

THREE PINES HILL SUBDIVISION

NE 1/4 SE 1/4 Section 3, Township 1 South, Range 1 West of the Ute Meridian
City of Grand Junction, Mesa County, Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Richard J. Schoenrad, Theresa A. Schoenrad, Michael E Greenlee and M. Carol Greenlee are the owners of that real property situate in the NE 1/4 SE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the east 1/4 corner of said Section 3, being a Mesa County Survey Marker, the basis of bearing being N89°59'15"W to the center-east 1/16th corner of said Section 3, being another Mesa County Survey Marker; thence N89°59'15"W a distance of 659.53 feet; thence S00°04'43"W a distance of 658.52 feet to the southeast corner of the northwest 1/4 of the northeast 1/4 of the southeast 1/4 of said Section 3 and the northeast corner of Harwood - Tolman Subdivision and the Point of Beginning; thence S86°55'39"E a distance of 11.75 feet; thence N01°22'08"E a distance of 44.79 feet; thence N36°32'36"W a distance of 197.01 feet; thence N00°11'36"W a distance of 205.18 feet; thence N41°01'00"W a distance of 220.26 feet; thence S32°59'27"W a distance of 439.04 feet; thence S89°32'04"E a distance of 86.33 feet; thence S39°04'08"E a distance of 135.44 feet; thence S60°34'21"E a distance of 229.84 feet; thence N83°31'04"E a distance of 117.61 feet to the Point of Beginning. Said parcel contains 3.22 acres more or less.

Said Owner(s) has/have by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as THREE PINES HILL SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All Utility Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including 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, equivalent other public utility providers and appurtenant facilities.

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 sewer, 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.

Said owners further certify that all lienholders appear hereon.

CITY APPROVAL

This plat of THREE PINES HILL SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 9 day of October, 2011.

Jim Kadial
City Manager

Tom Lingo
City Mayor

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Abstract & Title 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 hereon described property, that we find the title to the property is vested to Richard J. Schoenrad, Theresa A. Schoenrad, Michael E Greenlee, and M. Carol Greenlee; 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: 9/26/11

by: *Scott Williams* President

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:58 o'clock P.M., this 4th day of OCTOBER A.D. 2011, and is duly recorded in Book No. 5207 at page 530-531.
Reception No. 2586893 Fee \$ 20th / 1st Drawer No. YY-66

Sheila Reiner
Deputy

Sheila Reiner
Clerk and Recorder

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 30th day of September A.D., 2011.

Richard J. Schoenrad
Richard J. Schoenrad

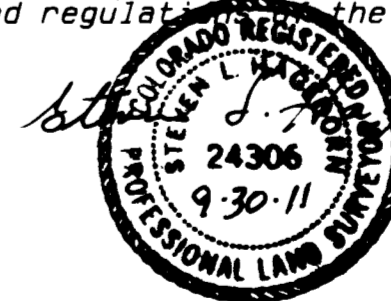
Theresa A. Schoenrad
Theresa A. Schoenrad

Michael E. Greenlee
Michael E. Greenlee

M. Carol Greenlee
M. Carol Greenlee

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



STATE OF COLORADO)
County of Mesa) ss

The foregoing instrument was acknowledged before me this 30th day of September

A.D., 2011 by Richard J. Schoenrad, Theresa A. Schoenrad, Michael E Greenlee, M. Carol Greenlee

Witness my hand and official seal: *Shonda S. DePenna*
Notary Public

My commission expires: October 18, 2014

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

THREE PINES HILL SUBDIVISION
LOCATED IN THE
NE 1/4 SE 1/4 SECTION 3, T.1S., R.1W., UTE M.
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

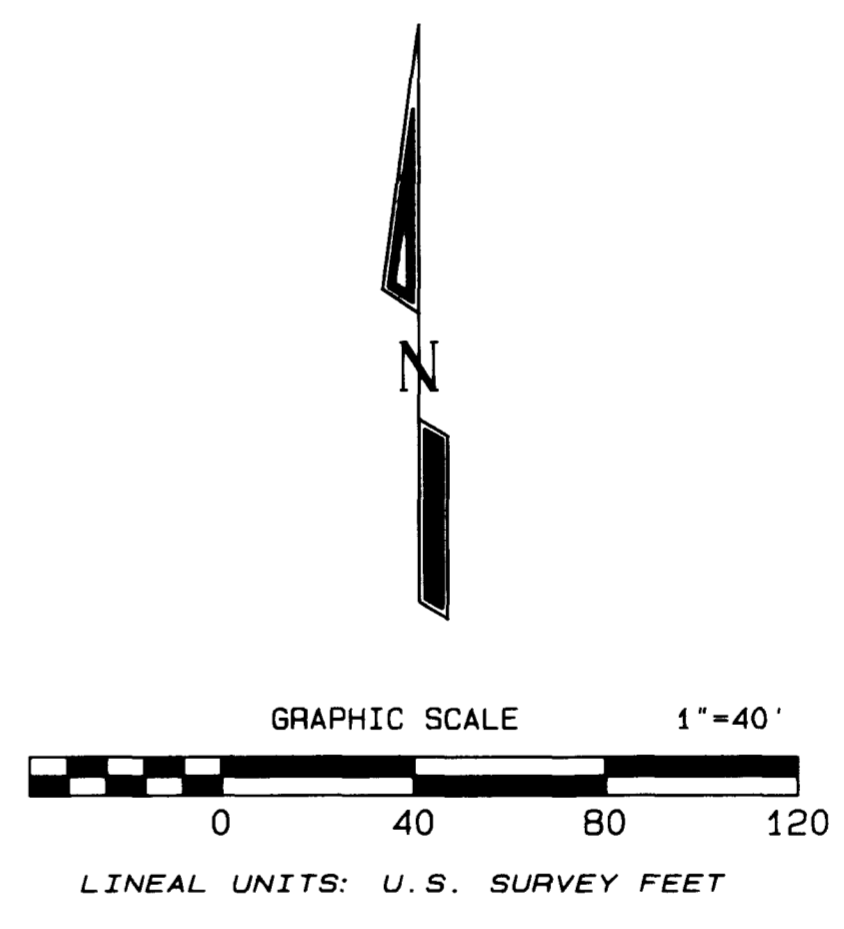
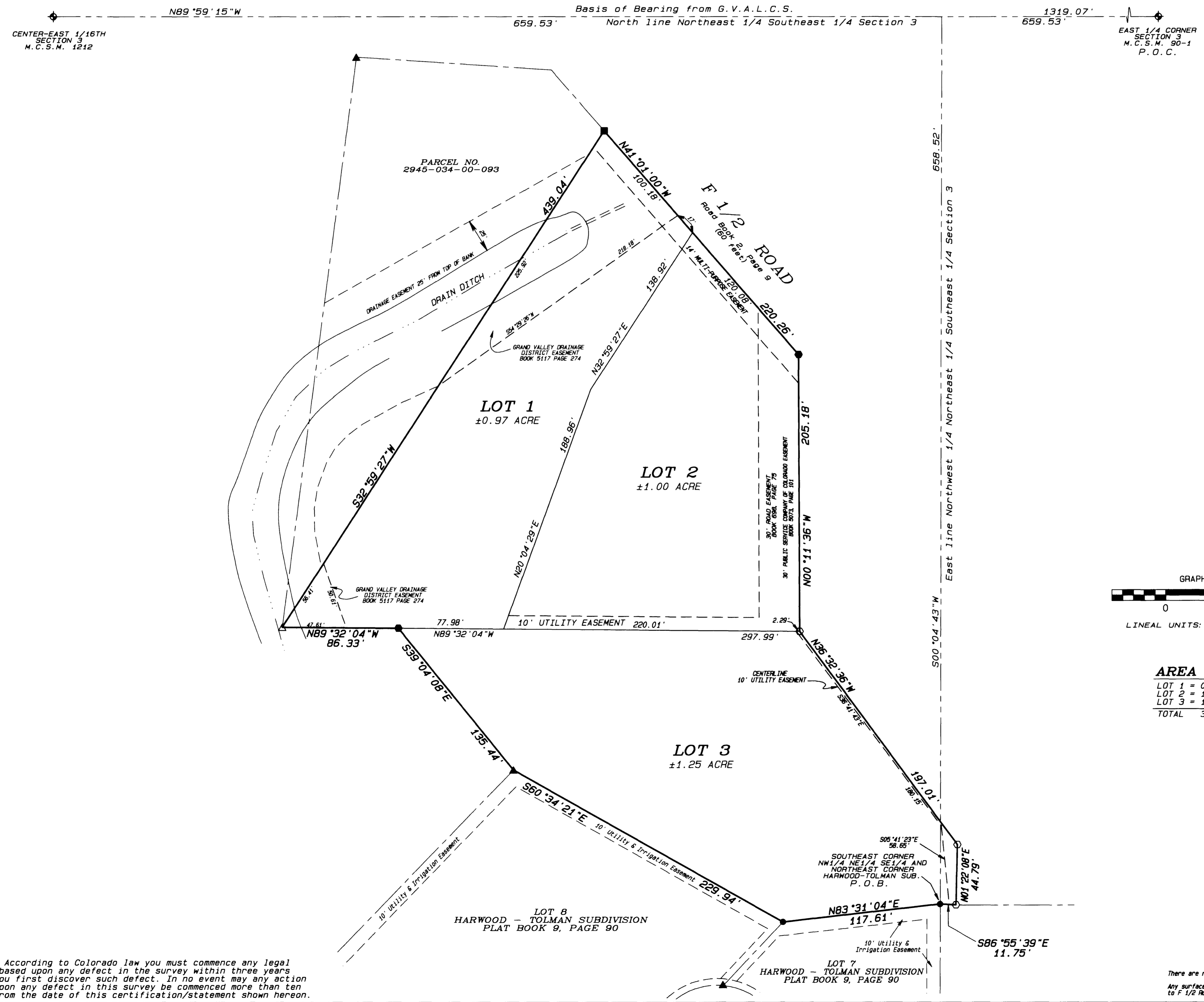
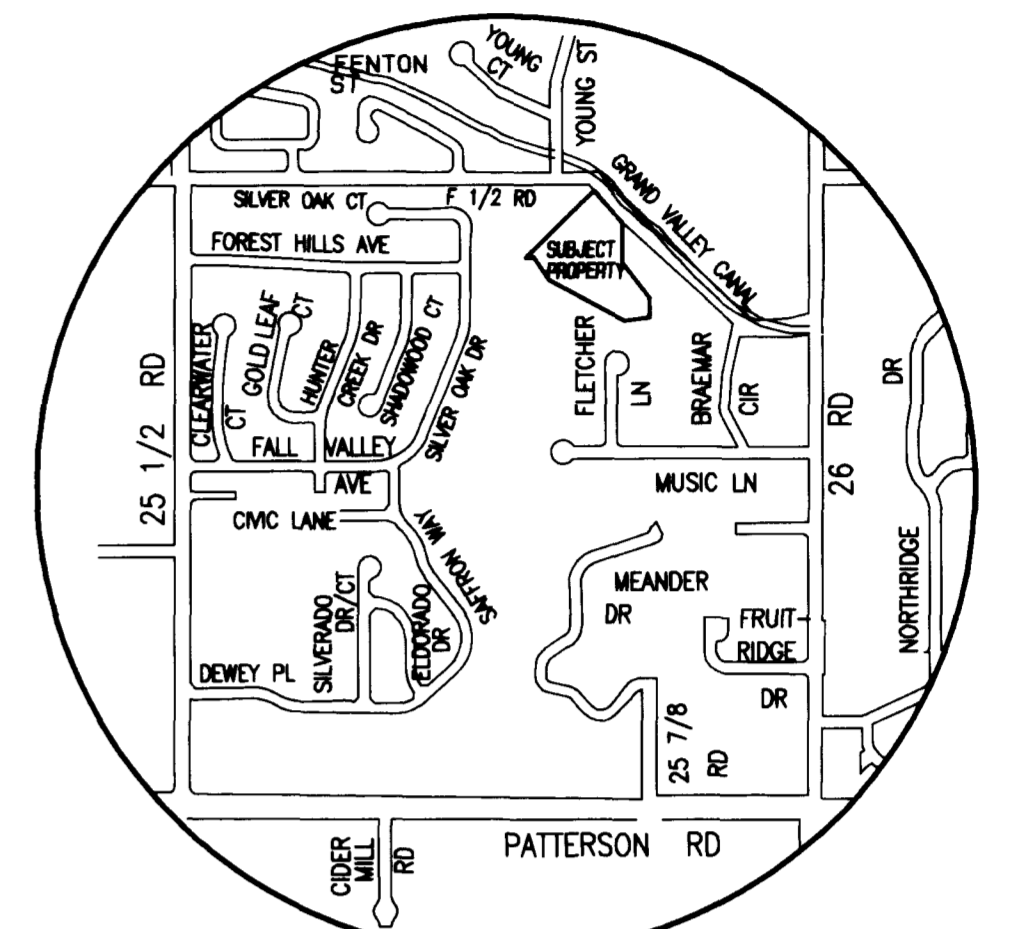
Designed By S.L.H. Checked By M.W.D. Job No. 1197-10-01
Drawn By TERRAMODEL Date SEPTEMBER, 2011 Sheet 1 OF 2

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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NE 1/4 SE 1/4 Section 3, Township 1 South, Range 1 West of the Ute Meridian
City of Grand Junction, Mesa County, Colorado



- LEGEND & ABBREVIATIONS**
- ◆ MESA COUNTY SURVEY MARKER
 - ▲ FOUND #5 REBAR BARE
 - FOUND YELLOW PLASTIC CAP ILLEGIBLE
 - FOUND 1 3/8" BRASS CAP L.S. 31160
 - FOUND RED PLASTIC CAP L.S. 23877
 - △ FOUND 2" ALUMINUM CAP ILLEGIBLE
 - FOUND 2" ALUMINUM CAP L.S. 31160
 - SET #5 REBAR W/2" ALUMINUM CAP STAMPED "D H SURVEYS INC LS 24306"
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- T. = TOWNSHIP
- R. = RANGE
- UTE M. = UTE MERIDIAN

AREA SUMMARY

LOT 1	= 0.97 ACRE / 30%
LOT 2	= 1.00 ACRE / 31%
LOT 3	= 1.25 ACRES / 39%
TOTAL	3.22 ACRES 100%



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NOTES

There are no water or sewer taps stubbed to Lot 1.

Any surface or return flow irrigation water will flow to F 1/2 Road and down the right-of-way.

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