

R & L SUBDIVISION

A Replat of Lots 173 and 174 of SPYGLASS RIDGE FILING NO. TWO as Recorded in Book 4147 at Pages 148-153 of the Mesa County Records. Located in the SW1/4 of the SE1/4 of Section 26 and the NW1/4, NE1/4 of Section 35, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Richard William Overholt and Loretta Rector, as JOINT TENANTS are the owners of record of that real property located in the SW1/4, SE1/4 of Section 26 and the NW1/4, NE1/4 of Section 35 of Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 4756, at Page 983 of the records in the office of the Mesa County Clerk and Recorder; being more particularly described as follows:

Lot 173 and Lot 174 of SPYGLASS RIDGE FILING NO. TWO as Recorded in Book 4147 at Pages 148-153 of the Mesa County records. Said parcel contains 0.48 acres more or less.

Said Owners have by these presents laid out, platted and combined the above described real property into one Lot as shown hereon, and designated the same as R & L SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado.

Said owners further certify there are no lien holders of record.

IN WITNESS WHEREOF, said owners, Richard William Overholt and Loretta Rector, have caused their names to be hereunto subscribed

subscribed this 3rd day of July, A.D., 2009.

Richard William Overholt
Richard William Overholt

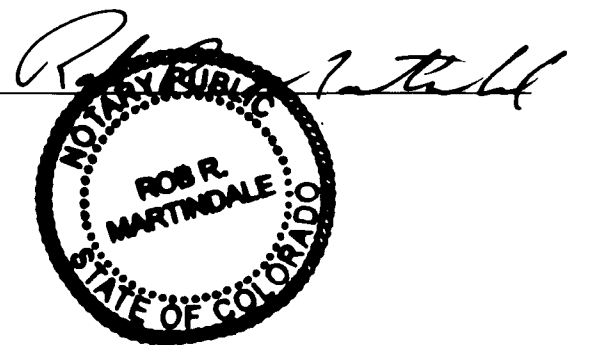
Loretta Rector
Loretta Rector

Notary Public

STATE OF COLORADO)
) SS
COUNTY OF MESA)

On this 3rd day of July, A.D., 2009, before me, the undersigned officer, personally appeared Richard William Overholt and Loretta Rector, as JOINT TENANTS, acknowledged that they executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal:



My commission expires: 3/12/2012

TITLE CERTIFICATE

We, United Title Company, a title insurance company, as duly licensed in the State of Colorado, hereby certifies that we have examined the title to the hereon described property; that we find the title to the property is vested to Richard William Overholt and Loretta Rector; 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, as of Commitment Dated 7-8, 2009.

Executed this 10 day of July, 2009

Date: 7/10/09

By: Stahly - Title Production manager

CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the Mesa County Clerk and Recorder of Mesa County, Colorado at 3:17 o'clock P.M., on this 17th day of July, A.D., 2009 and was recorded in Book 4890, Page(s) No. 364, Reception No. 2498068, Drawer No. XK-7 Fees 40 + 4.00

Janice Rich
Mesa County Clerk and Recorder

Rob R. Martindale
Deputy

SURVEYOR'S CERTIFICATE

I, Rob R. Martindale, do hereby certify that I am a registered land surveyor under the laws of the State of Colorado, that this Plat is a true, correct, and complete Plat of R & L Subdivision, as laid out, platted, dedicated, and shown hereon, that such Plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with the Title 38, Article 51, C.R.S., as amended.

EXECUTED this 13th day of July, 2009



Rob R. Martindale
Registered Professional Land Surveyor
P.L.S. Number 38082

Basis of Bearing: A bearing of N 36°34'13" E is recored on the Plat of Spyglass Ridge Filing No. Two in Book 4147 at Page 123 in the Mesa County Clerk and Recorder's Office, between the NW corner of Lot 174 being a Found No. 5 Rebar and Cap labeled P.L.S. 18478 and aligned with the NE Lot Corner of Lot 174 being a Found No. 5 Rebar and Cap labeled P.L.S. 18478 was used as the basis of bearing.

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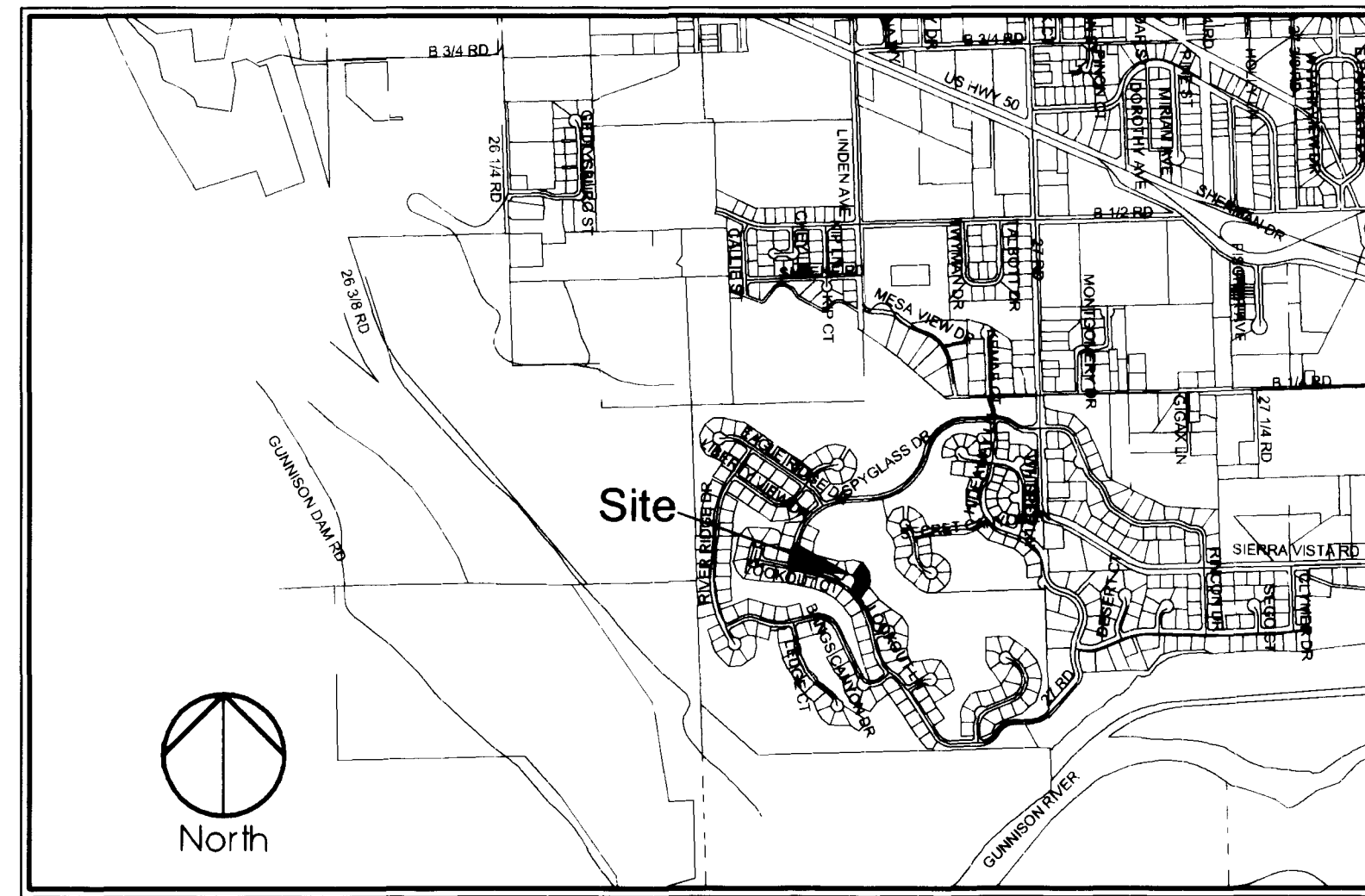
Rob R. Martindale P.L.S.

190 Desert Vista Ct.
Whitehall, CO 81527
Phone: (970) 256-0687 e-mail: rrm27@msn.com

Sheet 1 of 1

DESIGNED _____ FIELD APPROVAL _____ BKH
DRAWN _____ RM _____ REVISION DATES _____
CHECKED _____ RM _____ APPROVED _____ 2/23/09

PREPARED FOR: Richard Overholt and Loretta Rector JOB NO.: 08-01



Vicinity Map
(NOT TO SCALE)

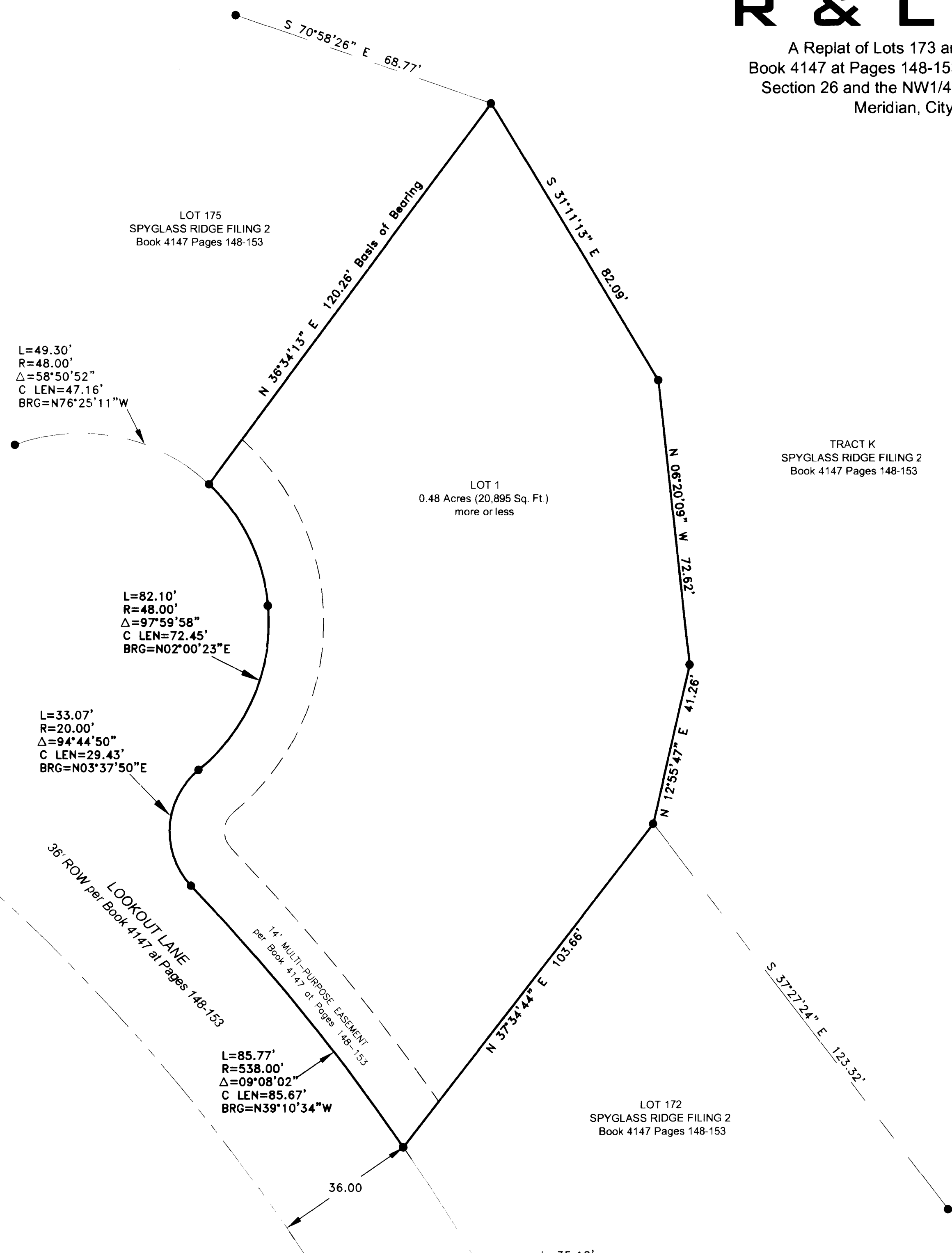
LEGEND

● FOUND NO. 5 REBAR/2.5" ALUMINUM CAP - P.L.S. 18478
NOTE: ALL MARKERS FOUND WITHIN 0.25' OF THEIR CALCULATED POSITIONS ARE CONSIDERED TO BE IN PLACE

L = Arc Length
R = Radius
Δ = Central Angle
C LEN = Chord Length
BRG = Chord Bearing

LAND USE SUMMARY

LOTS	0.48 ACRES	100%
OUTLOTS	0.00 ACRES	0%
DEDICATED ROW	0.00 ACRES	0%
TOTAL	0.48 ACRES	100%



Notes:
1. Declarations for SPYGLASS RIDGE FILING NO. TWO was recorded on October 7, 2005 in Book 4011 at Page 303 and as amended by instrument recorded November 7, 2005 in Book 4033 at Page 73 and as amended by instrument recorded May 2, 2006 in Book 4147 at Page 157.

2. The following zoning information pertains to this subdivision and can be found on the separately recorded document titled "Special Building Considerations" for SPYGLASS RIDGE FILING NO. TWO, recorded in Book 4147 at Pages 154-155 in the Mesa County Clerk and Recorder's Office and reads as follows:

"Setbacks apply to primary buildings. All accessory/storage structures shall be attached to and incorporated in the principal dwelling and must be located within the rear building envelope. Refer to Architectural Standard and Guidelines section of the Spyglass Ridge Homeowners Reference and Guidelines manual for additional information.

Special building setback, height restrictions and other construction requirements apply as specified in the Covenants, Conditions and Restrictions and/or the Architectural Standards and Guidelines for Spyglass Ridge and by this "Special Building Lot Considerations". Any building excavations with incursions of greater than eight feet into the slope will require a separate slope analysis by Colorado registered geotechnical engineer. Engineered foundations are required. Site specific grading and drainage plans prepared by a Colorado registered engineer are required for all lots. See approved construction drawings by Thompson-Langfor Corp. dated 04/15/06, Sheets C9 through C16 for specific lot grading types. Consult the Architectural Standards and Guidelines for details on lot grading and drainage.

This property is using the clustering provisions in the RSF-2 zone district to apply to RMF-8 standards. Building envelopes as shown on these sheets shall be adhered to. Variances to the building envelopes will require review and approval of the HOA and if City RMF-8 minimums are exceeded, the Grand Junction Board of Appeals.

View shed areas are restricted to maximum four foot fence heights and shrubs and landscaping vegetation to maximum four foot height".

3. This survey does not constitute a title search by this surveyor. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by United Title Company File No. U0046565, dated December 16, 2008.



Scale 1"=20'

This plat of R & L Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is Approved and accepted this 14 day of July, 2009

Janice Rich
City Manager

Tom Hill
City Mayor

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION 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.