

DIESEL SERVICES SUBDIVISION

SE 1/4 SE 1/4 SECTION 25, T.1N., R.2W., UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Diesel Services, Inc. a Colorado Corporation is the owner of that real property situate in the SE 1/4 of the SE 1/4 of Section 25, Township 1 North, Range 2 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:
The south 520.1 feet of the east 670.0 feet of the southeast 1/4 of the southeast 1/4 of Section 25, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado. Said parcel contains 8.00 acres more or less.
Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as DIESEL SERVICES SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer 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 as perpetual easements for City-approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include, but are 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 Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance, and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement area. The owner(s) and/or the property owner's association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain and repair the detention and drainage facilities.
All Utility Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are 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.
Owner further certifies that all lienholders, if any, are represented hereon.

Steve Rash
Steve Rash, President Diesel Services, Inc.

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 9th day of December A.D., 2008 by Steve Rash, President Diesel Services, Inc. a Colorado Corporation
Witness my hand and official seal: Ann Edwards
Notary Public
Address 2424 F Rd. Grand Junction, CO 81505
My commission expires: 03-19-10

PLAT NOTES

Grand Valley Rural Power Lines, Inc. have a 10 wide underground electric Utility Easement being 5 feet on each side of the underground line. This Utility Easement is recorded in Book 4747 at Page 213 of the Mesa County records.
RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3.5-101.
NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

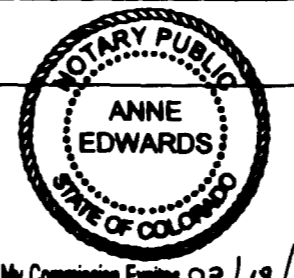
TITLE CERTIFICATION

State of Colorado
County of Mesa
We, United 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 Diesel Services, Inc.; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.
Date: 12/9/2008 By: [Signature] Title Manager

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 4546 at Page 579 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.
BY: Cindy M. Brown FOR: ALPINE BANK

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing Lienholders Ratification was acknowledged before me this 9th day of December A.D., 2008 by Cindy M. Brown for Alpine Bank
Witness my hand and official seal: Ann Edwards
Notary Public
Address 2424 F Rd. Grand Junction, CO 81505
My commission expires: 03/19/2010



CITY APPROVAL

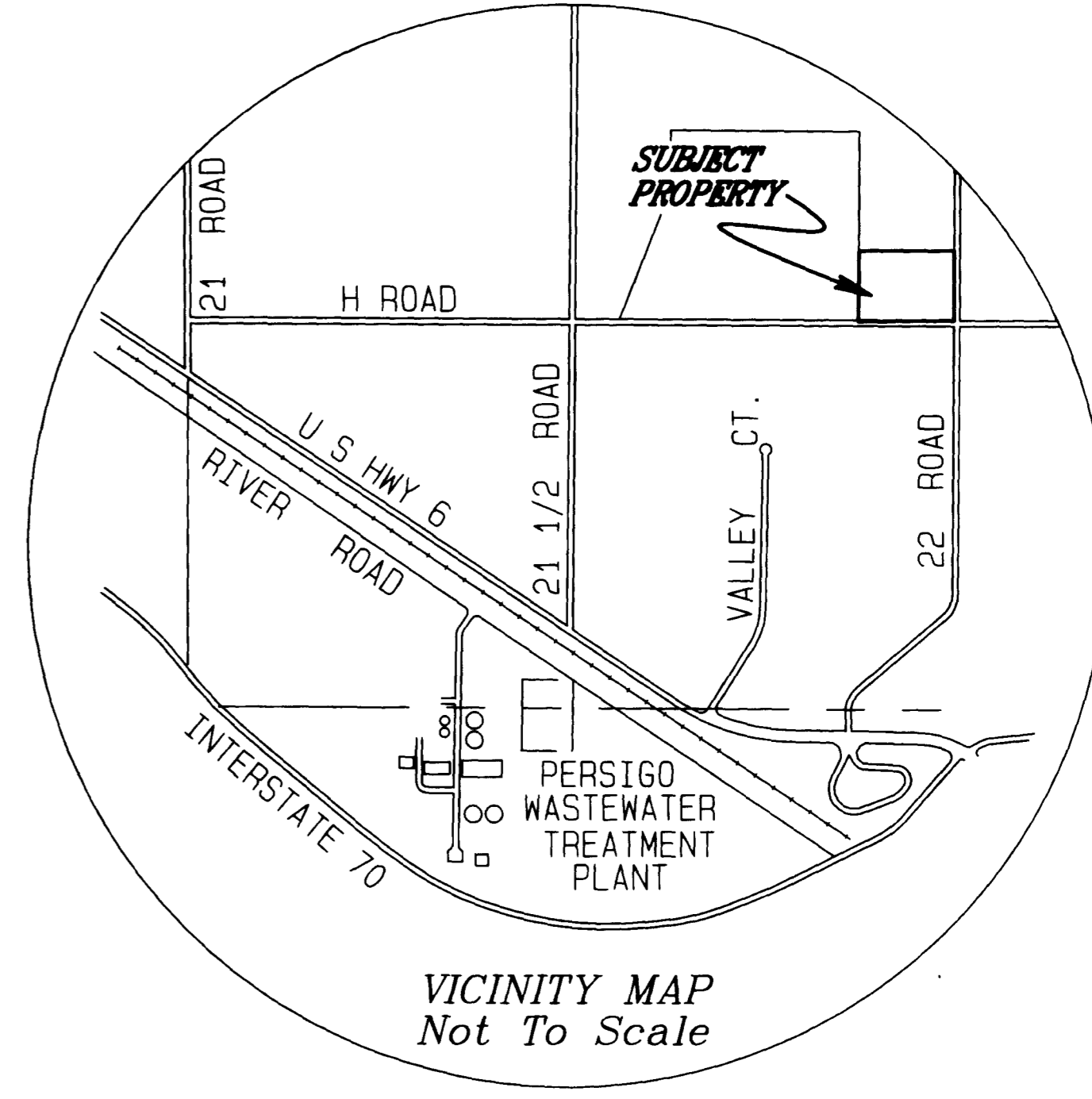
This plat of Diesel Services Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 10th day of December, 2008.

[Signature] City Manager
[Signature] City 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 3:29 o'clock P.M., on this 12 day of December A.D. 2008, and was recorded at Reception No. 2468619, Book 4764 and Page 291 & 292 Drawer No. W2-84 and Fees 20.00 + .00

Janice Rich Clerk and Recorder
Ryan Cook Deputy



To be completed by the City of Grand Junction personnel.
The accuracy of this information is the responsibility of the City of Grand Junction.
Ingress/Egress Easement recorded in Book 4764 at Pages 293

SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by United Title Company in Commitment No. U0041946.

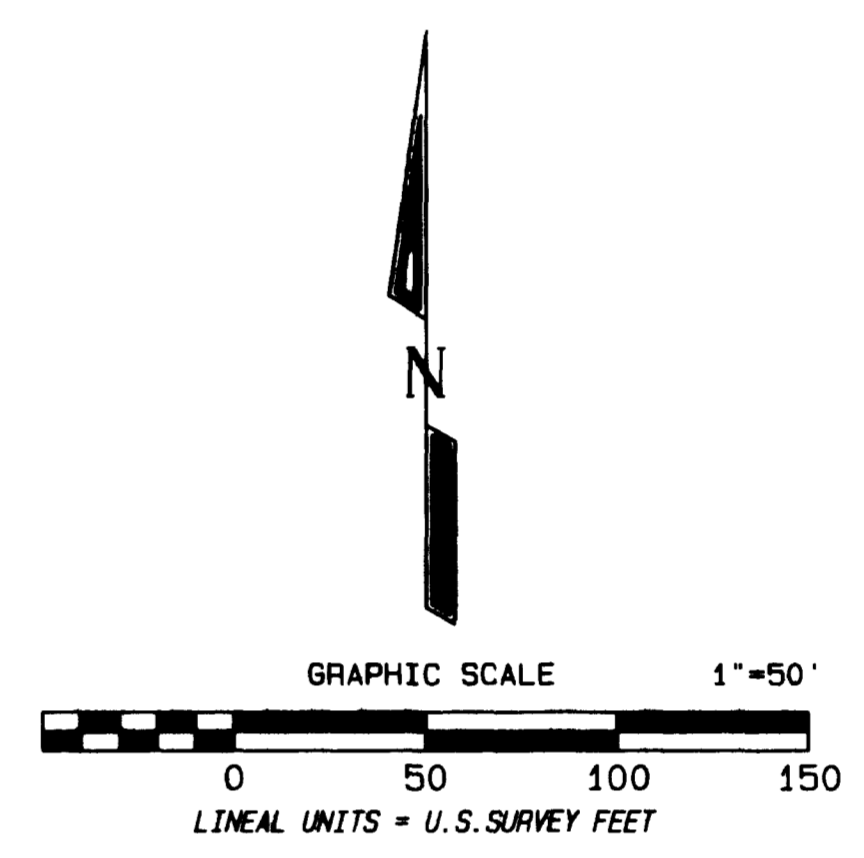
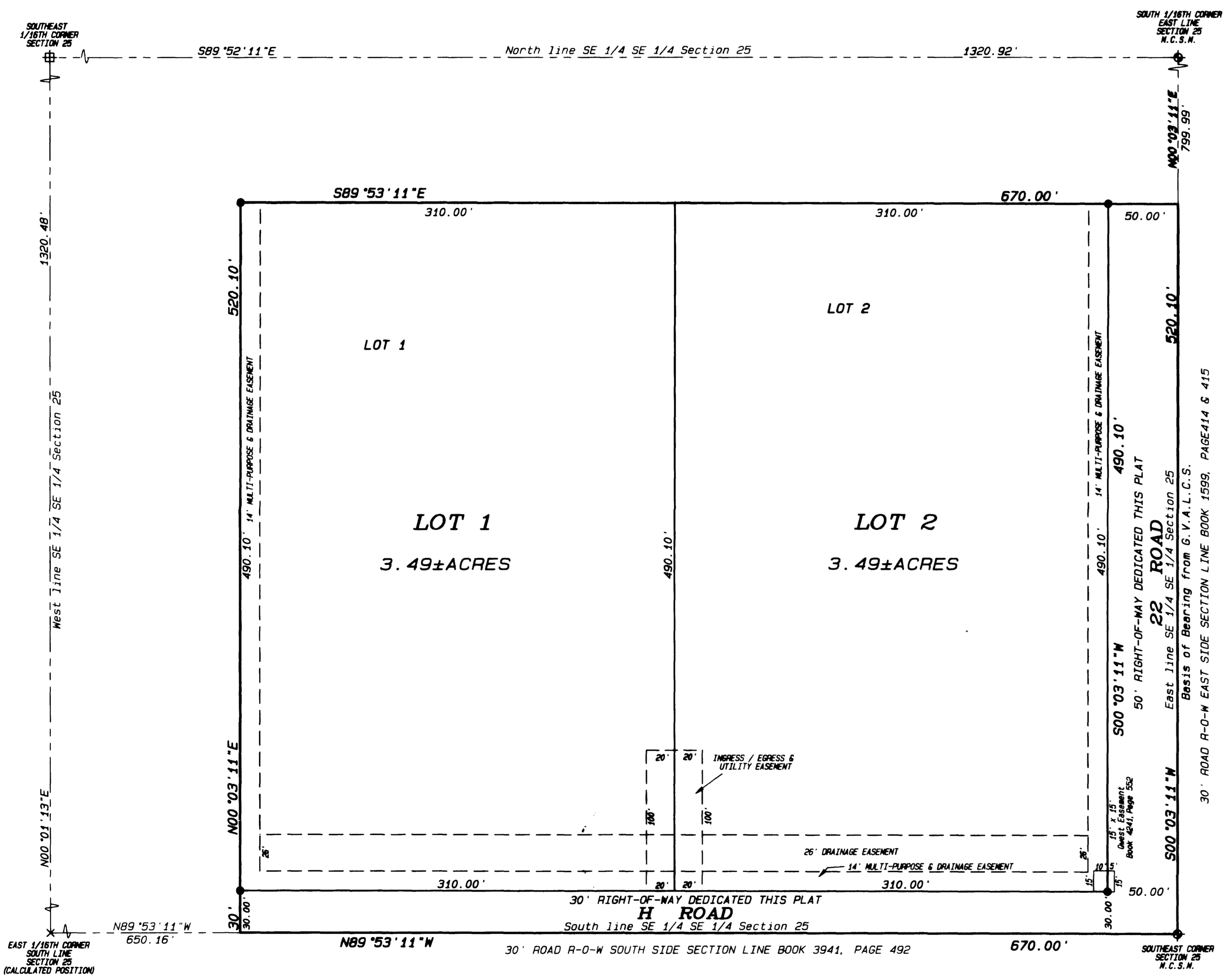


DIESEL SERVICES SUBDIVISION
LOCATED IN THE
SE 1/4 SE 1/4, SECTION 25, T.1S., R.2W., UTE M.
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By S.L.H. Checked By M.W.D. Job No. 269-07-59
Drawn By TMODEL Date DECEMBER, 2008 Sheet 1 OF 2

DIESEL SERVICES SUBDIVISION

SE 1/4 SE 1/4 SECTION 25, T.1N., R.2W., UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



- LEGEND & ABBREVIATIONS**
- ◆ FOUND MESA COUNTY SURVEY MARKER
 - ⊕ FOUND 3 1/4" ALUMINUM CAP STAMPED "LS 37049"
 - SET #5 REBAR W/2" ALUMINUM CAP STAMPED "D H SURVEYS LS 24306"
 - G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
 - M.C. = WITNESS CORNER
 - R-O-W = RIGHT-OF-WAY
 - T. = TOWNSHIP
 - R. = RANGE
 - M. = MERIDIAN
 - C.R.S. = COLORADO REVISED STATUTES



The east line of the southeast 1/4 of the southeast 1/4 of Section 25, Township 1 North, Range 2 West of the Ute Meridian, having a bearing of 500°03'11"W is monumented with Mesa County survey markers as shown on this plat. The origin of bearing is based on grid bearings from the Grand Valley Area Local Coordinate System.

RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3, 5-101.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

AREA SUMMARY

DEDICATED ROADS	=	1.02 ACRES / 12.75%
LOTS (2)	=	6.98 ACRES / 87.25%
TOTAL	=	8.00 ACRES / 100%

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Designed By	S.L.H.	Checked By	M.W.D.	Job No.	269-07-59
Drawn By	TERRAMODEL	Date	DECEMBER, 2008	Sheet	2 OF 2