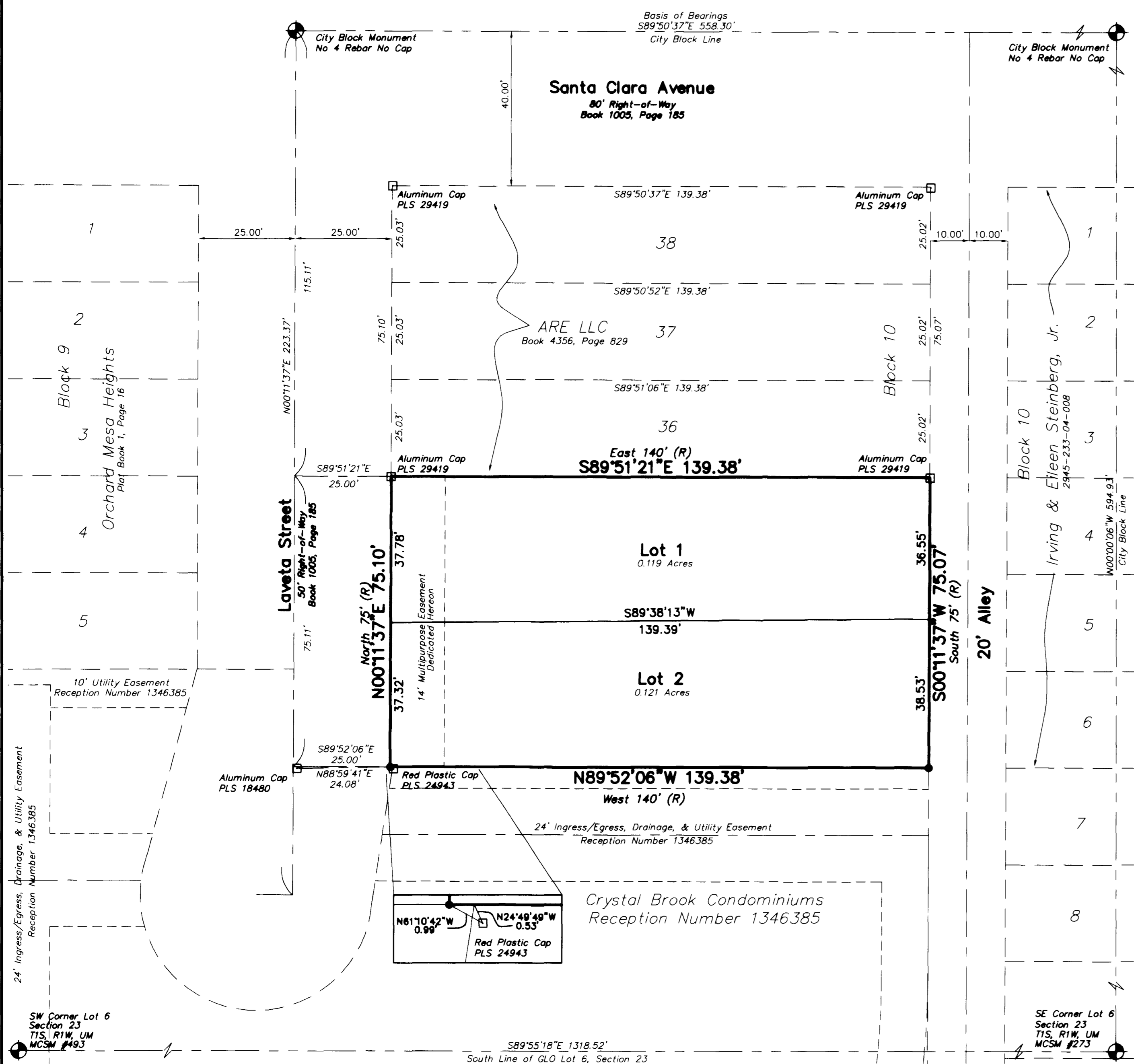


# SEVENTEEN TWENTY LAVETA SUBDIVISION OF LOTS 33 THROUGH 35 LOCATED IN BLOCK 10, ORCHARD MESA HEIGHTS PLAT BOOK 1, PAGE 16, MESA COUNTY RECORDS GLO LOT 6, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN MESA COUNTY, COLORADO



**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS:  
That Terence L. Anderson and Karen D. Anderson are the owners of that real property located in part of GLO Lot 6, Section 23, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:  
(Dead Book 4789, Page 697, Mesa County records.)

Lots 33 Through 35, Block 10, Orchard Mesa Heights, as shown on plat recorded in Plat Book 1, Page 16, Mesa County records, together with the East fifteen feet (15') of vacated portion of Laveta Street as described in Book 1005, Page 185, Mesa County records, Grand Junction, Mesa County, Colorado.  
Said parcel containing 0.240 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 SEVENTEEN TWENTY LAVETA SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

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.

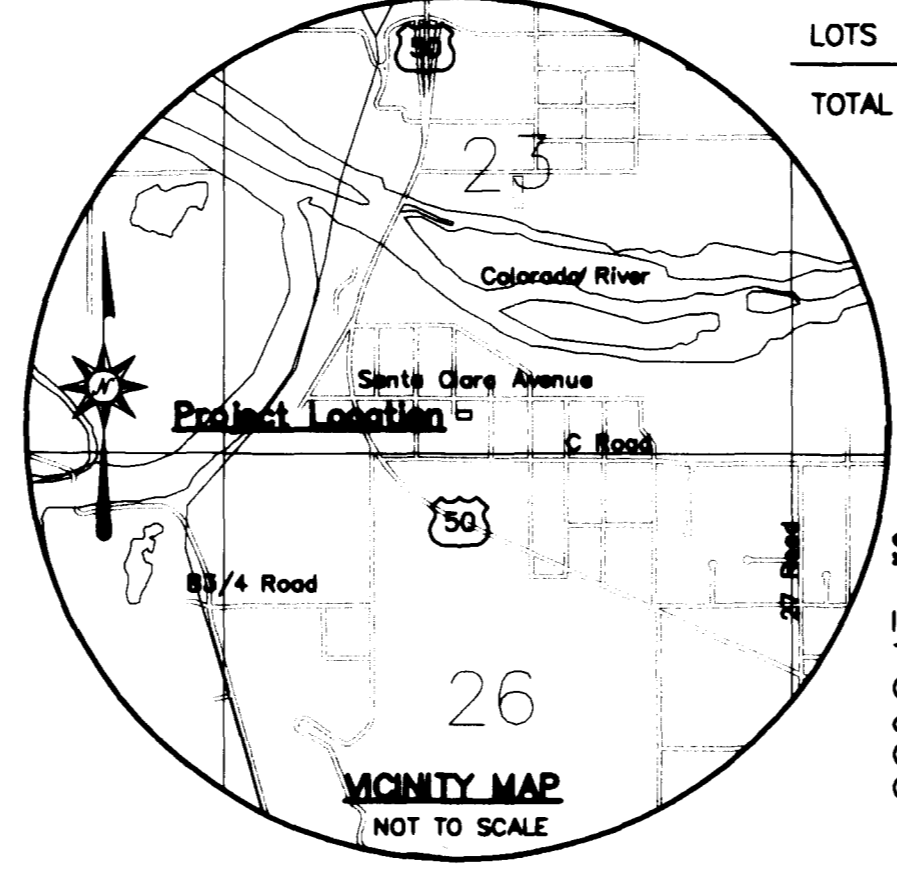
Owners hereby declare all lienholders of record to herein described real property are shown hereon.  
IN WITNESS WHEREOF, said owner, La Veta, LLC, has caused their name to be hereunto subscribed this 4th day of March, A.D. 2009  
by: Terence L. Anderson and Karen D. Anderson

**NOTARY PUBLIC'S CERTIFICATE**  
STATE OF COLORADO, ss  
COUNTY OF MESA  
The foregoing instrument was acknowledged before me by Terence L. Anderson this 4th day of March, A.D. 2009  
Witness my hand and official seal:  
Shaci Van Loan  
Notary Public  
My Commission Expires 2/27/2010

**NOTARY PUBLIC'S CERTIFICATE**  
STATE OF COLORADO, ss  
COUNTY OF MESA  
The foregoing instrument was acknowledged before me by Karen D. Anderson this 4th day of March, A.D. 2009  
Witness my hand and official seal:  
Shaci Van Loan  
Notary Public  
My Commission Expires 2/27/2010

**AREA SUMMARY**

LOTS	=	0.240 Acres	100.00%
TOTAL	=	0.240 Acres	100.00%



**SURVEYOR'S CERTIFICATION**  
I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of SEVENTEEN TWENTY LAVETA 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 March 6, 2009

**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 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 4522, Page 271, 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 Vice President, with the authority of its Board of Directors, this 24 day of February, 2009.  
By: *Lorna L. Slaughter* (title) Vice President  
For: Wells Fargo Bank, NA

**NOTARY PUBLIC CERTIFICATION**  
STATE OF COLORADO, ss  
COUNTY OF MESA  
The foregoing instrument was acknowledged before me by Lorna L. Slaughter (title) Vice President for Wells Fargo Bank, NA this 24 day of February, A.D. 2009.  
Witness my hand and official seal:  
*Heather Roseberry*  
Notary Public  
My Commission Expires August 29, 2010

**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 herein described property, that we find the title to the property is vested to Terence L. Anderson & Karen D. Anderson, 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: March 4, 2009 by: Terence L. Anderson & Karen D. Anderson Name And Title  
for: Land Title Guarantee Company Name Of Title Company

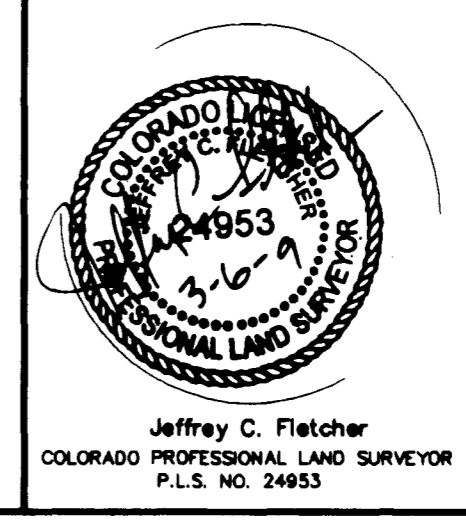
**GENERAL NOTES**  
Basis of bearings is the Block line of the centerline of Santa Clara Avenue which bears South 89 degrees 50 minutes 37 seconds East, a distance of 558.30 feet, established by observation of the MCGPS control network. Both monuments on this line are City of Grand Junction Block Monuments, as shown on the face of this plat.  
Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".  
All lined units shown hereon in U.S. Survey feet.  
Easement and Title Information provided by Land Title Guarantee Company - Grand Junction, Policy No. MTA065007451\*1, dated May 08, 2008.

**FOR CITY USE ONLY**  
Associated Recorded Documents  
Book Page Type  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF GRAND JUNCTION APPROVAL**  
This plat of SEVENTEEN TWENTY LAVETA SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 9 day of March, A.D. 2009  
City Manager: *Shaci Van Loan*  
Mayor: *Craig 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 9:24 o'clock A.M., March 16th, A.D. 2009 and was duly recorded in Book 4812 Page(s) No. 874  
Reception No. 2480027 Drawer No. W-115 Fees: 10.00

Janice Rich  
Clerk and Recorder  
By: *Terence L. Anderson*  
Deputy



<b>SEVENTEEN TWENTY LAVETA SUBDIVISION</b> OF LOTS 33 THROUGH 35 LOCATED IN BLOCK 10, ORCHARD MESA HEIGHTS GLO LOT 6, SECTION 23 TOWNSHIP 1 SOUTH, RANGE 1 WEST UTE MERIDIAN, MESA COUNTY, COLORADO			
High Desert Surveying, LLC 1673 Highway 50, Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax 970-241-0451			
PROJ. NO. 08-98	SURVEYED	DRAWN	CHK'D
DATE: September, 2008	smg	rsk	jcf
			SHEET 1 OF 1

**LEGEND**

- ALLOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
- PER CRS-36-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED
- PK NAIL, SET IN PAVING
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-36-51-105
- DELTA ANGLE OF ARC
- RADIUS OF ARC
- LENGTH OF ARC
- CHORD DISTANCE OF ARC
- CHORD BEARING OF ARC
- EQUAL SYMBOL
- PERCENT SYMBOL
- AND SYMBOL
- INTERSTATE HIGHWAY SYMBOL
- STATE HIGHWAY SYMBOL
- UNITED STATES
- NOT TO SCALE
- COLORADO REVISED STATUTES
- SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- PROFESSIONAL LAND SURVEYOR
- NUMBER
- LIMITED LIABILITY COMPANY
- ANNO DOMINI
- MORE OR LESS
- DEGREES (ANGULAR)
- MINUTES (ANGULAR) OR FEET (LINEAR)
- SECONDS (ANGULAR) OR INCHES (LINEAR)
- MCSM BLM BUREAU OF LAND MANAGEMENT
- MESA COUNTY SURVEY MARKER
- RIGHT-OF-WAY
- COLORADO DEPARTMENT OF TRANSPORTATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- GOVERNMENT LAND OFFICE
- TOWNSHIP
- RANGE
- SOUTH
- WEST
- NORTH
- EAST
- UTE MERIDIAN

SCALE: 1" = 20'  
0 10 20 40

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 CERTIFICATION SHOWN HEREON.