

BEERS SUBDIVISION

A RE-PLAT OF LOTS 9 & 10, BLOCK 8, RESERVATION SUBDIVISION,
PLAT BOOK 9, PAGE 69, CITY OF GRAND JUNCTION, MESA COUNTY,
SE 1/4, SEC. 24, T1S, R1W, U.M

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Warren E. Beers and Mardell Beers are the owners of that real property situate in the SE 1/4 of Section 24, 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 AND 10, BLOCK 8, THE RESERVATION SUBDIVISION, RECORDED IN PLAT BOOK NO. 9 AT PAGE 69, COUNTY OF MESA, STATE OF COLORADO

Said Owners have 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 BEERS SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

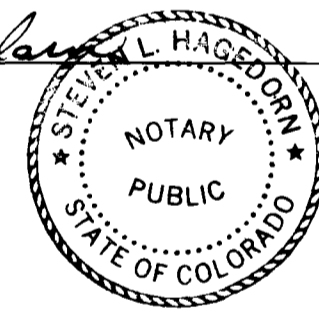
All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to 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.

Warren E. Beers
Warren E. Beers

Mardell Beers
Mardell Beers

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 21st day of December A.D., 2009 by Warren E. Beers and Mardell Beers.
Witness my hand and official seal: Stamm L. Hagedorn
Notary Public
My commission expires: 9-22-2010



CITY APPROVAL

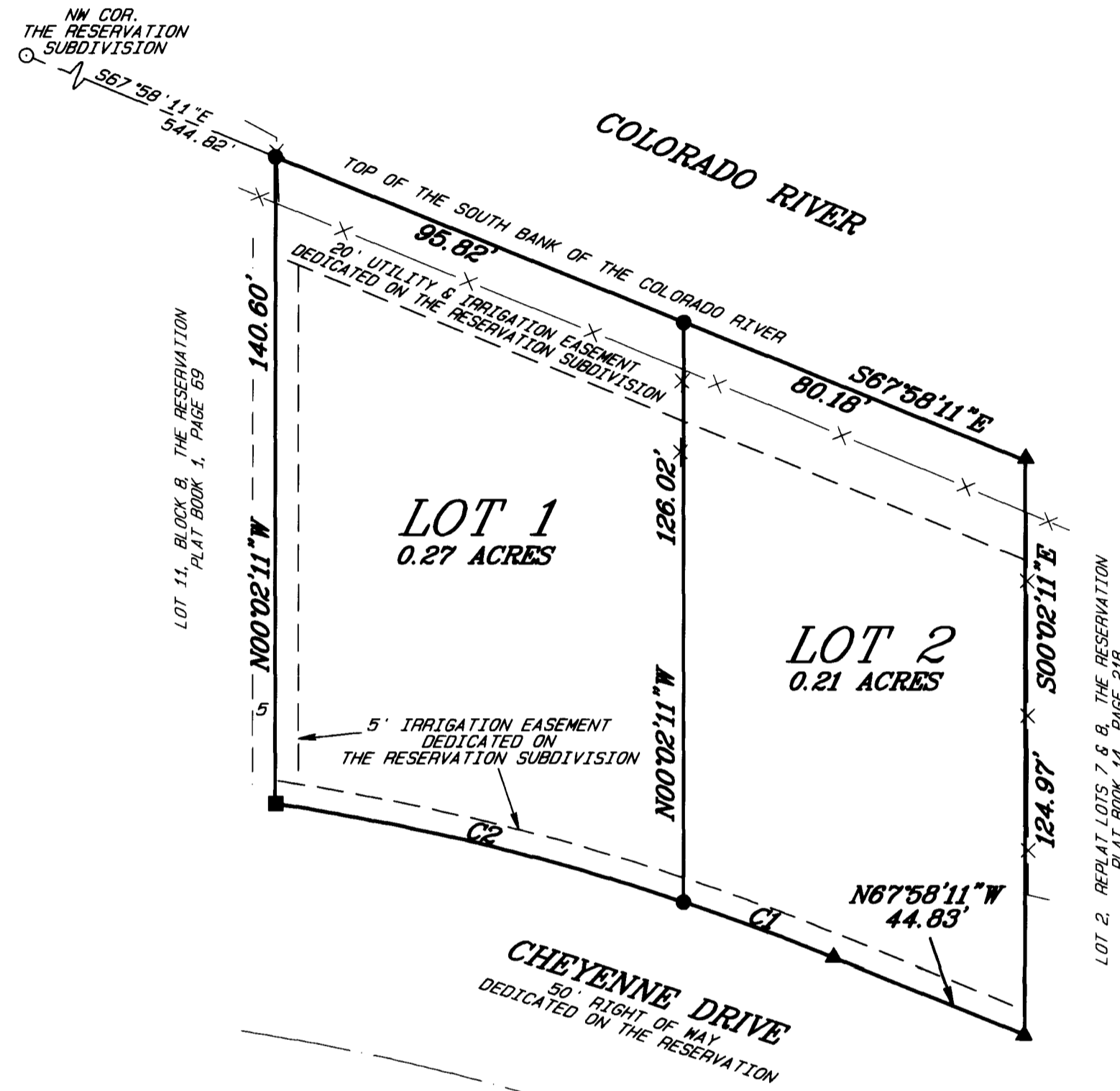
This plat of Beers Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 22 day of December, 2009.

Jim Mitchell City Manager
Tom Hill City Mayor

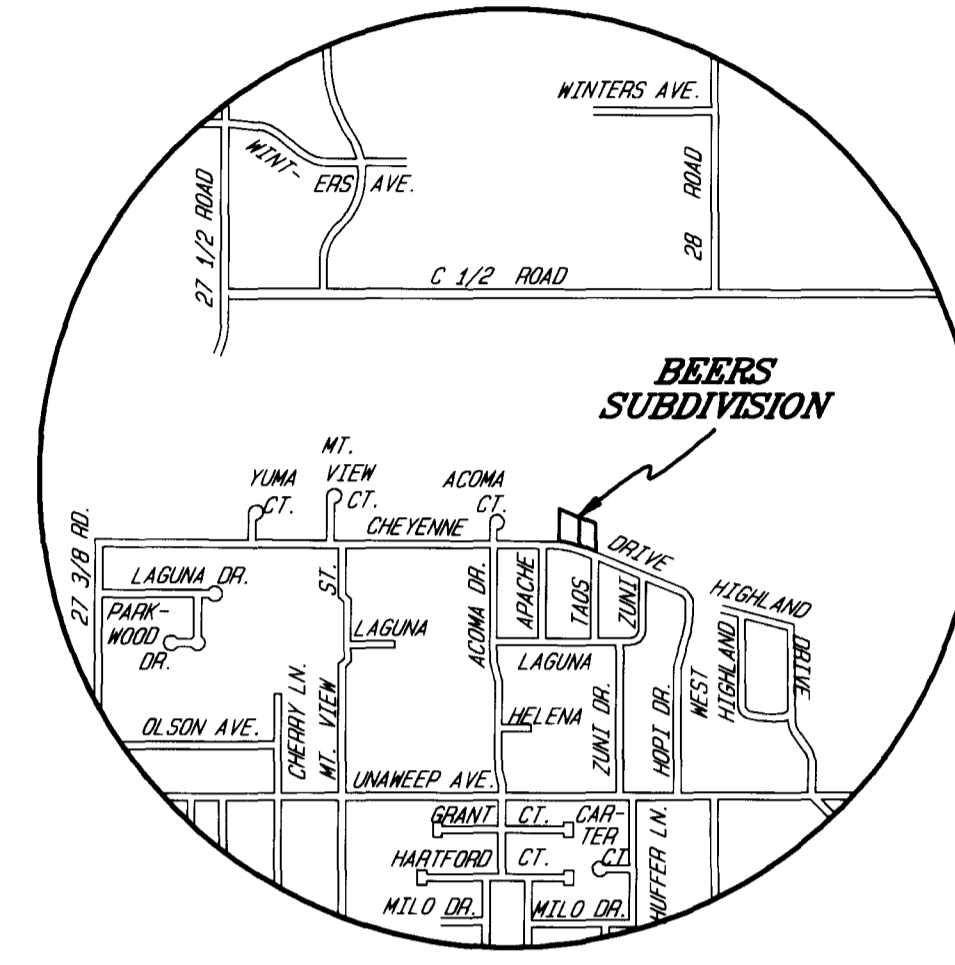
CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 4:24 o'clock P.M., on this 5th day of JANUARY, 2009 A.D., and was recorded at Reception No. 2518137, Book 4962 and Page 427 Drawer No. XX-67 and Fees 10+1.

Janice Rich Clerk and Recorder
Joan Bridgwell Deputy



C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	03°49'02"	34.97'	524.90'	34.96'	N69°34'19"W
C2	09°59'03"	91.47'	524.90'	91.35'	N76°28'22"W

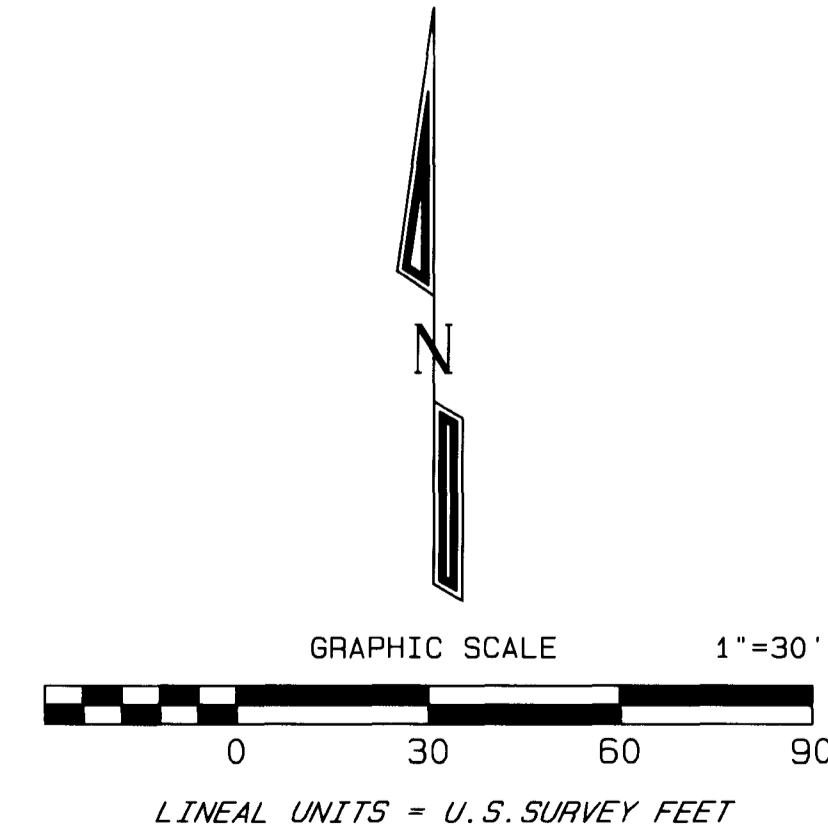


LEGEND & ABBREVIATIONS

- FOUND 1.5" ALUMINUM CAP LS 2376
- ▲ FOUND #5 REBAR IN CONCRETE
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- W. C. = WITNESS CORNER
- P. O. B. = POINT OF BEGINNING
- SQ. FT. = SQUARE FEET

AREA SUMMARY

LOTS 1 & 2 = 0.48 ACRES / 100%



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.

TITLE CERTIFICATION

State of Colorado
County of Mesa
We, Heritage Title Company, 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 Warren E. Beers and Mardell Beers; that the current taxes have been paid; that all mortgages not satisfied or released of record 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: 12-18-2009 By: Jonathan Berris, Examiner

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 Heritage Title Company in Title Commitment No. H0264320-460-900-GTD.

Michael W. Drissel
12-21-09

BEERS SUBDIVISION

LOCATED IN THE
SE 1/4, SEC. 24, 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. 1157-09-01
Drawn By TMODEL Date DEC. 2009 Sheet 1 OF 1