

PNCI SUBDIVISION

REPLAT OF LOT 1 PHIPPS SUBDIVISION
BOOK 4380 PAGE 956
SITUATED IN THE SE¼ NW¼ SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS: That, DESANTIS, LLC, a Colorado limited liability company is the owner of that real property located in the SE Quarter of the NW Quarter of Section 10, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Lot 1 PHIPPS SUBDIVISION, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado, as recorded in Book 4380 at Page 956, Reception Number 2370405.

Said parcel contains 2.77 acres as described.

Said Owner states that there are no lien holders of record.

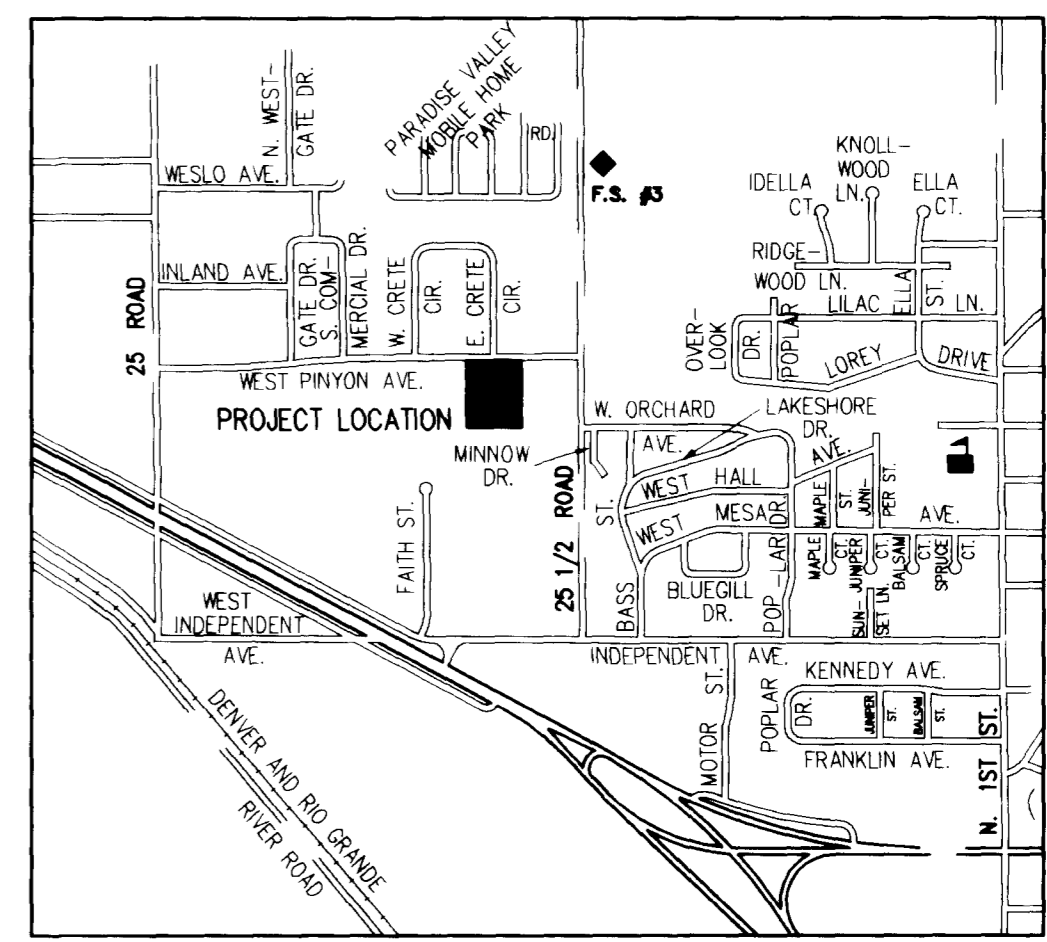
Said Owners have by these presents laid out, platted and subdivided the above described real property into Lots as shown hereon, and designated the same as PNCI SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado.

CITY APPROVAL

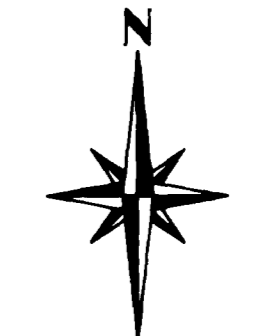
This plat of PNCI Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 18 day of NOVEMBER 2008.

[Signature]
City Manager

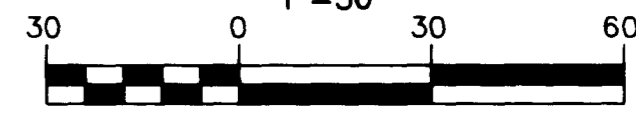
[Signature]
President of Council



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE:

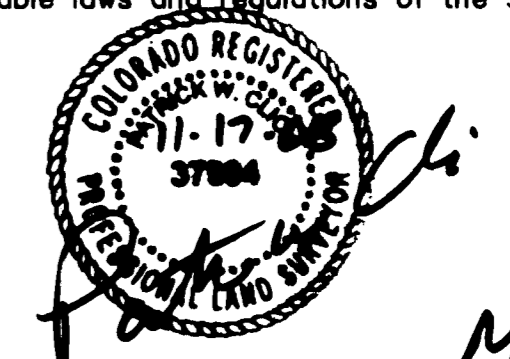


- LEGEND:**
- ⊕ FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
 - ⊙ FOUND No. 5 REBAR WITH PLASTIC CAP PLS 27266
 - ▲ FOUND No. 5 REBAR WITH UNREADABLE PLASTIC CAP
 - RECOVERED #5 REBAR AND 2 INCH ALUMINUM CAP PLS #37904
- RIGHT OF WAY

- ABBREVIATIONS:**
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - T TOWNSHIP
 - R RANGE
 - MCSM MESA COUNTY SURVEY MARKER
 - ROW RIGHT OF WAY
 - SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
 - PLS PROFESSIONAL LAND SURVEYOR
 - # NUMBER
 - GPS GLOBAL POSITIONING SYSTEM
 - ID IDENTIFICATION

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision represents a field survey completed by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



PATRICK W. CLICK
COLORADO REGISTERED LAND SURVEYOR PLS #37904
DATE NOVEMBER 17, 2008

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }ss

WE, ABSTRACT & 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, THAT WE FIND THE TITLE TO THE PROPERTY VESTED TO THE DESANTIS, LLC; 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: NOVEMBER 13, 2008 BY: Barbara A. Griffin, Title Examiner
NAME AND TITLE
ABSTRACT & TITLE COMPANY OF MESA COUNTY INC.

NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF SE¼ NW¼ SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED N0°03'36"E IS CALCULATED FOR SAID LINE USING THE MESA COUNTY SIMS DATA PUBLISHED FOR GPS ID NO: PLS00100 (A FOUND MESA COUNTY SURVEY MARKER) AT THE NORTH END OF SAID LINE AND MESA COUNTY SIMS DATA PUBLISHED FOR GPS ID NO: S058 (A FOUND MESA COUNTY SURVEY MARKER) AT THE SOUTH END OF SAID LINE.
2. ALL EXTERIOR BOUNDARY CORNERS SET IN CONCRETE
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
4. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITH A TITLE POLICY PROVIDED BY ABSTRACT & TITLE COMPANY OF MESA COUNTY INC., POLICY NUMBER 00918760.
5. BLANKET EASEMENT AND EXCEPTION INFORMATION:
 - A. RESERVATION OF RIGHT OF PROPRIETOR OF ANY PENETRATING VEIN OR LODE TO EXTRACT HIS ORE, IN U.S. PATENT RECORDED JULY 6, 1892 IN BOOK 11 AT PAGE 203, RECEPTION No. 14360.
 - B. RESERVATION OF RIGHT OF WAY FOR ANY DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF UNITED STATES, IN U.S. PATENT RECORDED JULY 6, 1892 IN BOOK 11 AT PAGE 203, RECEPTION No. 14360.
 - C. RIGHT OF WAY, WHETHER IN FEE EASEMENT ONLY, AS GRANTED TO GRAND VALLEY RURAL POWER LINES, INC. BY INSTRUMENT RECORDED NOVEMBER 15, 1937 IN BOOK 369 AT PAGE 146, RECEPTION No. 329572.
 - D. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN LETTER OF GUARANTEE RECORDED OCTOBER 16, 1978 AT PAGE 43, RECEPTION No. 1173946.
 - E. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN LETTER OF GUARANTEE RECORDED OCTOBER 16, 1978 AT PAGE 44, RECEPTION No. 1173947.
 - F. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN MEMORANDUM OF UNDERSTANDING RECORDED MARCH 19, 1980 IN BOOK 1249 AT PAGE 269, RECEPTION No. 1219159.

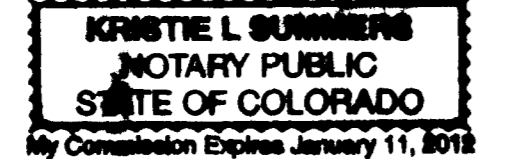
IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed
this 14th day of NOVEMBER, A.D. 2008.

by: Francis P. Desantis
FRANCIS P. DESANTIS FOR DESANTIS, LLC

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO:
COUNTY OF MESA :ss

The foregoing instrument was acknowledged before me
this 14th day of NOVEMBER, A.D. 2008.
by FRANCIS P. DESANTIS FOR DESANTIS, LLC



[Signature]
Notary Public

Witness my hand and official seal
My Commission Expires January 11, 2012

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO :
COUNTY OF MESA :ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:29 o'clock P.m., on this 19th day of November 2008 and was recorded at Reception No. 2465981 Book 4755 and Page 572 & 573.
Drawer No. WW-74, and Fees \$20.00 *1st SC.

[Signature]
Clerk and Recorder

[Signature]
Deputy

FOR CITY USE ONLY

Associated Book	Recorded Page	Documents Type
<u>4755</u>	<u>611</u>	<u>Drainage Easement</u>
<u>4755</u>	<u>618</u>	<u>Access Easement</u>
<u>4755</u>	<u>623</u>	<u>Irrigation Easement</u>
<u>4755</u>	<u>626</u>	<u>Access Easement</u>
<u>4755</u>	<u>629</u>	<u>Irrigation Easement</u>
<u>4755</u>	<u>632</u>	<u>Drainage Easement</u>

LAND USE SUMMARY		
LOTS	2.77 ACRES	100%
ROW	0.00 ACRES	0%
TOTAL	2.77 ACRES	100%

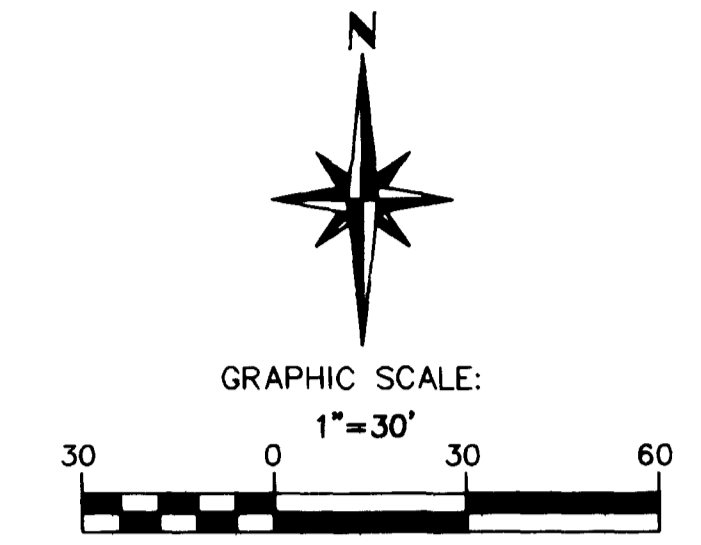
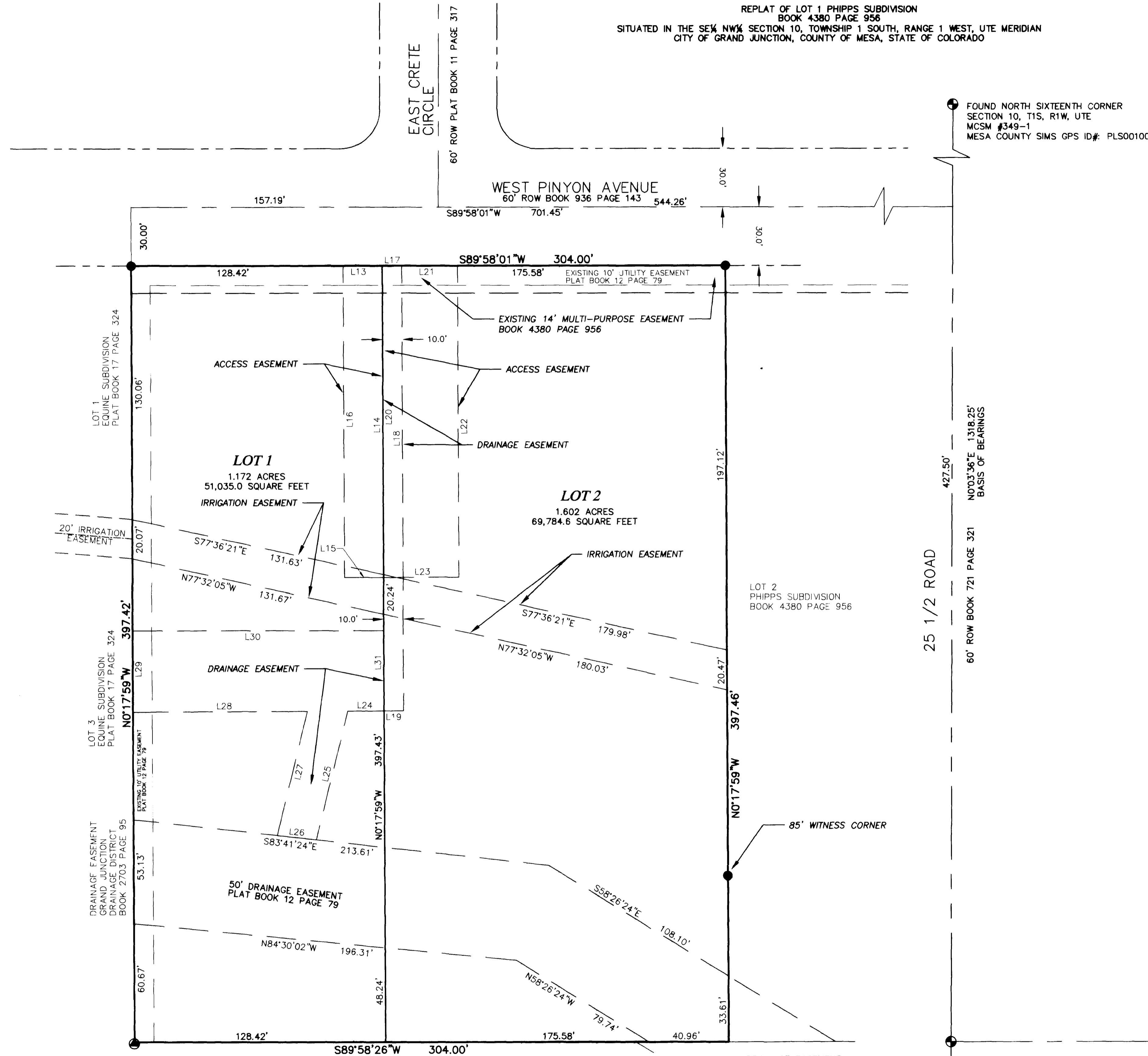
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SITUATED IN THE SE¼ NW¼ SECTION 10
TOWNSHIP 1 SOUTH, RANGE 1 WEST
UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

POLARIS SURVEYING

DATE:	05/28/2008	PATRICK W. CLICK PLS 37904
JOB No.	2008020	
NAME:	LOT 1 PHIPPS SUB	695 36 ROAD
CLIENT:	DESANTIS	PALISADE, COLORADO 81526
FIELD WORK:	JT	PHONE 970-986-0522
DRAWN:	PC	FAX 970-464-7569

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 - RIGHT OF WAY

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ACCESS EASEMENT LOT 1

Line #	Length	Direction
L13	20.00'	N89° 58' 01"E
L14	159.81'	S0° 17' 59"E
L15	20.00'	S89° 42' 01"W
L16	159.91'	N0° 17' 59"W

ACCESS EASEMENT LOT 2

Line #	Length	Direction
L14	159.81'	S0° 17' 59"E
L21	38.50'	N89° 58' 01"E
L22	159.63'	S0° 17' 59"E
L23	38.50'	S89° 42' 01"W

DRAINAGE EASEMENT LOT 1

Line #	Length	Direction
L24	18.56'	S89° 42' 01"W
L25	67.76'	S13° 41' 02"W
L26	20.17'	N83° 41' 24"W
L27	65.37'	N13° 41' 02"E
L28	89.24'	S89° 42' 01"W
L29	41.76'	N0° 17' 59"W
L30	128.42'	N90° 00' 00"E
L31	41.09'	S0° 17' 59"E

DRAINAGE EASEMENT LOT 2

Line #	Length	Direction
L17	10.00'	N89° 58' 01"E
L18	228.05'	S0° 17' 59"E
L19	10.00'	S89° 42' 01"W
L20	228.10'	N0° 17' 59"W



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POLARIS SURVEYING

DATE:	02/28/2008	PATRICK W. CLICK PLS 37904
JOB No.	2008020	
NAME:	LOT 1 PHIPPS SUB	695 36 ROAD
CLIENT:	DESANTIS	PALISADE, COLORADO 81526
FIELD WORK:	JT	PHONE 970-986-0522
DRAWN:	PC	FAX 970-464-7569