

DISTEL SUBDIVISION

A REPLAT OF LOTS 1 AND 8 IN BLOCK 2 OF MELODY PARK SUBDIVISION AS RECORDED IN PLAT BOOK 18 AT PAGE 254, LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN

LIEN HOLDER RATIFICATION OF PLAT

The Undersigned hereby certifies that Wells Fargo Bank N.A. 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 is recorded in ~~Book 2995 at Page 238~~ ~~Book 4241 at Page 335~~ in the public records of Mesa County, Colorado shall be subordinate to the dedications shown hereon.

In witness whereof, the said Wells Fargo Bank N.A. has caused these presents to be signed by its Vice President with the authority of its Board of Directors, this 30th Day of May, 2008

By: Cami Duran Wells Fargo Bank N.A.
 (Title) Vice President
 State of Colorado)
 County of Mesa)

The foregoing instrument was acknowledged before me this 30th day of May, 2008 by Shelley McAllister
 My commission expires 3/6/2012



TITLE CERTIFICATION

State of Colorado
 County of Mesa

We Transation Title Insurance 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, (Lot 8 in Block 2 of Melody Park Subdivision, Together with the vacated South 10 feet of the street adjoining said lot on the North as vacated by instrument recorded March 30, 1978 in Book 1142 at Page 781, County of Mesa and State of Colorado) that we find Title to the property vested to Robert M. Distel and Darlene J. Distel; that the current taxes have been paid; that all mortgages not satisfied or released or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and encumbrances of record; that all easements, reservations and rights of way are shown hereon, as of June 1, 2008

Date June 2, 2008 By: Karen A. Gray-Ellema, Examiner
 Title: Transaction Title Insurance Company

TITLE CERTIFICATION

State of Colorado
 County of Mesa

We Abstract and Title Company of Mesa County, Inc. 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, (Lot 1 in Block 2 of Melody Park Subdivision, Together with the vacated South 10 feet of the street adjoining said lot on the North as vacated by instrument recorded March 30, 1978 in Book 1142 at Page 781, County of Mesa and State of Colorado) that we find Title to the property vested to Robert M. Distel and Darlene J. Distel; that the current taxes have been paid; that all mortgages not satisfied or released or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and encumbrances of record; that all easements, reservations and rights of way are shown hereon, as of June 1, 2008

Date June 2, 2008 By: Karen A. Gray-Ellema, Examiner
 Title: Abstract and Title of Mesa County Inc.

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat the DISTEL SUBDIVISION, a subdivision of a part of City of Grand Junction and Mesa County Colorado has been ~~examined~~ surveyed for my direct supervision and accurately represents a field survey of the same.



Basis of Bearing: A bearing of N89°58'43"E is shown on the recorded plat of Melody Park Two Subdivision in Plat Book 18 at Page 254 between the found monuments being number 5 rebar and aluminum caps marked PLS 17485 in concrete located at the Northwest corner of Lot 1 and angle point on Lot 2 of said Melody Park Two Subdivision.

LIEN HOLDER RATIFICATION OF PLAT

The Undersigned hereby certifies that Wells Fargo Home Mortgage Inc. 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 is recorded in Book 3461 at Page 311 in the public records of Mesa County, Colorado shall be subordinate to the dedications shown hereon.

In witness whereof, the said Wells Fargo ~~Bank~~ Home Mortgage has caused these presents to be signed by its Vice President with the authority of its Board of Directors, this 13th Day of June, 2008

By: Cami Duran Wells Fargo ~~Bank~~ Home Mortgage
 (Title) Vice President
 State of Colorado)
 County of Mesa)

The foregoing instrument was acknowledged before me this 13 day of June, 2008 by Arianna Butterfield
 My commission expires 8-23-2011

Notary Public



DEDICATION:

Know all men by these presents that Robert M. Distel and Darlene J. Distel are the owners of that real property as recorded in Book 2995 at Page 238 and Book 4241 at Page 335 in the Mesa County Clerk and Recorder's Office described as:

Lot 1 in Block 2 of Melody Park Subdivision, as recorded in Plat Book 18 at Page 254 in the Mesa County Clerk and Recorder's Office, TOGETHER WITH that portion of vacated roadway adjoining said lot on the North as vacated by Resolution recorded March 30, 1978 in Book 1142 at Page 782 and Lot 8 in Block 2 of Melody Park Subdivision TOGETHER WITH the vacated South 10 feet of the street adjoining said lot on the North as vacated by instrument recorded March 30, 1978 in Book 1142 at Page 782, City of Grand Junction, County of Mesa and State of Colorado.

That said owners has caused that real property to be laid out and surveyed as DISTEL SUBDIVISION.

That said owner does hereby dedicate and set apart that real property as and labeled on the accompanying plat as follows:

All Multipurpose Easements are dedicated to the City of Grand Junction for the use of City approved and public providers of 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, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

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 in Drainage and Drainage/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of said lots hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impeded the use of the easement and/or prevent reasonable ingress and egress to and from the easement.

That all lien holders appear hereon

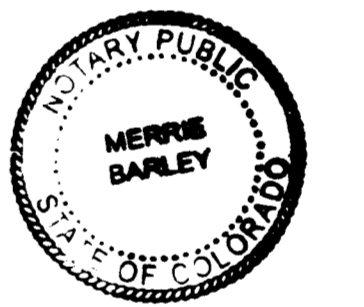
IN WITNESS said OWNERS has caused their names to be hereunto subscribed

this 2nd day of June, A.D. 2008
Robert M. Distel Darlene J. Distel

STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 2 day of June, A.D. 2008 by Robert M. Distel and Darlene J. Distel.

My commission expires 6-16-09
Merris Bailey



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:28 O'clock PM

this 23rd day of June, A.D. 2008 and was recorded

In Book 4686 at Pages 819-820 at Reception Number 2445516

Janice Rich Helen Cross

Clerk and Recorder Deputy
 Drawer No. VV-125 Fees 20.00 + 1.00

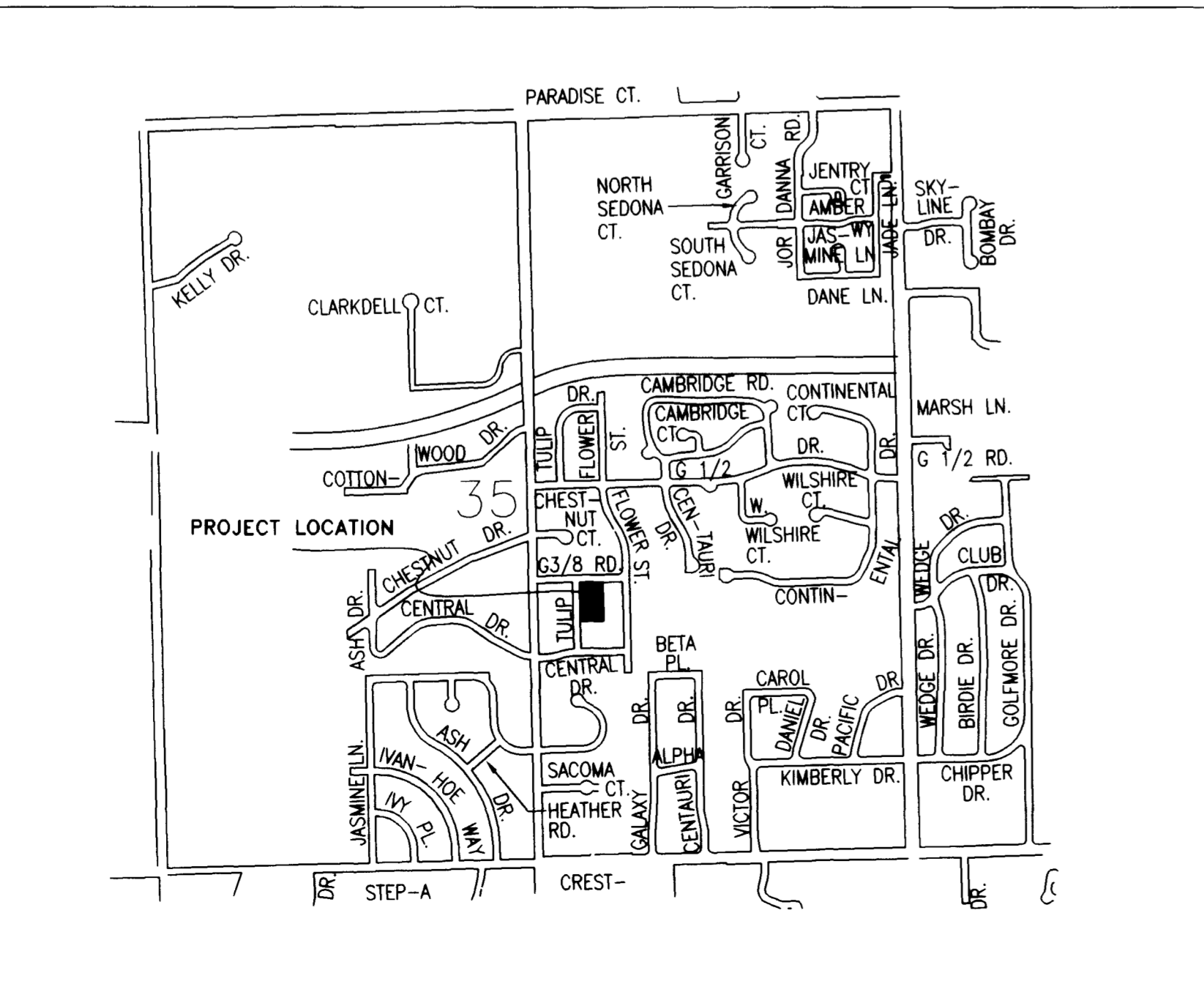
CITY OF GRAND JUNCTION APPROVAL

This plat of DISTEL SUBDIVISION in the City of Grand Junction, Mesa

County, Colorado was approved this 17 day of June, A.D. 2008

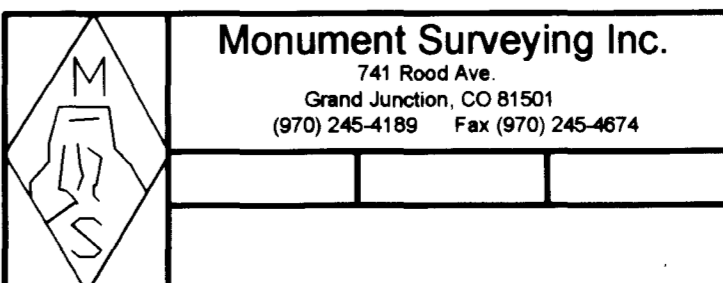
Sam McAdams Fred Palmer
 City Manager President of City Council

VICININTY MAP
 Not to Scale



For City of Grand Junction Use Only		
Type of Document	Book	Page

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.



Sheet 1 of 2

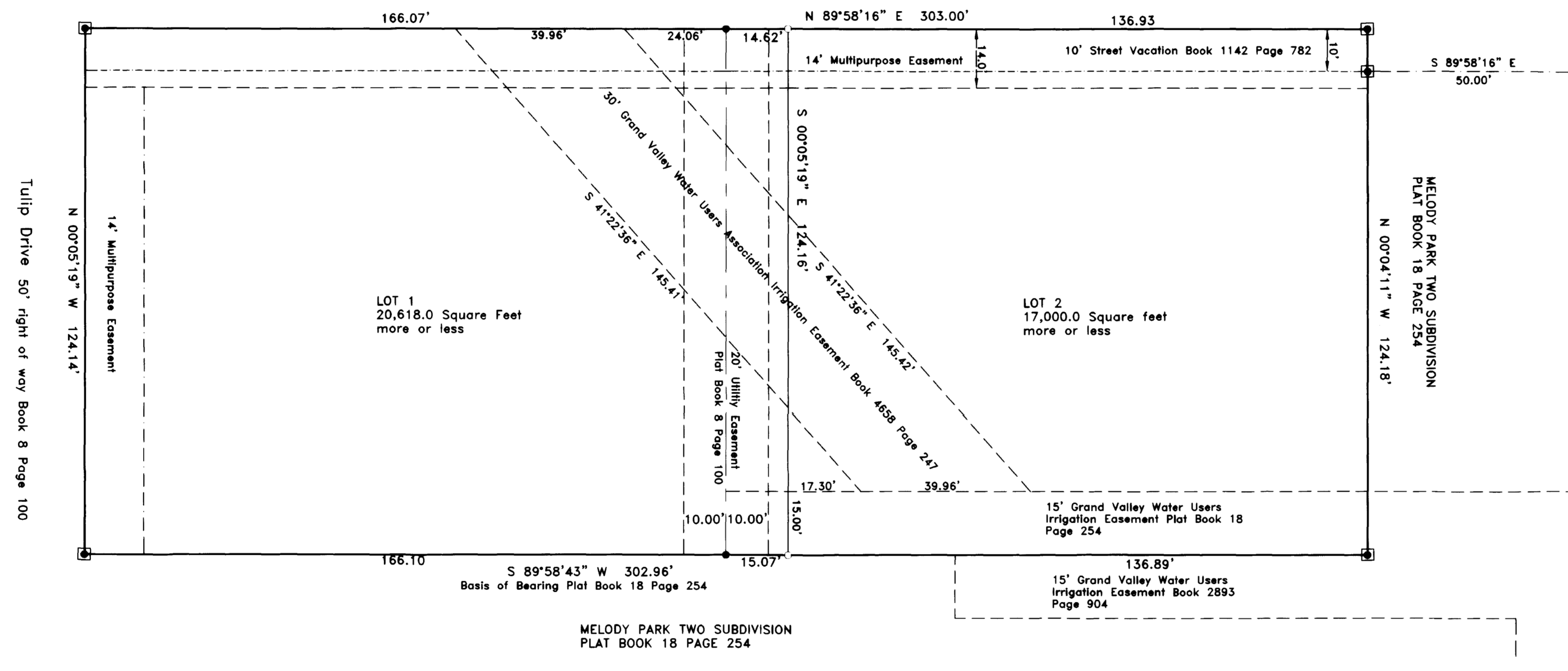
DISTEL SUBDIVISION
 A Replat of Lots 1 and 8 in Block 2 of Melody Park Subdivision as recorded in Plat Book 18 at Page 254, located in the SE 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian

DESIGNED _____	FIELD APPROVAL <u>BKH</u>
DRAWN <u>LMB</u>	TECHNICAL APPROVAL _____
CHECKED <u>CDC</u>	APPROVED <u>5/19/08</u>
PREPARED FOR: <u>Darlene Distel</u>	JOB NO. <u>06/118</u>

DISTEL SUBDIVISION

A REPLAT OF LOTS 1 AND 8 IN BLOCK 2 OF MELODY PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 18 AT PAGE 254, LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN

G 3/8 Road (60 right of Way Plat Book 8 Page 100)

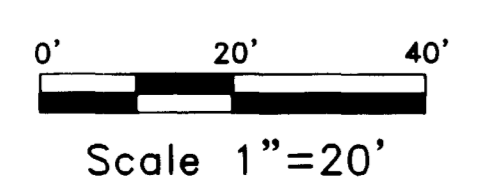
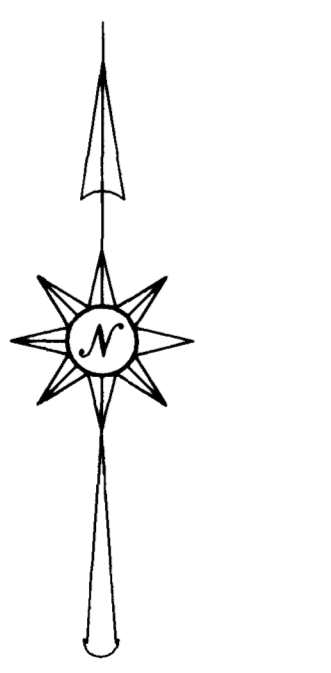


LEGEND

- = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
- = Found No. 5 Rebar and Cap PLS 17485
- = Found or Set Monument in Concrete

AREA SUMMARY	
Lots	0.086 Acres 100%
Streets	0.0 Acres 0%
Total	0.86 Acres 100%

5-19-08
Cecil D. Caster
 Cecil D. Caster PLS 24943



All distances shown are in feet.
 C.R.S 38-51-106(1)

Sheet 2 of 2

DISTEL SUBDIVISION
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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 Road Ave
 Grand Junction, CO 81501
 (970) 245-4189 Fax (970) 245-4674

DESIGNED _____	FIELD APPROVAL _____
DRAWN <u>LMB</u>	TECHNICAL APPROVAL _____
CHECKED <u>CDC</u>	APPROVED _____ 5/19/08
PREPARED FOR: <u>Darlene Distel</u>	JOB NO. <u>06-13</u>