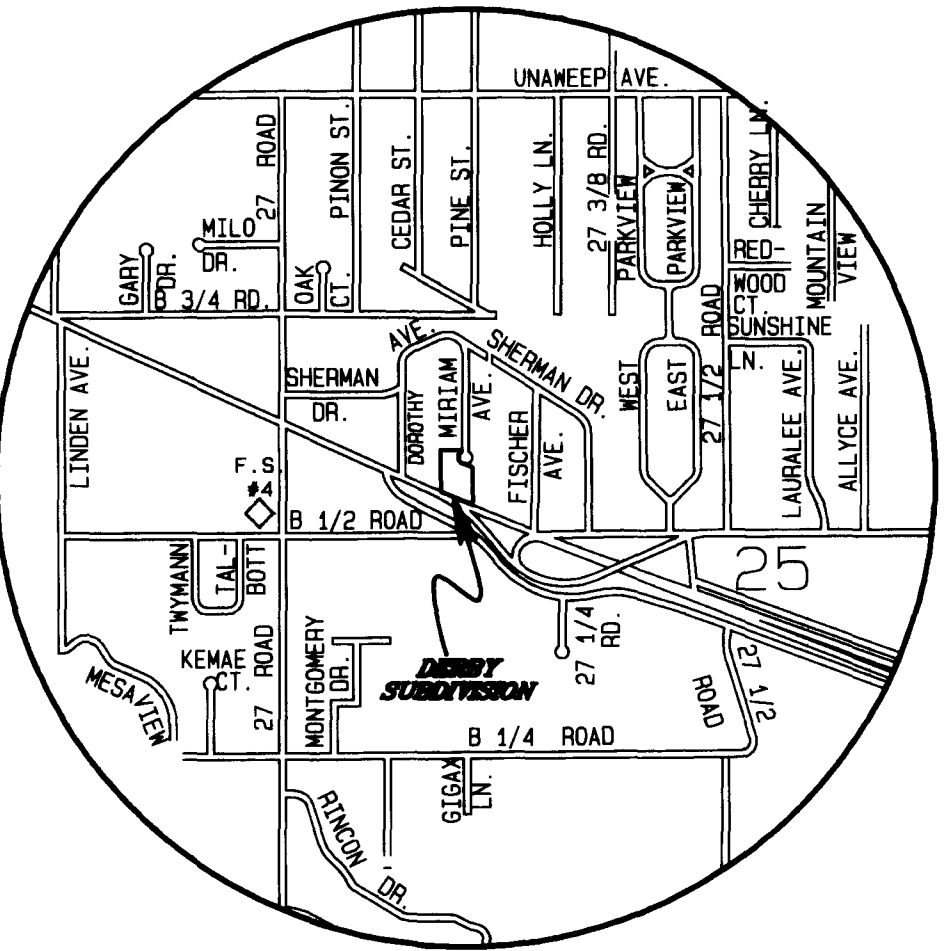
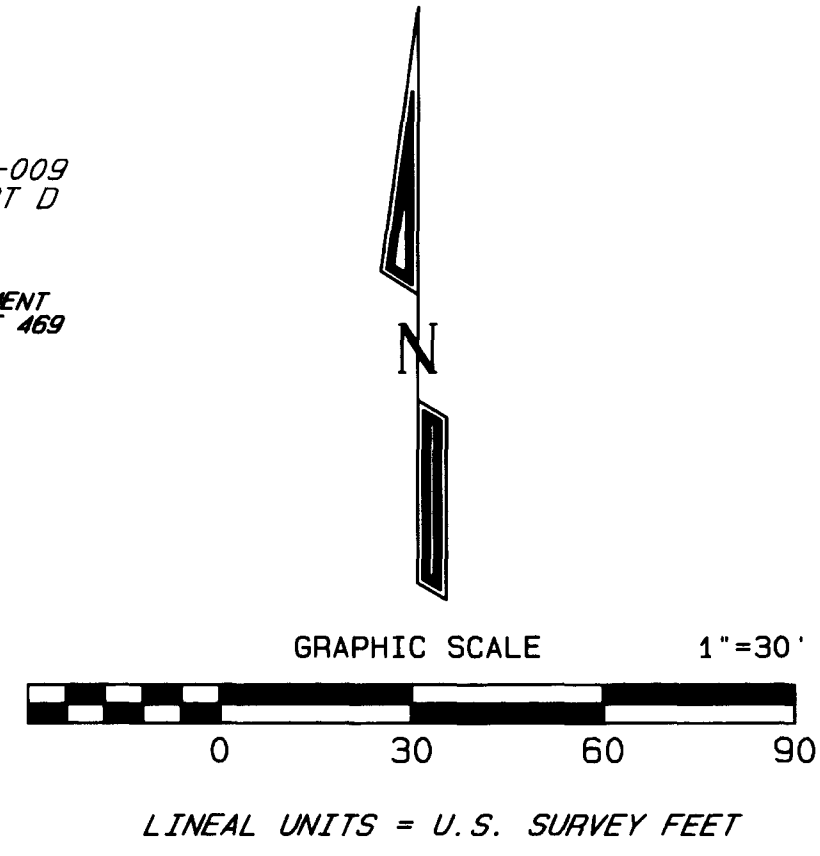
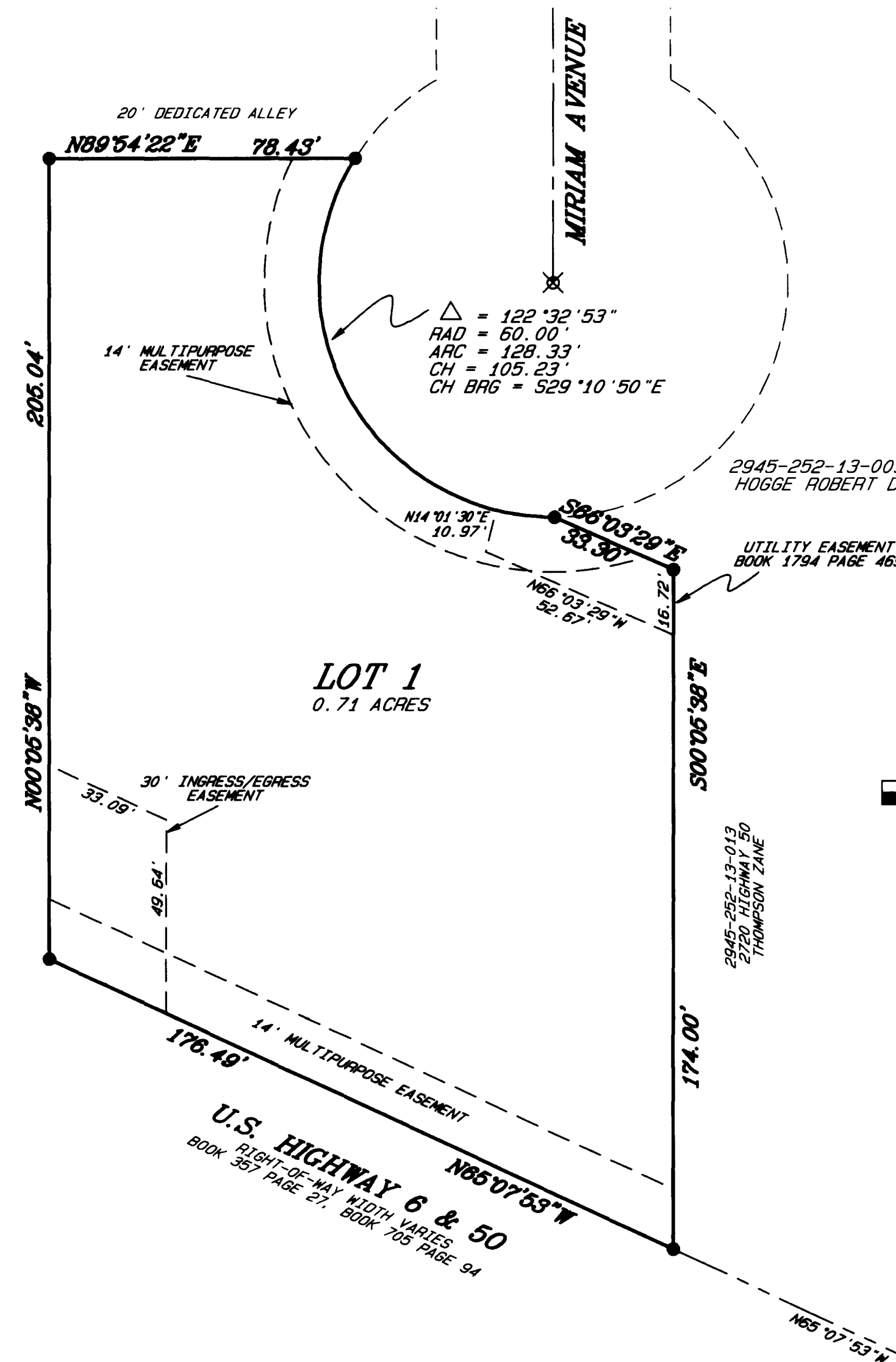


DERBY SUBDIVISION

A REPLAT OF LOT 9, BLOCK 4 & LOT 12, BLOCK 5, ARTESIA HEIGHTS ACCORDING TO THE REPLATTING OF BLOCKS 3, 4 & 5, ARTESIA HEIGHTS RECORDED IN PLAT BOOK 8 PAGE 8 SW 1/4 NW 1/4, SEC. 25, T1S, R1W, U.M.



VICINITY MAP
N.T.S.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Jerry R. Derby is the owner of that real property situate in the SW 1/4 NW 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:
Lot 9, Block 4 and Lot 12, Block 5, Replatting of Blocks 3, 4 and 5 ARTESIA HEIGHTS, recorded in Plat Book 8 Page 8.
Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots and Tracts as shown hereon, and designated the same as DERBY SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

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.

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

TITLE CERTIFICATION

State of Colorado
County of Mesa
We, Lawyers Title Insurance Corporation, 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, Jerry R. Derby; that the current taxes have been paid; that all mortgages not satisfied or released 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.

Date: 12/3/09 By: Douglas R. Albrecht V.P.

CITY APPROVAL

This plat of Derby Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 4th day of December, 2009.

[Signature] City Manager
[Signature] 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 2:23 o'clock P.M., on this 9th day of December A.D. 2009, and was recorded at Reception No. 2515628 Book 4952 and Page 368 Drawer No. XX-68 and Fees 10⁰⁰.

[Signature] Clerk and Recorder
[Signature] Deputy

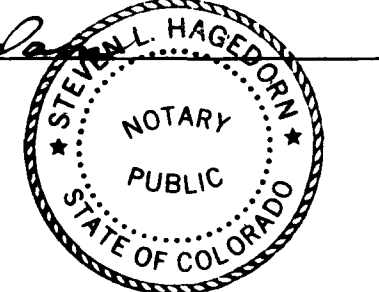
LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
 - ⊠ FOUND #6 REBAR N/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
 - ⊠ FOUND REBAR IN MONUMENT BOX SIZE UNDETERMINED
 - FOUND # 5 REBAR (NO CAP)
 - SET / FOUND #5 REBAR N/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
MCSM = MESA COUNTY SURVEY MARKER
T = TOWNSHIP
R = RANGE
U.M. = UTE MERIDIAN

To be completed by the City of Grand Junction personnel.
The accuracy of this information is the responsibility of the City of Grand Junction.
Ingress and Egress Easement recorded in Book 4924 at Page 547

[Signature]
Jerry R. Derby

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 4th day of December A.D. 2009 by Jerry R. Derby.
Witness my hand and official seal: [Signature] Notary Public
My commission expires: 9-22-2010



SURVEYOR'S STATEMENT

I, Michael W. 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 Lawyers Title Insurance Corporation, under Policy No. A38-154590.



DERBY SUBDIVISION
LOCATED IN THE
SW 1/4 NW 1/4, SEC. 25, T1S, R1W, 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. 1077-08-01
Drawn By: TMODEL Date: AUG. 2009 Sheet: 1 OF 1

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.