

N L SUBDIVISION

A REPLAT OF LOTS 10 AND 11 OF PEAR PARK PLACE SUBDIVISION, RECEPTION # 2407172

SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST

UTE MERIDIAN, CITY OF GRAND JUNCTION,

COUNTY OF MESA, COLORADO

C-E 1/16 CORNER SECTION 16 MCSM No. 245-1
 NORTH LINE NE1/4 SE1/4 SECTION 16
 SECTION 16 | SECTION 15 MCSM No. 15
 1/4 CORNER

D-1/2 ROAD
 60' R.O.W. BY PETITION ROAD
 BOOK 2 PAGE 17

TRACT A
 RECEPTION # 2407172
 14' MULTI-PURPOSE EASEMENT
 RECEPTION # 2407172
 N89°55'12"E 111.29'

AREA SUMMARY		
LOTS	0.433 acres	100.0%
ROADS	0.0 acres	0.0%
TOTAL	0.433 acres	100.0%

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, NORTHERN LIGHTS LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN SECTION 16, IN TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, MESA COUNTY, COLORADO, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 10 AND 11 OF PEAR PARK PLACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 2007 AT RECEPTION NO. 2407172 IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO

THAT SAID OWNER HAS BY THESE PRESENTS LAID OUT AND CAUSED TO BE SURVEYED THE ABOVE DESCRIBED REAL PROPERTY AS SHOWN HEREON, AND DESIGNATES THE SAME AS N L SUBDIVISION, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT AS FOLLOWS:

* ALL EASEMENTS/TRACTS 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 OR BRUSH, AND IN DRAINAGE, 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 PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

* SAID OWNER HEREBY ACKNOWLEDGES THAT ALL LIENHOLDERS OR ENCUMBRANCES, IF ANY, ASSOCIATED WITH THE INTERESTS OF THIS PLAT HAVE BEEN REPRESENTED HEREON.

NO NEW EASEMENTS OR RIGHTS-OF-WAY ARE BEING DEDICATED BY THIS PLAT.

NORTHERN LIGHTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: G. Dennis Simon EVP

STATE OF COLORADO)
 COUNTY OF MESA)

THE FOREGOING STATEMENT OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED

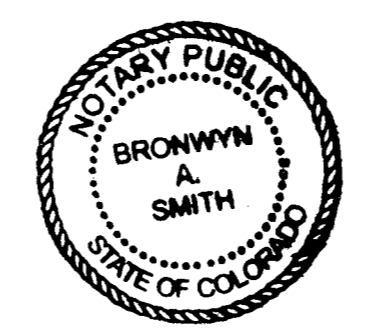
BEFORE ME BY G. Dennis Simon AS EVP

OF NORTHERN LIGHTS, LLC, A COLORADO LIMITED LIABILITY COMPANY THIS 12TH DAY OF April, 2011.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/22/2011



NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OR SOUDER MILLER AND ASSOCIATES. ALL INFORMATION REGARDING OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OF RECORD, ADJOINERS, AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE TO THIS PROPERTY IS FROM A TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION, NO. GJB65015786.
- MONUMENTS FOUND WITHIN 0.25' OF RECORD ARE CONSIDERED AS BEING IN RECORD POSITION.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PEAR PARK PLACE SUBDIVISION RECORDED IN BOOK 4533 PAGE 760, AMENDMENTS RECORDED IN BOOK 4697 PAGE 544 AND BOOK 4747 PAGE 608.
- ACCESS TO LOT 101 FROM D 1/2 ROAD IS NOT PERMITTED.

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY 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 WHICH IS SECURED BY DEEDS OF TRUST RECORDED IN BOOK 4505 AT PAGE 704 AND BOOK 4973 AT PAGE 464 OF THE 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 EXECUTIVE VP, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

THIS 12TH DAY OF APRIL, 2011.

BY: Exec VP FOR: G. Dennis Simon
 TITLE AMERICAN NATIONAL BANK

STATE OF COLORADO)
 COUNTY OF MESA)

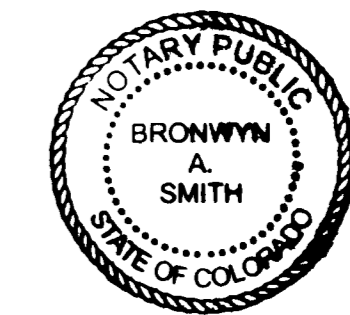
THE FOREGOING LIENHOLDERS' RATIFICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME BY

G. Dennis Simon OF AMERICAN NATIONAL BANK THIS 12TH DAY OF April, 2011

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/22/2011



TITLE COMPANY'S CERTIFICATE

LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION HAS EXAMINED THE TITLE TO LANDS INCLUDED WITHIN THE BOUNDARY OF THIS PLAT OF N L SUBDIVISION AND CERTIFIES THAT THE TITLE TO SUCH LAND AS DESCRIBED IN THE OWNER'S STATEMENT AND DEDICATION SHOWN HEREON IS VESTED IN NORTHERN LIGHTS, LLC, A COLORADO LIMITED LIABILITY COMPANY; THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES EXCEPT AS SHOWN HEREON AS EVIDENCE BY TITLE COMMITMENT NUMBER GJB65015786. *2010 TAXES ARE UNPAID.

April 14, 2011

BY: Laron A. Crespin
Laron A. Crespin
 TITLE: LC TITLE EXAMINER

CITY APPROVAL

THIS PLAT OF N L SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS 4 DAY OF April, 2011

Sheila Reiner
 CITY MANAGER

Sheila Reiner
 MAYOR

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR THE RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO,

AT 4:52 O'CLOCK P.M., ON THIS 14TH DAY OF April, 2011, AND WAS RECORDED AT

RECEPTION NO. 2569162, BOOK 5146, PAGE 770, DRAWER NO. 77-32, FEES \$10.00+\$1.00

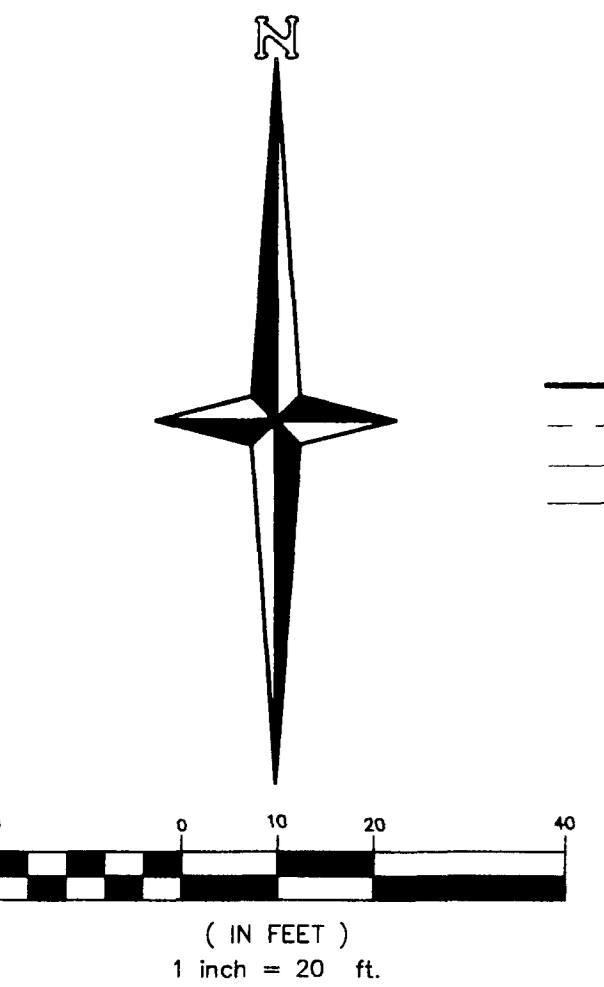
Sheila Reiner
 CLERK AND RECORDER

Sheila Reiner
 DEPUTY

SURVEYOR'S STATEMENT

I, HOLLIS GERALD FOX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ACCOMPANYING PLAT OF N L SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, STATE OF COLORADO, HAS BEEN PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF THE SAME. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION LAND DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO. THIS STATEMENT IS APPLICABLE ONLY TO THE SURVEY DATA REPRESENTED HEREON, AND DOES NOT REPRESENT A WARRANTY OR OPINION AS TO OWNERSHIP, LIENHOLDERS, OR QUALITY OF TITLE. THIS STATEMENT IS NOT A GUARANTY, EITHER EXPRESSED OR IMPLIED.

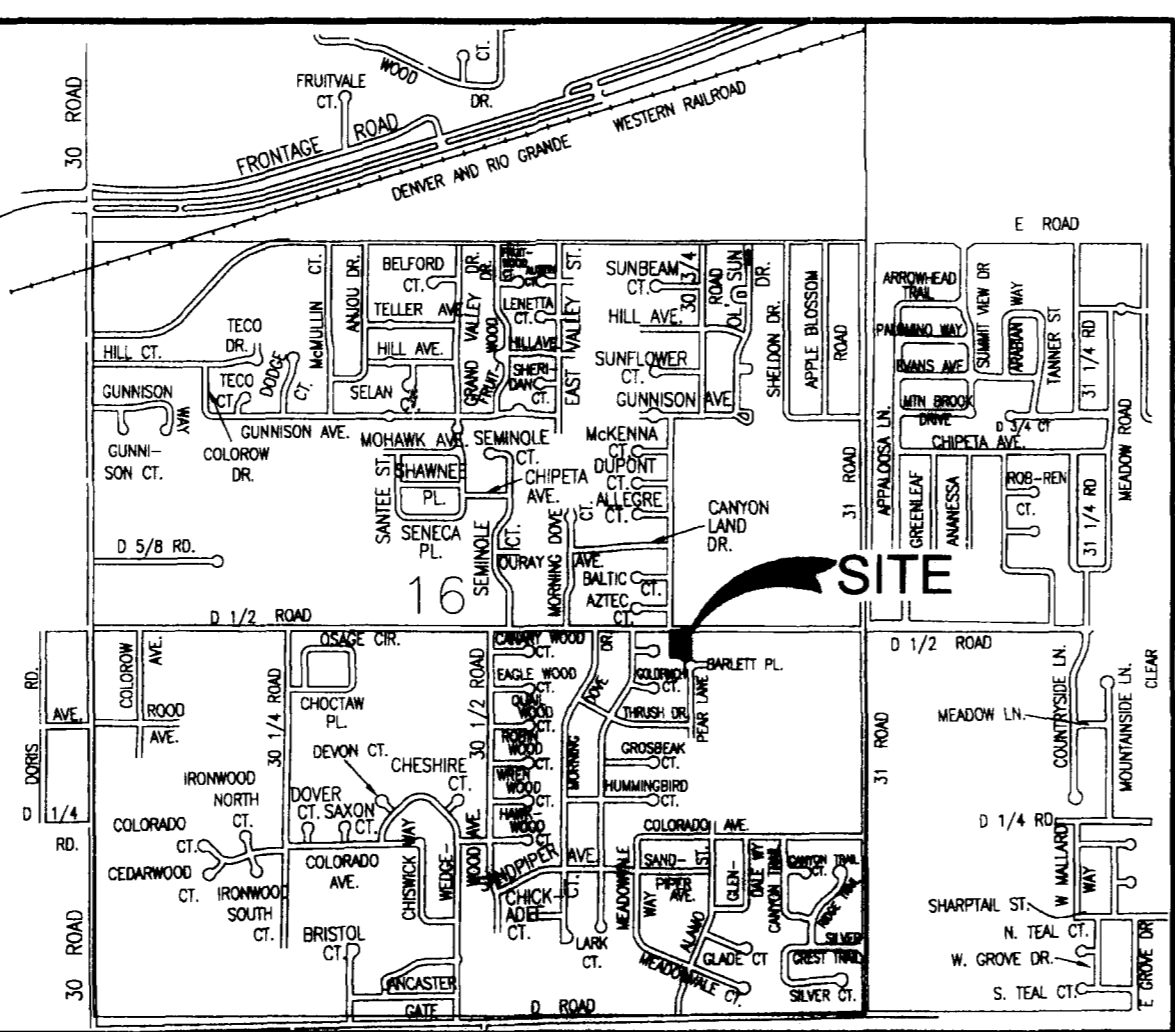
HOLLIS GERALD FOX
 COLORADO PLS 38179



- LEGEND**
- FOUND 2" ALUMINUM CAP - RCC DRS PLS18478
 - FOUND 2" ALUMINUM CAP - RCC DRS PLS18478 SET CONCRETE AROUND PIN
 - PROPERTY BOUNDARY
 - - - EASEMENT LINE
 - - - EASEMENT LINE
 - - - SECTION LINE

- LIST OF ABBREVIATIONS USED ON THIS PLAT**
- N: NORTH
 - E: EAST
 - S: SOUTH
 - W: WEST
 - NE: NORTHEAST
 - NW: NORTHWEST
 - SE: SOUTHEAST
 - SW: SOUTHWEST
 - PLS: PROFESSIONAL LAND SURVEYOR
 - W.C.: WITNESS CORNER
 - IRR.: IRRIGATION
 - DRAIN.: DRAINAGE
 - L: LENGTH
 - CH: CHORD
 - CH L: CHORD LENGTH
 - Δ: DELTA ANGLE
 - R: RADIUS

BASIS OF BEARING AND LINEAR UNITS:
 THE EAST LINE OF LOTS 10 AND 11 IS ASSUMED TO BEAR S00°01'52"E ALL OTHER BEARINGS RELATIVE THERETO.
 LINEAR UNITS ARE IN U.S. SURVEY FEET DEFINED AS EXACTLY ONE METER EQUALS 3937/1200 FT.



VICINITY MAP
 SCALE: NTS

FOR CITY USE ONLY

ASSOCIATED RECORDED DOCUMENTS

BOOK	PAGE	TYPE

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 RECEPTION # 2407172
 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST
 UTE MERIDIAN, CITY OF GRAND JUNCTION,
 COUNTY OF MESA, COLORADO

JOB#: 2800679	DRAWN BY: JPF	DATE: 04/11/2011	SHEET #: 1 OF 1
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SOUDER, MILLER & ASSOCIATES

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 Grand Junction, Colorado 81505
 Tel: 970-243-6067 - Fax: 970-241-2845
 www.soudermiller.com

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.