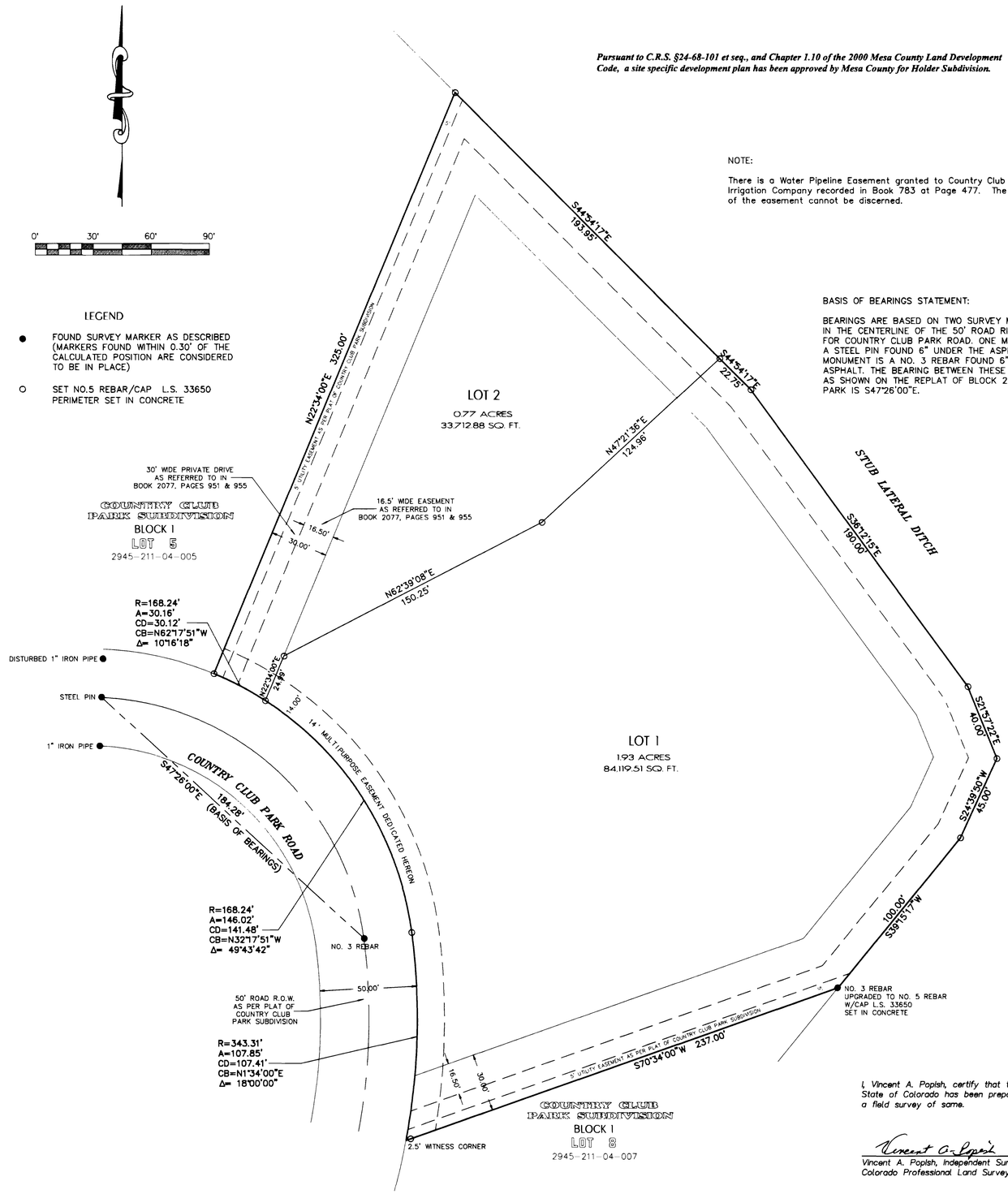
Pursuant to C.R.S. §24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for Holder Subdivision.



LEGEND

● FOUND SURVEY MARKER AS DESCRIBED (MARKERS FOUND WITHIN 0.30' OF THE CALCULATED POSITION ARE CONSIDERED TO BE IN PLACE)

○ SET NO.5 REBAR/CAP L.S. 33650 PERIMETER SET IN CONCRETE

NOTE:

There is a Water Pipeline Easement granted to Country Club Park Irrigation Company recorded in Book 783 at Page 477. The location of the easement cannot be discerned.

BASIS OF BEARINGS STATEMENT:

BEARINGS ARE BASED ON TWO SURVEY MARKERS FOUND IN THE CENTERLINE OF THE 50' ROAD RIGHT-OF-WAY FOR COUNTRY CLUB PARK ROAD. ONE MONUMENT IS A STEEL PIN FOUND 6" UNDER THE ASPHALT, THE OTHER MONUMENT IS A NO. 3 REBAR FOUND 6" UNDER THE ASPHALT. THE BEARING BETWEEN THESE TWO LOCATIONS AS SHOWN ON THE REPLAT OF BLOCK 2 COUNTRY CLUB PARK IS S47°26'00"E.

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.

Holder Subdivision

BEING A REPLAT OF LOTS 6 & 7, BLOCK 1
COUNTRY CLUB PARK SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Keith R. Holder, is the owner of record of that real property situated in the NE1/4 of Section 21, Township 1 South Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Reception No. 1570494 in Book 1837 at Page 371 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

Lots 6 and 7, Block 1, COUNTRY CLUB PARK SUBDIVISION

Said owner has caused the described real property to be subdivided and to be publicly known as HOLDER SUBDIVISION.

Easements designated by use on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses so designated. All such easements shall include the right of installation, operation and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with a perpetual right of ingress and egress to the easement.

Said owner hereby dedicates to the Public Utilities those portions of said real property which are labeled as Multipurpose Easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines and sewer lines.

Said owner hereby dedicates to the Public Utilities those portions of said real property which are labeled as Utility Easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines and sewer lines.

Said owner hereby acknowledges that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

Said owner does subscribe hereunder this 21st *day of* May, 2003.

Keith R. Holder

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

This plat was acknowledged before me by Keith R. Holder on this 21st *day of* May, 2003.

My commission expires: 07/20/2006 *Witness my hand and seal*

Notary Public

NOTARY PUBLIC STEPHEN E. CASTOR STATE OF COLORADO
My Commission Expires 07/20/2006

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, having property interests in or encumbrances upon the real property involved, does hereby ratify and affirm HOLDER SUBDIVISION this 2nd *day of* June, 2003.

By: Julie Mulhern, Assistant Vice President For: Washington Mutual Home Loans, Inc. Washington Mutual Bank, FA Successor to

STATE OF COLORADO)
) S.S.
COUNTY OF MESA) Wisconsin Milwaukee

The foregoing instrument was acknowledged before me on this 2nd *day of* June, 2003.

My commission expires: 01/15/2006 *Witness my hand and seal*

Galina Shklover
Notary Public

GALINA SHKLOVER
NOTARY PUBLIC STATE OF WISCONSIN

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

I certify that this instrument was filed in my office at 10:09 *o'clock A.M. this* 8th *day of* MARCH, 2004 *A.D. and was recorded in Plat Book No.* 2602, *Page No.* 476, *Reception No.* 2180517, *Drawer No.* 00-140, *Fees* 10.00 /12

By: Janice Ward — Clerk and Recorder
Lucille McElroy — Deputy

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE:

Approved this 29 *day of* Jan., 2004 *A.D. by the Board of County Commissioners of the County of Mesa, State of Colorado.*

Doralynn B. Genova
Chairperson

SURVEYOR'S CERTIFICATE

I, Vincent A. Poplish, certify that the accompanying plat of HOLDER SUBDIVISION, a survey of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. a field survey of same.

Vincent A. Poplish
Vincent A. Poplish, Independent Survey, Inc.
Colorado Professional Land Surveyor No. 33650

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR VINCENT A. POPLISH 33650 3-24-03

3-24-03
Date

Holder Subdivision

BEING A REPLAT OF LOTS 6 & 7, BLOCK 1
COUNTRY CLUB PARK SUBDIVISION

FINAL PLAT	
SITUATED IN THE NE1/4 SECTION 21, T1S, R1W OF THE UTE MERIDIAN	
INDEPENDENT SURVEY, Inc.	Client: Keith Holder
	Date: 3/21/03
	Scale: 1" = 30'
	Drawn by: VAP DJS
VINCENT A. POPLISH, PLS	Checked by: VAP
133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263 Grand Junction, Colorado 81501 Cell (970)261-1409	File No.: 202142
	File Name: HoldrFin