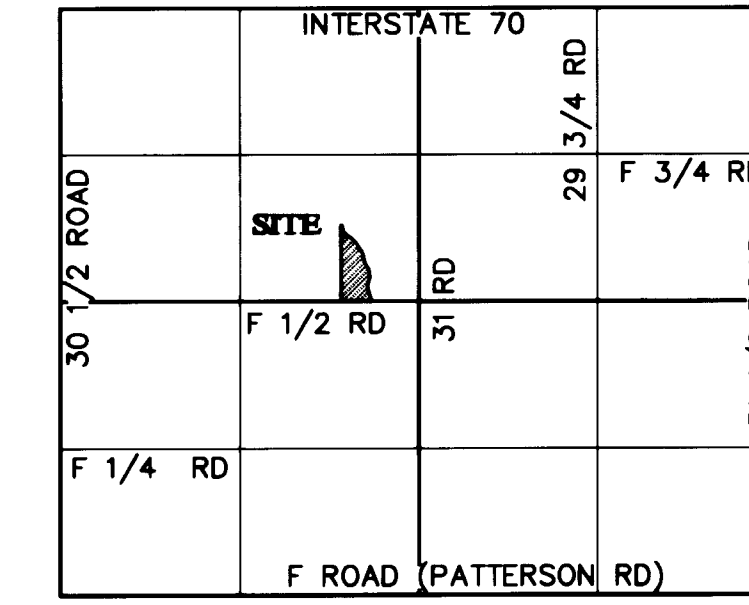
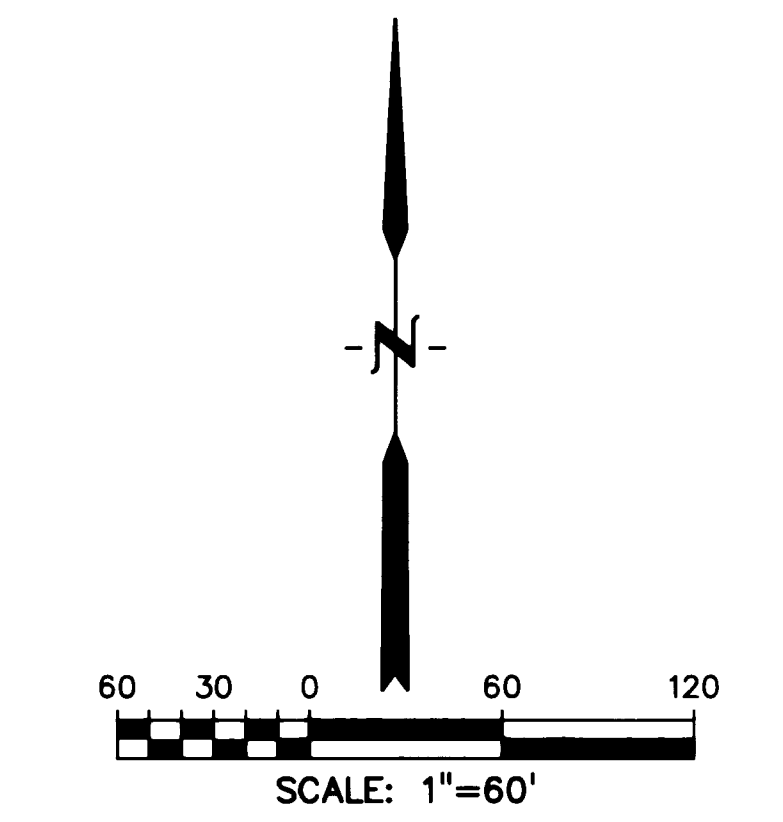
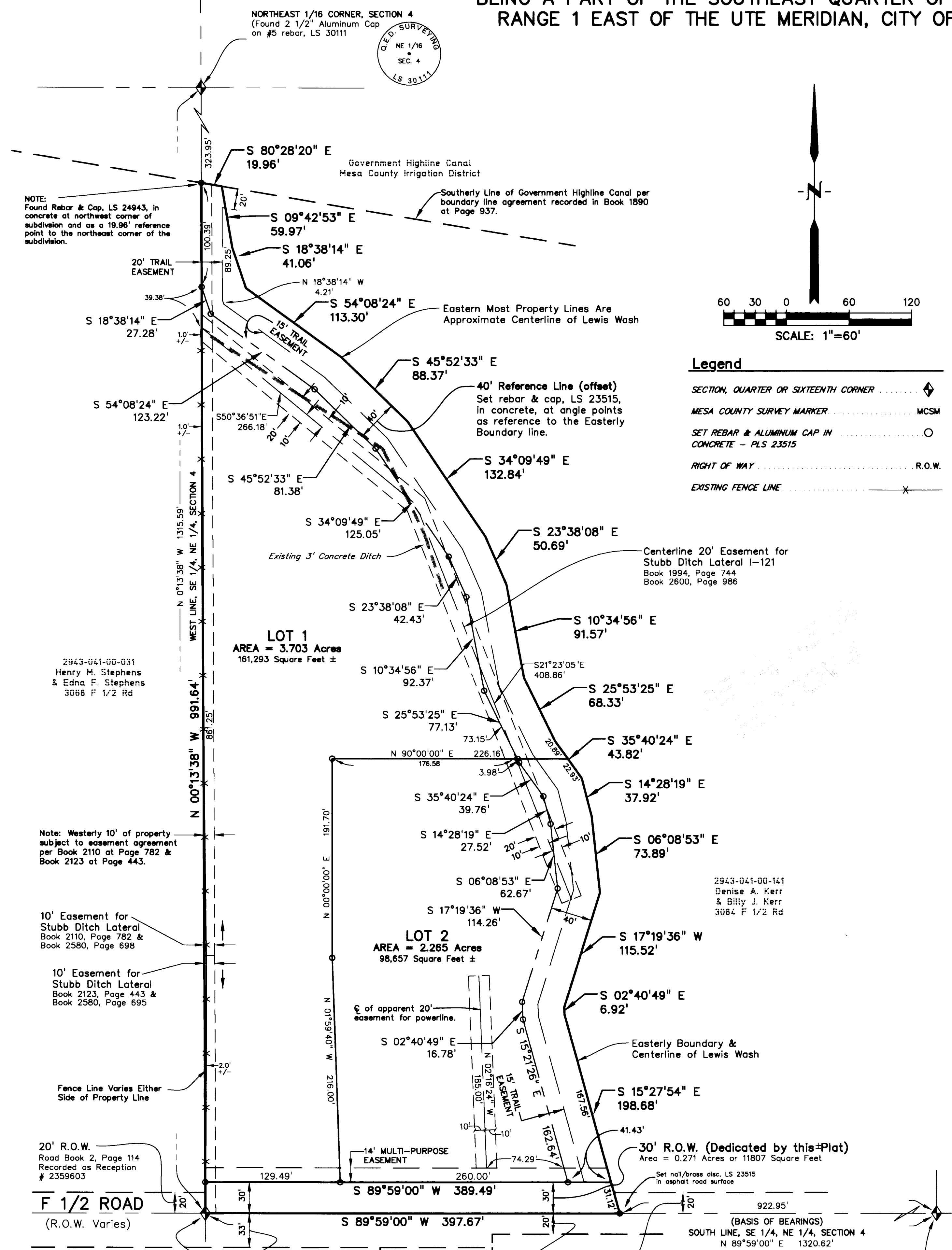


SIMON SUBDIVISION

BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4 TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP
Not to Scale



Legend

SECTION, QUARTER OR SIXTEENTH CORNER	◆
MESA COUNTY SURVEY MARKER	MCSM
SET REBAR & ALUMINUM CAP IN CONCRETE - PLS 23515	○
RIGHT OF WAY	R.O.W.
EXISTING FENCE LINE	X

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, KENNETH W. SIMON AND MARY T. SIMON ARE THE OWNERS OF THAT REAL PROPERTY DESCRIBED IN THAT DEED RECORDED IN BOOK 4486 AT PAGE 67 AND THAT DEED RECORDED IN BOOK 4486 AT PAGE 87 IN THE RECORDS OF THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER, FURTHER DESCRIBED AS:

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, DESCRIBED AS FOLLOWS: "BEGINNING" AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO BE NORTH 89°59'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 00°13'38" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 991.64 FEET TO THE SOUTHERLY LINE OF THE GOVERNMENT HIGHLINE CANAL AS DESCRIBED IN BOOK 1890 AT PAGE 937 IN THE RECORDS OF THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER; THENCE SOUTH 80°28'20" EAST, A DISTANCE OF 19.96 FEET TO THE CENTERLINE OF THE LEWIS WASH; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID LEWIS WASH THE FOLLOWING FOURTEEN (14) COURSES:

- 1) SOUTH 09°42'53" EAST, A DISTANCE OF 59.97 FEET;
- 2) SOUTH 18°38'14" EAST, A DISTANCE OF 41.06 FEET;
- 3) SOUTH 54°08'24" EAST, A DISTANCE OF 113.30 FEET;
- 4) SOUTH 45°52'33" EAST, A DISTANCE OF 88.37 FEET;
- 5) SOUTH 34°09'49" EAST, A DISTANCE OF 132.84 FEET;
- 6) SOUTH 23°38'08" EAST, A DISTANCE OF 50.69 FEET;
- 7) SOUTH 10°34'56" EAST, A DISTANCE OF 91.57 FEET;
- 8) SOUTH 25°53'25" EAST, A DISTANCE OF 68.33 FEET;
- 9) SOUTH 35°40'24" EAST, A DISTANCE OF 43.82 FEET;
- 10) SOUTH 14°28'19" EAST, A DISTANCE OF 37.92 FEET;
- 11) SOUTH 06°08'53" EAST, A DISTANCE OF 73.89 FEET;
- 12) SOUTH 17°19'36" WEST, A DISTANCE OF 115.52 FEET;
- 13) SOUTH 02°40'49" EAST, A DISTANCE OF 6.92 FEET;
- 14) SOUTH 15°27'54" EAST, A DISTANCE OF 198.68 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH 89°59'00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 397.67 FEET TO THE "POINT OF BEGINNING".

CONTAINING 6.239 ACRES OR 271759 SQUARE FEET, MORE OR LESS. THAT SAID OWNERS HAVE CAUSED THE PROPERTY TO BE LAID OUT AND SURVEYED AS THE "SIMON SUBDIVISION".

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 FOR THE USE OF CITY APPROVED PUBLIC UTILITIES AND PUBLIC PROVIDERS AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF UTILITIES AND APPURTENANCES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINE, STORM SEWERS, WATER LINES, TELEPHONE LINES, TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURES.

ALL TRAIL EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS A PERPETUAL EASEMENT FOR THE USE OF THE PUBLIC FOREVER, SUBJECT TO THE RULES AND REGULATIONS OF SAID CITY, FOR PURPOSES INCLUDING BUT NOT LIMITED TO, CONSTRUCTING, INSTALLING, MAINTAINING AND REPAIRING A TRAIL AND APPURTENANT FACILITIES AND FOR INGRESS, EGRESS AND ACCESS FOR THE PUBLIC WITH ACCOMPANYING PETS, IF ANY, FOR USE AS PEDESTRIANS, AND/OR WITH WHEELCHAIRS (MOTORIZED AND NON-MOTORIZED), BICYCLES, MOTORIZED BICYCLES (A VEHICLE HAVING TWO OR THREE WHEELS, CYLINDER CAPACITY NOT EXCEEDING 50 C.C., AND AN AUTOMATIC TRANSMISSION WHICH DOES NOT EXCEED THIRTY MILES PER HOUR), ELECTRIC SCOOTERS (AN ELECTRIC POWERED VEHICLE HAVING TWO OR THREE WHEELS AND DOES NOT EXCEED THIRTY MILES PER HOUR), AND OTHER NON-MOTORIZED FORMS OF TRANSPORTATION FOR COMMUTING AND RECREATIONAL PURPOSES.

OWNER HEREBY DECLARES THAT ALL LIENHOLDERS OF RECORD APPEAR HEREON.

IN WITNESS WHEREOF SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HERE UNTO SUBSCRIBED THIS 30th DAY OF July, 2010.

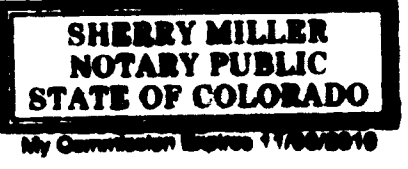
Kenneth W. Simon *Mary T. Simon*
KENNETH W. SIMON MARY T. SIMON

NOTARY STATEMENT

STATE OF COLORADO }
COUNTY OF MESA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KENNETH W. SIMON AND MARY T. SIMON THIS 30th DAY OF July, 2010.

WITNESS MY HAND AN OFFICIAL SEAL *Sherry Miller*
NOTARY PUBLIC



MY COMMISSION EXPIRES 11-8-10

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY HEREOF DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF, AND AGREE THAT ITS SECURITY INTEREST, AS SHOWN IN THAT DOCUMENT RECORDED ON AUGUST 7, 2007 AT RECEPTION No. 2394613 AND THAT DOCUMENT RECORDED ON AUGUST 7, 2007 AT RECEPTION No. 2394615, 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 *Janice Rich* WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF August, 2010.

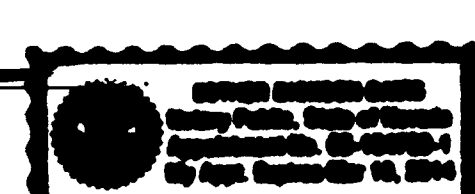
BY: *Janice Rich* TITLE: *President - Co. Toyota Financial Services Bank*
FOR:

NOTARY STATEMENT

STATE OF COLORADO }
COUNTY OF MESA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *William Ralston* TITLE: *CEO* FOR *Toyota Financial Services Bank* THIS 27th DAY OF August, A.D., 2010.

WITNESS MY HAND AN OFFICIAL SEAL *William Ralston*
NOTARY PUBLIC



MY COMMISSION EXPIRES 3/10/14

SURVEYOR'S CERTIFICATE:

I, PATRICK C. O'HEARN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THE "SIMON SUBDIVISION" REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 38-51-106 C.R.S., AS AMENDED, AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



July 27, 2010
DATE:

PATRICK C. O'HEARN PLS 23515
FOR AND BEHALF OF
DREXEL, BARRELL & CO.

SURVEY NOTES:

1. "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".
2. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, IS ASSUMED TO BEAR SOUTH 89°59'00" WEST. SAID LINE BEING MONUMENTED AS SHOWN HEREON.
3. THE UNDERSIGNED HAS RELIED UPON ABSTRACT & TITLE CO. OF MESA COUNTY, INC., COMMITMENT FOR TITLE INSURANCE, COMMITMENT No. 00924225 C2, HAVING AN EFFECTIVE DATE OF JULY 7, 2010, FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
4. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.

PLAT NOTES:

1. ALL OR PART OF THIS DEVELOPMENT IS POTENTIALLY SUBJECT TO AIRCRAFT NOISE LEVELS HIGH ENOUGH TO ANNOY USERS OF THE PROPERTY AND MAY INTERFERE WITH ITS UNRESTRICTED USE. MEASURES TO ACHIEVE NOISE LEVEL REDUCTION (NRL) OF 30 dB MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF STRUCTURES.

TITLE CERTIFICATE

WE, ABSTRACT & TITLE COMPANY 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 HEREOF DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO KENNETH W. SIMON AND MARY T. SIMON, 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 RIGHT-OF-WAYS OF RECORD ARE SHOWN HEREON. DATE: 7/27/2010

BY: *Barbara A. Huff* FOR: *Abstract & Title Company of Mesa County Inc.*
TITLE: *Simon Subdivision*

CITY APPROVAL

THIS PLAT OF SIMON SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THE 30th DAY OF July, 2010, A.D.

Sherry Miller *Teresa L. Coons*
NOTARY PUBLIC CITY MANAGER CITY MAYOR

CLERK AND RECORDERS CERTIFICATE:

STATE OF COLORADO }
COUNTY OF MESA } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE AT 3:52 O'CLOCK, P.M., ON THIS 2nd DAY OF September, 2010, A.D. AND IS DULY

RECORDED IN BOOK No. 5052 AT PAGE(S) 794

RECEPTION No. 2544800, DRAWER No. XX-119

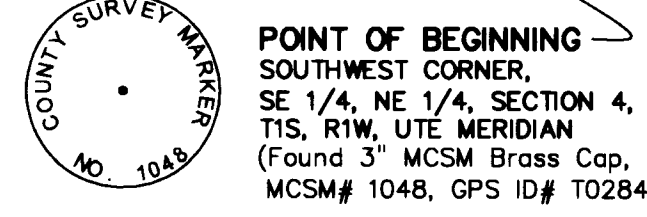
Janice Rich *Janice Rich*
CLERK AND RECORDER DEPUTY \$10.00 + \$1.00 FEES

FOR THE USE OF THE CITY OF GRAND JUNCTION

Book	Page	Description:
5052	794	Approval of Conditional Use Permit
5052	796	Avigation Easement

SIMON SUBDIVISION
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO.

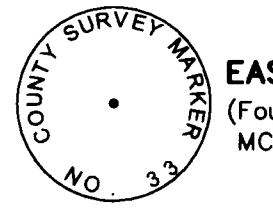
Revisions - Date	Date	Drawn By	Job No.
	July 15, 2010	TR	1100
		Checked By	Drawing No.
		PCO	



POINT OF BEGINNING
SOUTHWEST CORNER,
SE 1/4, NE 1/4, SECTION 4,
T1S, R1E, UTE MERIDIAN
(Found 3" MCSM Brass Cap,
MCSM# 1048, GPS ID# T0284)

2943-044-31-002
TD Investments of
Grand Junction, LLC
3079 F 1/2 Rd

2943-044-00-124
Gerald L. Candit
& Debbie L. Candit



EAST 1/4 CORNER, SECTION 4
(Found MCSM 3" Brass Cap
MCSM #33, GPS ID #S129)