

IDER NOTE: POOR QUALITY DOCI PROVIDED FOR REPRODUCTION

We, <u>Heritage</u> <u>Title</u> <u>Company</u>, 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 Hoak Media of (lorado, LLC that the current taxes have been paid; that all mortgages not satisfied or released of record nor That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, otherwise terminated by law are shown hereon and that there are no other encumbrances of blocks, and tracts, as shown hereon, and designated the same as HOAK SUBDIVISION, a subdivision in the City of Grand record; that all easements, reservations and rights of way of record are shown hereon.

Date: 11-4-09 by: Jonathan / Terrs, Examer Name And Title 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 for: Heritage Title Company_____ Name Of Title Company not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines,

All Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, Easement and Title Information provided by **Protentiations** Heritage Title Company, Policy No. installation, operation, maintenance and repair of detention and drainage facilities and appurtenants thereto. The City of 911-H0211818-900-GTO, Amendment No. A. dated March 30, 2009. Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate,

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the Both monuments on this line are Aliquot Survey Markers. beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Note: Property corners located during this survey that were within 0.25 feet of the calculated point beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots of were accepted as being "in position"

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

subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of

Date certified

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described 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, as shown in document recorded at Book <u>4320</u>, Pages <u>14</u> through _____, 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' (title) Duly Anthon's Cd Signat For: General Elemente Capital Call.

NOTARY PUBLIC CERTIFICATION

My Commission Expires May 3

COUNTY OF MESA

The foregoing instrument was acknowledged before me by Stron J. Heise, (t Dury Hummered Signation Science Charles this GAD day of Capital Corp. , 2007.

Distin shoon

STATE OF COLORADO } ss COUNTY OF MESA

TITLE CERTIFICATION

GENERAL NOTES

Basis of bearings is the North line of the SW14 NW14 of Section 11 which bears North 89 degrees 55 minutes 53 seconds West, a distance of 1310.96 feet, established by observation of the MCGPS control network, which is based on the NAD 83 for Horizontal and NAVD 88 for Vertical Information.

All lineal units shown hereon in U.S. Survey feet.

FOR CITY USE ONLY

Associated Recorded Documents <u>Paae</u> Book Type

Tower Guy, Utility, Drainage and Slope Maintenance Easement Shared Access and Utility Easement Declaration of Covenants and Restrictions

CITY OF GRAND JUNCTION APPROVAL

This plat of HOAK SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa. State of Colorado. is approved and accepted this ______ day of November A.D. Mesa State of Colorado, is approved and accepted this ____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO SS COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 3:35 o'clock P.M. November 16, A.D., 2009, and was duly recorded in Book 4942, Page(s) No. 380 Reception No. 2512848 Drawer No. XX-52 Fees: 1000 100

Janice Rich Clock and Recorder By: Ging Baughman

