

UTE WATER SUBDIVISION OF A PARCEL LOCATED IN E1/2 NW1/4 SE1/4 AND NE1/4 SE1/4 SECTION 25, T1N, R2W, UTE MERIDIAN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Ute Water Conservancy District, a Colorado water conservancy district and a political subdivision of the State of Colorado, is the owner of that real property located in the East Half of the Northwest Quarter Southeast Quarter (E1/2 NW1/4 SE1/4) and Northeast Quarter Southeast Quarter (NE1/4 SE1/4), Section 25, Township 1 North, Range 2 West, Ute Meridian and being more particularly described as follows: (Original Warranty Deed Book 4425, Page 805.)

BEGINNING at the Northeast corner of the NE1/4 SE1/4, Section 25, whence the Southeast corner of said NE1/4 SE1/4, Section 25 bears South 00 degrees 03 minutes 01 seconds West, a distance of 1322.23 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 00 degrees 03 minutes 01 seconds West, a distance of 1322.23 feet, along the East line of said NE1/4 SE1/4, Section 25 to said Southeast corner; thence North 89 degrees 53 minutes 01 seconds West, a distance of 1320.82 feet, along the South line of said NE1/4 SE1/4, Section 25; thence North 89 degrees 53 minutes 01 seconds West, a distance of 491.86 feet, along the South line of the NW1/4 SE1/4, Section 25, to a point on the East line of the Copeco Drain; thence North 22 degrees 28 minutes 55 seconds East, a distance of 1429.29 feet, along said East line of said Copeco Drain a point on the North line of said NE1/4 SE1/4, Section 25; thence South 89 degrees 54 minutes 16 seconds East, a distance of 1267.29 feet, along the North line of said NE1/4 SE1/4, Section 25, to the POINT OF BEGINNING.

Said parcel containing an area of 46.736 acres, as described.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as UTE WATER SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers 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 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 utility providers and appurtenant facilities.

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 Drainage Easements and Tract B are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of 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, maintain, and repair the detention and drainage facilities.

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.

Owners hereby declare all lienholders of record to herein described real property are shown hereon.

IN WITNESS WHEREOF, said owner, Ute Water Conservancy District, has caused their name to be hereunto subscribed this 18th day of November, A.D. 2009.

by: Harley T. Jackson title: President
Harley T. Jackson
for: Ute Water Conservancy District

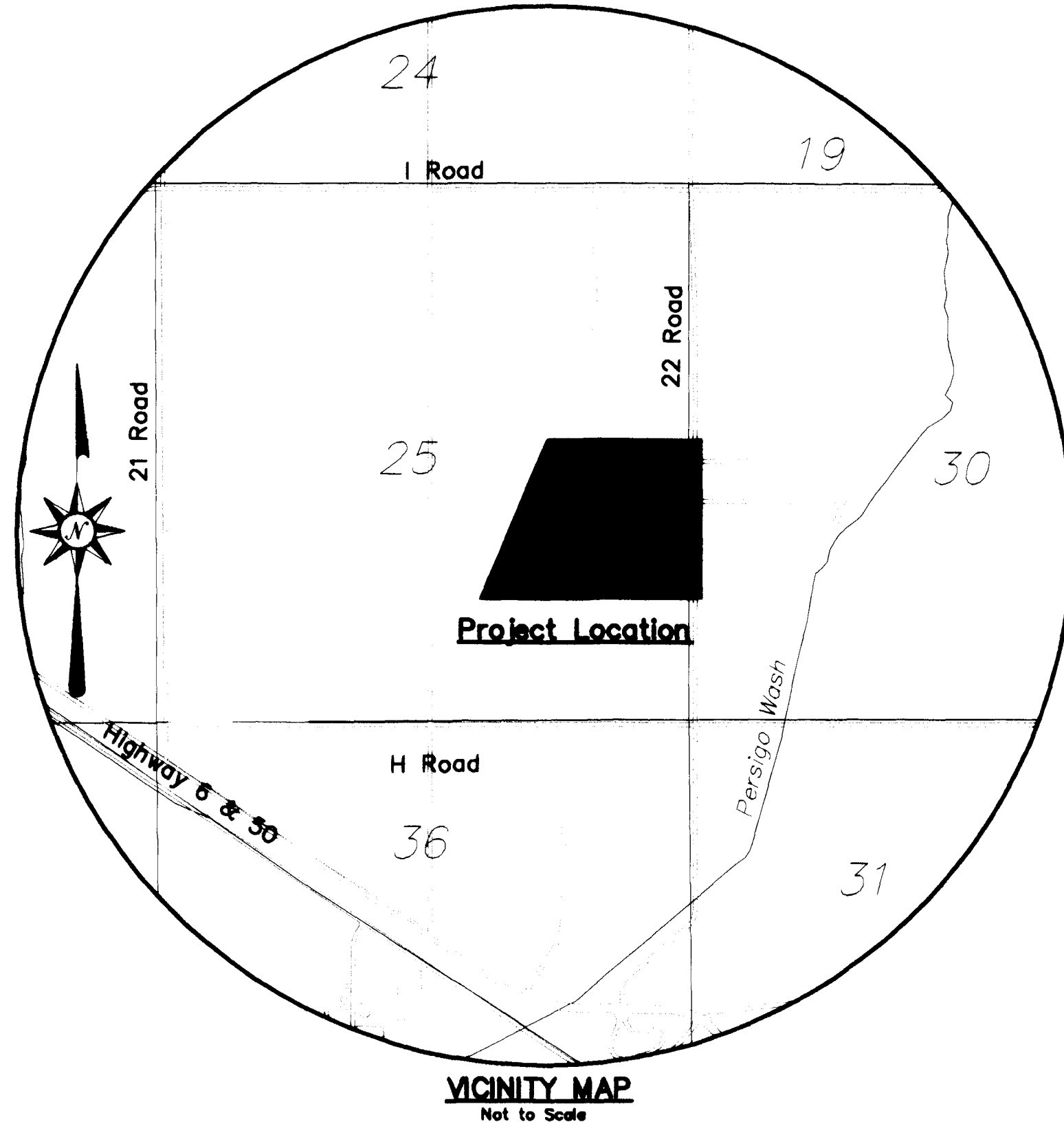
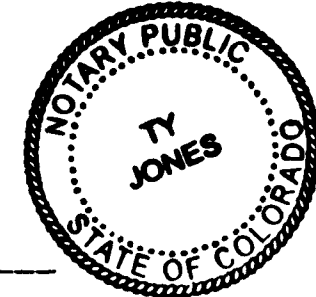
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO, ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by HARLEY T. JACKSON
title: PRESIDENT for Ute Water Conservancy District this 18th day of
NOVEMBER, A.D., 2009.

Witness my hand and official seal:

Notary Public _____
My Commission Expires 6/17/10



- LEGEND**
- ALLOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
 - PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - PK NAIL, SET IN PAVING
 - 50' WC-E Witness Corner (50'=Distance WC=Witness Corner -E=Direction to Corner)
 - DURABLE CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
 - DELTA ANGLE OF ARC
 - RADIUS OF ARC
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 - EQUAL SYMBOL
 - PERCENT SYMBOL
 - AND SYMBOL
 - INTERSTATE HIGHWAY SYMBOL
 - STATE HIGHWAY SYMBOL
 - UNITED STATES
 - NOT TO SCALE
 - COLORADO REVISED STATUTES
 - SCHELET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PROFESSIONAL LAND SURVEYOR
 - NUMBER
 - LIMITED LIABILITY COMPANY
 - ANNO DOMINI
 - MORE OR LESS
 - DEGREES (ANGULAR)
 - MINUTES (ANGULAR) OR FEET (LINEAR)
 - SECONDS (ANGULAR) OR INCHES (LINEAR)
 - MESA COUNTY SURVEY MARKER
 - BUREAU OF LAND MANAGEMENT
 - RIGHT-OF-WAY
 - COLORADO DEPARTMENT OF TRANSPORTATION
 - POINT OF BEGINNING
 - POINT OF COMMENCING

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 hereof, and agree that its' security interest, as shown in document recorded at Book _____ Pages _____ 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' _____ with the authority of its' Board of Directors, this _____ day of _____ 20____

By: _____ (title) _____
For: _____

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO, ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by _____ (title) _____ for _____ this _____ day of _____, A.D., 20____

Witness my hand and official seal:

Notary Public _____
My Commission Expires _____

TITLE CERTIFICATION

STATE OF COLORADO, ss
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 Ute Water Conservancy District; 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: Nov 19, 2009 by: Joseph R. Wilson, V.P. Name And Title
for: Abstract+Title Co of Mesa County, Inc Name Of Title Company Job# 918494

GENERAL NOTES

Easement and Title Information provided by Abstract and Title CO. of Mesa County, Inc., Policy No. 00918494 C, dated August 22, 2008.

Basis of bearings is the East line of the NE1/4 SE1/4 of Section 25 which bears South 00 degrees 03 minutes 01 seconds West, a distance of 1322.23 feet, established by observation of the MCGPS control network. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

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

FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type
4941	47	Declaration of Covenants and Restrictions
4949	783	20.00' Utility Easement
4944	265	20.00' Private Utility Easement
		Temporary Access Easement
4944	265	14.00' Irrigation Easement
4944	265	Tract A to the Property Owners Association

CITY OF GRAND JUNCTION APPROVAL

This plat of UTE WATER SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 2 day of December, A.D., 2009

City Manager: Jim McFarland
Mayor: Tom Hill

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO, ss
COUNTY OF MESA

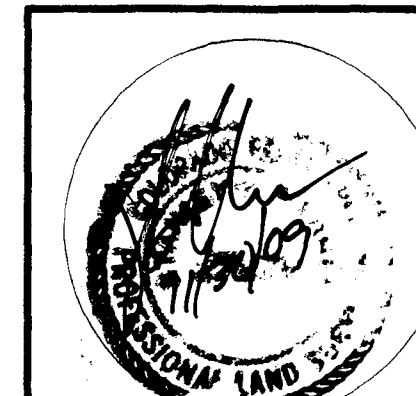
I hereby certify that this instrument was filed in my office at 3:25 o'clock P.M.,
Dec. 3rd, A.D., 2009 and was duly recorded in Book 4949 Page(s) No. 778-779
Reception No. 2515006 Drawer No. XV-57 Fees: 20⁰⁰ + 1⁰⁰ s.c

Janice Rich
Clerk and Recorder
By: Carolyn L. Rose
Deputy

SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, do hereby certify that the accompanying plat of UTE WATER SUBDIVISION, a 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 the State of Colorado.

Date certified 30 November, 2009



Stanley K. Werner
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. No. 27279

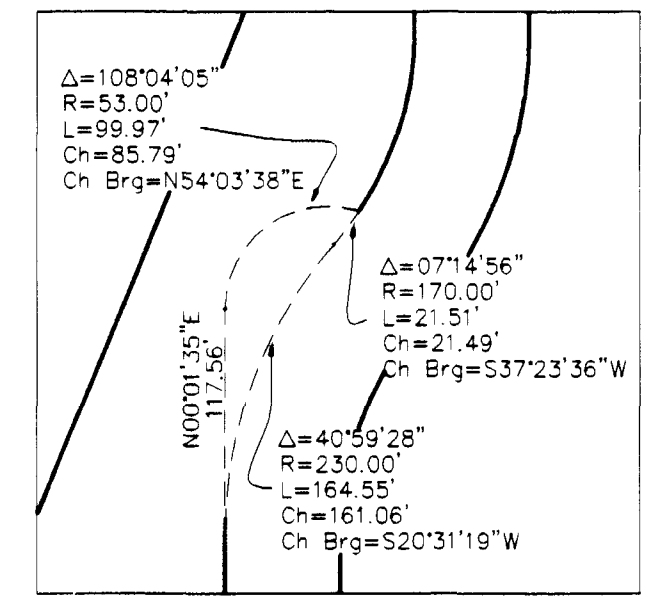
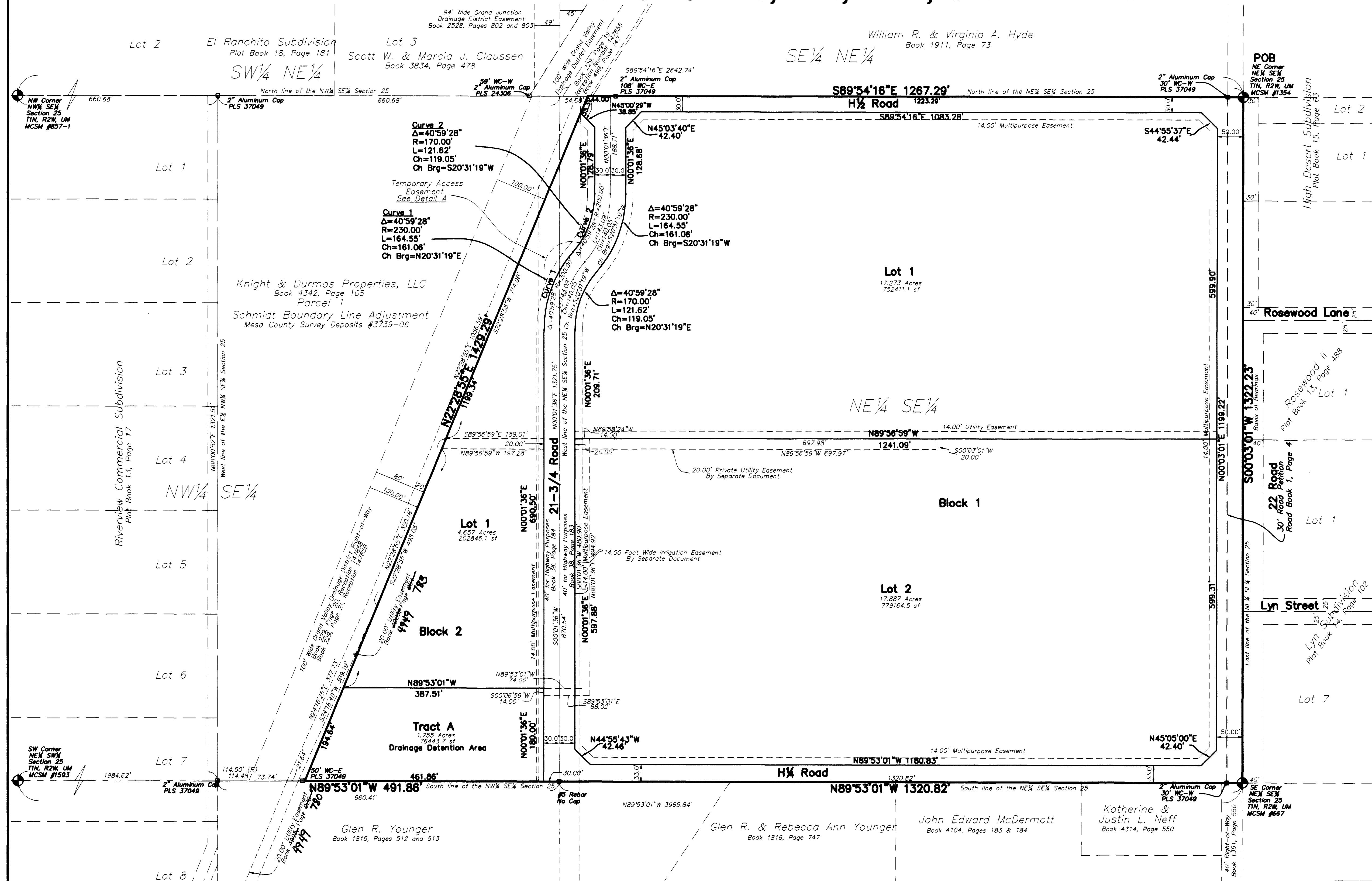
UTE WATER SUBDIVISION
E1/2 NW1/4 SE1/4 AND NE1/4 SE1/4
SECTION 25, T1N, R2W, UTE MERIDIAN
MESA COUNTY, COLORADO

High Desert Surveying, LLC
1873 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 08-02	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: August, 2009	sg/k	rk	skw	1	2

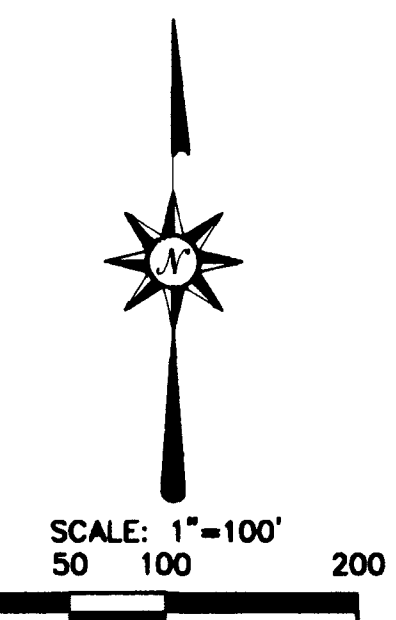
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

UTE WATER SUBDIVISION OF A PARCEL LOCATED IN E1/2 NW1/4 SE1/4 AND NE1/4 SE1/4 SECTION 25, T1N, R2W, UTE MERIDIAN



Detail A
Temporary Access Easement
SCALE: 1"=100'

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 - ⊠ PER CRS-38-51-105, IN CONCRETE
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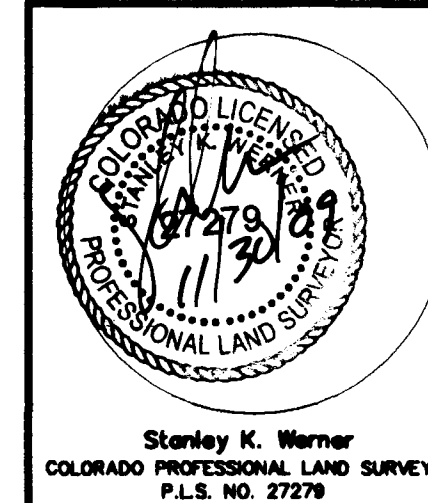


Copaco Drain Ditch
Deeds recorded in Book 229, Pages 19, 20, and 21 in which the Grantor Quit Claimed the shown 100 foot wide strip of land to the Grand Valley Drainage District, reserving the right to use the portion not needed or used by the ditch for the use of the grantor.

AREA SUMMARY		
LOTS	= 39.817 Acres	85.20%
TRACT B	= 1.755 Acres	3.76%
ROAD ROW	= 5.164 Acres	11.04%
TOTAL	= 46.736 Acres	100.00%

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Date certified 30, NOVEMBER, 2009



UTE WATER SUBDIVISION
E½ NW¼ SE¼ AND NE¼ SE¼
SECTION 25, T1N, R2W, UTE MERIDIAN
MESA COUNTY, COLORADO

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

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