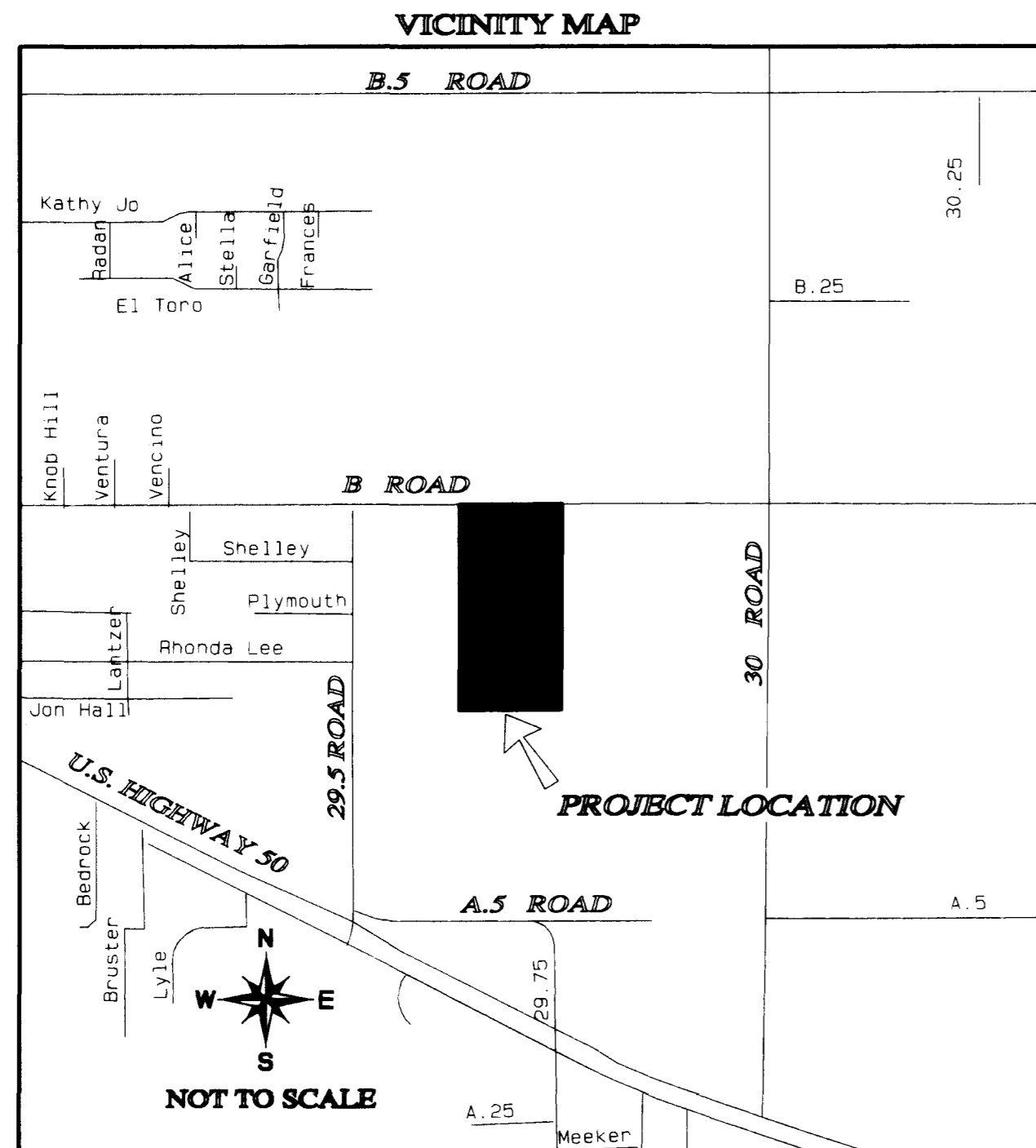


# MESA VIEW ELEMENTARY SUBDIVISION

## E1/2 NW1/4 NE1/4 OF SECTION 32, T.1 S., R.1 E., UTE MERIDIAN

### CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



**STATEMENT OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Mesa County Valley School District 51, is the owner of that real property situated in the E1/2 NW1/4 NE1/4 of Section 32, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in an instrument recorded in Book 1305 at Page 77 of the Mesa County records, said property being more particularly described as follows:

The E1/2 NW1/4 NE1/4 of Section 32, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado.

That said owners have by these presents laid out, platted, and subdivided that above described real property as shown hereon, and designates the same as MESA VIEW ELEMENTARY SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- \* All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.
- \* All multi-purpose 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 utility 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, equivalent other public providers and appurtenant facilities.
- \* Easement for ingress and egress across Lot 1 to be granted to the future owners of Lot 2 for the benefit of the owners of said Lot 2, with said easement to be appurtenant to said Lot 2 and run with the land in perpetuity unless terminated by condition subsequent established by said grant.
- \* Sanitary Sewer easement across Lot 1 to be granted by separate instrument by reference to this plat to the Orchard Mesa Sanitation District.
- \* Drainage easement across Lot 1 to be granted by separate instrument by reference to this plat to the Orchard Mesa Irrigation District.

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.

Said owner further certifies that all lienholders if any, are represented hereon.

Executed this 20<sup>th</sup> day of October, 2009.

Mesa County Valley School District 51

By: Leslie Kinsler

State of \_\_\_\_\_ )  
 County of \_\_\_\_\_ ) ss

The foregoing Statement of Ownership and Dedication was acknowledged before me by Leslie Kinsler as Board President of Mesa County Valley School District 51 this 20<sup>th</sup> day of October, 2009.

Dennis R. Shellhorn  
 Notary Public

My commission expires: 10/29/2012



**TITLE CERTIFICATION**

State of Colorado  
 County of Mesa

We, Land Title Guarantee Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to Mesa County Valley School District 51; 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. \*2009

Date: November 9, 2009 By: Karla A. Croghan / KAREN A. CRESPIN  
 Name and Title: Licensed Title Examiner  
 Land Title Guarantee Company

**CITY APPROVAL**

This plat of MESA VIEW ELEMENTARY SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 12 day of November, 2009.

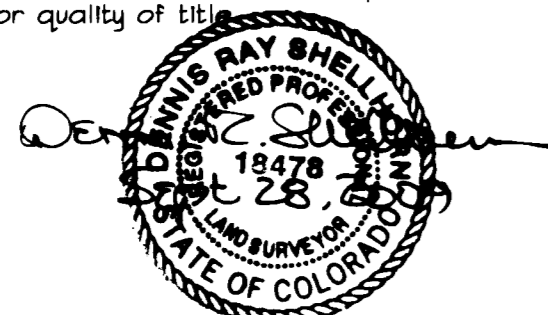
James A. Edwards City Manager  
[Signature] Mayor

**LIST OF ABBREVIATIONS - NOTE: NOT ALL ABBREVIATIONS ON THIS LIST APPEAR ON THIS PLAT**

- |   |  |
|---|--|
| N: NORTH  | SAN: SANITATION                            |
| E: EAST   | DIST.: DISTRICT                            |
| S: SOUTH  | U.S.: UNITED STATES                        |
| W: WEST   | DEPT.: DEPARTMENT                          |
| NE: NORTHEAST   | SQ FT.: SQUARE FEET                        |
| SE: SOUTHEAST   | ALUM.: ALUMINUM                            |
| " : DEGREES OF ARC                                      | GPS: GLOBAL POSITIONING SYSTEM             |
| ' : MINUTES OF ARC                                      | M.P.E.: MULTI-PURPOSE EASEMENT             |
| " : SECONDS OF ARC                                      | BLM: BUREAU OF LAND MANAGEMENT             |
| A: ARC LENGTH OF CURVE                                  | LLC: LIMITED LIABILITY COMPANY             |
| R: RADIUS OF CURVE                                      | INC.: INCORPORATED                         |
| DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE               | IRRIG: IRRIGATION                          |
| LcChg.: BEARING OF LONG CHORD OF CURVE                  | No.: NUMBER                                |
| Lc: LENGTH OF LONG CHORD OF CURVE                       | PLSS: PUBLIC LAND SURVEY SYSTEM            |
| T: TOWNSHIP   | G.I.D.D.: GRAND JUNCTION DRAINAGE DISTRICT |
| R: RANGE OR RAY AS IT APPEARS IN SURVEYOR'S NAME        | P.O.B.: POINT OF BEGINNING                 |
| R.O.W.: RIGHT-OF-WAY                                    | A.D.: ANNO DOMINI                          |
| PLS: PROFESSIONAL LAND SURVEYOR                         | #: NUMBER                                  |
| S.(XX): SECTION NUMBER                                  | INCL.: INCLUDES                            |
| REC. NO.: MESA COUNTY CLERK'S DOCUMENT RECEPTION NUMBER | W/ WITH                                    |
| MCSM: MESA COUNTY SURVEY MARKER                         | CO: COLORADO                               |
| HOA: HOMEOWNERS' ASSOCIATION                            | TOWNSHIP: TOWNSHIP                         |
| MULTI-: MORE THAN ONE                                   | RNGE: RANGE                                |
| L: LINE   |  |
| C: CURVE  |  |
| " : INCH  |  |
| ' : FEET  |  |

I, Dennis R. Shellhorn, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that the accompanying plat of MESA VIEW ELEMENTARY SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders or quality of title.

Dennis R. Shellhorn,  
 Colorado PLS 18478



This survey does not constitute a title search by this surveyor or River City Consultants, Inc. 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 Land Title Guarantee Company, No. 6JC650014271, dated April 9, 2009.

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.

**CLERK AND RECORDER'S CERTIFICATE**

State of Colorado )  
 County of Mesa ) ss  
 This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:30 o'clock P. M., on this 17<sup>th</sup> day of November, 2009, A.D., and was recorded at Reception No. 2513066, Drawer No. XX-56, Fees \$20.00 + \$1.00 Book 4943 Page 34  
 By: Janice Rich Deputy  
 Clerk and Recorder

Notice: This plat has been determined to be of sufficient clarity and legibility to be approved by the City of Grand Junction. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's office. This stamp, if it appears hereon, is an indication of the Clerk and Recorder's Office inability to create a scanned image that is of comparable quality to the original document.

**MESA VIEW ELEMENTARY SUBDIVISION**

SECTION: NW1/4 NE1/4 S.32 TOWNSHIP: 1 South RANGE: 1 East MERIDIAN: UTE



Integrated Design Solutions 744 Horizon Court, Suite 110  
 Grand Junction, CO 81508  
 Phone: 970-241-4722 Email: info@roowest.com

Date of Survey: Mar 2008 Current Revision: Mar 23, 2008 Plotted: Sep 28, 2009

Drawn: DRS Checked: KST Field Surveyor: DGF/JLM Job No. 0794-002

S:\PROJECTS\0794 Richard,003 Mesa Canal North Survey\Mesa View BLA\Mesa View BLA.ppt Sheet 1 of 2

LAND USE SUMMARY		
LOTS	19.488 ACRES	97.7%
STREETS	0.455 ACRES	2.3%
<b>TOTAL</b>	<b>19.943 ACRES</b>	<b>100%</b>

CONVEYANCE DOCUMENTS (FOR CITY USE ONLY)

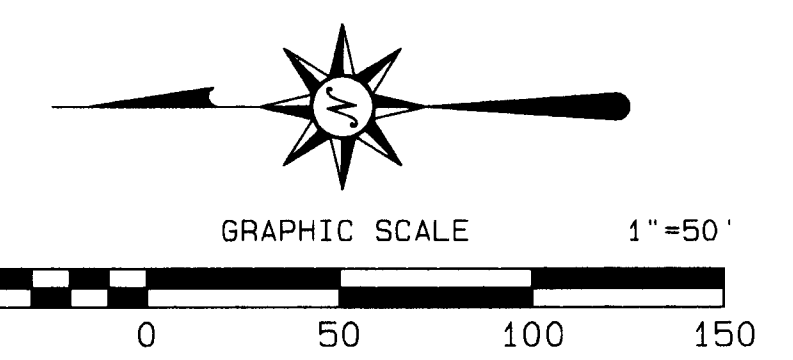
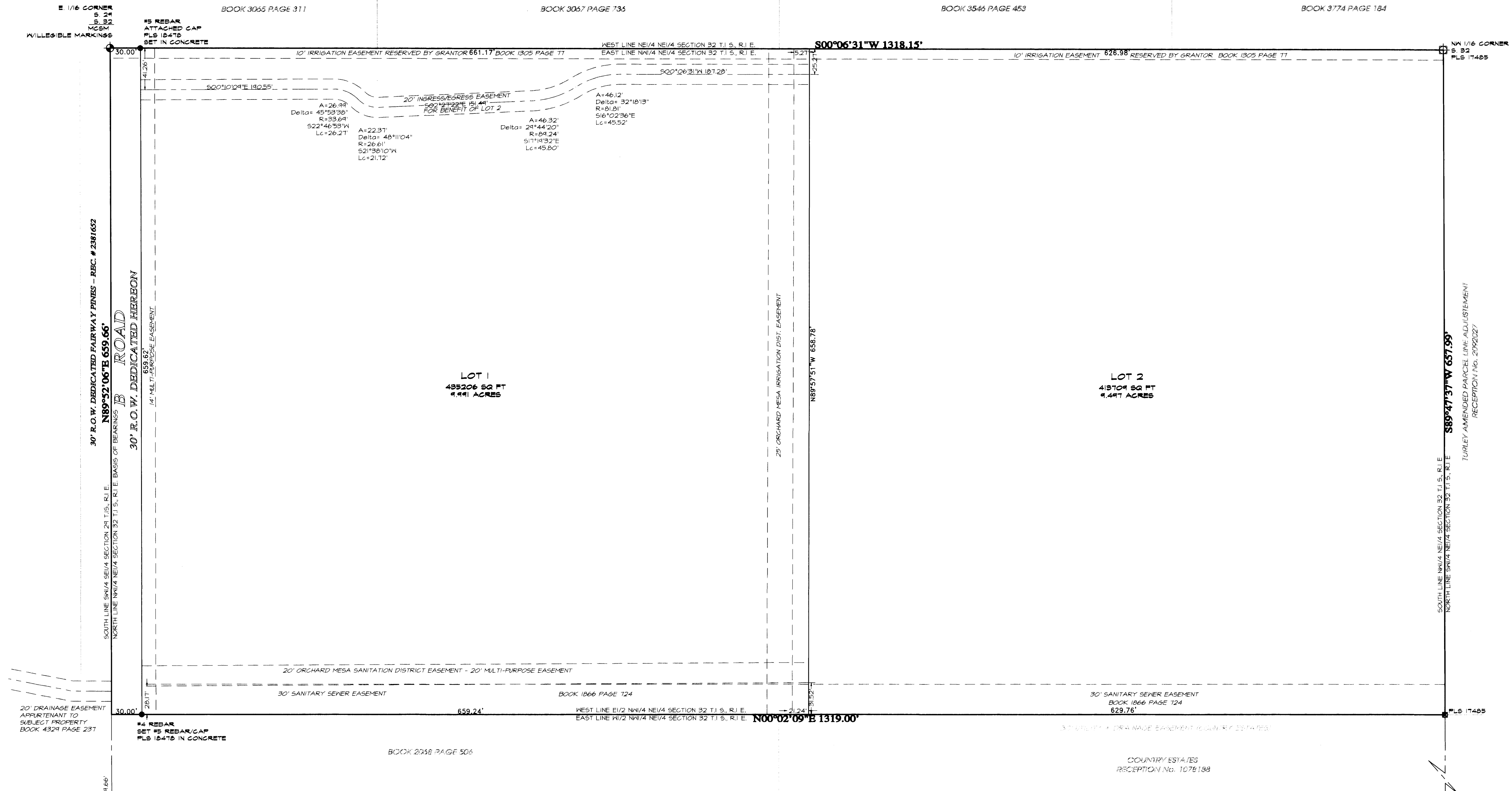
SANITARY SEWER EASEMENT BOOK 4943 PAGE 30  
 (ORCHARD MESA SANITATION DIST.)

25' DRAINAGE EASEMENT BOOK 4943 PAGE 31  
 (ORCHARD MESA IRRIG. DIST.)

INGRESS/EGRESS EASEMENT BOOK 4943 PAGE 32  
 (FOR BENEFIT OF LOT 2.)

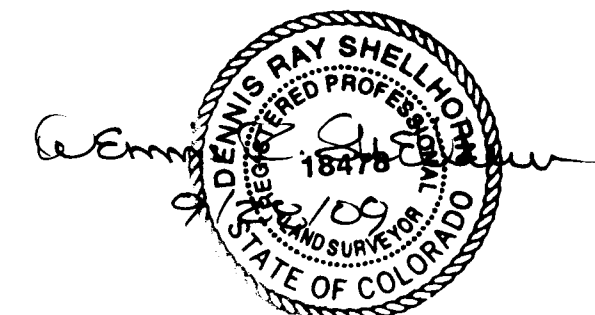
# MESA VIEW ELEMENTARY SUBDIVISION

BOOK 3065 PAGE 311      BOOK 3067 PAGE 736      BOOK 3546 PAGE 453      BOOK 3774 PAGE 184



**BASIS OF BEARINGS STATEMENT:** Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County survey marker at the East one-sixteenth corner on the north line of Section 32, and the aluminum cap survey marker PLS 24306 at the North one-quarter corner of Section 32. The measured bearing of this line is  $S89^{\circ}52'06''W$ . Lineal units are expressed in U.S. Survey Feet.  
 For more information go to [http://gis.mesacounty.us/gps\\_survey.aspx](http://gis.mesacounty.us/gps_survey.aspx)

- ⊕ FOUND PLS BRASS MONUMENT
- ⊕ FOUND PLS ALUMINUM MONUMENT
- ⊗ FOUND ALUMINUM MONUMENT AS NOTED
- FOUND REBAR & CAP AS NOTED
- SET ALUMINUM CAP PLS 18478 IN CONCRETE



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## MESA VIEW ELEMENTARY SUBDIVISION

SECTION: NW1/4 NE1/4 S.32 | TOWNSHIP: 1 South | RANGE: 1 East | MERIDIAN: UTE



744 Horizon Court, Suite 110  
 Grand Junction, CO 81508  
 Phone: 970-241-4722 Email: [info@rivercity.com](mailto:info@rivercity.com)

Date of Survey: Mar 2008 | Current Revision: Mar 23, 2008 | Plotted: Sep 28, 2009

Drawn: DRS | Checked: KST | Field Surveyor: DGF/JLM | Job No. 0794-002

S:\PROJECTS\0794\Richard\003 Mesa East North\Survey\Mesa View EA\Mesa View EA.dwg | Sheet 2 of 2

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