

# IDAHO WAY SUBDIVISION

## NE 1/4 SW 1/4 SE 1/4, SEC. 7, T1S, R1E, U.M.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Donald H. Overmeyer and Kerrilee R. Overmeyer are the owners of that real property situate in the NE 1/4 SW 1/4 SE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the C-S 1/16 COR. being a found Mesa County survey marker, the basis of bearing being S89°49'27"E to the SE 1/16 also being a found Mesa County survey marker; thence S89°49'27"E a distance of 929.38 feet; thence S00°10'33"W a distance of 15.00 feet to the point of beginning; thence S89°49'27"E a distance of 21.00 feet; thence S00°10'33"W a distance of 15.00 feet; thence S89°49'27"E a distance of 100.00 feet; thence S00°10'33"W a distance of 299.70 feet; to the south line of said N 1/2 NE 1/4 SW 1/4 SE 1/4; thence N89°49'35"W a distance of 121.00 feet along said south line; thence N00°10'33"E a distance of 314.70 feet to the point of beginning. Said parcel contains 0.84 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as IDAHO WAY 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 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.

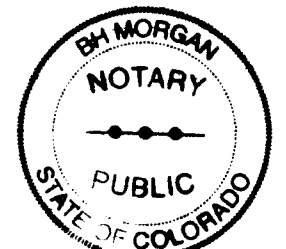
*Donald H. Overmeyer*  
Donald H. Overmeyer  
*Kerrilee R. Overmeyer*  
Kerrilee R. Overmeyer

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of October A.D., 2011 by Donald H. Overmeyer and Kerrilee R. Overmeyer.

Witness my hand and official seal: *[Signature]*  
Notary Public

My commission expires: September 10, 2014



Commission Expires

### 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 recorded in Book 5188 at Page 395 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

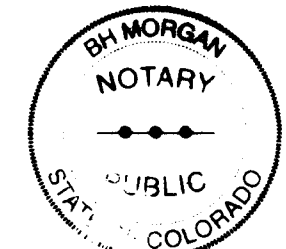
By: *[Signature]* FOR: Junction Bell Federal Credit Union

STATE OF Colorado )  
COUNTY OF MESA ) ss

The foregoing Lienholders Ratification was acknowledged before me this 30<sup>th</sup> day of October 2011 A.D., by LANETTA R. WILLIAMS

Witness my hand and official seal: *[Signature]*  
Notary Public

My commission expires: September 10, 2014



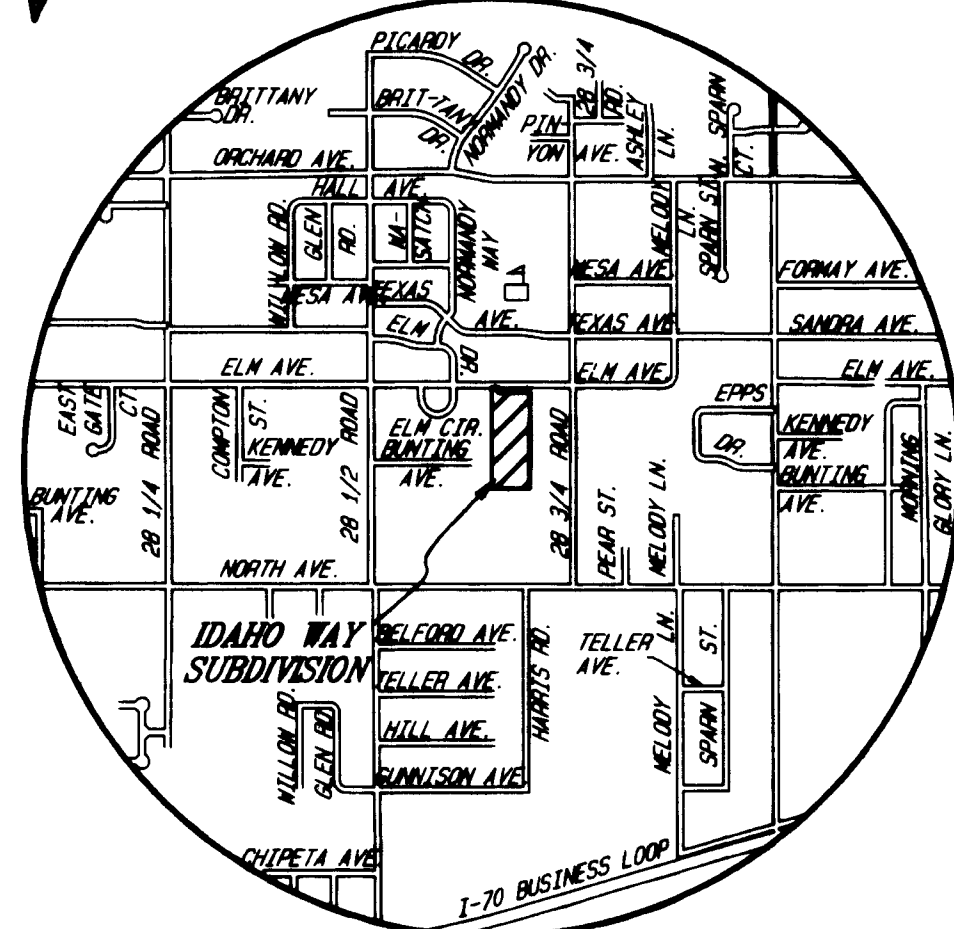
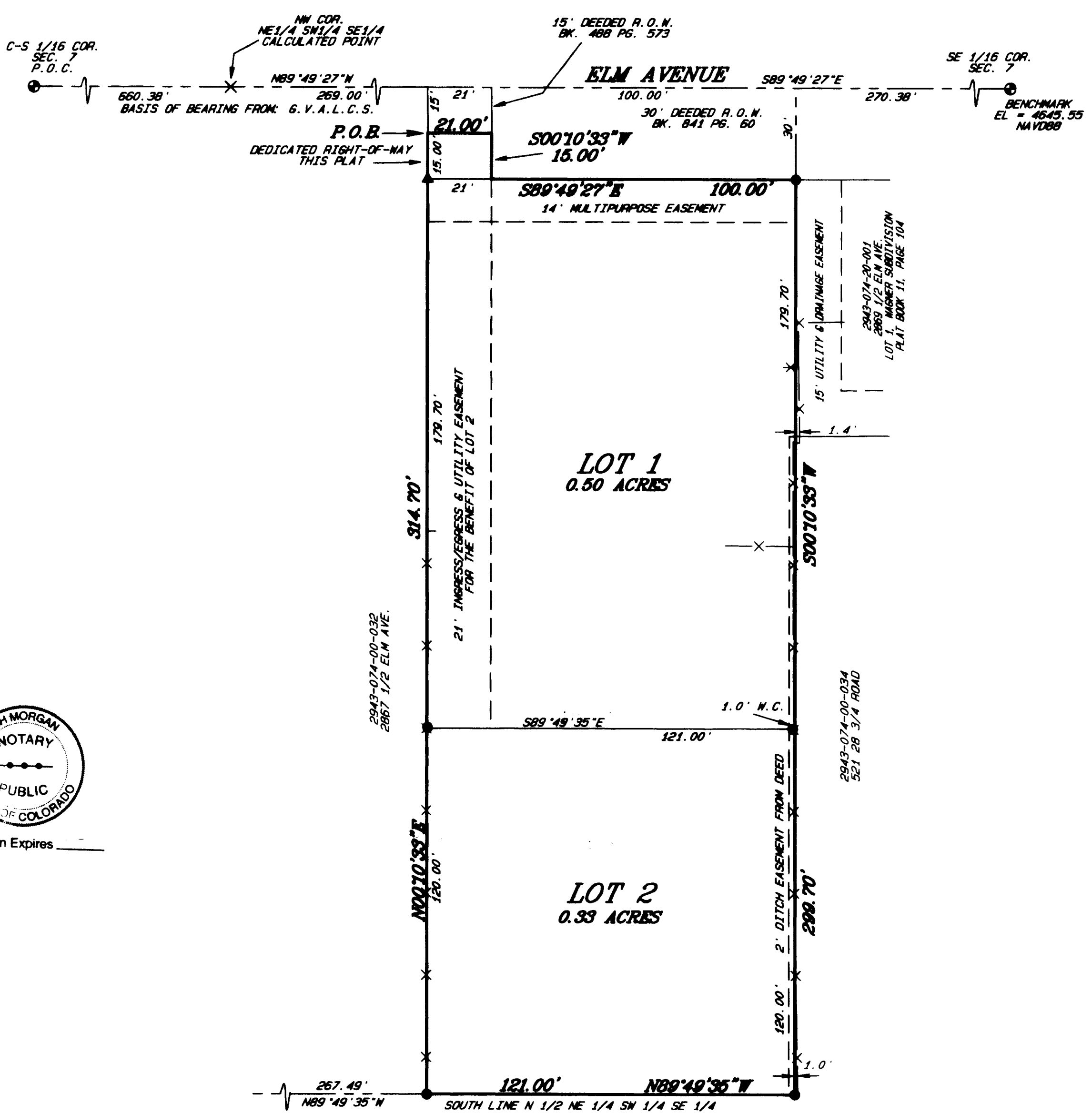
Commission Expires

### CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 3:23 o'clock P.M., on this 10<sup>th</sup> day of November 2011 A.D., and was recorded at Reception No. 2591128, Book 5223 and Page 537 Drawer No. YY-74 and Fees \$10.00 \$1.00

*Sheila Reiner*  
Clerk and Recorder  
*Janice Horn*  
Deputy

RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION



VICINITY MAP N.T.S.

### TITLE CERTIFICATION

State of Colorado  
County of Mesa  
We, Land Title Guaranty 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 Donald H. Overmeyer and Kerrilee R. Overmeyer; 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. \*2011 Taxes Not Yet Due and Payable.

Date: 10-31-2011  
By: *[Signature]*  
KAREN A. CRESAN, Lic. TITLE EXAMINER

### CITY APPROVAL

This plat of Idaho Way Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 3 day of NOVEMBER 2011.

*[Signature]* City Manager  
*[Signature]* City Mayor

### 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. It is based upon my professional knowledge, information and belief according to applicable standards of practice. This is not a guarantee or warranty, either expressed or implied. Title research was supplied by Land Title Guarantee Company under Policy Number 75107 173316.



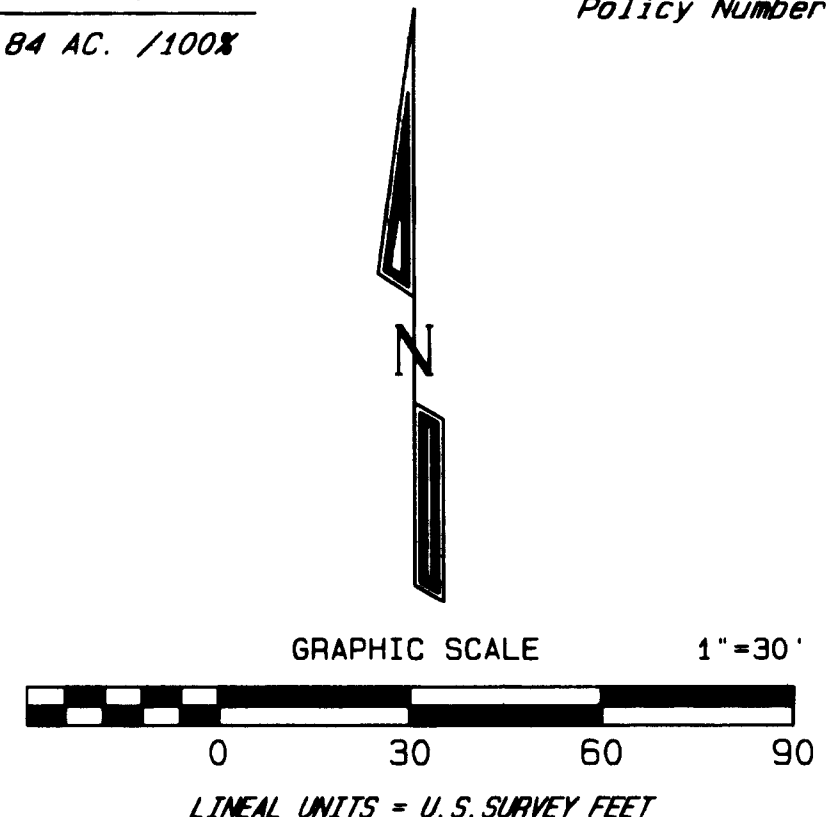
AREA SUMMARY

DED. ROADS	= 0.01 AC. / 01%
LOT	= 0.83 AC. / 99%
TOTAL	= 0.84 AC. / 100%

### LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
- FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED ROLLAND LS 18469
- ▲ FOUND #5 REBAR W/1.5" PLASTIC CAP ILLEGIBLE
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- W. C. = WITNESS CORNER
- P. O. B. = POINT OF BEGINNING
- P. O. C. = POINT OF COMMENCEMENT
- R. O. W. = RIGHT-OF-WAY
- BK. PG. = BOOK, PAGE
- EL. = ELEVATION
- NAVD88 = NORTH AMERICAN VERTICAL DATUM 1988

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.



IDAHO WAY SUBDIVISION  
LOCATED IN THE  
NE 1/4 SW 1/4 SE 1/4, SEC. 7, T1S, R1E, U.M.  
D H SURVEYS INC.  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749  
Designed By M.L.M. Checked By M.W.D. Job No. 1111-08-01  
Drawn By TMODEL Date OCT. 2011 Sheet 1 OF 1