2008.

Kent W. Marsh  
KENT W. MARSH

STATE OF COLORADO)

COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of February A.D., 2008.

by KENT W. MARSH

My commission expires: 9-30-2010

WITNESS MY HAND AND OFFICIAL SEAL.

Barbara A. Herring  
Notary Public



FOR CITY OF GRAND JUNCTION USE

Ingress/Egress Easement  
for Lot 2 recorded in Book 4617 Page 516

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 10:37 o'clock A.M., this 6<sup>th</sup> day of MARCH A.D., 2008, and is duly recorded as Reception Number 2427314 in Book 4617, Page 516 & 517 through \_\_\_\_\_ inclusive. Drawer No. VV-70

Janice Rich Clerk and Recorder Carol Zink Deputy \*20<sup>00</sup> \*19<sup>88</sup> Fees

No Covenants, Conditions and Restrictions established.

## TITLE CERTIFICATION

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 Kent W. Marsh; 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: 1/29/2008 by: Karin Farley for Stewart Title of Colorado

## CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 29<sup>th</sup> day of February A.D. 2008.

Mayor [Signature] City Manager [Signature]

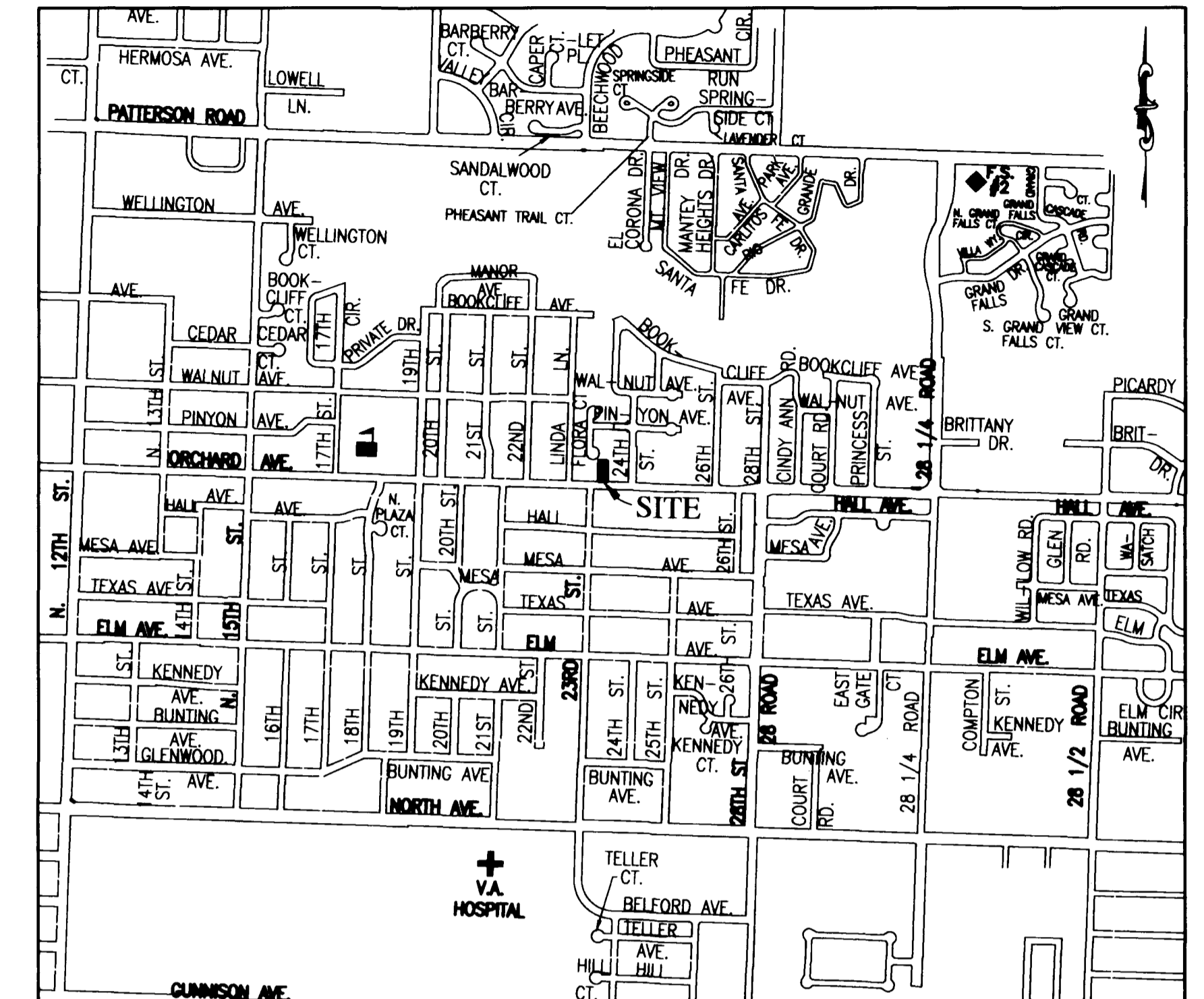
## GENERAL NOTES:

- Title information from Mesa County real property records and from Stewart Title Guaranty Company, File No. 200601114, effective date 11/06/06.
- Basis of bearing is N89°56'00"E 1334.42 feet between a 2-1/2" alloy cap (PLS 19597) for the Center-East 1/16 Corner and a Mesa County Survey Marker for the East 1/4 Corner of Section 12, Township 1 South, Range 1 West, of the Ute Meridian, derived from the Plat of Flora Subdivision as recorded at Reception Number 2155493, in Plat Book 20 at Page 42 of the Mesa County Records. (Derived from Mesa County LCS).
- Nominal dimension for the south line of the SE1/4, NE1/4, Section 12 is 1320'. This survey shows 1334.42'. Previous Subdivisions indicate that the Southeast Corner of the W1/2 W1/4 SE1/4 NE1/4 Section 12 is at a distance of 165.0' east of the C-E1/16 Corner as shown hereon. Therefore, the balance left from the C-E1/16 Corner to the Southwest Corner of this subdivision is 112.00 feet. This dimension is in conformance to monuments found by previous surveys and also with existing fence-line improvements.

ACRE SUMMARY		
DESCRIPTION	ACRES	% TOTAL
LOT 1	0.21	55.26%
LOT 2	0.12	31.58%
DEDICATED R.O.W.	0.05	13.16%
TOTAL	0.38	100.00%

NOTE: ALL LOT CORNERS MUST BE MONUMENTED PRIOR TO THE SALE OF ANY LOTS, ACCORDING TO COLORADO STATUTES.

NOTE: ALL EXTERIOR CORNER MONUMENTS HAVE CONCRETE PLACED AROUND THEM.



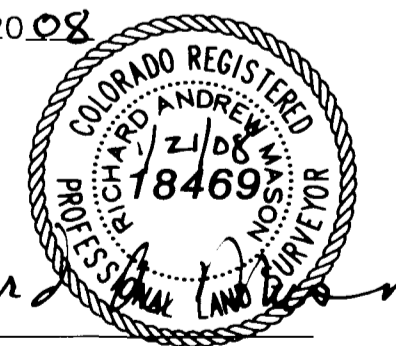
## VICINITY MAP

NOT TO SCALE

## SURVEYOR'S STATEMENT

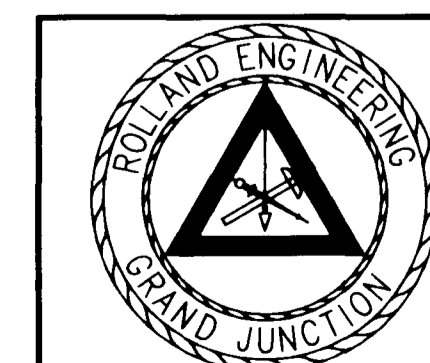
I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of TONI & LUKE'S MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 21 day of January, 2008



Richard A. Mason  
Registered Professional Land Surveyor  
No. 18469

SHEET INDEX  
SHEET 1 - DEDICATION SHEET  
SHEET 2 - LOT GEOMETRY



ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jct, CO 81503  
(970) 243-8300

File Name: C:\A7207\7207PLAT.DWG

## TONI & LUKE'S SUBDIVISION

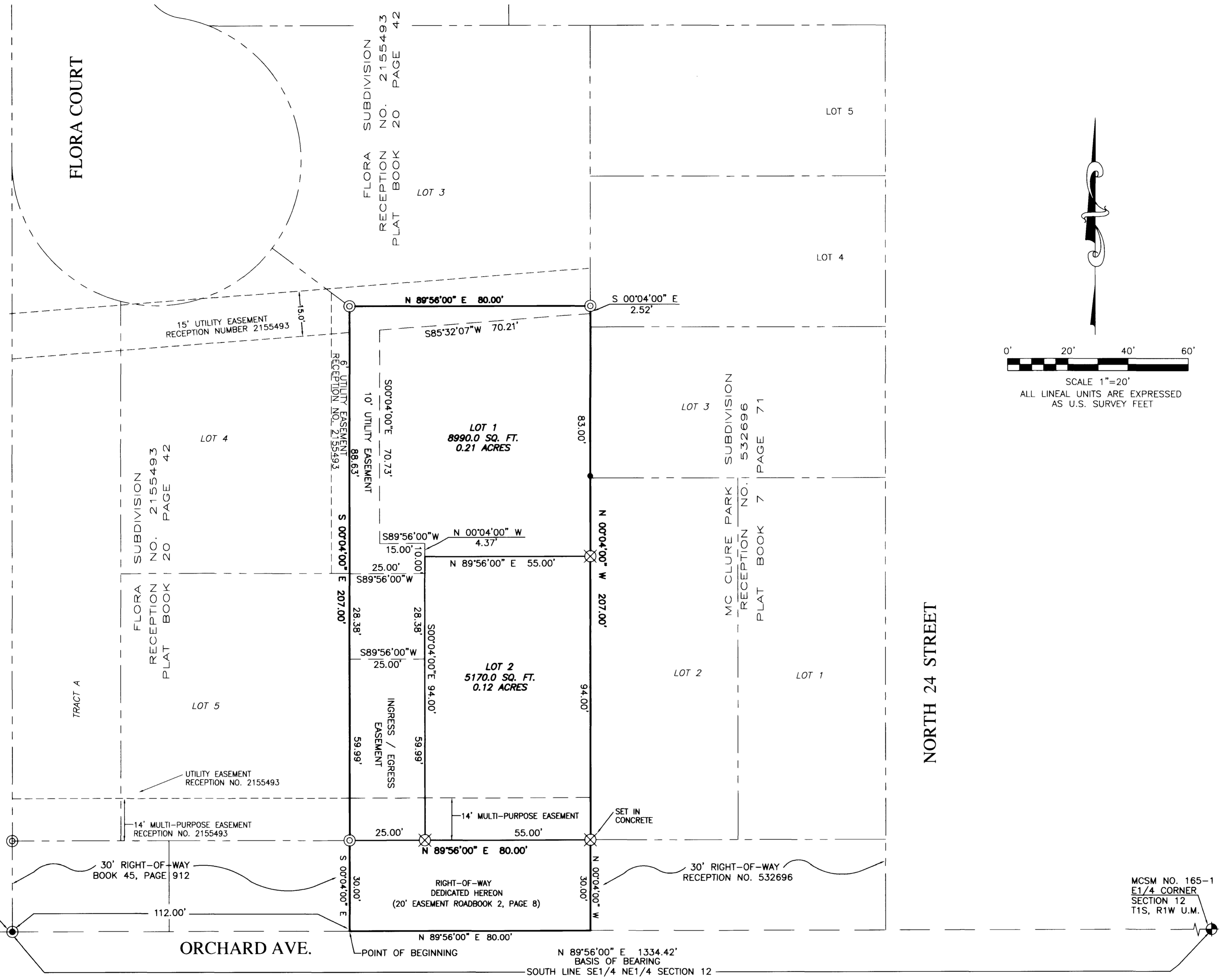
IN SE1/4 NE1/4 OF SECTION 12  
IN T 1 S, R 1 W, OF THE UTE MERIDIAN  
GRAND JUNCTION COLORADO

Designed	Checked	RAM	Proj#	A7207	Sheet	1
Drawn	JLG	Date	1/18/08	Rc		Of 2

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.

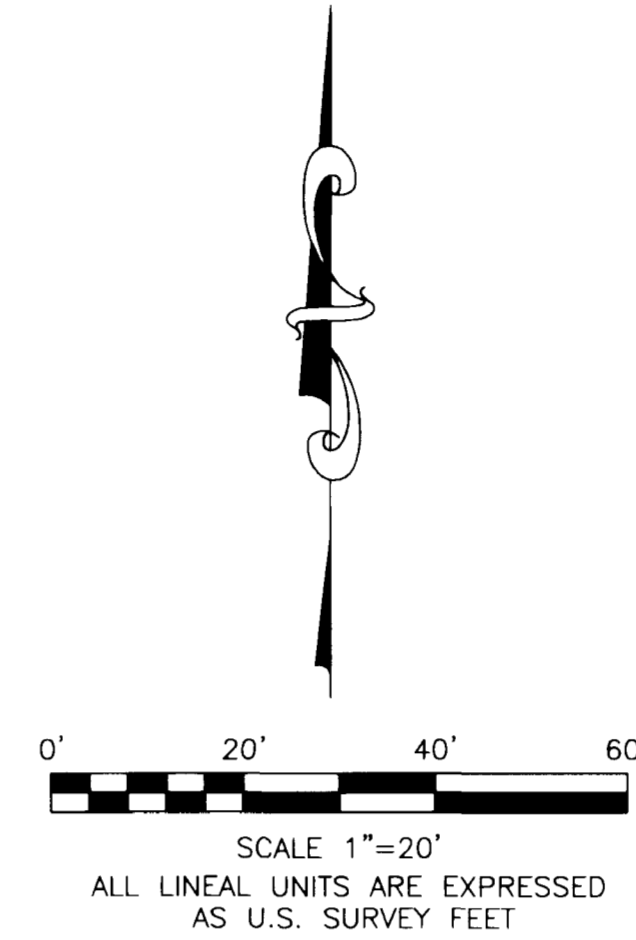
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IN THE SE1/4 NE1/4 SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



### LEGEND

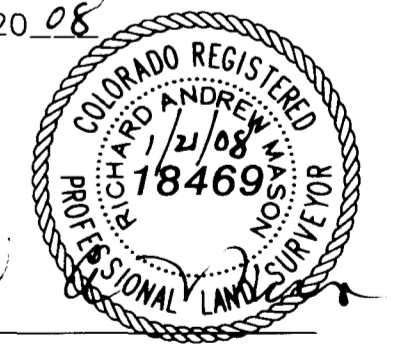
- ⊕ MESA COUNTY SURVEY MARKER
- FOUND 2-1/2 INCH ALLOY CAP PLS-19597
- ⊙ FOUND 5/8" REBAR & CAP LS-19597
- FOUND PIPE
- ⊗ SET REBAR & CAP LS-18469



### SURVEYOR'S STATEMENT

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	File Name: C:\A7207\7207PLAT.DWG		
	<b>TONI &amp; LUKE'S SUBDIVISION</b>		
IN SE1/4 NE1/4 OF SECTION 12 IN T 1 S, R 1 W, OF THE UTE MERIDIAN GRAND JUNCTION COLORADO			
ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300	Designed JLG	Checked Date 1/18/08	Proj# A7207 Rev 2 Sheet 2 Of 2

2 PAGE DOCUMENT

### Affidavit

State of Colorado )  
                              ) ss.  
County of Mesa        )

I, **Richard A. Mason**, of lawful age and under penalty of perjury, hereby state the following facts:

- 1. That I am a Professional Land Surveyor registered under the laws of the State of Colorado, Registration Number 18469.
- 2. That I prepared the Plat of **Toni & Luke's Subdivision** as recorded on March 6, 2008, in the Office of the Mesa County Clerk and Recorder at Reception Number 2427314.

Affiant further states that, whereas the description of the property as stated on said Plat is incorrect, the following corrections are required, to wit:

Commencing at an alloy cap (PLS 19597) for the C-E1/16 Corner of said Section 12, whence a Mesa County Survey Marker for the E1/4 Corner of said Section 12 bears N89°56'00"E for a distance of 1334.12 feet; thence N89°56'00"E for a distance of 112.00 feet to the Point of Beginning; thence N00°04'00"W on the easterly line of Flora Subdivision, as recorded at Reception Number 2155493 in the Office of the Mesa County Clerk and Recorder, for a distance of 207.00 feet; thence N89°56'00"E for a distance of 80.00 feet to the westerly line of McClure Park Subdivision, as recorded at Reception Number 532696 in the Office of the Mesa County Clerk and Recorder, thence S00°04'00"E for a distance of 207.00 feet to the south line of the NE1/4 of said Section 12; thence S89°56'00"W for a distance of 80.00 feet to the beginning.

Affiant further states that the aforesaid Plat of Toni & Luke's Subdivision is hereby corrected to conform to the corrections as described above in notation and representation in the same manner as if said Plat had been re-recorded with said corrections made thereon.

Affiant further state that the owners of record as of the date of this Affidavit are **Kent W. Marsh and Stacey Renee Marsh**, and that said owners have received a copy of this Affidavit.

Dated this day of July 7, 2008,

*Richard A. Mason*

Richard A. Mason

PLS 18469



State of Colorado )  
                                  ) ss.  
County of Mesa )

SUBSCRIBED AND ACKNOWLEDGED before me this 7 day of July, 2008.

*Donna K. Ray*

My commission expires 12/29/11

