

FORDMAN/UTE SUBDIVISION

SW1/4 NW1/4 SECTION 10, T1S, R1W, UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Ute Water Conservancy District, A Colorado Conservancy District, is the owner of that real property that resides in the City of Grand Junction, County of Mesa, State of Colorado, as shown on the accompanying plat, said property being described in Book 864 at Page 18 of the Mesa County Clerk and Recorders Office, and being situated in the SW1/4 NW1/4 Section 10, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado being described as follows:

Beginning at a Point 400 feet North of the West Quarter Corner of Section Ten (10), Township One (1) South, Range One (1) West of the Ute Meridian; thence East 660 feet; thence North 200 feet; thence West 660 feet to the West line of said Section Ten (10); thence South 200 feet to the point of beginning; EXCEPT that tract or parcel of land conveyed to the City of Grand Junction in Warranty Deed recorded May 11, 2001 in Book 2849 at Page 97, Reception No. 1995781.

County of Mesa, State of Colorado

That said owner has caused the said real property to be laid out and surveyed as FORDMAN/UTE SUBDIVISION, a subdivision of a part of the City of Grand Junction, 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 streets, roads and Rights-of-Way are dedicated to the City of Grand Junction the use of the public forever.

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.

There are no lienholders of record.

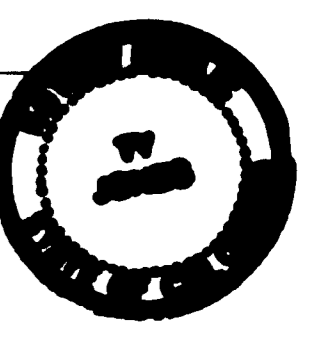
IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 16th day of November, A.D., 2011.

David D. Betty PRESIDENT
Ute Water Conservancy District

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 16th day of November, A.D., 2011, by David D. Betty, Inc.

9/17/14
My commission expires: _____ Notary Public [Signature]



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 11:25 o'clock A. M. this 22nd day of November, A.D., 2011, and is duly recorded in Book No. 5227, Page 122

Reception No. 2592151 Drawer No. 48-21 Fee \$10.00 + 1.00

Sheila Reiner CLERK AND RECORDER BY [Signature] DEPUTY

CITY APPROVAL

This plat of FORDMAN/UTE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 21st day of November, A.D. 2011.

[Signature] City Manager [Signature] Mayor

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } S.S.

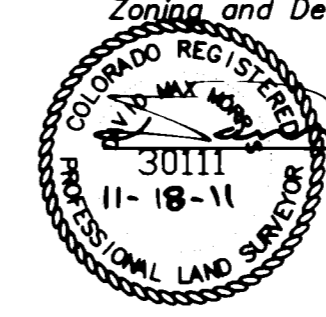
We, ABSOLUTE TITLE OF MESA COUNTY, INC. title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to UTE WATER CONSERVANCY DISTRICT, A COLORADO, that the current 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. As of November 16, 2011

DATE: 11-18-11

BY: Barbara A. Suggs
Title Examiner

SURVEYOR'S CERTIFICATE

I, David Max Morris, certify that the accompanying plat of FORDMAN/UTE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

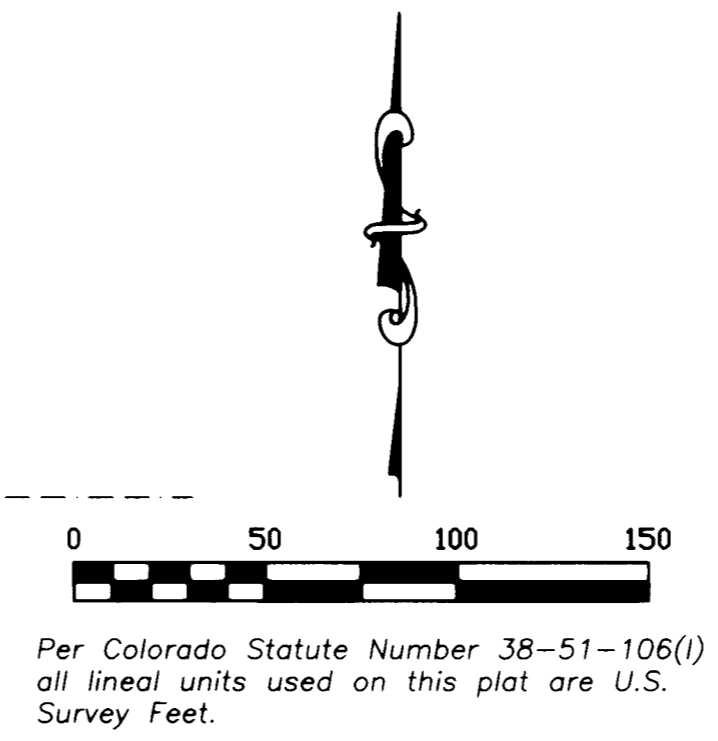
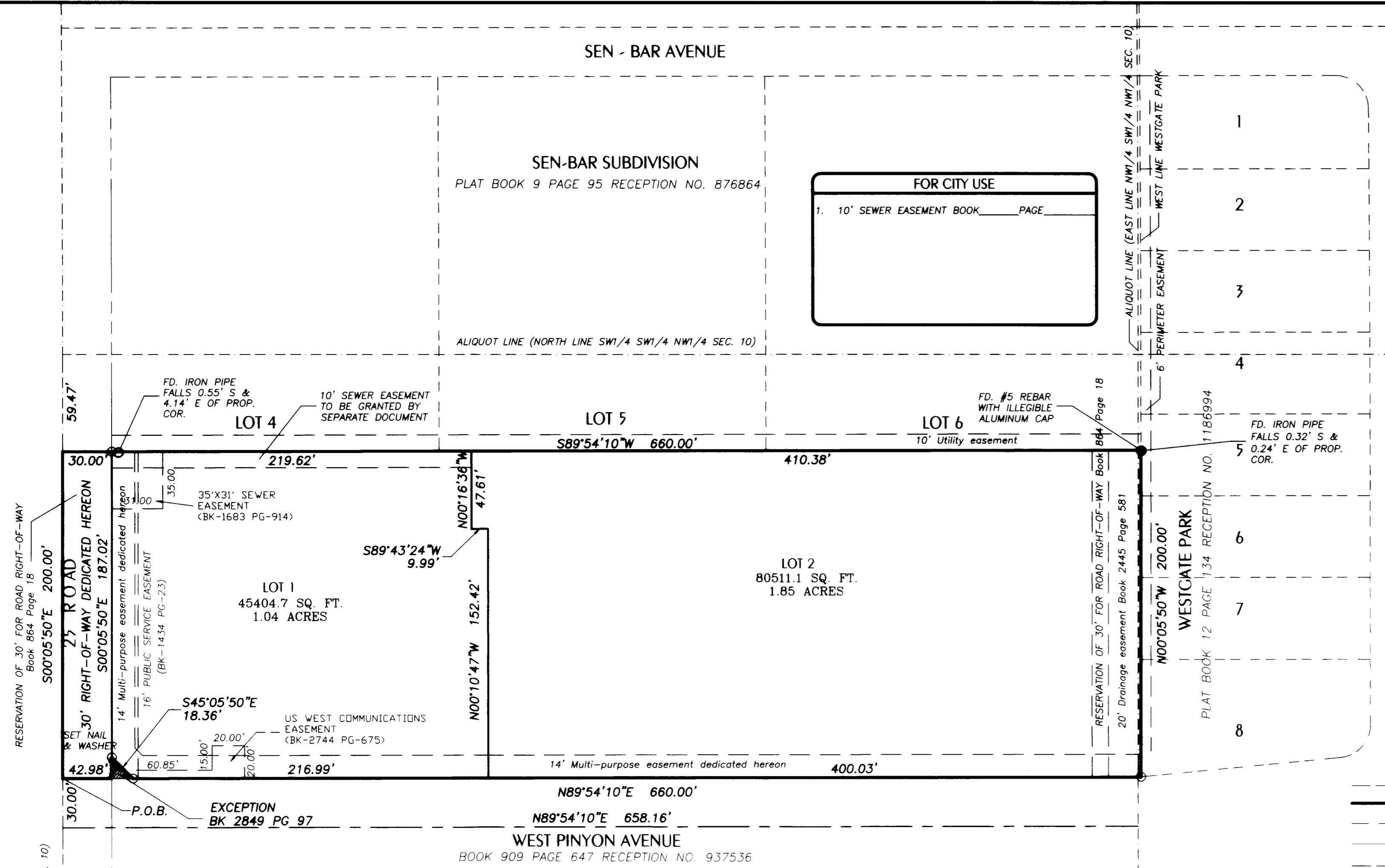


David Max Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 30111

FORDMAN/UTE SUBDIVISION

SW1/4 NW1/4 SECTION 10, T1S, R1W, UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

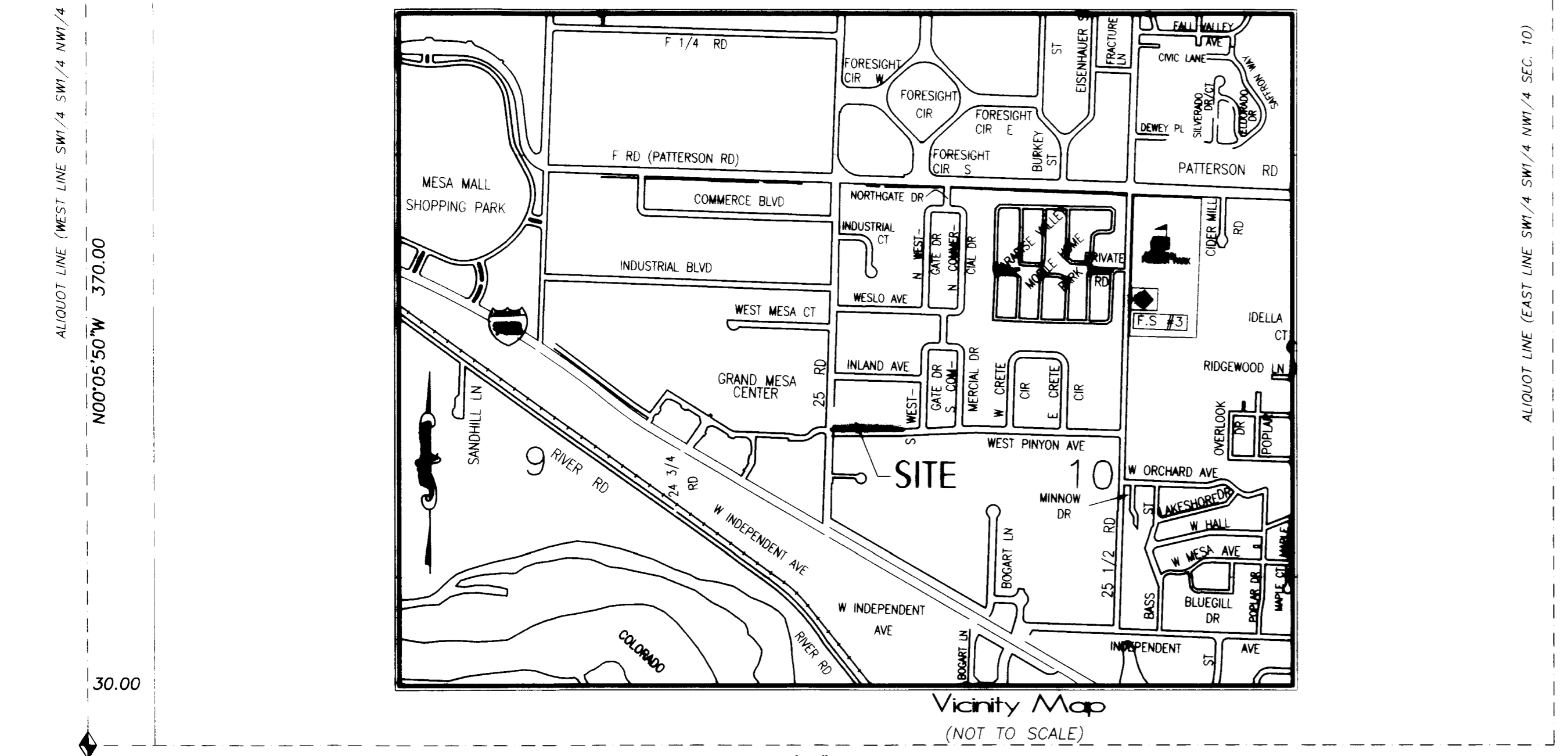
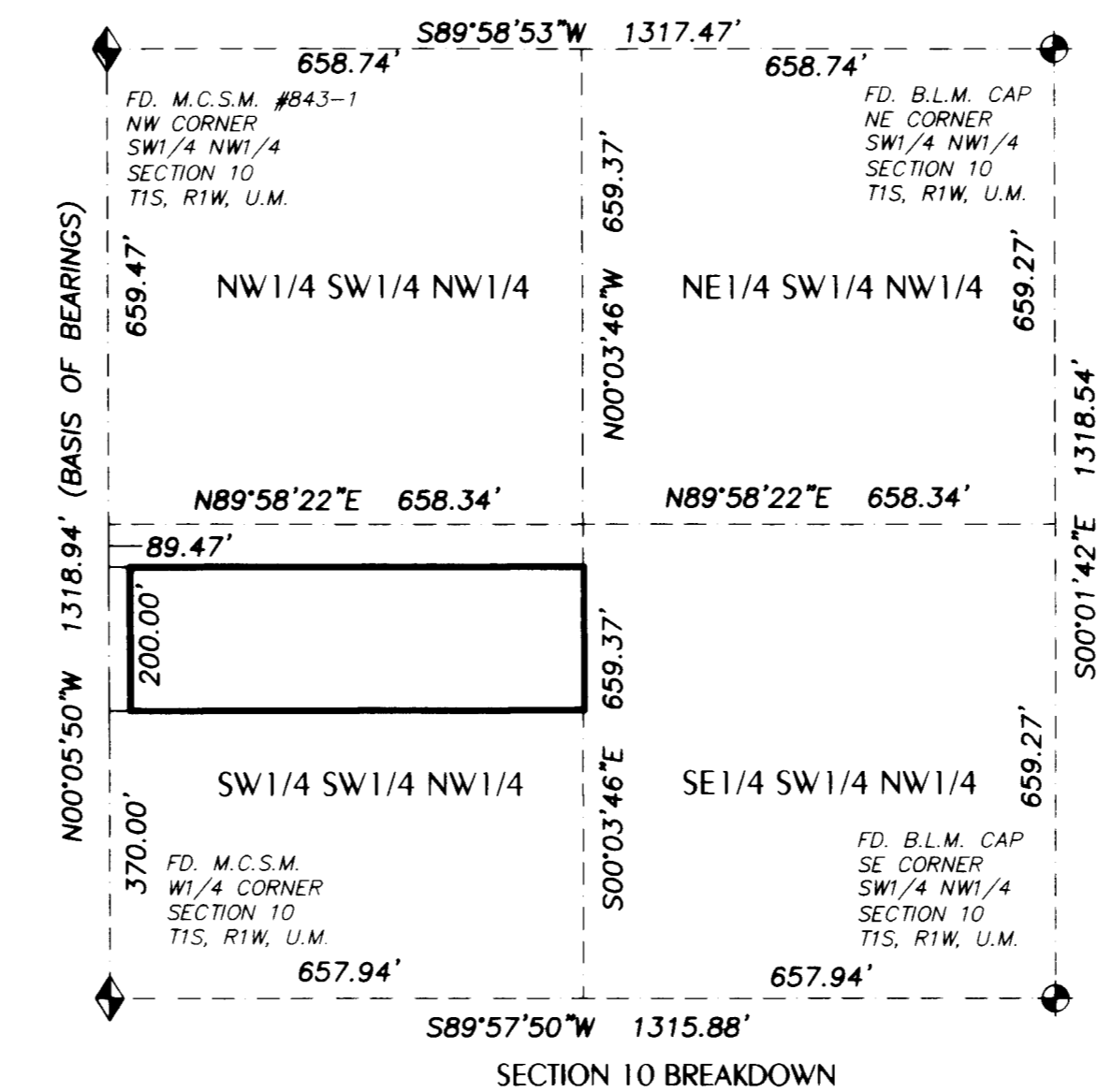
FOR: Ford	 Q.E.D. SURVEYING SYSTEMS, Inc. 1018 COLORADO AVE GRAND JUNCTION, CO 81501-3521 (970) 241-2370 FAX: 241-7025	SURVEYED BY: SB
SCALE: 1 IN = 50 FT		DRAWN BY: MEM
DATE: 11/14/2011		ACAD ID: Ford Ute Fin
		SHEET NO.
		FILE: 2011-201



Per Colorado Statute Number 38-51-106(i) all lineal units used on this plat are U.S. Survey Feet.

- LEGEND & NOTES**
- ◆ FOUND MESA COUNTY SURVEY MONUMENT
 - ◆ FOUND B.L.M. SURVEY MONUMENTS
 - x SET SPIKE (CONTROL POINT)
 - FOUND SURVEY MONUMENTS SET BY OTHERS 1.5" - IRON PIPE
 - FOUND SURVEY MONUMENT AS DESCRIBED
 - SET NO. 5 RE-BAR W/PLASTIC CAP LS 30111/ OR NAIL AND WASHER IN CONCRETE
- Denotes adjoining property
 - - - Denotes Boundary line
 - - - Denotes easement line
 - - - Denotes right-of-way line
 - - - Denotes Sec. 10 Aliquot lines

- Boundary corners set in concrete.
- All lot corners are to be set by a professional Land Surveyor in accordance to Colorado Revised Statute 38-51-105
- Deeds were provided by client.
- A Title search was provided by client by Westcor Land Title Insurance Co Order NO. 00925262
- A Title Search was not performed by me.
- Found Monuments that represent property corners are within .25± of calculated position.



FD. M.C.S.M. W1/4 CORNER SECTION 10 T1S, R1W, U.M.
 ALIQUOT LINE (SOUTH LINE SW1/4 SW1/4 NW1/4 SEC. 10) N89°57'50"E 657.94'
 ALIQUOT LINE (EAST LINE SW1/4 SW1/4 NW1/4 SEC. 10) S89°54'10"W 660.00'

BASIS OF BEARINGS STATEMENT

Bearings are based on grid North of the Mesa County Local Coordinate System, locally determined by GPS observations on the W1/4 corner of Section 10, Township 1 South, Range 1 West, Ute Meridian and the NW corner of the SW1/4 NW1/4 Section 10, Township 1 South, Range 1 West, Ute Meridian.

The measured bearing of this line is N00°05'50"W

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.

ABBREVIATIONS

SF & SQ. FT.	SQUARE FEET	NW	NORTH WEST
ESMT.	EASEMENT	NE	NORTH EAST
MPE	MULTI-PURPOSE EASEMENT	SW	SOUTH WEST
LEN.	LENGTH	W.C.	WITNESS CORNER
C	CURVE	C1/4	CENTER QUARTER
L	LINE	SE	SOUTH EAST
A	ACRES	SQ.	SQUARE
BK.	BOOK	FT.	FEET
PG.	PAGE	W1/2	WEST HALF
MCSM	MESA COUNTY SURVEY MONUMENT	IRR.	IRRIGATION
U.M.	UTE MERIDIAN	T.B.M.	TEMPORARY BENCH MARK
MULTI	MULTIPLE	#5 RE-BAR	5/8" REINFORCING BAR
R.O.W.	RIGHT-OF-WAY	L.S.	LAND SURVEYOR
T1S	TOWNSHIP 1 SOUTH	W/CAP	WITH CAP
R1E	RANGE 1 EAST	NO.	NUMBER
REC. #	RECEPTION NUMBER		

AREA SUMMARY

LOTS = 2.89 ACRES = 95%
 ROAD = 0.14 ACRES = 05%
 TOTAL = 3.03 ACRES = 100%