

# PM SIMPLE SUBDIVISION

## SE 1/4 SW 1/4, SEC. 10, T1S, R1E, U.M.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Pioneer Meadows, LLC is the owner of that real property situate in the SE 1/4 SW 1/4 of Section 10, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

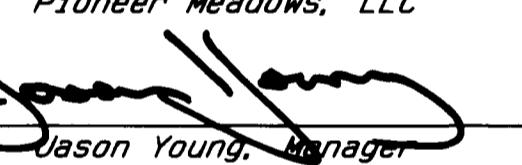
Commencing at the found Mesa County survey marker for the S 1/4 corner of said Section 10, the basis of bearing being N69°50'50"W to the W 1/16 corner of said Section 10 being a found aluminum monument with illegible markings; thence N69°50'50"W a distance of 440.25 feet to the point of beginning; thence N69°50'50"W a distance of 287.75 feet; thence N00°09'10"E a distance of 30.00 feet; thence N69°50'50"W a distance of 200.00 feet; thence S00°09'10"W a distance of 30.00 feet to the south line of said SE 1/4 SW 1/4; thence N69°50'50"W a distance of 380.08 feet to said W 1/16 corner; thence N00°09'02"W a distance of 735.14 feet along the west line of said SE 1/4 SW 1/4; thence S82°30'50"E a distance of 588.57 feet; thence S00°09'10"W a distance of 7.00 feet; thence S82°05'50"E a distance of 290.40 feet; thence S00°09'10"W a distance of 613.64 feet to the point of beginning. Said parcel contains 13.64 acres more or else.

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 PM SIMPLE 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.

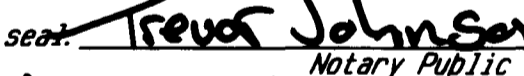
All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All 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.

Pioneer Meadows, LLC  
  
 Jason Young, Manager

STATE OF COLORADO  
 County of Mesa } ss

The foregoing instrument was acknowledged before me this 28 day of July A.D., 2009 by Jason Young, Manager, Pioneer Meadows, LLC.

Witness my hand and official seal:   
 Trevor Johnson  
 Notary Public

Address: 225 N. 5th St. Grand Junction, CO 81501  
 My commission expires: 12/1/2010

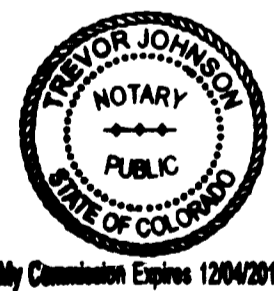
### TITLE CERTIFICATION

State of Colorado  
 County of Mesa

We, Abstract & Title Co. of Mesa County, Inc., 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 Pioneer Meadows, LLC; 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 August 5, 2009

Date: 8/7/09

By:   
 Barbara A. Snider, Title Examiner  
 for Abstract & Title Co. of Mesa County, Inc.




### 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 4568 at Page 639, Modification Agreement is recorded in Book 4803 at Page 943 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

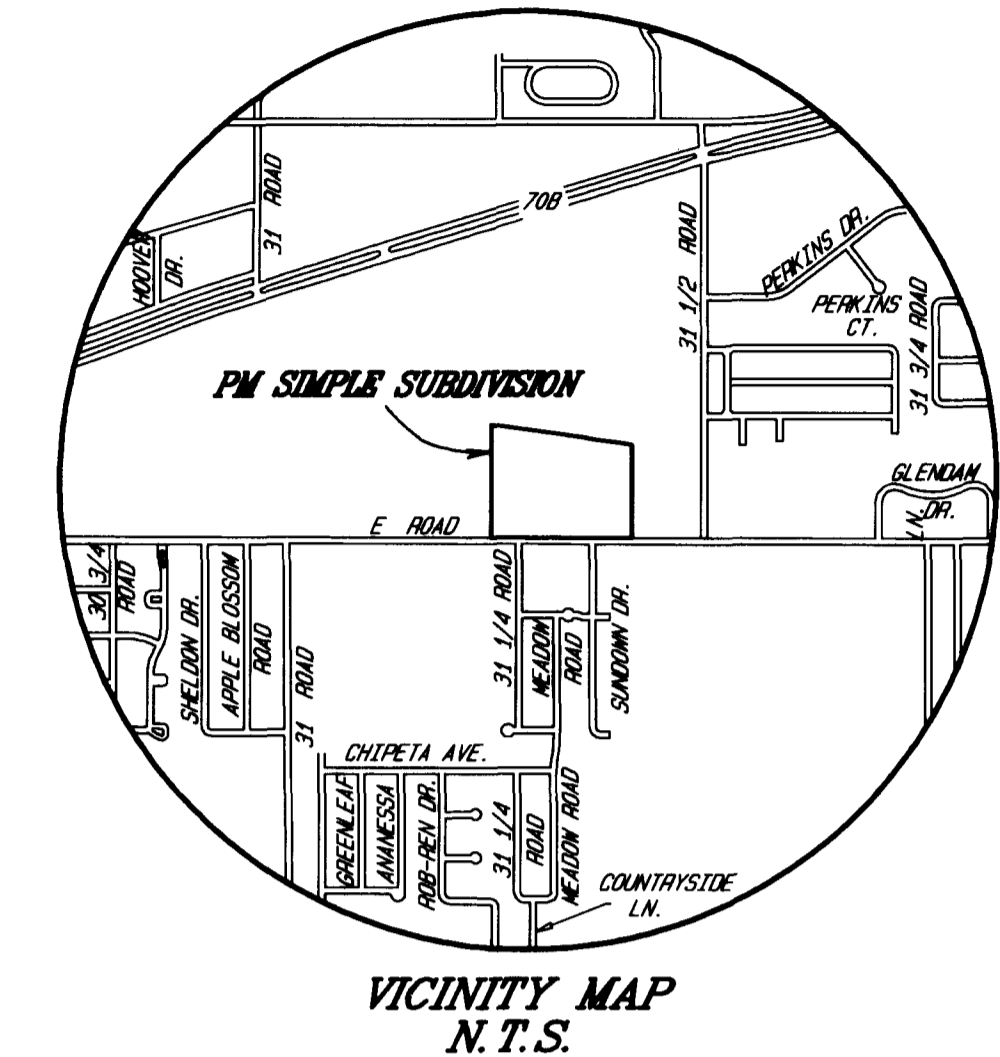
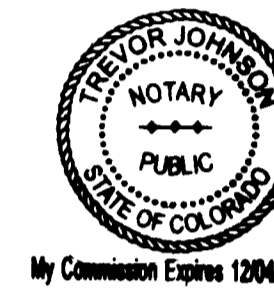
BY:   
 Aaron Miller, Executive Vice President FOR: Alpine Bank

STATE OF COLORADO }  
 COUNTY OF MESA } ss

The foregoing Lienholders Ratification was acknowledged before me this 28 day of July A.D., 2009 by Aaron Miller, Executive Vice President, Alpine Bank.

Witness my hand and official seal:   
 Trevor Johnson  
 Notary Public

My commission expires 12/1/2010




### 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 4619 at Page 780, of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY:   
 Raj Cooper Mogli Cooper

STATE OF COLORADO }  
 COUNTY OF Delta } ss

The foregoing Lienholders Ratification was acknowledged before me this 27th day of July A.D., 2009 by Mogli Cooper.



Witness my hand and official seal:   
 Sandra K. Wilson  
 Notary Public

My commission expires 6-9-13




### 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 4790 at Page 920, of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

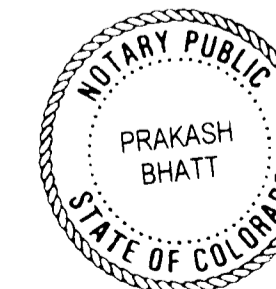
BY:   
 Michael Silverberg BY:   
 Pamela Silverberg

STATE OF COLORADO }  
 COUNTY OF Denver } ss

The foregoing Lienholders Ratification was acknowledged before me this 3rd day of August A.D., 2009 by Michael Silverberg and Pamela Silverberg

Witness my hand and official seal:   
 Prakash Bhatt  
 Notary Public

My commission expires 05/19/2012





### City Use Only

Book	Page	POA: Terminable Esmt
4906	135	POA: Terminable Esmt
4906	140	POA: Terminable Esmt
4906	127	Utility: Ingress/Egress Easement

### CITY APPROVAL

This plat of PM SIMPLE Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted

on the 10 day of August 2009.

  
 Amir Kadis City Manager  
  
 Ben Hill 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 1:43 o'clock P.M., on this 19 day of August A.D. 2009, and was recorded at Reception No. 2502260, Book 4906 and Page 133/134 Drawer No. XX-23 and Fees \$2000.00

  
 Janice Rich  
 Clerk and Recorder

  
 J. Wilson  
 Deputy

### SURVEYOR'S STATEMENT

I, Michael M. Drissel, 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 Abstract & Title Company of Mesa County, Inc. in Title Commitment No. 00919600, 00919602 & 0020753.



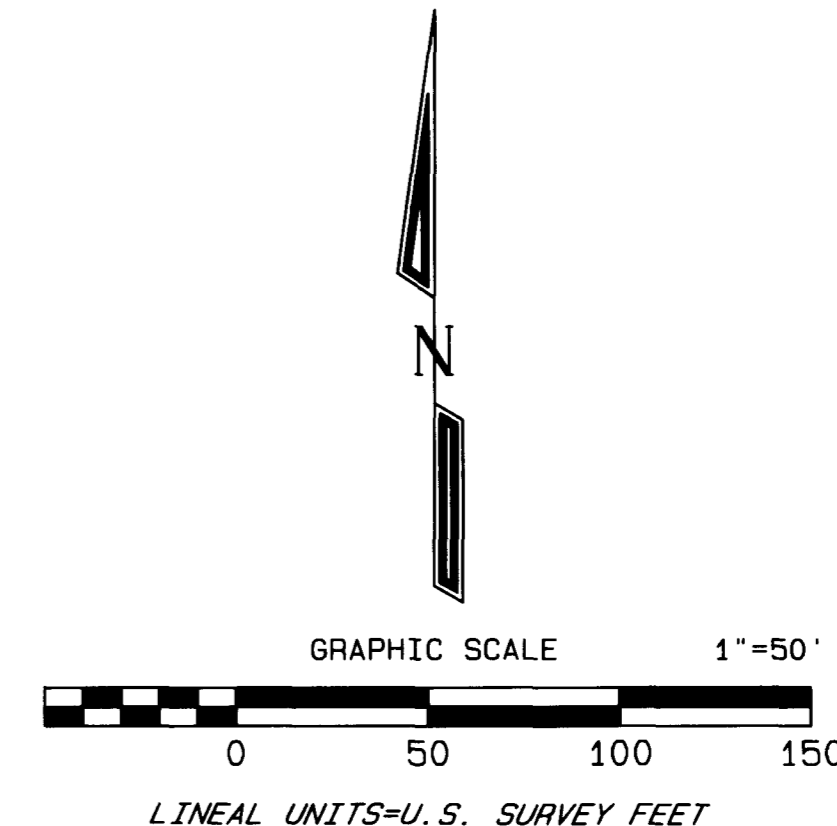
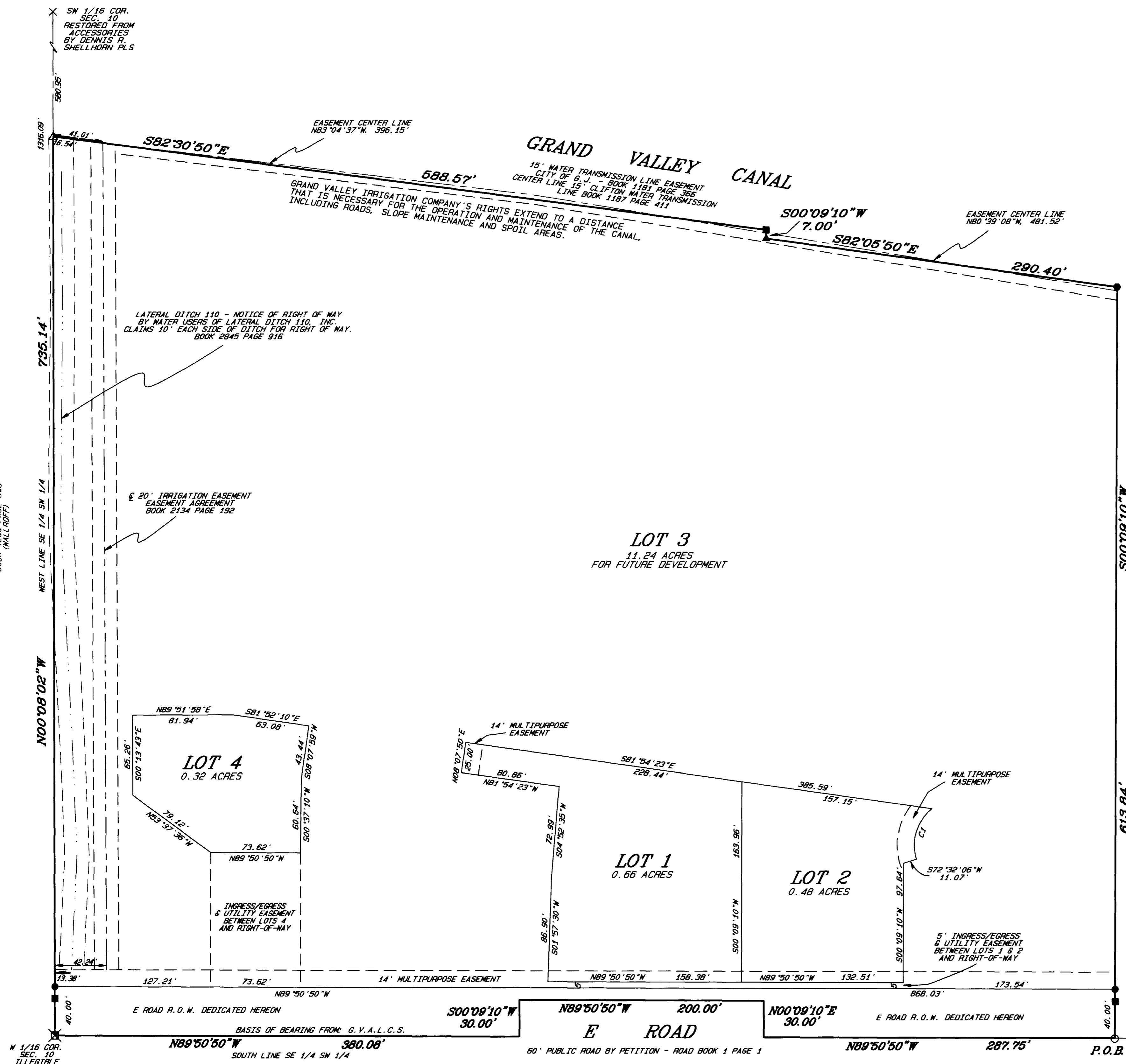
**PM SIMPLE SUBDIVISION**  
 LOCATED IN THE  
 SE 1/4 SW 1/4, SEC. 10, T1S, R1E, U.M.

**D H SURVEYS INC.**  
 118 OURAY AVE. - GRAND JUNCTION, CO.  
 (970) 245-8749

Designed By S. J. L.	Checked By M. W. D.	Job No. 1127-08-01
Drawn By TMODEL	Date JULY 2009	Sheet 1 OF 2

# PM SIMPLE SUBDIVISION

## SE 1/4 SW 1/4, SEC. 10, T1S, R1E, U.M.



### LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
  - ⊗ FOUND ALUMINUM MONUMENT ILLEGIBLE
  - △ FOUND #5 REBAR
  - FOUND #5 REBAR W/2" ALUMINUM CAP LS1847B
  - ▲ FOUND #5 REBAR W/1.5" ALUMINUM CAP LS1784B
  - FOUND #5 REBAR W/1.5" ALUMINUM CAP LS17485
  - FOUND #4 REBAR
  - SET #5 REBAR W/2" ALUMINUM CAP LS20677
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM  
W.C. = WITNESS CORNER  
P.O.B. = POINT OF BEGINNING

### PLAT NOTES

BOUNDARY AND CONTROL INFORMATION WAS PROVIDED BY DENNIS SHELLHORN PLS 1847B AS DEPOSITED WITH THE MESA COUNTY SURVEYOR BOOK 1 PAGE 122 RECEPTION NO. 4031-07.

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 the certification shown hereon.



CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	69°09'33"	45.87'	38.00'	43.13'	S17°06'52"W

### AREA SUMMARY

DED. ROADS	= 0.66 AC. / 05%
LOT	= 12.98 AC. / 95%
<b>TOTAL</b>	<b>= 13.64 AC. / 100%</b>

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Drawn By	TMODEL	Date	JULY 2009	Sheet	2 OF 2