

SYMPHONY SUBDIVISION

IN THE SE1/4 OF SECTION 3, TOWNSHIP ONE SOUTH, RANGE ONE WEST OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

William T. Marsh and Linda K. Marsh are the owners of a parcel of land being that certain tract of land in the SE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 4672 at Page 834, Reception Number 2441744, together with Quit Claim deeds recorded at Book 4847 Page 762 and Book 4847 at Page 765 of the Mesa County real property records, and being more particularly described as follows:

All that portion of the SE1/4 of Section 3, Township One South, Range One West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, described as follows: Beginning at an alloy cap, PLS 16413, for the S1/16 Corner on the east line of said Section 3, whence a Mesa County Survey Marker (MCSM) for the E1/4 Corner of said Section 3 bears N00°03'04"E a distance of 1311.80 feet; thence S89°43'04"W, on the northerly line of Brown Subdivision as recorded at Reception No. 892541 in the Office of the Mesa County Clerk and Recorder, for a distance of 659.36 feet to the west line of the SE1/4NE1/4SE1/4 of said Section 3; thence N00°02'36"E, on said west line, for a distance of 152.93 feet to the south right-of-way line of Music Lane; thence S89°55'22"E on said right-of-way line, for a distance of 659.37 feet to the east line of said Section 3; thence S00°03'04"W for a distance of 148.79 feet to the beginning. Containing approximately 2.28 acres, more or less.

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 Symphony Subdivision, in the City of Grand Junction, County of Mesa, State of Colorado, and do 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 Sewer Easements are dedicated to the City of Grand Junction as perpetual easements for City approved sewerage utilities including the installation, operation, maintenance and repair of said utilities and appurtenances.

All 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.

ALL LIENHOLDERS APPEAR HEREON.

IN WITNESS WHEREOF, said owner/s has caused their names to be hereunto subscribed this

14th day of July A.D., 2009

William T. Marsh
By William T. Marsh

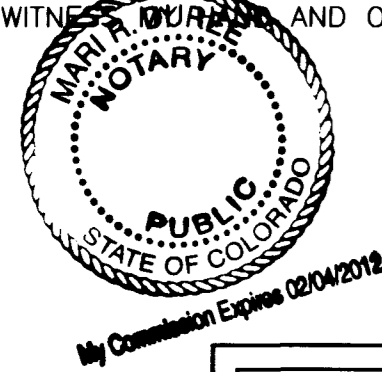
Linda K. Marsh
By Linda K. Marsh

STATE OF COLORADO) ss

COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 14th day of July A.D., 2009
by William T. Marsh and Linda K. Marsh

My commission expires: 02-04-2013

WITNESS MY HAND AND OFFICIAL SEAL.



Mari R. Alvarez
Notary Public

FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:

NOTE: 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 the certification shown hereon.

NOTE: All exterior corner monuments have concrete placed around them.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss

COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 3:04 o'clock P.M., this 14th day of July A.D., 2009 and is duly recorded as Reception Number 2498295 in Book 4891, Page 557-558 through _____ inclusive. Drawer No. XX-10

Janice Rich Clerk and Recorder
Janice Horn Deputy
Fees \$20.00 + \$1.00

No Covenants, Conditions and Restrictions established.

TITLE CERTIFICATION

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 William T. Marsh and Linda K. Marsh; 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 except as shown for abutting lands in Brown Subdivision; that all easements, reservations and rights-of-way of record are shown hereon.

Date: 7/14/2009 by: [Signature] for United Title Company, 2754 Compass Dr., Ste 265, Grand Junction, CO

As shown above: That there are no encumbrances of record except as shown for the abutting lands in Brown Subdivision, and except for Deed of Trust to Wells Fargo Home Mortgage Inc., recorded 3/24/2004 in Book 3618 at Page 376 and Deed of Trust to Countrywide Bank recorded 3/25/2008 in Book 4630 at Page 185 and ad valorem taxes.

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 agrees that its security interest which is recorded in Book 4673, Page 40 of the 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 Senior Loan Officer, with the authority of its board of directors, this 14th day of July 2009

STATE OF COLORADO) ss

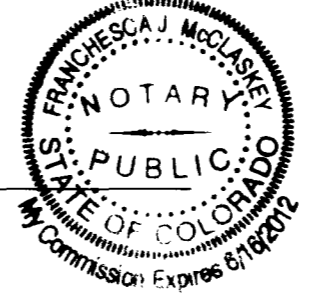
COUNTY OF MESA)
BY: [Signature] for: Home Loan & Investment Company
Eric Bobby Daugherty Home Loan & Investment Company

The foregoing instrument was acknowledged before me this 14th day of July A.D., 2009
BY: Eric Bobby Daugherty
for Home & Loan Investment Company, 205 N. 4th St., Grand Junction, CO

My commission expires: 6/16/2012

WITNESS MY HAND AND OFFICIAL SEAL.

Tranheca J. McCluskey
Notary Public

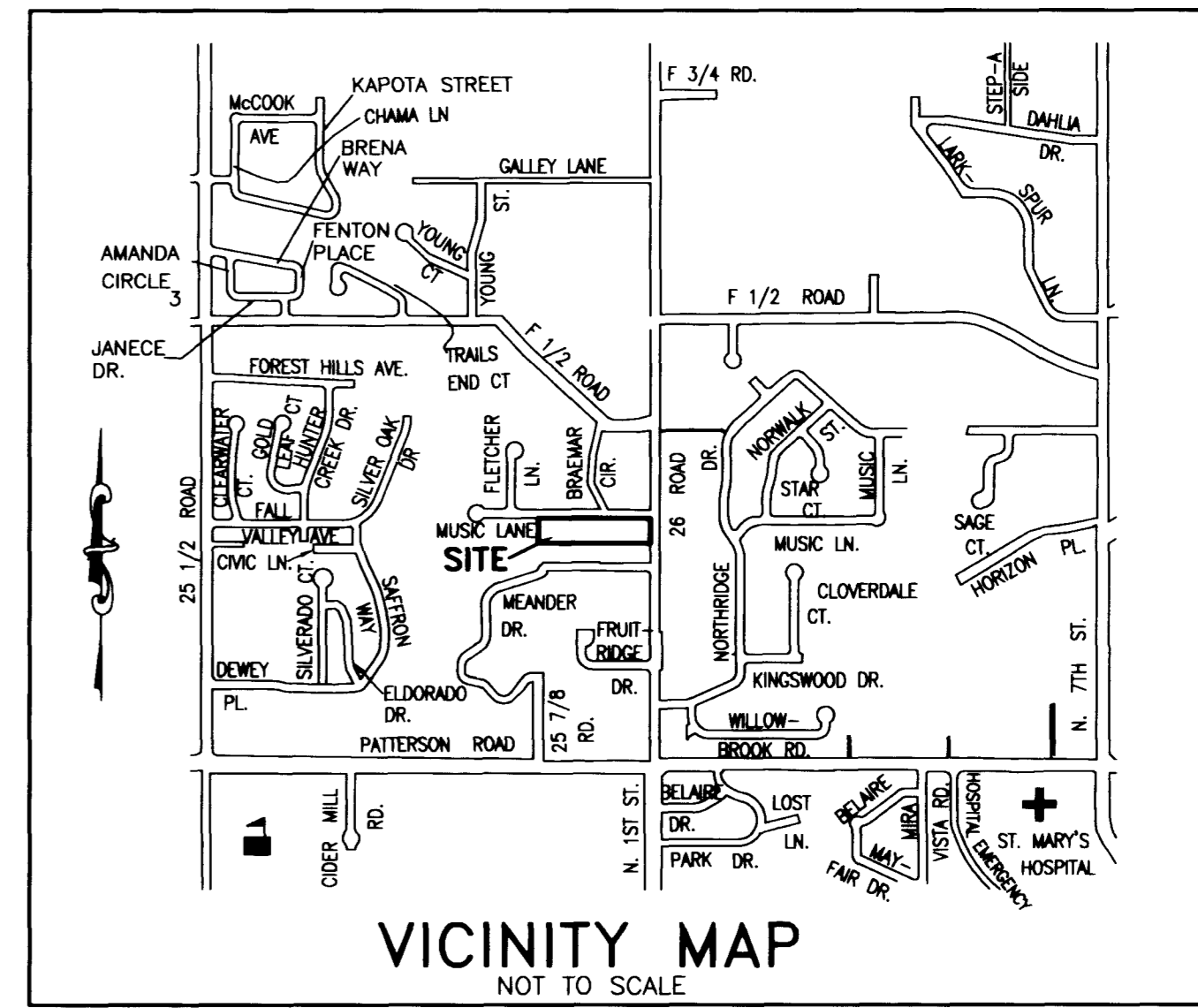


CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 15 day of July A.D. 2009

Mayor [Signature] City Manager [Signature]

ACRE SUMMARY		
DESCRIPTION	ACRES	% TOTAL
LOT 1	1.08	47.4%
LOT 2	1.10	48.2%
DEDICATED R.O.W.	0.10	4.4%
TOTAL	2.28	100.0%



GENERAL NOTES:

- Title information from Mesa County real property records and from United Title Company, Commitment No. U0041802, effective date April 24, 2008.
- Basis of Bearings is between a 2 1/2" alloy cap and 2" pipe (LS 16413) for the S1/16 Corner on the east line of Section 3, Township 1 South, Range 1 West of the Ute Meridian and a 3 1/2" alloy cap and 2" pipe (LS 16835) a 10.00-foot Witness Corner located westerly, for the SE 1/16 Corner of said Section 3, bearing N89°53'50"W 1328.71 feet. Based on GPS observations relative to the Mesa Co LCS.
- As part of the subdivision process, an Improvement Survey Plat as defined by title 38, articles 50 and 51, CRS, is deposited with the Mesa County Surveyor.

NOTE:

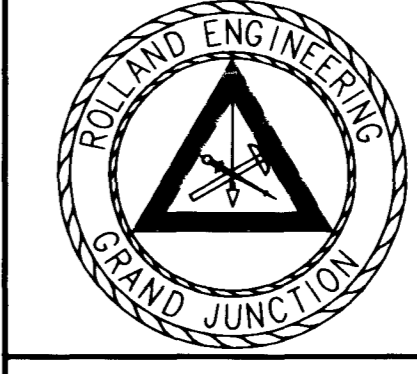
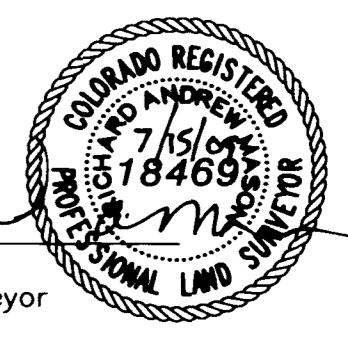
The SE1/4NE1/4SE1/4 of Section 3 contains 9.93 acres instead of 10 acres indicated by deed records. The location of the south line of Music Lane is determined to be along the north line of the South 2 1/4 acres of the SE1/4NE1/4SE1/4 Section 3. The south 2 1/4 acres was granted to C.H. Krigbaum and Rose B. Krigbaum by Edith B. Carman in a warranty deed recorded at Reception No. 307871, dated 5/8/1936. The north 7 acres was granted to Bessie Sadalnick by Edith B. Carman in a warranty deed recorded at Reception No. 432536, dated 7/2/1945. The right-of-way for Music Lane was granted to Mesa County by Jay W. Tolman and Louise S. Tolman in a deed recorded at Reception No. 756726, dated 11/27/1959. Additionally, the calculated location of the controlling corners for the NE1/4SE1/4 agreed with the evidence of monuments set by previous surveys.

SURVEYOR'S STATEMENT

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of Symphony Subdivision, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 15 day of July, 2009

[Signature]
Richard A. Mason
Registered Professional Land Surveyor
No. 18469

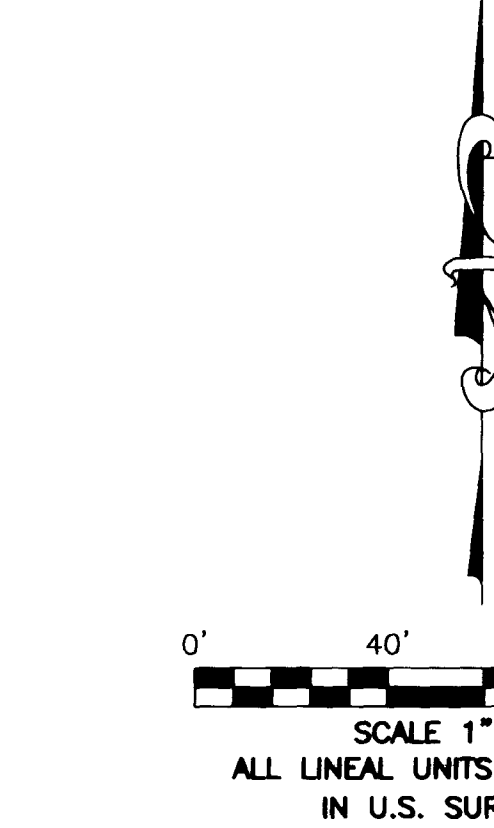
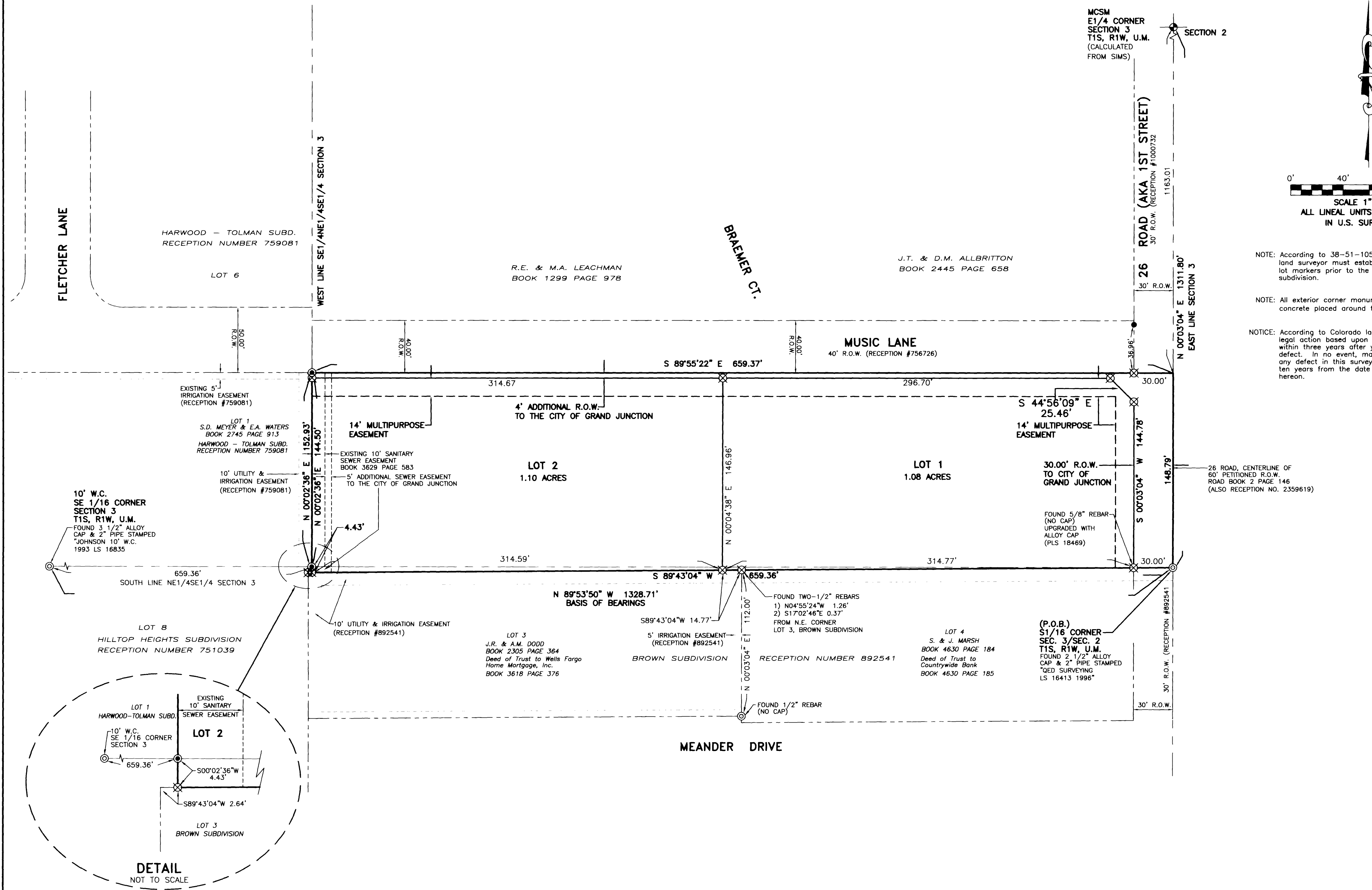


ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\AB234\AB234PLAT.DWG			
SYMPHONY SUBDIVISION			
IN THE SE1/4 NE1/4 SE1/4 OF SECTION 3, TOWNSHIP ONE SOUTH, RANGE ONE WEST OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.			
Designed	Checked	Proj#	Sheet
Drawn	Date 5/8/09	Rc: AB234	Of 2

SYMPHONY SUBDIVISION

IN THE SE1/4 OF SECTION 3, TOWNSHIP ONE SOUTH, RANGE ONE WEST OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.



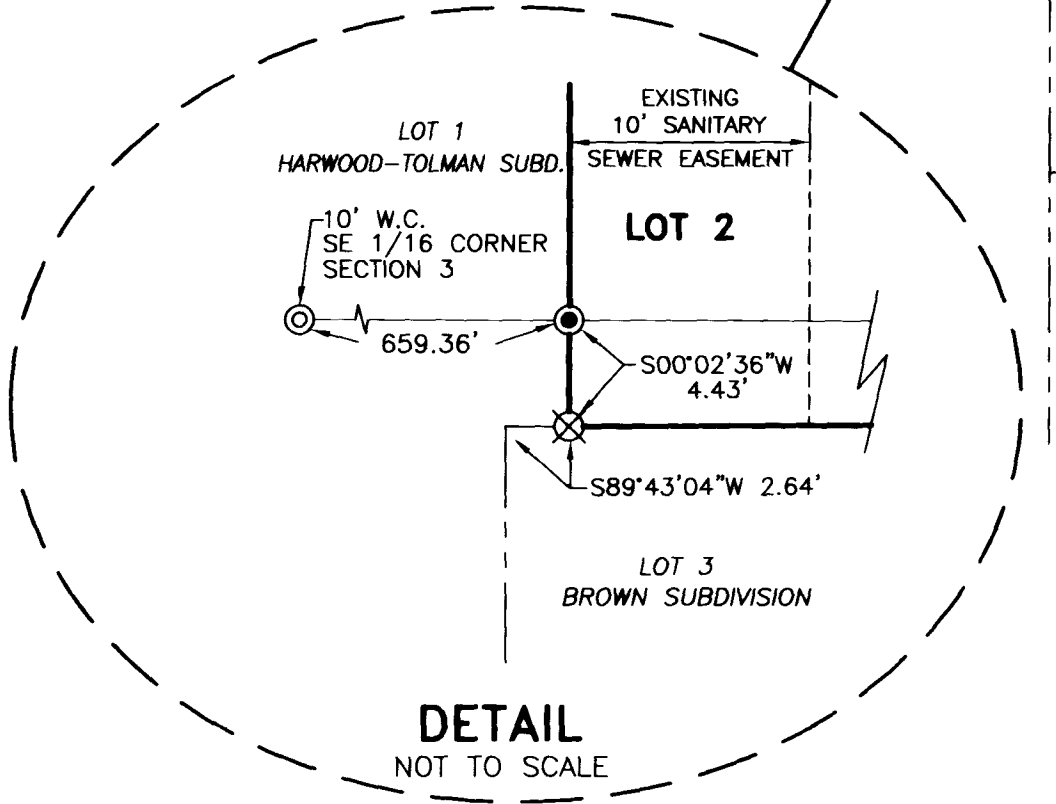
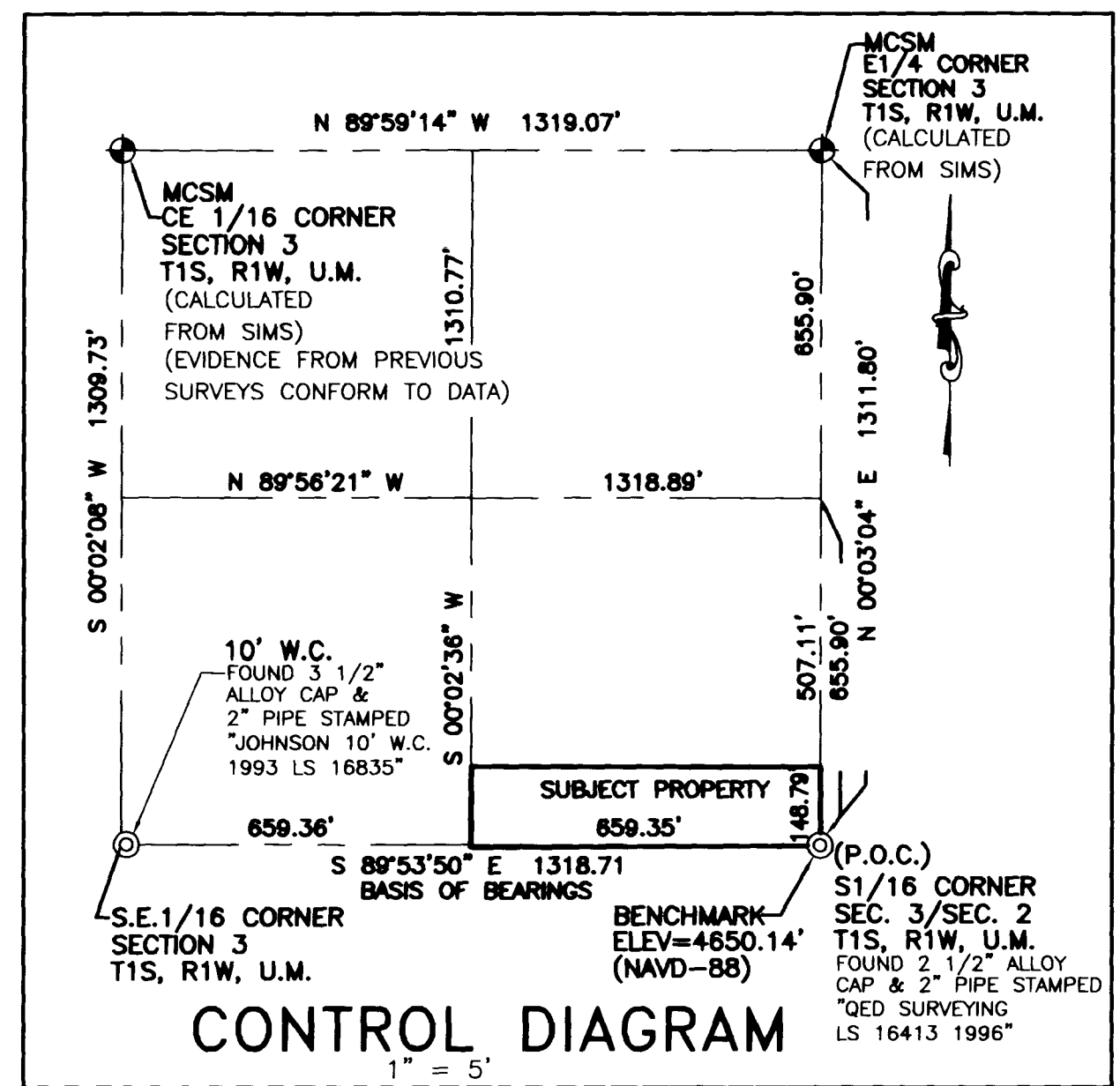
NOTE: According to 38-51-105(3)(a) et seq., a professional land surveyor must establish block monumentation and lot markers prior to the sale of any lots within the subdivision.

NOTE: All exterior corner monuments have concrete placed around them.

NOTE: 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 the certification shown herein.

LEGEND AND ABBREVIATIONS:

⊕	MESA COUNTY SURVEY MARKER
⊙	FOUND 5/8" REBAR & ALLOY CAP LS-37049
⊗	FOUND MONUMENT AS INDICATED
●	FOUND 5/8" REBAR & CAP LS-17478
⊗	SET 5/8" REBAR & ALLOY CAP LS-18469
AKA	ALSO KNOWN AS
AVE	AVENUE
CE	CENTER EAST
CT.	COURT
DR.	DRIVE
ELEV.	ELEVATION
GPS	GLOBAL POSITIONING SYSTEM
LN.	LANE
LCS	LOCAL COORDINATE SYSTEM
LS	LICENSED SURVEYOR
MCSM	MESA COUNTY SURVEY MARKER
PL.	PLACE
P.O.B.	POINT OF BEGINNING
R	RANGE
RD.	ROAD
R.O.W.	RIGHT-OF-WAY
SEC.	SECTION
SIMS	SURVEY INFORMATION MANAGEMENT SYSTEM
ST	STREET
SUBD.	SUBDIVISION
T	TOWNSHIP
U.M.	UTE MERIDIAN
W.C.	WITNESS CORNER



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 - An Improvement Survey Plat as defined by title 38, articles 50 and 51, C.R.S. is deposited with the Mesa County Surveyor as Deposit No. 4350-09 dated Jan. 20, 2009.

NOTE:

The SE1/4NE1/4SE1/4 of Section 3 contains 9.93 acres instead of 10 acres indicated by deed records. The location of the south line of Music Lane is determined to be along the north line of the South 2 1/4 acres of the SE1/4NE1/4SE1/4 Section 3. The south 2 1/4 acres was granted to C.H. Krigbaum and Rose B. Krigbaum by Edith B. Carman in a warranty deed recorded at Reception No. 307871, dated 5/8/1936. The north 7 acres was granted to Bessie Sedalnick by Edith B. Carman in a warranty deed recorded at Reception No. 432536, dated 7/2/1945. The right-of-way for Music Lane was granted to Mesa County by Jay W. Tolman and Louise S. Tolman in a deed recorded at Reception No. 756726, dated 11/27/1959.

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EXECUTED this 15 day of July, 2009.

Richard A. Mason
Registered Professional Land Surveyor
No. 18469

	File Name: C:\A8234\A8234PLAT.DWG			
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	5/8/09			2

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