

PHILLIPS SUBDIVISION OF A PARCEL LOCATED IN SE1/4 NE1/4 SECTION 7, T1S, R1E, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described 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, as shown in document recorded at Book 4583, Pages 255 through , public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

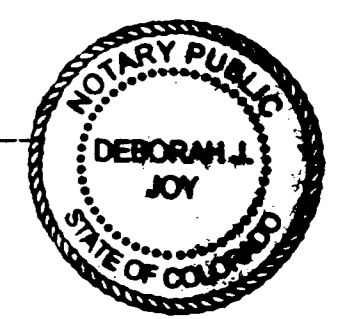
IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Senior VP, Marketing with the authority of its Board of Directors, this 6th day of October, 2008.

By: Thomas W. Espeland (title) SVP, Market Manager
For: Academy Bank, N.A.

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Thomas W. Espeland (title) V.P. for Academy Bank this 6th day of October, A.D., 2008.

Witness my hand and official seal:
Deborah J. Joy
Notary Public
My Commission Expires 9-15-12



TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }
We, LAND TITLE GUARANTEE 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 THE GARLAND O. PHILLIPS LIVING TRUST, TRF; 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: OCTOBER 6, 2008 by: EXAMINER Name And Title
LAWRENCE B. VENTY *ACADEMY BANK, N.A.: BOOK 4583 PAGE 339 *DATED JULY 3, 2008
for: LAND TITLE GUARANTEE COMPANY Name Of Title Company DOUGLAS R. FORD AND MARGARET R. FORD

GENERAL NOTES

Basis of bearings is the South Line of the SE1/4 NE1/4 Section 7 which bears North 89 degrees 45 minutes 48 seconds West, a distance of 1319.90 feet, established by observation of the MCGPS control network. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.
All lined units shown hereon in U.S. Survey feet.
Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".
Easement and Title Information provided by Land Title Guarantee Company - Grand Junction, Policy No. GJR65008541-3, dated September 06, 2008.

FOR CITY USE ONLY

Associated Recorded Documents
Book Page Type
4738 179 10' Irrigation Easement for the Use of Lot 1
4738 177 Declaration of Restrictive Covenants
4738 182 Recording Memorandum
CITY OF GRAND JUNCTION APPROVAL

This plat of PHILLIPS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 8th day of October, A.D., 2008.

City Manager [Signature]
Mayor Gregg Palmer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 2:02 o'clock P.M., October 8th, A.D., 2008, and was duly recorded in Book 4738 Page(s) No. 176
Reception No. 2460842 Drawer No. WU-41 Fees: 10.00 1.00
Clerk and Recorder Janice Rich
Deputy Teresa Horn

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Garland O. Phillips Living Trust, Dated July 3, 2008, Douglas R. and Margaret R. Ford are the owners of that real property located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Grand Junction, Mesa County, Colorado, and being more particularly described as follows:
(Original Warranty Deed Book 4583, Page 832 and Quitclaim Deeds Book 4711, Page 599 and Book 4711, Pages 599.)

Commencing at the Southeast corner of the SE1/4 NE1/4 said Section 7, whence the Southwest corner of said SE1/4 NE1/4 Section 7 bears North 89 degrees 45 minutes 48 seconds West, a distance of 1319.90 feet for a basis of bearings, with all bearings contained herein relative thereto; thence North 89 degrees 45 minutes 48 seconds West, a distance of 277.50 feet, along the South line of said SE1/4 NE1/4 Section 7 to the POINT OF BEGINNING; thence North 89 degrees 45 minutes 48 seconds West, a distance of 113.50 feet, along the South line of said SE1/4 NE1/4 Section 7; thence North 00 degrees 03 minutes 57 seconds West, a distance of 210.00 feet, along the East line of that parcel described in Book 4262, Page 868, Mesa County records; thence South 89 degrees 45 minutes 48 seconds East, a distance of 113.50 feet, along the South line of that parcel described in Book 2372, Page 750; thence South 00 degrees 03 minutes 57 seconds East, a distance of 210.00 feet, along the West right-of-way line of Sparr Court to the POINT OF BEGINNING.

Said parcel containing an area of 0.547 acres, as described.
That said owners have 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 PHILLIPS 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

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.

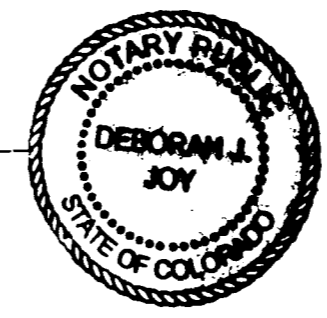
Owners hereby declare all lienholders of record to herein described real property are shown hereon.
IN WITNESS WHEREOF, said owners, Garland O. Phillips, Douglas R. and Margaret R. Ford, has caused their names to be hereunto subscribed this 3rd day of October, A.D., 2008.

by: Garland O. Phillips Living Trust, by Garland O. Phillips
Garland O. Phillips Living Trust, Dated July 3, 2008
by: Douglas R. Ford by: Margaret R. Ford
Douglas R. Ford Margaret R. Ford

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Garland O. Phillips Living Trust, Dated July 3, 2008, this 3rd day of October, A.D., 2008.
Witness my hand and official seal:

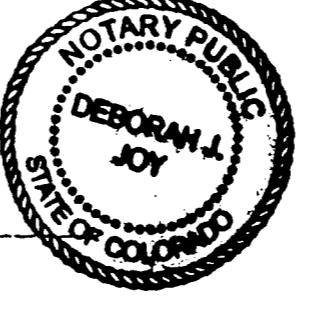
Deborah J. Joy
Notary Public
My Commission Expires 9-15-12



NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Douglas R. Ford this 3rd day of October, A.D., 2008.
Witness my hand and official seal:

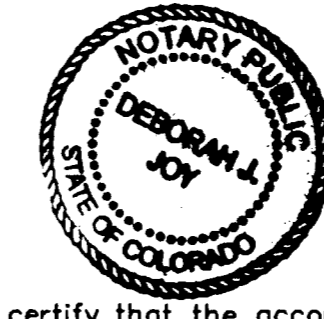
Deborah J. Joy
Notary Public
My Commission Expires 9-15-12



NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Margaret R. Ford this 3rd day of October, A.D., 2008.
Witness my hand and official seal:

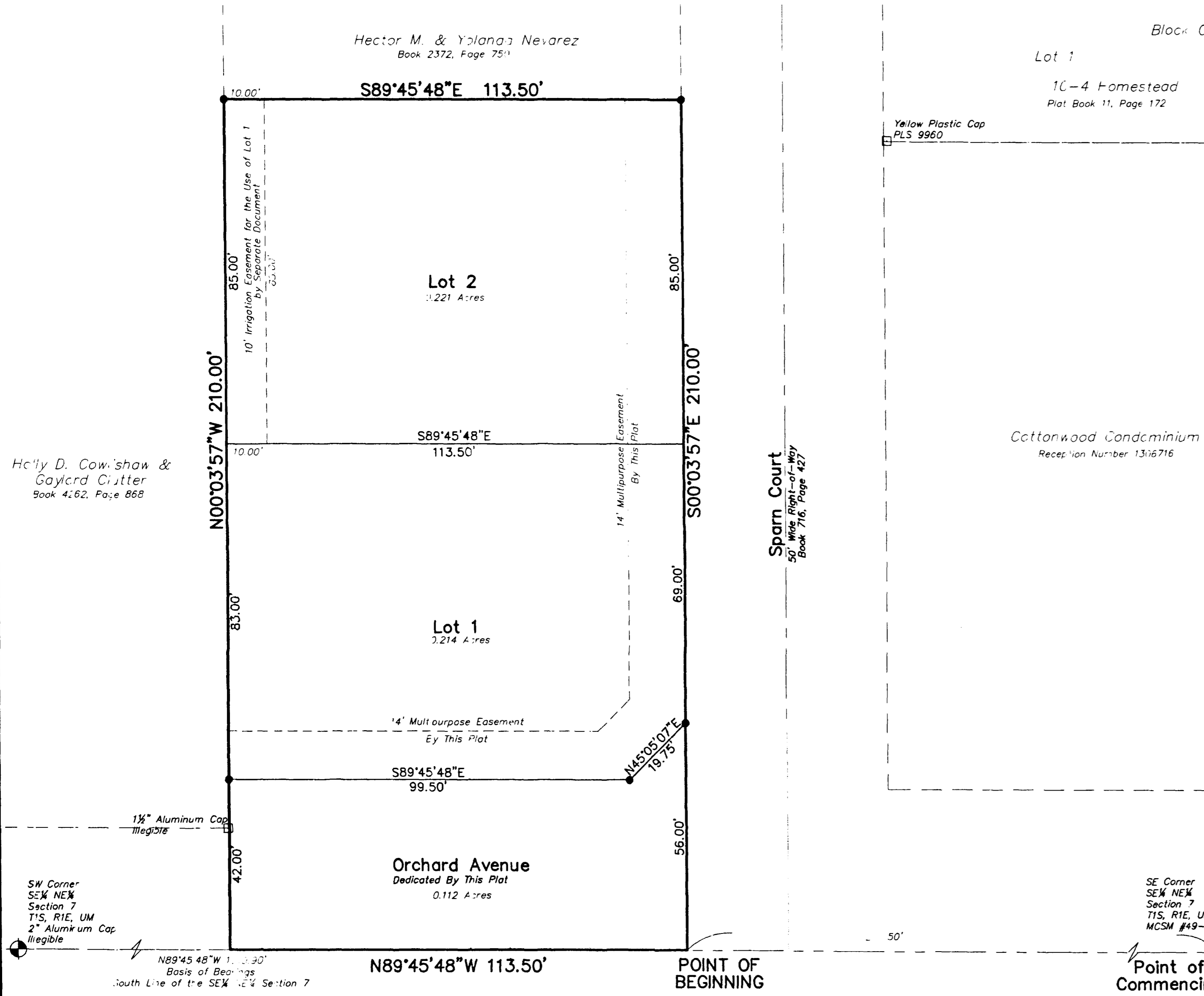
Deborah J. Joy
Notary Public
My Commission Expires 9-15-12



SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of PHILLIPS 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 subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified Oct. 7, 2008



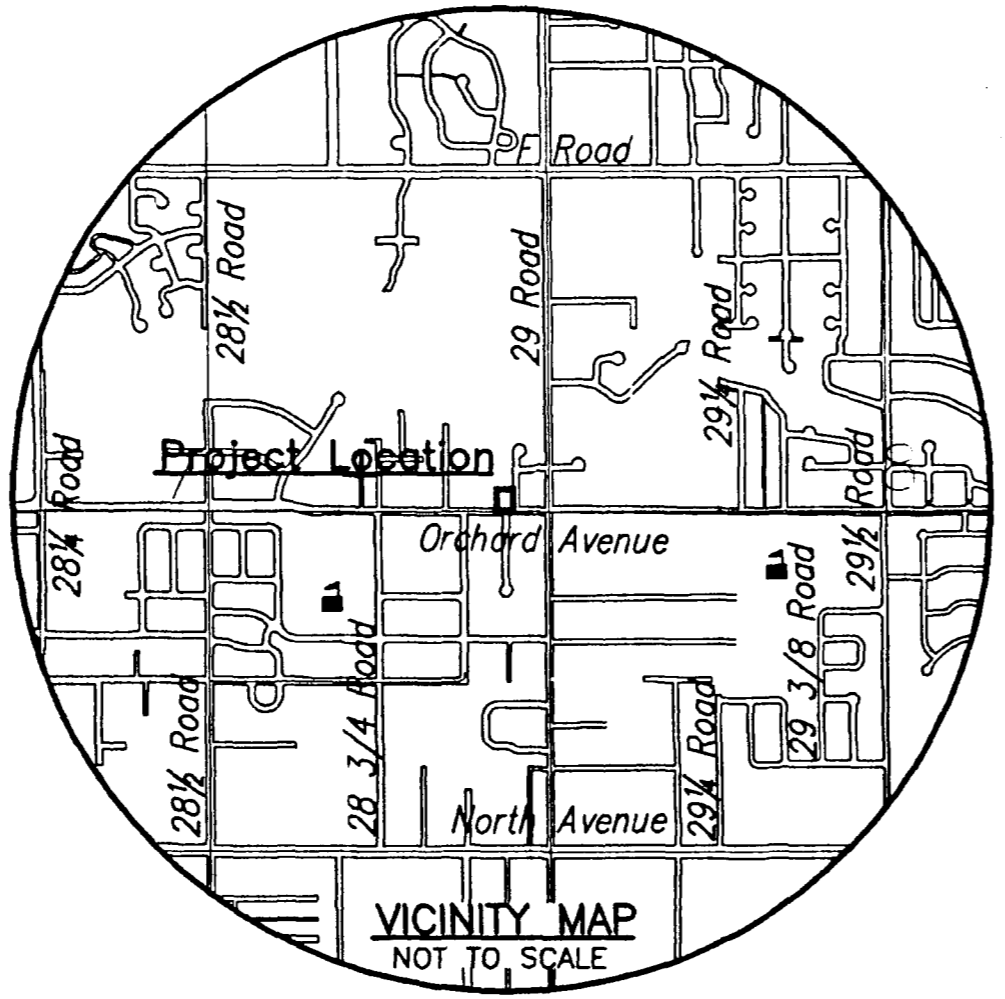
RECORDED NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

LEGEND
ALIQUOT SURVEY MARKER, AS NOTED
SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
PER CRS-38-51-105, IN CONCRETE
FOUND REBAR, AS NOTED
PK NAIL, SET IN PAVING
DURABLE CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
DELTA ANGLE OF ARC
R RANGE OR RADIUS OF ARC
T TOWNSHIP
U UTE
M MERIDIAN
L LENGTH OF ARC
Ch CHORD DISTANCE OF ARC
BrG CHORD BEARING OF ARC
= EQUAL SYMBOL
% PERCENT SYMBOL
& AND SYMBOL
I- INTERSTATE HIGHWAY SYMBOL
SH STATE HIGHWAY SYMBOL
US UNITED STATES
NTS NOT TO SCALE
CRS COLORADO REVISED STATUTES
SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
PLS PROFESSIONAL LAND SURVEYOR
No. NUMBER
L.L.C. LIMITED LIABILITY COMPANY
A.D. ANNO DOMINI
± MORE OR LESS
° DEGREES (ANGULAR)
' MINUTES (ANGULAR) OR FEET (LINEAR)
" SECONDS (ANGULAR) OR INCHES (LINEAR)
MCSM MESA COUNTY SURVEY MARKER
BLM BUREAU OF LAND MANAGEMENT
ROW RIGHT-OF-WAY
CDOT COLORADO DEPARTMENT OF TRANSPORTATION

AREA SUMMARY
LOTS = 0.435 Acres 79.52%
ROAD ROW = 0.112 Acres 20.48%
TOTAL = 0.547 Acres 100.00%

SCALE: 1"=20'
0 10 20 40

NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY EFFECT OF THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH EFFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY EFFECT OF THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREIN.



PHILLIPS SUBDIVISION
SE1/4 NE1/4 SECTION 7
T1S, R1E, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

Jeffrey C. Fletcher
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. No. 24953

PROJ. NO. 08-35	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: September, 2008	sg/k	rsk	jc/	1	1