

ROUSH LOT LINE ADJUSTMENT

TRACT 8-4 & LOT 7, BLOCK 4 of REDLANDS MESA FILING 2, MESA COUNTY RECORDS - RECEPTION NUMBER 1996348
CITY OF GRAND JUNCTION, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Gary B. Roush, is the owner of real property situated in the northwest quarter of the northwest quarter of Section 20, Township 1 South, Range 1 West of the Ute Meridian, described in Book 4407 at Page 461, in Book 4612, Page 665 and in Book 4612 at Page 667 of the records of the Mesa County Clerk and Recorder; and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 7, Block 4 of Redlands Mesa Filing 2, a subdivision in the City of Grand Junction as recorded in Mesa County, Colorado at Reception No. 1996348.

TOGETHER WITH that part of Tract 8-4 of said Redlands Mesa Filing 2 being more particularly described as follows:

Commencing at the northeast corner of Lot 7 of said Redlands Mesa Filing No. 2 with all bearings herein relative to said plat;
Thence South 78°13'08" West, a distance of 4.03 feet to a point on the common boundary to said Tract 8-4 and said Lot 7 being on a 8.00 foot radius non-tangent curve to the left, whence the radius point bears South 11°07'19" East;
Thence continuing along said common boundary 11.78 feet along the arc of said curve, through a central angle of 84°21'19", with a chord bearing South 36°42'01" West, a distance of 10.74 feet;
Thence continuing along said common boundary South 05°28'38" East tangent to said curve, a distance of 29.53 feet;
Thence continuing along said common boundary South 84°31'22" West, a distance of 20.00 feet;
Thence continuing along said common boundary North 05°28'38" West, a distance of 29.53 feet;
Thence continuing along said common boundary North 05°28'38" West, a distance of 10.74 feet tangent curve to the left, through a central angle of 84°21'19", with a chord bearing North 47°39'18" West, a distance of 10.74 feet to a point of cusp on a curve, from which the radius point bears North 00°10'03" East;
Thence easterly a distance of 34.48 feet along the arc of said curve concave to the north, having a radius of 175.00 feet and a central angle of 11°17'22" to the Point of Beginning.

City of Grand Junction, County of Mesa, State of Colorado

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as ROUSH LOT LINE ADJUSTMENT, in the City of Grand Junction, County of Mesa, State of Colorado:

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 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.

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

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed.

Gary B. Roush
Gary B. Roush

STATE OF COLORADO)
E. EAST)ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Gary B. Roush this 17th day of March, 2008.

Witness my hand and official seal:

My commission expires November 15, 2010

Madeline Sperry
Notary Public

LIENHOLDERS RATIFICATION OF PLAT

The undersigned hereby certifies that it 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 4407 Page 462 of the public records of Mesa County, Colorado shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Branch Manager, with the authority of its board of directors this 19th day of March, 2008.

By: *William C. de John* For: *William C. de John AKA Cal de John*
Title: Branch Manager BANK OF COLORADO

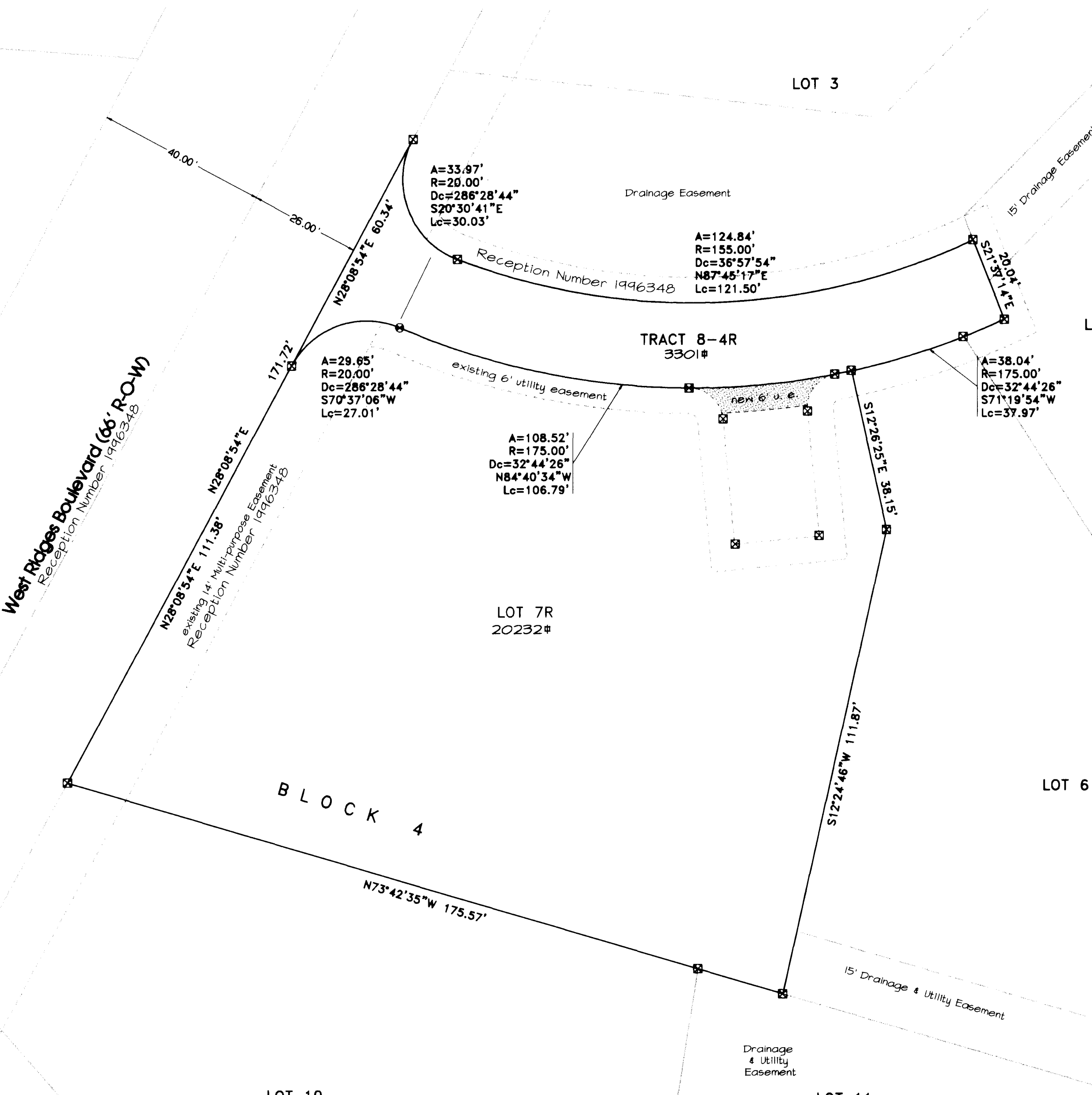
STATE OF COLORADO)
COUNTY OF MESA)ss

The foregoing instrument was acknowledged before me by William C. de John AKA Cal de John as Branch Manager of the Bank of Colorado this 19th day of March, 2008.

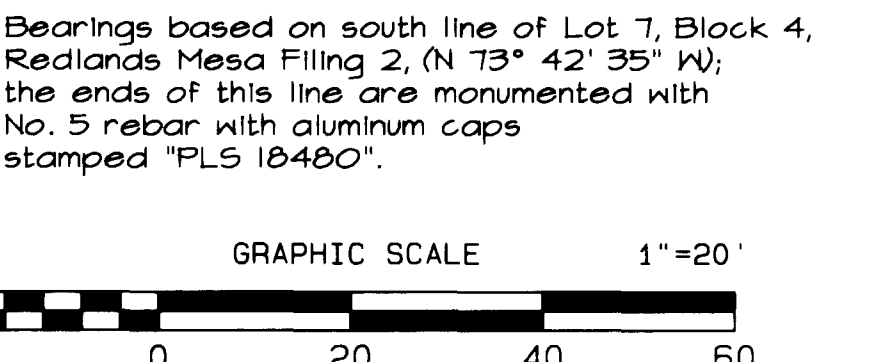
Witness my hand and official seal:

My commission expires November 15, 2010

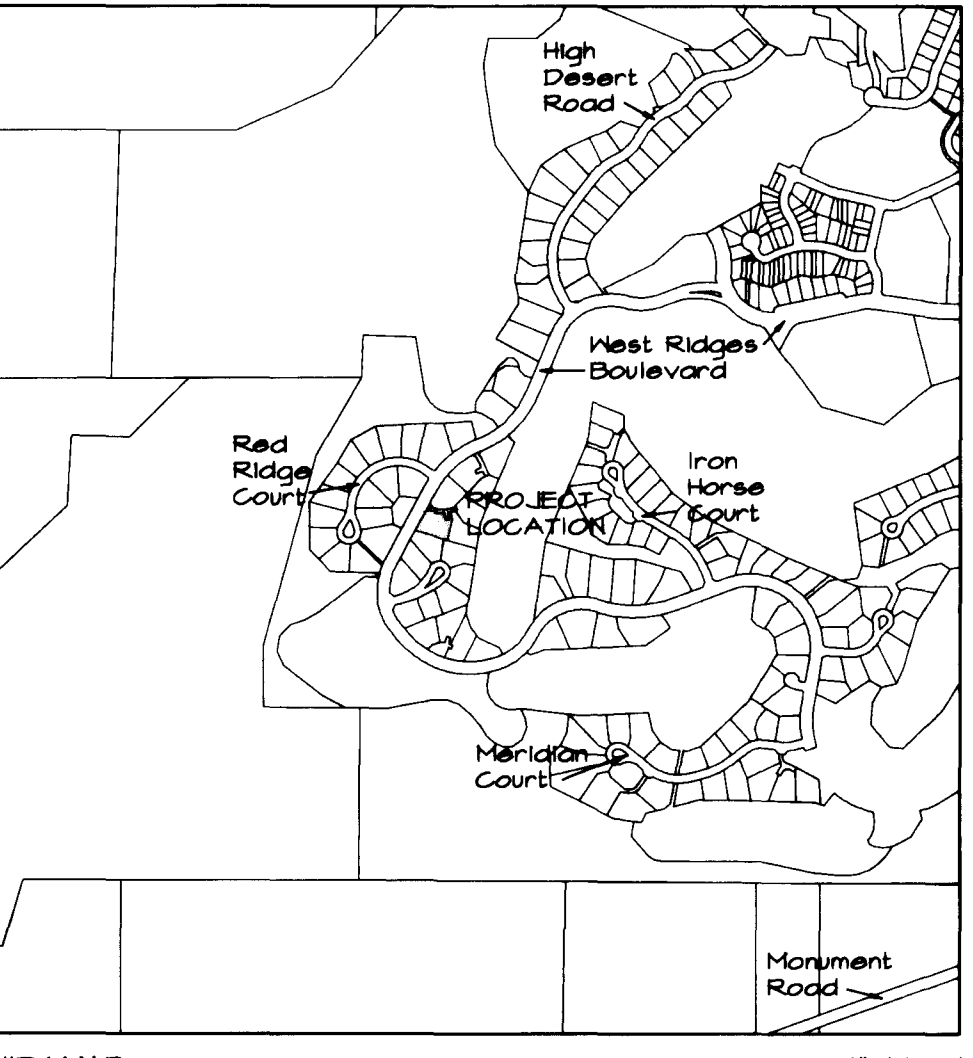
Madeline Sperry
Notary Public



AREA SUMMARY			
AREA	PRE BLA	POST BLA	%
LOT	19474#	20232#	14.03%
TRACT	4058#	3301#	85.97%
TOTAL	23532#	23532#	100%



Bearings based on south line of Lot 7, Block 4, Redlands Mesa Filing 2, (N 73° 42' 35" W); the ends of this line are monumented with No. 5 rebar with aluminum caps stamped "PLS 18480".



- LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT**
- N: NORTH
 - E: EAST
 - S: SOUTH
 - W: WEST
 - BLA: BOUNDARY LINE ADJUSTMENT
 - A: ARC LENGTH OF CURVE
 - R: RADIUS OF CURVE
 - DI: INTERIOR/DEFLECTION ANGLE OF CURVE
 - Chng: BEARING OF LONG CHORD OF CURVE
 - Lc: LENGTH OF LONG CHORD OF CURVE
 - No.: NUMBER
 - #: SQUARE FEET
 - R.O.W.: RIGHT-OF-WAY
 - PLS: PROFESSIONAL LAND SURVEYOR

- LEGEND**
- ⊙ found 'X' and 'PLS 18480' engraved into inlet box
 - ⊠ found #5 rebar w/ aluminum cap marked "PLS 18480"
- LINETYPE LEGEND**
- easement line
 - setback line
 - property line

TITLE CERTIFICATION

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 GARY B. ROUSH

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.

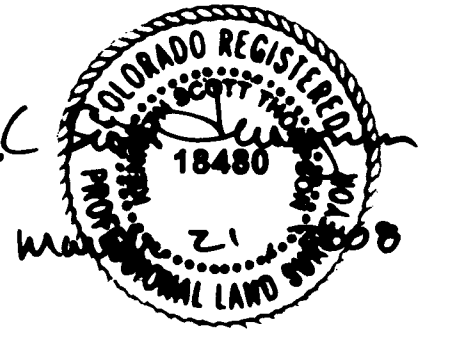
DATE: 3/21/08

BY: *Pam Sarge - Title Examiner*
FIRST AMERICAN HERITAGE TITLE COMPANY

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of ROUSH LOT LINE ADJUSTMENT, a resubdivision 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. This statement is not a guaranty, either expressed or implied.

For and on behalf of River City Consultants, Inc.
K. Scott Thompson,
Colorado PLS 18480



CITY APPROVAL

This plat of ROUSH LOT LINE ADJUSTMENT, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 24th day of March, 2008.

Jim Madril
City Manager
John H. ...
Mayor

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:10 o'clock P.M., on this 24th day of March, 2008, and was recorded at Reception No. 2430381, Book 4629, Page 232, Drawer No. VV-76. Fees 10.00 + 1.00.

By: *Janice Rich* Clerk and Recorder
Heleen Cross Deputy

Notice: This plat was determined to be of sufficient clarity and legibility to be approved by the City of Grand Junction planning staff, legal staff, engineering and surveying staff for recording. It may be that the copy you are perusing is stamped "POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION" If this stamp appears hereon be advised that this stamp was placed by the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability of the Clerk and Recorder's Office to create a scanned image that is of comparable quality to the original document and is not an accurate statement regarding the quality of the document presented for recording.

ROUSH LOT LINE ADJUSTMENT
A PART OF REDLANDS MESA FILING 2

N¼ N¼ Section 20, Township 1 South, Range 1 West, Ute Meridian

Sheet 1 of 1 Date: Feb 21, 2008 Job No. 1046-00107

Design: kst Drawn: kst Checked: drs Approved: kst

S:\PROJECTS\1046 Roush (Skellton)\Survey\001pro

RIVER CITY CONSULTANTS
744 Horizon Court, #110 - Grand Junction, CO 81506 - Phone: 970-241-4722

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.