RECEPTION #: 2444541, BK 4683 PG 382 06/16/2008 at 03:47:06 PM, 1 OF 1, R
$10.00 S $1.00 Doc Code: PLAT Janice Rich, Mesa County, CO CLERK AND RECORDER

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

GROVER ACRES

A Replat of Lot 1 of Day Subdivision, recorded in Book4353 Page 490 and Located in SE 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian

DEDICATION:
Know all men by these presents that Danny L. Pinson, Tina E. Pinson, Perry D. Herigstad and Carolyn L. Herigstad are the owners of that real property described described in Book 4353 at Page 490 in the Mesa County Clerk and Recorder's Office.

Said real property being described as: Lot 1 of Day Subdivision, as recorded in Book 4353 at Page 491, City of Grand Junction, County of Mesa and State of Colorado. Contains 3.02 acres more or less.

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 appurtences 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 streets, roads and rights of way are dedicated to the City of Grand Junction for the use of the public forever.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

All lien holders are shown hereon.

IN WITNESS said OWNERS have caused their names to be hereunto subscribed

this 23RD day of May A.D. 20 08

Danny L. Pinson — Tina E. Pinson

Danny L. Pinson — Tina E. Pinson

Perry D. Herigstad — Carolyn L. Herigstad

STATE OF COLORADO)
SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 23rd day of May

AD 2008 by Danny L. Pinson, Tina E. Pinson

Perry D. Herigstad and Carolyn L. Herigstad.

My commission expires

Notary Public

NOTARY PUBLIC SHAWNA L. WILKINS STATE OF COLORADO
My Commission Expires 09/04/2009

CITY OF GRAND JUNCTION APPROVAL

This Plat of Grover Acres in the City of Grand Junction, Mesa County, Colorado was approved this 27th day of JUNE A.D. 2008

City Manager — President of City Council

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
SS
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:47 O'clock P.M BOOK 4683 PAGE 382
this 16th day of JUNE A.D. 2008 RECEPTION #2444541

Janice Rich — Denise Mc Elroy
Clerk and Recorder — Deputy

Drawer No. VV-121 Fees 10 00 / 00

LIENHOLDER 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 interests which are recorded in Book 4035 at Page 453 of the public records of Mesa County, Colorado shall be subordinate to the dedications shown hereon.

In witness whereof, the said Corporation has caused these presents to be signed by its

Vice President, with the authority of its Board of Directors, this
23 Day of May, 20 08

By: Thomas R. Barton For: Wells Fargo Bank N.A.

(Title) Vice President

State of CO)
SS
County of Mesa)

The foregoing instrument was acknowledged before me this 23 day of May 2008 by Thomas R. Barton

My commission expires 6-16-2009

Notary Public Merrie Barley

NOTARY PUBLIC MERRIE BARLEY STATE OF COLORADO

TITLE CERTIFICATION

We First American Title Insurance Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title hereon described property, that we find the property vested in Danny L. Pinson, Tina E. Pinson, Perry D. Herigstad and Carolyn L. Herigstad, 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 5-23-2008 by: Jonathan V Perez, Examiner
name and title
First American Title Insurance Company

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of GROVER ACRES, a subdivision of a part of the City of Grand Junction, Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.

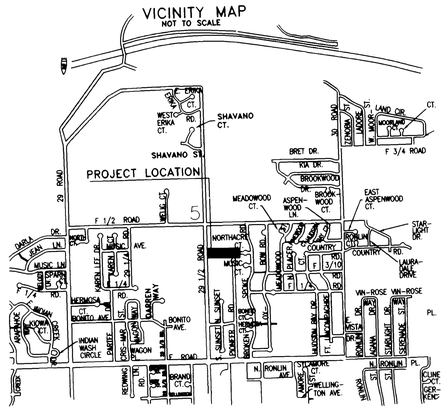
Cecil D. Caster
P.L.S. Number 24943

Basis of Bearing : A bearing of N00°00'00"W has been used between the found Number 5 Rebars and Caps marked PLS 24943 located at the SW and NW corners of Lot 1 of Barslund Subdivision as recorded in Plat Book 12 at Page 114 in the Mesa County Clerk and Recorder's Office.

For City Use Only

Type of Doucment	Book	Page

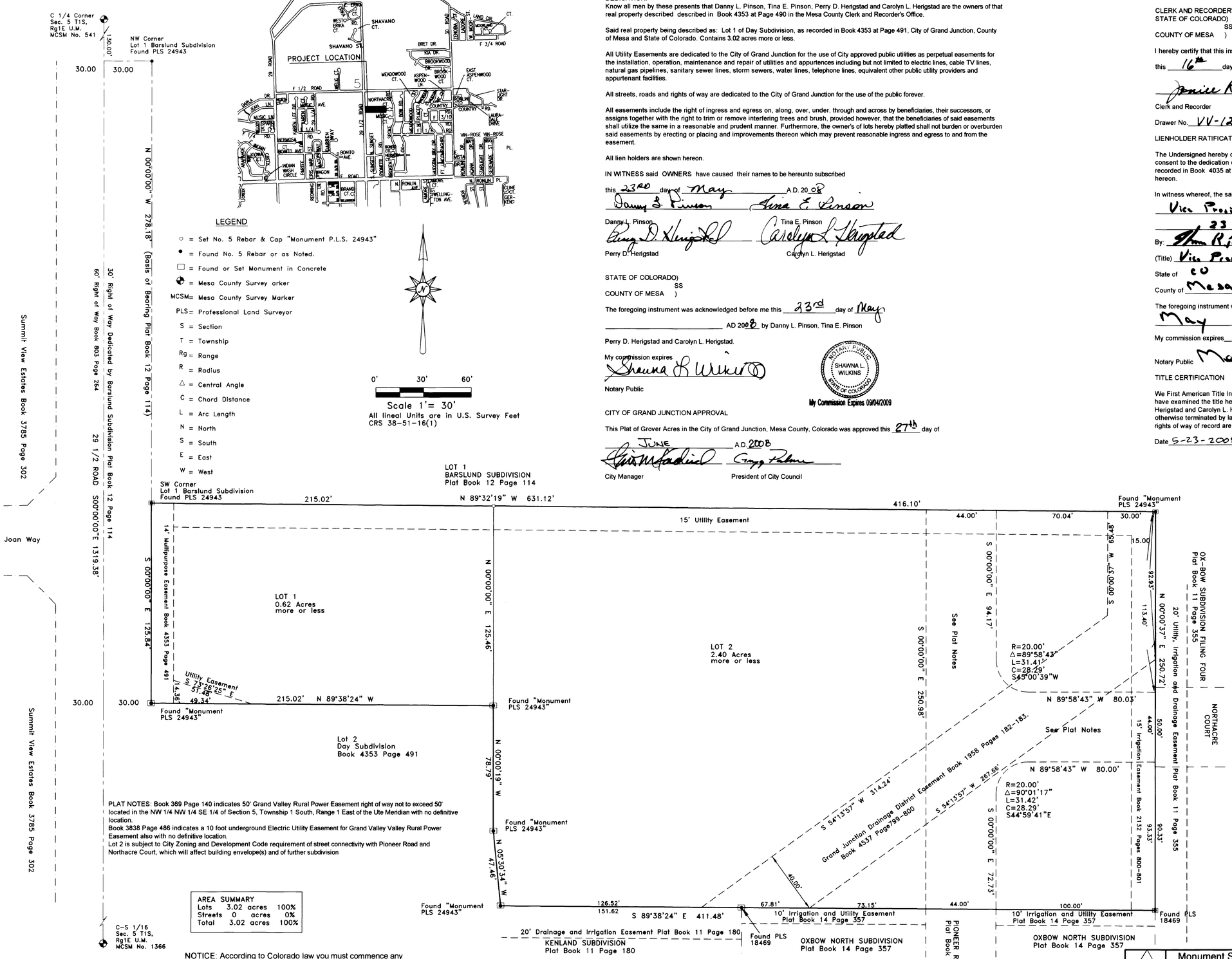
VICINITY MAP
NOT TO SCALE



LEGEND

- ○ = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
- ● = Found No. 5 Rebar or as Noted.
- □ = Found or Set Monument in Concrete
- = Mesa County Survey arker
- MCSM = Mesa County Survey Marker
- PLS = Professional Land Surveyor
- S = Section
- T = Township
- Rg = Range
- R = Radius
- Δ = Central Angle
- C = Chord Distance
- L = Arc Length
- N = North
- S = South
- E = East
- W = West

0' 30' 60'
Scale 1'= 30'
All lineal Units are in U.S. Survey Feet
CRS 38-51-16(1)



LOT 1
BARSLUND SUBDIVISION
Plat Book 12 Page 114

PLAT NOTES: Book 369 Page 140 indicates 50' Grand Valley Rural Power Easement right of way not to exceed 50' located in the NW 1/4 NW 1/4 SE 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian with no definitive location.
Book 3838 Page 486 indicates a 10 foot underground Electric Utility Easement for Grand Valley Valley Rural Power Easement also with no definitive location.
Lot 2 is subject to City Zoning and Development Code requirement of street connectivity with Pioneer Road and Northacre Court, which will affect building envelope(s) and of further subdivision

AREA SUMMARY		
Lots	3.02 acres	100%
Streets	0 acres	0%
Total	3.02 acres	100%

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.

Monument Surveying Inc.
741 Rood Ave.
Grand Junction, CO 81501
(970) 245-4189 Fax (970) 245-4674

GROVER ACRES
A Replat of Lot 1 of Day Subdivision,
Located in the SE 1/4 of Section 5,
Township 1 South, Range 1 East
of the Ute Meridian

DESIGNED ____ FIELD APPROVAL BKH
DRAWN CDC TECHNICAL APPROVAL ____
CHECKED DJS APPROVED 5/19/08

PREPARED FOR: Herigstad/Pinson JOB NO. 05-77A