

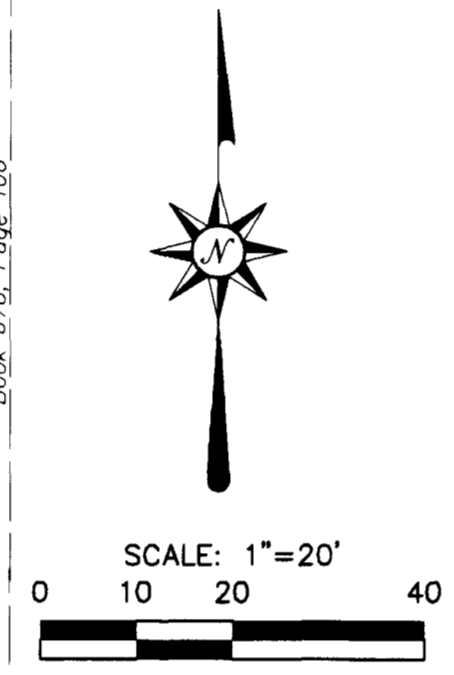
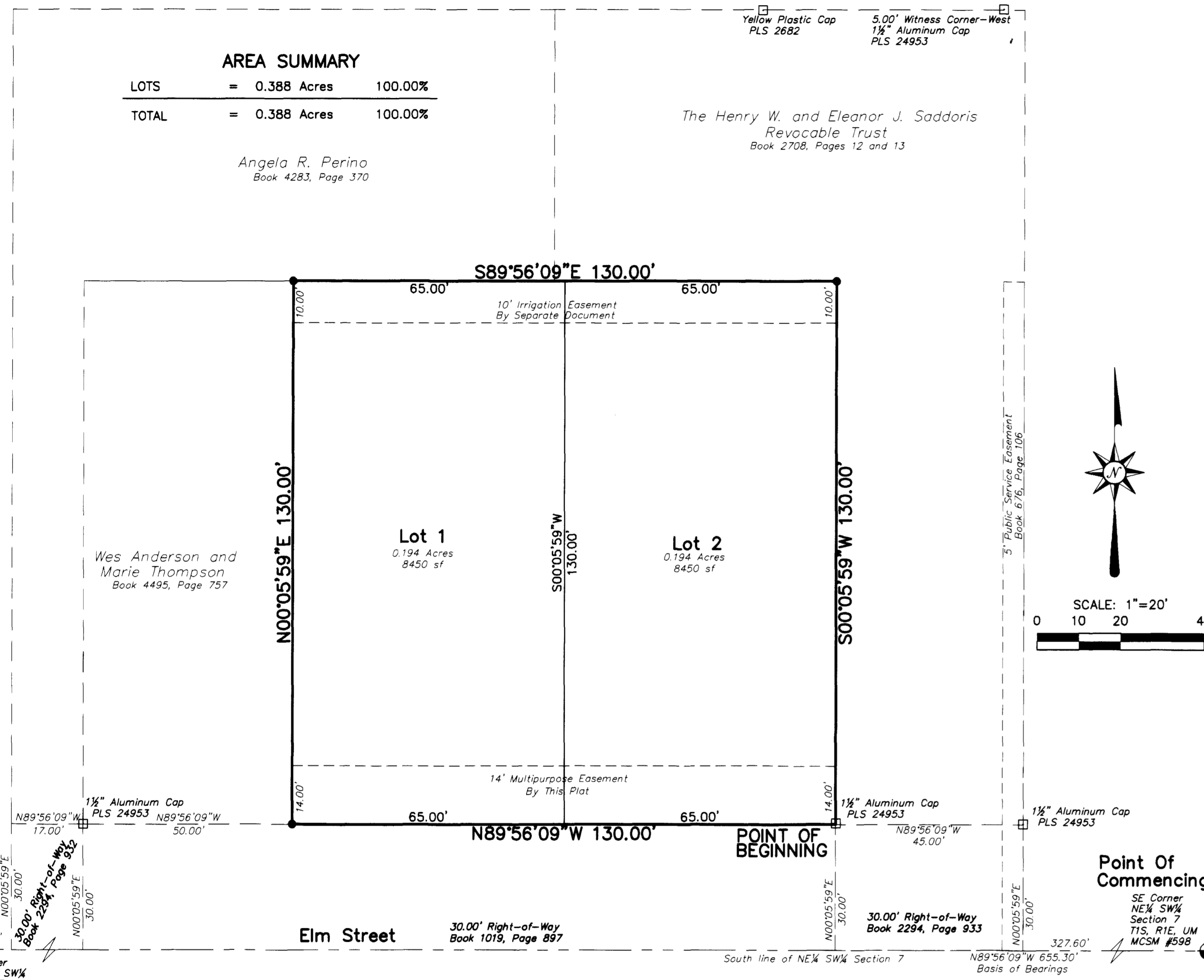
ARBUCKLE SUBDIVISION OF A PARCEL LOCATED IN NE1/4 SW1/4 SECTION 7, T1S, R1E, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO

AREA SUMMARY

LOTS	=	0.388 Acres	100.00%
TOTAL	=	0.388 Acres	100.00%

Angela R. Perino
Book 4283, Page 370

The Henry W. and Eleanor J. Saddoris
Revocable Trust
Book 2708, Pages 12 and 13



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Cheryl A. Caldren-Ar buckle and Robert A. Ar buckle are the owners of that real property located in the East Half of the Northeast Quarter of the Southwest Quarter (E½ NE¼ SW¼) of Section 7, Township 1 North, Range 1 East of the Ute Meridian in the City of Grand Junction, Mesa County, Colorado and being more particularly described as follows: (Deed Book 2420, Page 545.)

Commencing at the Southeast corner of the NE¼ SW¼ said Section 7, whence the Southwest corner of the E½ NE¼ SW¼ of said Section 7 bears North 89 degrees 56 minutes 09 seconds West, a distance of 655.30 feet for a basis of bearings, with all bearings contained herein relative thereto; thence North 89 degrees 56 minutes 09 seconds West, a distance of 327.60 feet, to the Southeast corner of that parcel of land for right-of-way described in Book 2294, Page 933, Mesa County records; thence North 00 degrees 05 minutes 59 seconds East, a distance of 30.00 feet, along the East line of said parcel for right-of-way to the North right-of-way line; thence North 89 degrees 56 minutes 09 seconds West, a distance of 45.00 feet, along said North right-of-way line to the POINT OF BEGINNING; thence North 89 degrees 56 minutes 09 seconds West, a distance of 130.00 feet, continuing along said North right-of-way line to the Southeast corner of that parcel described in Book 4495, Page 757, Mesa County records; thence North 00 degrees 05 minutes 59 seconds East, a distance of 130.00 feet, along the East line of said parcel to the South line of that parcel described in Book 4283, Page 370; thence South 89 degrees 56 minutes 09 seconds East, a distance of 130.00 feet, along said South line of said parcel to the corner of that parcel described in Book 2708, Pages 12 and 13; thence South 00 degrees 05 minutes 59 seconds West, a distance of 130.00 feet, along the West line of that parcel described in Book 2708, Pages 12 and 13 to the POINT OF BEGINNING.

Said parcel containing an area of 0.388 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 ARBUCKLE SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All Multipurpose Easements are dedicated to the City of Grand Junction for the use of City approved 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 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.

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

IN WITNESS WHEREOF, said owners, Cheryl A. Caldren-Ar buckle and Robert A. Ar buckle, have caused their names to be hereunto subscribed this 8th day of Dec, A.D. 2010.

by: Cheryl A. Caldren-Ar buckle by: Robert A. Ar buckle
Cheryl A. Caldren-Ar buckle Robert A. Ar buckle

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Cheryl A. Caldren-Ar buckle this 8th day of Dec, A.D., 2010.

Witness my hand and official seal:
Julie Finley
Notary Public

My Commission Expires 9-30-12

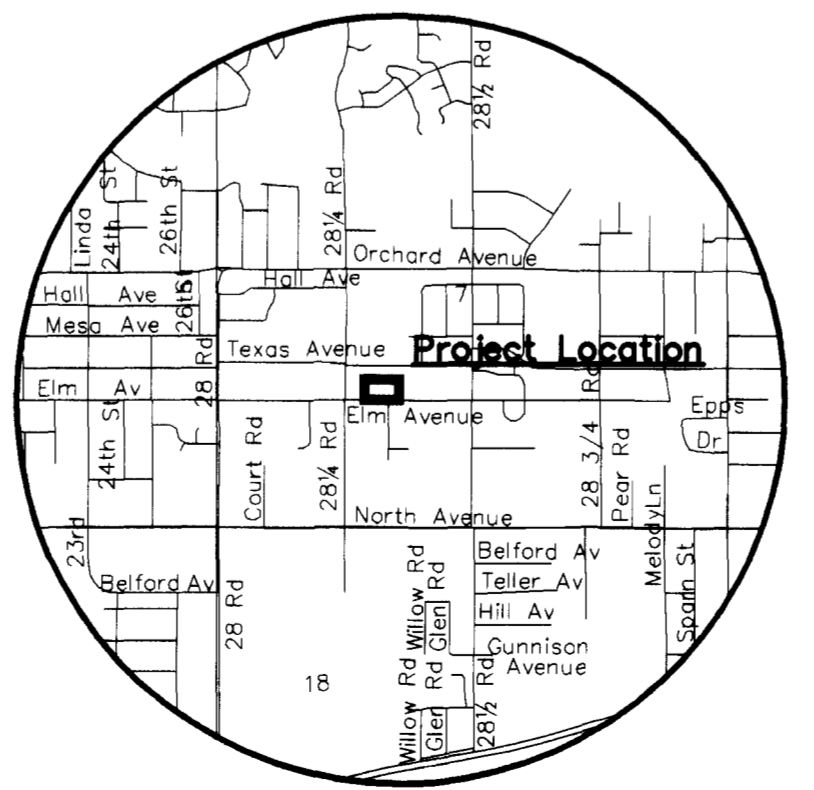
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

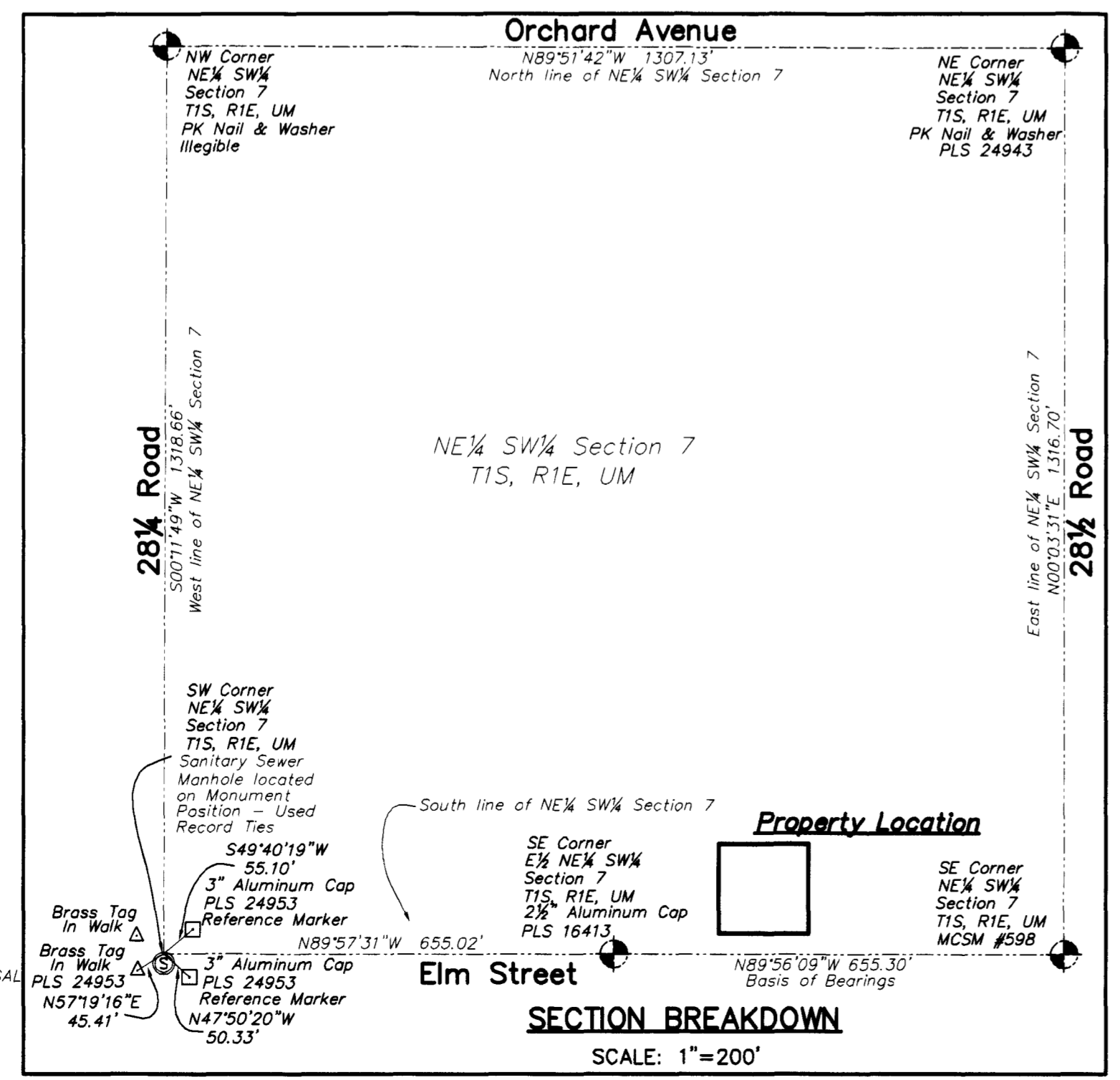
The foregoing instrument was acknowledged before me by Robert A. Ar buckle this 8th day of Dec, A.D., 2010.

Witness my hand and official seal:
Julie Finley
Notary Public

My Commission Expires 9-30-12



VICINITY MAP
NOT TO SCALE



- LEGEND**
- ALUQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
 - PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - PK NAIL, SET IN PAVING
- ALUMINUM 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
- Δ DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - Brg CHORD BEARING OF ARC
 - = EQUAL SYMBOL
 - % PERCENT SYMBOL
 - & AND SYMBOL
 - INTERSTATE HIGHWAY SYMBOL
 - STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR NUMBER
 - L.L.C. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - MORE OR LESS
 - DEGREES (ANGULAR)
 - MINUTES (ANGULAR) OR FEET (LINEAR)
 - SECONDS (ANGULAR) OR INCHES (LINEAR)
 - MCSM MESA COUNTY SURVEY MARKER
 - BUREAU OF LAND MANAGEMENT
 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - CDOT COLORADO DEPARTMENT OF TRANSPORTATION
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING

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.

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 thereof, and agree that its security interest, as shown in document recorded at Book 3594, Pages 692 through 692, 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 Vice President, with the authority of its' Board of Directors, this 8th day of December 2010.

By: Carri Dixon (title) Vice President

For: Wells Fargo Home Mortgage, Inc

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Carri Dixon (title) Vice President for Wells Fargo Home Mortgage, Inc this 8th day of December A.D., 2010.

Witness my hand and official seal:

Autumn B. Decrow
Notary Public

My Commission Expires 5-11-13



TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

* Robert A. Ar buckle
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 Cheryl A. Caldren-Ar buckle and Robert A. Ar buckle 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: 12-7-2010 by: Jonath V. Beers, Examiner Name And Title

for: Heritage Title Company Name Of Title Company

GENERAL NOTES

Basis of bearings is the South line of the E½ NE¼ SW¼ of Section 7 which bears North 89 degrees 56 minutes 09 seconds West, a distance of 655.30 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 lined units shown hereon in U.S. Survey feet.

Easement and Title Information provided by Heritage Title Company, Policy No. 460-H0297444-900-GTO, dated December 6, 2010.

The Declaration of Covenants and Restrictions are recorded at Book _____ Page _____ Mesa County Records.

FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type
		Irrigation Easement to owners of Lot 1 and Lot 2

CITY OF GRAND JUNCTION APPROVAL

This plat of ARBUCKLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 10 day of December A.D., 2010.

City Manager: Janice Rich

Mayor: Teresa L. Coors

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

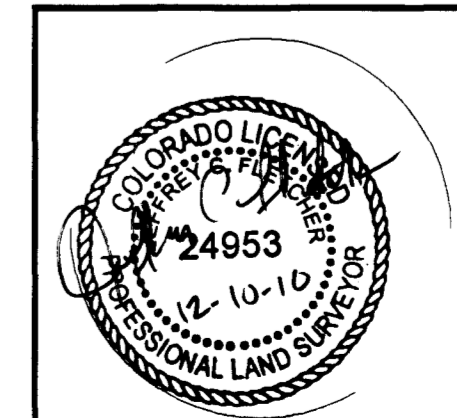
I hereby certify that this instrument was filed in my office at 4:08 o'clock P.M.,

December 15, A.D., 2010, and was duly recorded in Book 5101, Page(s) No. 605

Reception No. 2556628 Drawer No. YY-9 Fees: \$10.00

Janice Rich
Clerk and Recorder

By: Sunny Baughman
Deputy



ARBUCKLE SUBDIVISION
NE1/4 SW1/4 SECTION 7
T1S, R1E, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

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

SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of ARBUCKLE 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.

PROJ. NO. 08-57	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: April, 2008	sg/jk	rsk	jcj	1	1