

# CARSON SUBDIVISION

## NW 1/4 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, AND A REPLAT OF LOT 2, SUNSET PARK, PLAT BOOK 9, PAGE 93

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Ruckman Inc., A Colorado Corporation is the owner of that real property situate in the NW 1/4 Section 32, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being demonstrated in Book 4411 at Pages 538 and 539 of the records of said Mesa County, being more particularly described as follows:

Beginning at the NW 1/16 corner of said Section 32, being a found Mesa County survey marker, the basis of bearing N89°51'15"E to the C-N 1/16 corner of said Section 32, being another found Mesa County survey marker; thence N89°51'15"E a distance of 496.33 feet along the north line of the SE 1/4 NW 1/4 of said Section 32 to the southwest corner of Lot 2 of Sunset Park as recorded in Plat Book 9 at Page 93 of the records of said Mesa County; thence N00°10'45"W a distance of 110.02 feet to the northwest corner of said Lot 2, also being the southerly right-of-way of Jon Hall Road; thence N89°52'14"E a distance of 82.00 feet along said southerly right-of-way to the northeast corner of said Lot 2; thence S00°10'45"E a distance of 110.00 feet to the southeast corner of said Lot 2 and said north line; thence S89°51'15"W a distance of 17.57 feet along said north line; thence S00°08'53"E a distance of 833.43 feet; thence N85°21'15"E a distance of 97.17 feet to the east line of the W 1/2 SE 1/4 NW 1/4 of said Section 32; thence S00°07'52"E a distance of 37.86 feet along said east line to the centerline of the Orchard Mesa Irrigation District Canal No. 1; thence N83°29'46"W a distance of 70.32 feet along said centerline; thence S83°48'56"W a distance of 80.20 feet along said centerline to the northerly right-of-way of U.S. Highway No. 50 as recorded in Book 742 at Pages 73 and 74 of the records of said Mesa County; thence N66°54'36"W a distance of 317.11 feet along said northerly right-of-way; thence N00°12'36"W a distance of 194.50 feet; thence N62°12'36"W a distance of 110.00 feet; thence S00°12'36"E a distance of 203.60 feet to said northerly right-of-way; thence N67°42'40"W a distance of 16.31 feet along said northerly right-of-way; thence N00°12'36"W a distance of 273.46 feet; thence N62°18'01"W a distance of 239.37 feet to the easterly right-of-way of Lantzer Drive; thence N00°20'33"W a distance of 26.47 feet along said easterly right-of-way; thence along the arc of a curve to the right a distance of 104.71 feet, having a central angle of 119°59'39" and a radius of 50.00 feet, the chord of which bears N00°20'33"W a distance of 86.60 feet along said easterly right-of-way; thence N00°20'33"W a distance of 192.05 feet along said easterly right-of-way to the north line of the SW 1/4 NW 1/4 of said Section 32; thence N89°47'12"E a distance of 108.77 feet to the Point of Beginning; said parcel contains 9.80 acres more or less.

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 CARSON SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and hereby offer the following dedication.

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.

Said owner does hereby acknowledge that all lienholders appear hereon on the above described property.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 8<sup>th</sup> day of October AD 2009

Ruckman Inc., A Colorado Corporation by Terry M. Ruckman, President

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of October AD 2009

My commission expires 6-11-2011

Brooke Bray  
Notary Public



### TITLE CERTIFICATION

STATE OF COLORADO  
COUNTY OF MESA  
Abstract Title Co. of Mesa County, Inc.  
We, Transnation Title Insurance Company, a title insurance company, as duly licensed in the State of Colorado, do hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Ruckman Inc., A Colorado Corporation, 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: 10/8/2009 By: Scott Miller Pres.  
Name and Title  
Transnation Title Insurance Company  
Abstract Title Co. of Mesa County, Inc.

### CITY APPROVAL

This plat of CARSON SUBDIVISION, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado was approved on this 2<sup>ND</sup> day of November, A.D., 2009.  
Tim Madril City Manager  
Bob Fido City Mayor

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 2:25 o'clock P M this 10 day of November A.D., 2009 and is duly recorded as Reception Number 2512364 in Book No. 4440 at Page 573-574 Fee \$ 20.00 + 1.00 Drawer No. XX-51  
Janice Rich Deputy  
Janice Rich Clerk and Recorder

### 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 4411 at Page 540 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

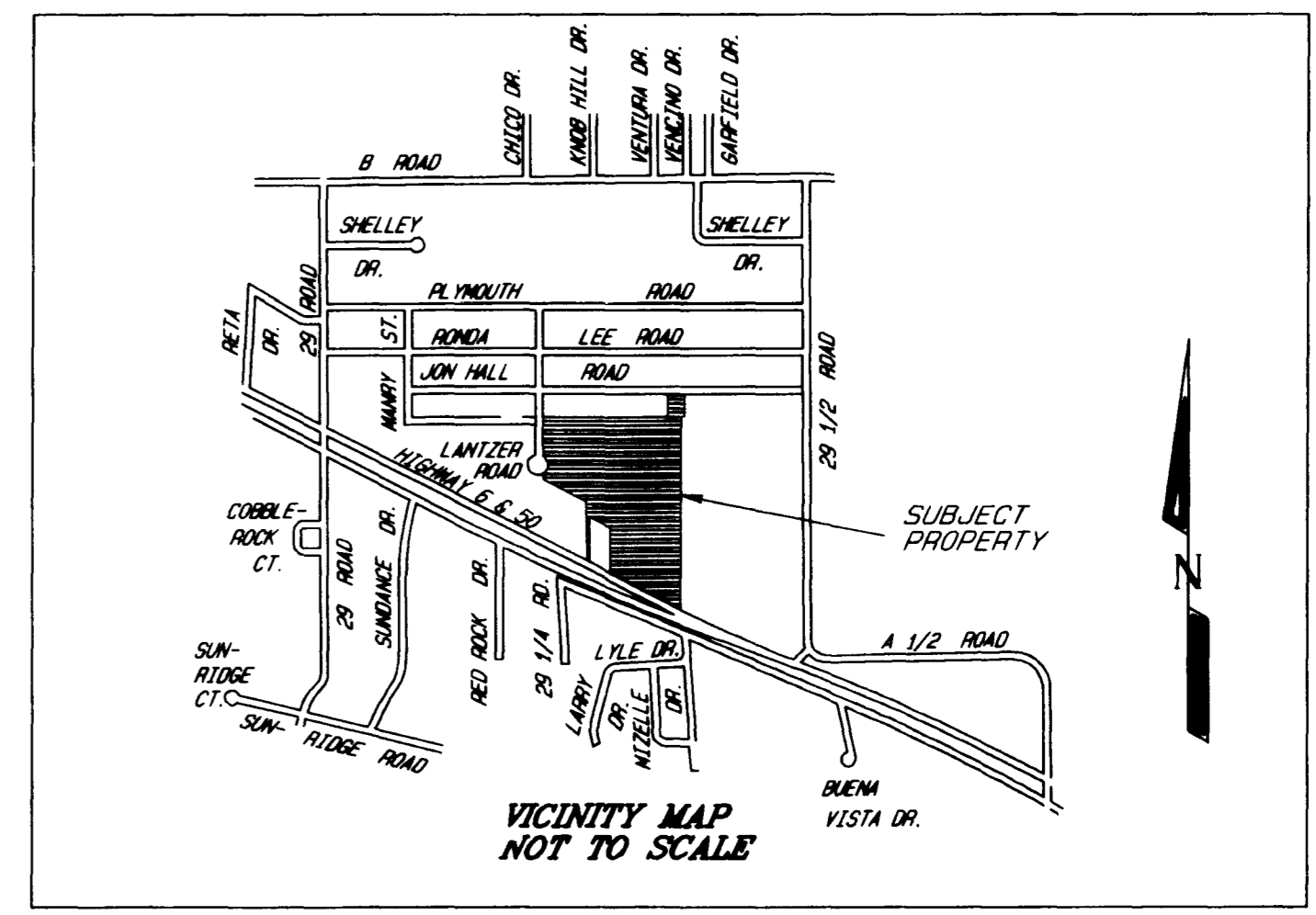
BY: [Signature] FOR: First National Bank of the Rockies

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of October AD 2009

My commission expires 9/13/2010

Laura Padgett  
Notary Public



### SURVEYOR'S CERTIFICATE

I, Alan R. VanPelt, 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 Transnation Title Insurance Company under Policy No. A52-0168322.

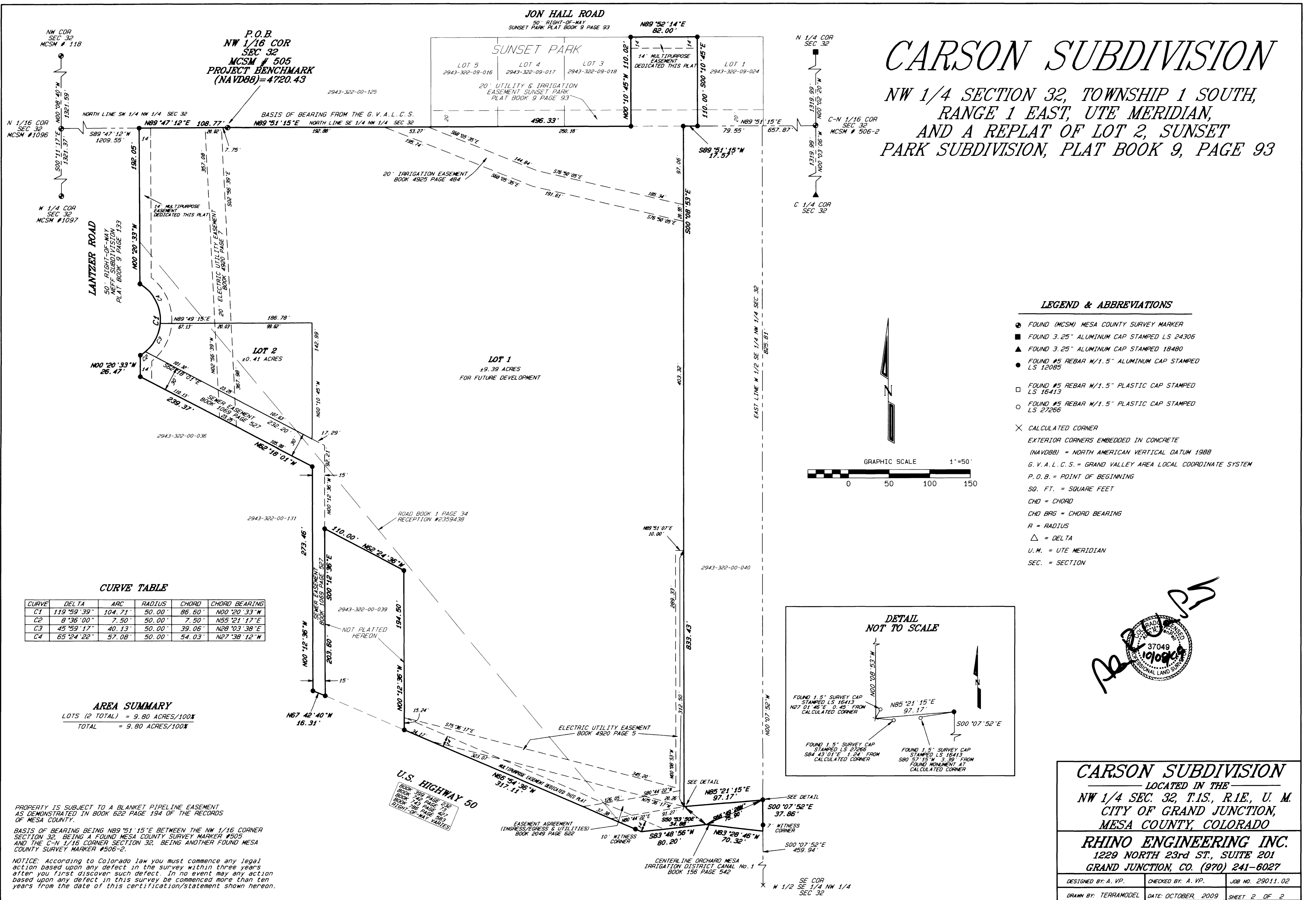


**CARSON SUBDIVISION**  
LOCATED IN THE  
NW 1/4 SEC. 32, T.1S., R.1E., U. M.  
CITY OF GRAND JUNCTION,  
MESA COUNTY, COLORADO

**RHINO ENGINEERING INC.**  
1229 NORTH 23rd ST., SUITE 201  
GRAND JUNCTION, CO. (970) 241-6027

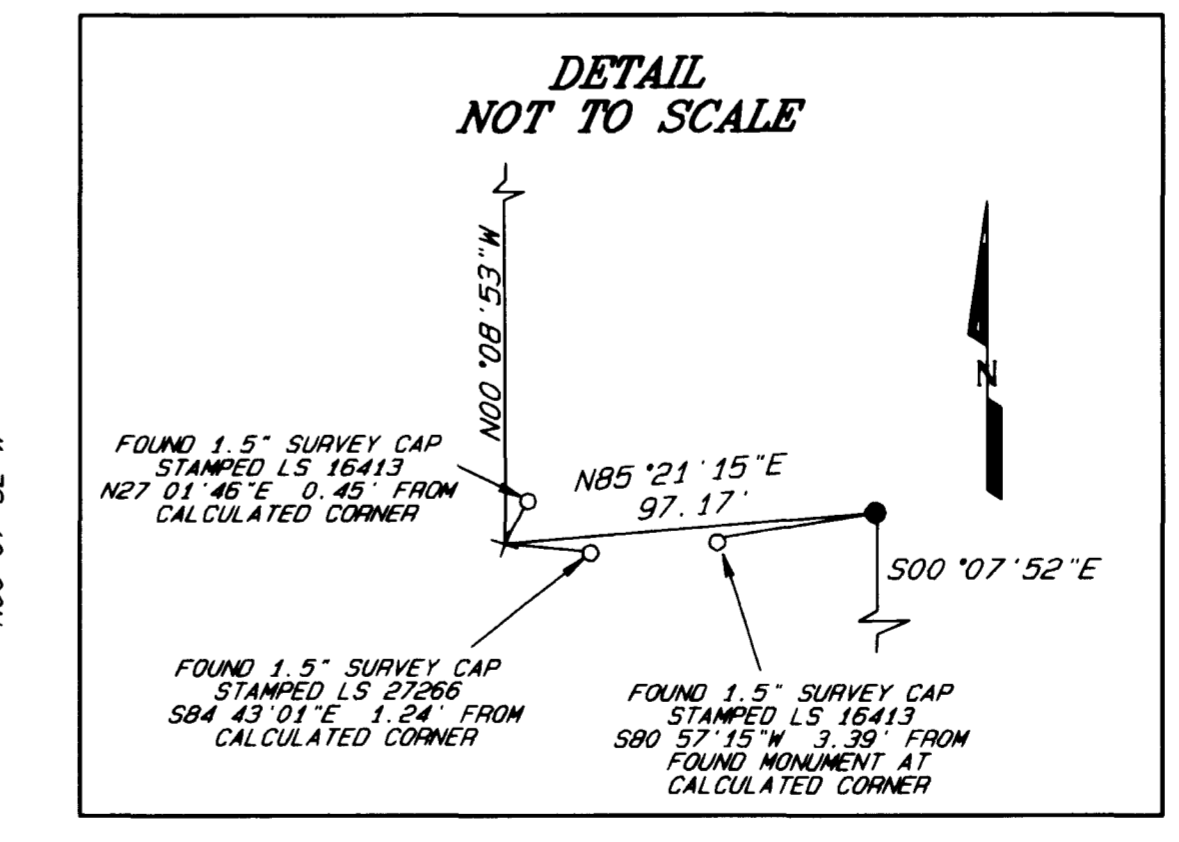
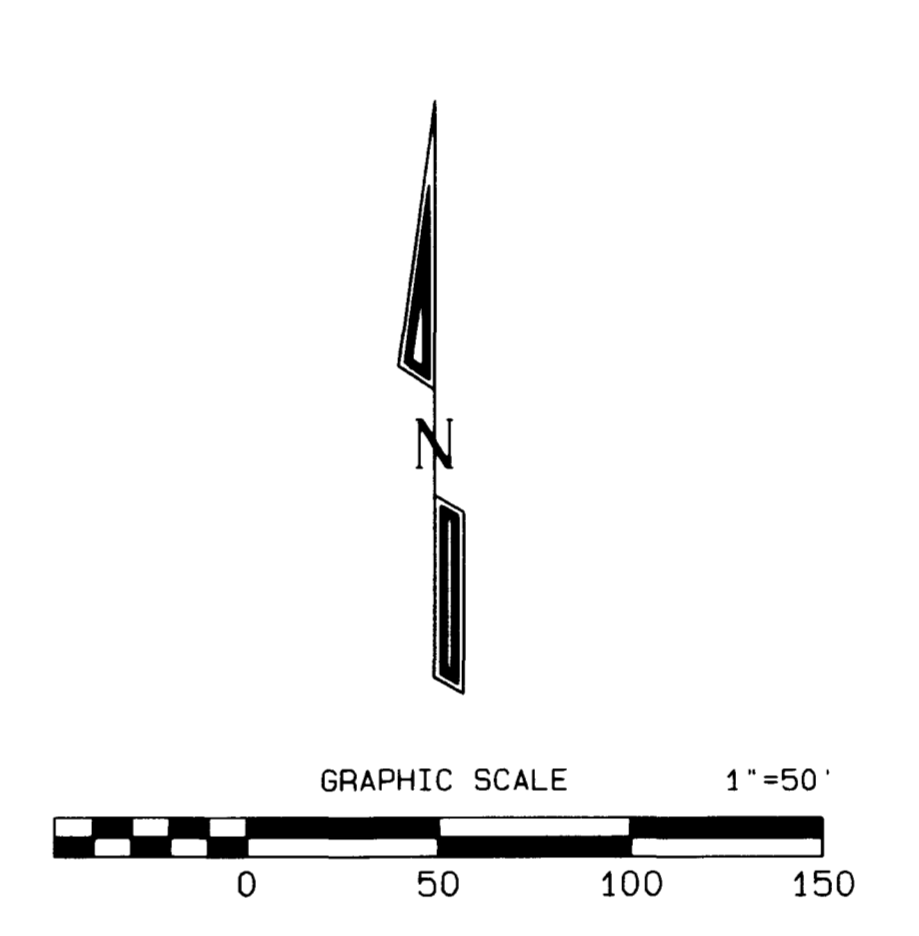
DESIGNED BY: A. VP.	CHECKED BY: A. VP.	JOB NO. 29011.02
DRAWN BY: TERRAMODEL	DATE: OCTOBER, 2009	SHEET 1 OF 2

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.



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 RANGE 1 EAST, UTE MERIDIAN,  
 AND A REPLAT OF LOT 2, SUNSET  
 PARK SUBDIVISION, PLAT BOOK 9, PAGE 93



*AR*

37049  
 10/08/09  
 PROFESSIONAL LAND SURVEYOR

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