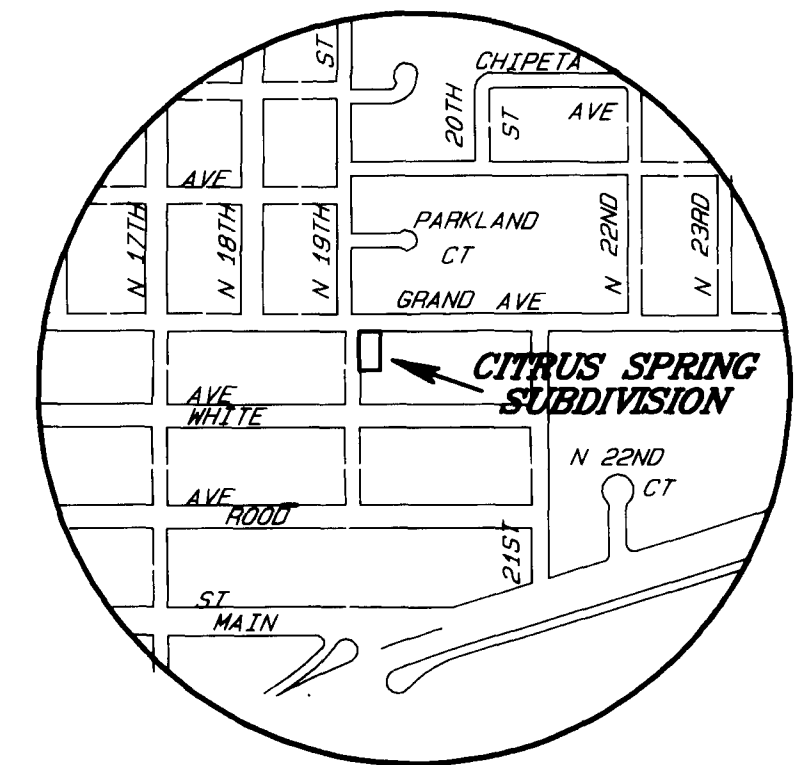


# CITRUS SPRING SUBDIVISION

A REPLAT OF LOT 1, BLOCK 7, EAST MAIN ST. ADDITION  
RECORDED IN PLAT BOOK 7, PAGE 31



VICINITY MAP  
N.T.S.

### TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, Land Title Guarantee Company - Grand Junction, 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 Tony Marsh and Carmen Marsh, that the current taxes have been paid; that all mortgages not satisfied or released 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 Paid.

Date: JANUARY 19, 2012

By: Karen A. Crespi  
KAREN A. CRESPI/CLERK AND RECORDER

### 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 5240 at Page 256 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: Dennis King FOR: Home Loan State Bank  
Dennis King  
Vice President, Finance

STATE OF COLORADO )  
COUNTY OF MESA )ss

The foregoing Lienholders Ratification was acknowledged before me this 19th day of January 2012 A.D., by: Dennis King, Vice President, Home Loan State Bank.

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

My commission expires: 1-16-2015

### CITY APPROVAL

This plat of Citrus Spring Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 20th day of January 2012.

[Signature] City Manager  
[Signature] City Mayor

### CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 11:51 o'clock A.M., on this 31st day of January 2012 A.D., and was recorded at Reception No. 2598974 Book 5253 and Page 691  
Drawer No. YY-85 and Fees \$1000.00

Sheila Reiner Clerk and Recorder  
Ginny Baughman Deputy

### LEGEND & ABBREVIATIONS

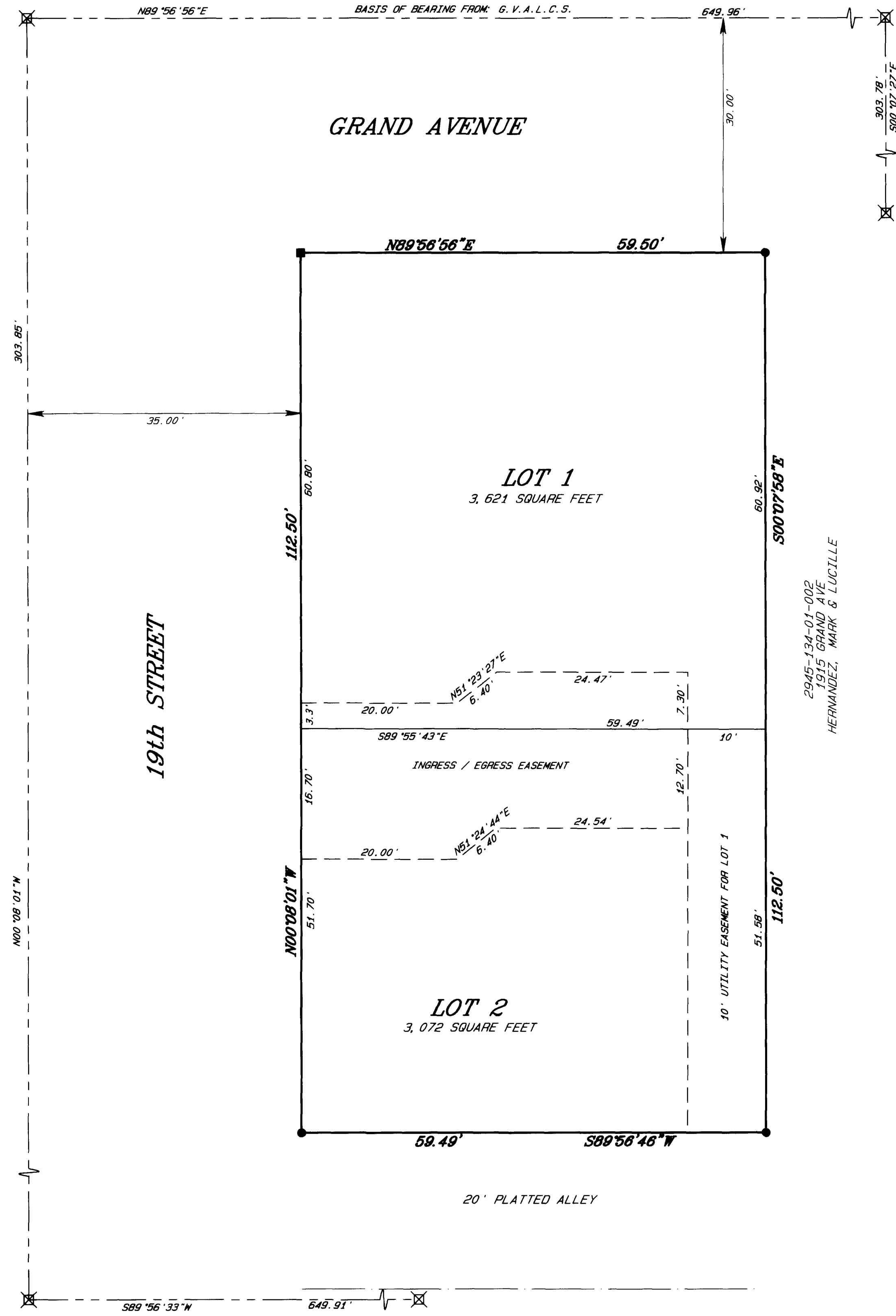
- ✕ FOUND CITY MONUMENT
- FOUND #5 REBAR (BARE) SET 2" ALUMINUM CAP STAMPED DH SURVEYS LS 20677
- SET #5 REBAR 1/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- W.C. = WITNESS CORNER
- SQ. FT. = SQUARE FEET
- T = TOWNSHIP
- R = RANGE
- U.M. = UTE MERIDIAN

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.

To be completed by the City of Grand Junction personnel.  
The accuracy of this information is the responsibility of the City of Grand Junction.  
Restrictive Covenant is recorded in Book 5253 at Pages 692

### AREA SUMMARY

LOTS = 6693 SQ. FT. / 100%  
TOTAL = 6693 SQ. FT. / 100%



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Tony Marsh and Carmen Marsh are the owners of that real property situate in the NW 1/4 SE 1/4 of Section 13, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

LOT 1, BLOCK 7, EAST MAIN ST. ADDITION  
RECORDED IN PLAT BOOK 7, PAGE 31  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as CITRUS SPRING SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

The Utility Easement is granted, by separate instrument, to the owners of Lot 1 as a perpetual easement for 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, equivalent other public utility providers and appurtenant facilities.

Ingress/Egress Easements are granted, by separate instrument, to the owners of Lots specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot owner(s), their guest(s), and invitee(s), and also for the use by the public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.

Owners further certifies that all lienholders, if any, are represented hereon.

[Signature] Tony Marsh  
[Signature] Carmen Marsh

STATE OF COLORADO )  
COUNTY OF MESA )ss

The foregoing instrument was acknowledged before me this 19th day of January A.D., 2012 by Tony Marsh and Carmen Marsh.

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

My commission expires: 1-16-2015

### SURVEYOR'S STATEMENT

I, Michael M. Drisse, 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 - Grand Junction under Order No. 61465017993-2.



### CITRUS SPRING SUBDIVISION

LOCATED IN THE  
NW 1/4 SE 1/4, SEC. 13, T1S, R1W, U.M.

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

Designed By M.W.D. Checked By S.L.H. Job No. 1241-11-01  
Drawn By TMODEL Date Jan. 2012 Sheet 1 OF 1

