

# DRAKE SUBDIVISION

## A RE-PLAT OF LOT 1, LAMPLITE SUBDIVISION, PLAT BOOK 11, PAGE 94 NW 1/4 NW 1/4, SEC. 17, T.1S, R.1W, U.M.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Henry G. Drake and Judith K. Drake are the owners of that real property situate in the NW 1/4 NW 1/4 of Section 17, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

LOT 1, LAMPLITE SUBDIVISION, RECORDED IN PLAT BOOK NO. 11 AT PAGE 94, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as DRAKE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer 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 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 Irrigation Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance, and repair of irrigation facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the irrigation easement areas. The owner(s) and/or the property owner's association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain and repair the irrigation facilities.

All Ingress/Egress & Utility Easements are hereby granted to the owners of Lots specifically identified on the plat as perpetual easements for ingress, egress and utility purposes for the use of said Lot owner(s), their guest(s), and invitee(s), and also for the use by the public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines and telephone lines.

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.

Henry G. Drake  
Henry G. Drake

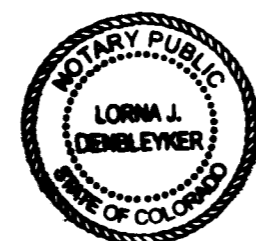
Judith K. Drake  
Judith K. Drake

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 26th day of February A.D., 2010 by Henry G. Drake and Judith K. Drake.

Witness my hand and official seal: Lorna J. Demblever  
Notary Public

My commission expires: 9/18/2010



My Commission Expires 09/18/2010

### TITLE CERTIFICATION

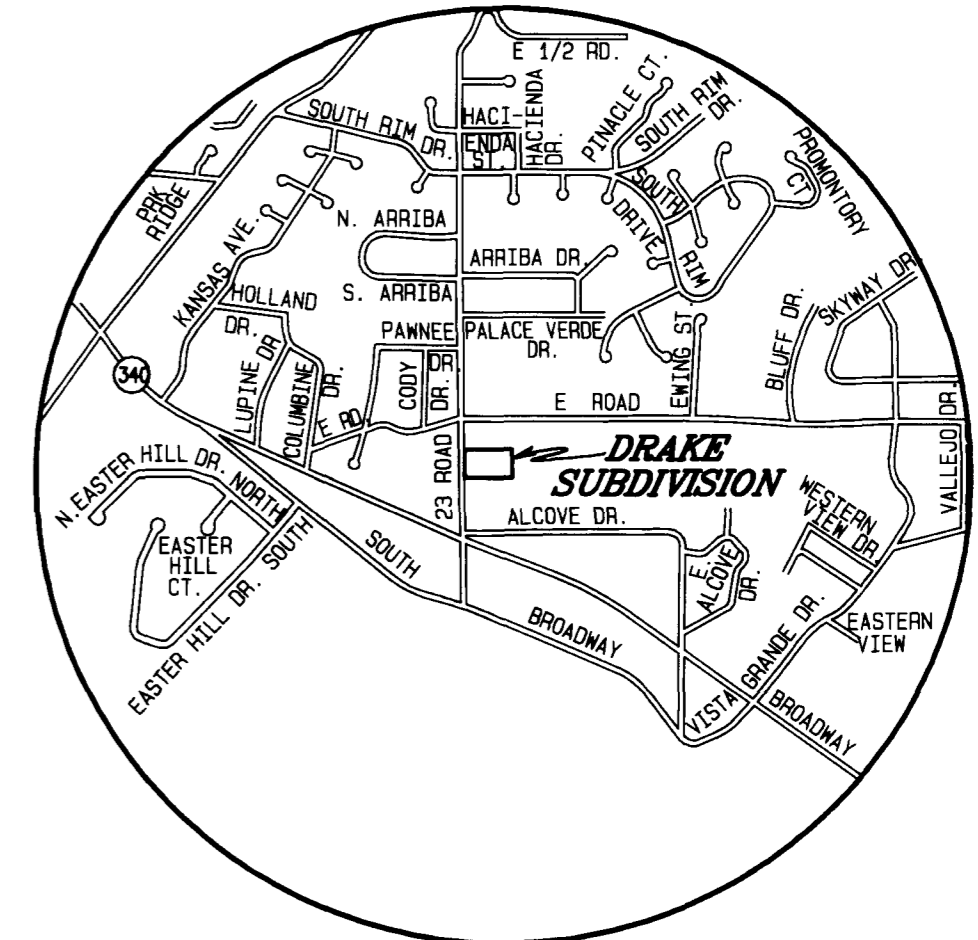
State of Colorado  
County of Mesa

We, Land Title Guarantee Company - Grand Junction, 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 Henry G. Drake and Judith K. Drake; 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.

\*2009 TAXES NOT YET PAID.

Date: FEBRUARY 26, 2010

By: Karen A. Crespin  
KAREN A. CRESPIN LICENSED TITLE EXAMINER



VICINITY MAP  
N.T.S.

### CITY APPROVAL

This plat of Drake Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 27th day of April, 2010.

[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 11:47 o'clock A.M., on this 6th day of May, 2010 A.D., and was recorded at Reception No. 2532114, Book 5008 and Page 244, 245 Drawer No. XX-98 and Fees 20.00.

Janice Rich  
Clerk and Recorder

Ginny Baughman  
Deputy

### 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 Land Title Guarantee Company - Grand Junction under Order Number: 6UR6501128.



To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

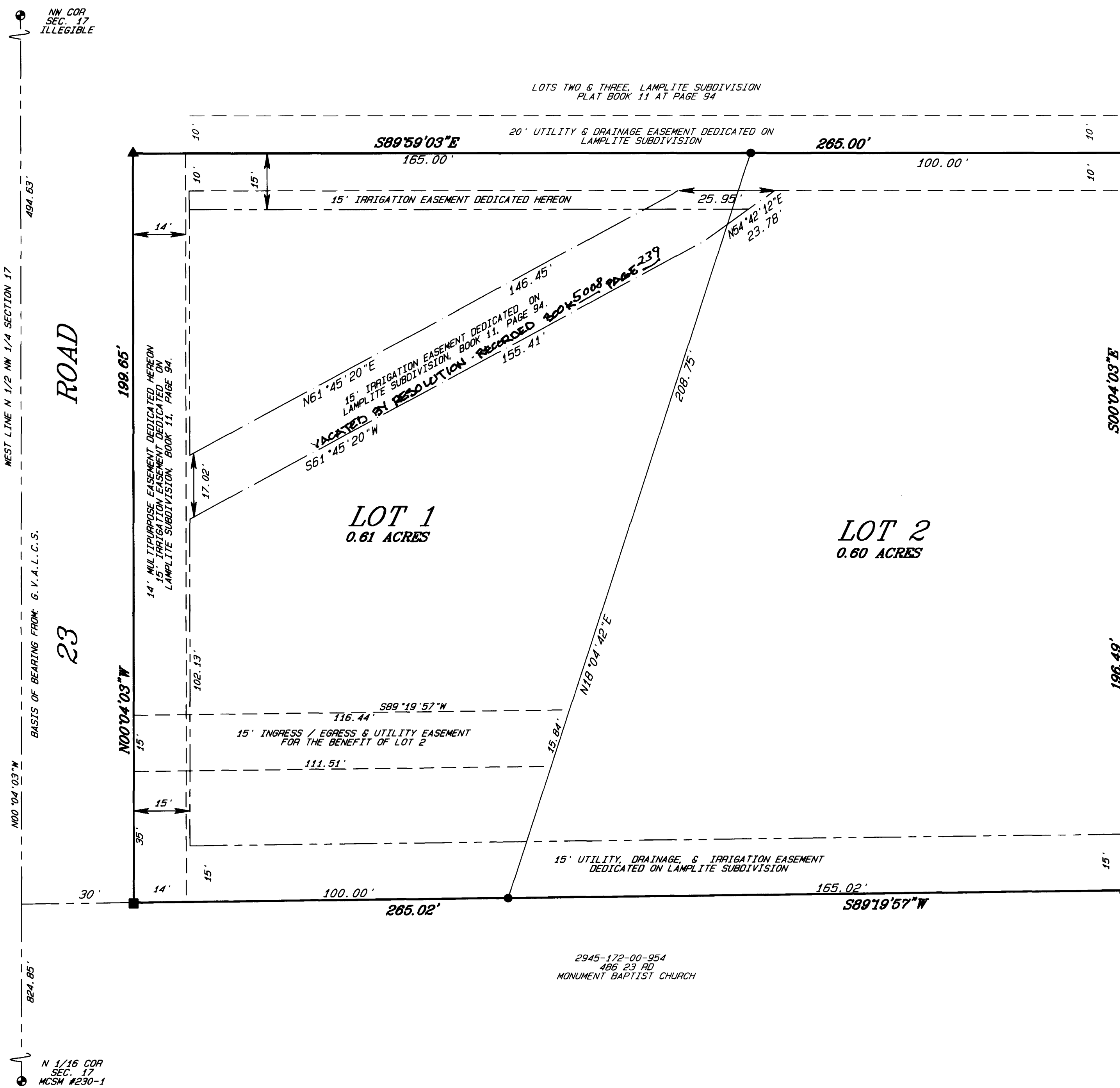
RESTRICTIVE COVENANTS AND GRANT OF EASEMENT UPON CONDITION SUBSEQUENT recorded in Book 5008 at Pages 242.

The relocation of the Lamplight Subdivision Irrigation Easement, as described in Resolution No. 16-10 recorded at Book 5008 Page 239 with the Mesa County Clerk and Recorder, is hereby vacated and relocated to the Northwest area of Lot 1, as depicted on the Drake Subdivision Plat.

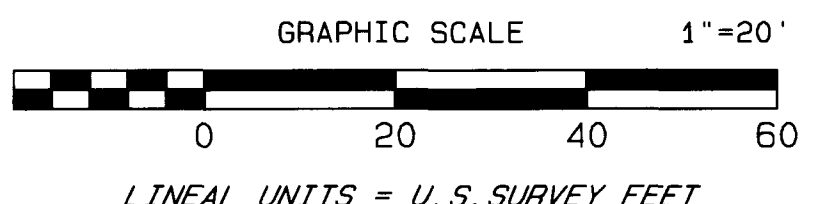
<b>DRAKE SUBDIVISION</b>		
LOCATED IN THE NW 1/4 NW 1/4, SEC. 17, T1S, R1W, U.M.		
<b>D H SURVEYS INC.</b> 118 OURAY AVE. - GRAND JUNCTION, CO. (970) 245-8749		
Designed By <u>S.J.L.</u>	Checked By <u>M.N.D.</u>	Job No. <u>1146-09-01</u>
Drawn By <u>TMODEL</u>	Date <u>FEB. 2010</u>	Sheet <u>1 OF 2</u>

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 NW 1/4 NW 1/4, SEC. 17, T.1S., R.1W., U.M.



LOT 2, PEASE MINOR SUBDIVISION  
PLAT BOOK 18 AT PAGE 168



### LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER (MCSM)
  - FOUND YELLOW PLASTIC CAP ILLEGIBLE
  - ▲ FOUND #5 REBAR, SET 2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
  - SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
  - X— FENCE LINE
- G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM  
 U. M. = UTE MERIDIAN  
 SEC. = SECTION  
 T. = TOWNSHIP  
 R. = RANGE

### AREA SUMMARY

2 LOTS = 1.21 AC./100%  
 TOTAL = 1.21 AC./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.

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LOCATED IN THE					
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<b>D H SURVEYS INC.</b>					
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