

ANNA BANANA SUBDIVISION

SITUATE IN THE SW¼ NE¼ NE¼ SECTION 15, T1S, R1W, UTE MERIDIAN
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS: That, CLINT R. JANOWITZ AND DIANA L. JANOWITZ are the owners of that real property located in the NW Quarter of the SW Quarter NE Quarter of Section 15, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

That part of the SW¼ NE¼ NE¼ Section 15, Township 1 South, Range 1 West, of the Ute Meridian lying South and West of Colorado State Highway 6 and 50 and being further described as follows:

Beginning at the Southwest Corner of the NE¼ NE¼ of said Section 15, thence N0°03'30"W along the West line of the NE¼ NE¼ of said Section 15 a distance of 390.97 feet to the Southwesterly right of way line for Colorado State Highway 6 and 50; thence S45°55'08"E along said right of way a distance of 19.82 feet to a found Colorado Department of Transportation right of way marker; thence continuing along said right of way S39°26'22"E a distance of 488.57 feet to the South line of the NE¼ NE¼ of said Section 15; thence N89°57'43"W along the South line of the NE¼ NE¼ of said Section 15 a distance of 324.29 feet to the Point of Beginning.

Said parcel contains 1.47 acres as described.

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 ANNA BANANA SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedication and grants

All Multipurpose Easements shown hereon 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.

Tract A is dedicated to the City of Grand Junction as a Drainage Easement as a perpetual Easement for the inspection, installation, operation, maintenance, and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The Owners of the lots platted hereon are not relieved of their responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All 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 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 Owner states that all lien holders are shown hereon.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed

this 27th day of January, A.D. 2012 4

by: Clint R. Janowitz
 CLINT R. JANOWITZ

by: Diana L. Janowitz
 DIANA L. JANOWITZ

NOTARY PUBLIC CERTIFICATION

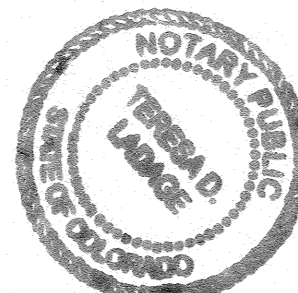
STATE OF COLORADO :
 COUNTY OF Mesa : ss

The foregoing instrument was acknowledged before me this 27th day of January, A.D. 2012th by Clint + Diana Janowitz Clint R. Janowitz and Diana L. Janowitz

Witness my hand and official seal

My Commission Expires 9/16/2014

Luisa D. Ladage
 Notary Public



LIENHOLDER RATIFICATION
 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 3713 AT PAGE 818 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 SIGNED BY ITS Vice President, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF January, 2012.

Carey B. Horton
 TITLE FOR: Carey B. Horton
 First National Bank of the Rockies

NOTARY PUBLIC CERTIFICATION

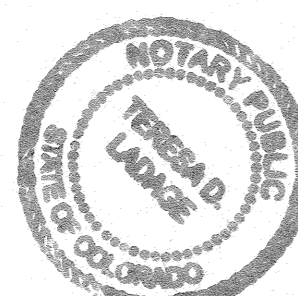
STATE OF COLORADO :
 COUNTY OF Mesa : ss

The foregoing instrument was acknowledged before me this 27th day of January, A.D. 2012th by Carey B. Horton

Witness my hand and official seal

My Commission Expires 9/16/2014

Luisa D. Ladage
 Notary Public



FOR CITY USE ONLY

Associated Book	Recorded Page	Documents Type
5260	544	Anna Banana Covenants

LAND USE SUMMARY		
LOTS	1.28 ACRES	87%
TRACTS	0.19 ACRES	13%
TOTAL	1.47 ACRES	100%

CITY APPROVAL

This plat of ANNA BANANA Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 2 day of February 2012.

[Signature]
 City Manager

[Signature]
 President of Council

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO :
 COUNTY OF MESA : ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:33 o'clock P.m., on this 14th day of February 2012 and was recorded at Reception No. 2600607 Book 5260 and Page 542 & 543

Drawer No. 44-88, and Fees 20+1

Sheila Reiner
 Clerk and Recorder

[Signature]
 Deputy

TITLE CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA } ss

WE, ABSTRACT & TITLE CO OF MESA COUNTY, 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 VESTED TO CLINT R. JANOWITZ AND DIANA L. JANOWITZ; 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.

DATE: 1/13/12 BY: [Signature] V.P.

NAME AND TITLE
 ABSTRACT & TITLE CO OF MESA COUNTY

NOTES

1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE POLICY BY ABSTRACT & TITLE CO. OF MESA COUNTY INC.
2. BEARINGS ARE BASED ON THE WEST LINE OF THE NE¼ NE¼ SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED N0°03'30"W, WAS BASED ON A GPS OBSERVATION USING THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM. FOUND IN PLACE WAS A 2 ½ INCH BRASS CAP AT THE SOUTH END AND MESA COUNTY SURVEY MARKER No. 1270 AT THE NORTH END OF SAID LINE.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
4. BLANKET EASEMENT AND EXCEPTION INFORMATION:
 - A. ANY UNPAID TAXES OR ASSESSMENTS AGAINST SAID LAND.
 - B. THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT OR REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO INTERSECT SAID PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 4, 1891 IN BOOK 11 AT PAGE 88.
 - C. ANY LEASE OF TENANCY NOT OF RECORD BUT IN EXISTENCE, AND ANY AND ALL ASSIGNMENTS OF INTEREST THEREIN.

LIENHOLDER RATIFICATION
 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 3923 AT PAGE 642 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

ADMINISTRATOR, UNITED STATES SMALL BUSINESS ADMINISTRATION
 AN OFFICE OF THE UNITED STATES DEPARTMENT OF COMMERCE

By: [Signature] (Date)

NOTARY PUBLIC CERTIFICATION

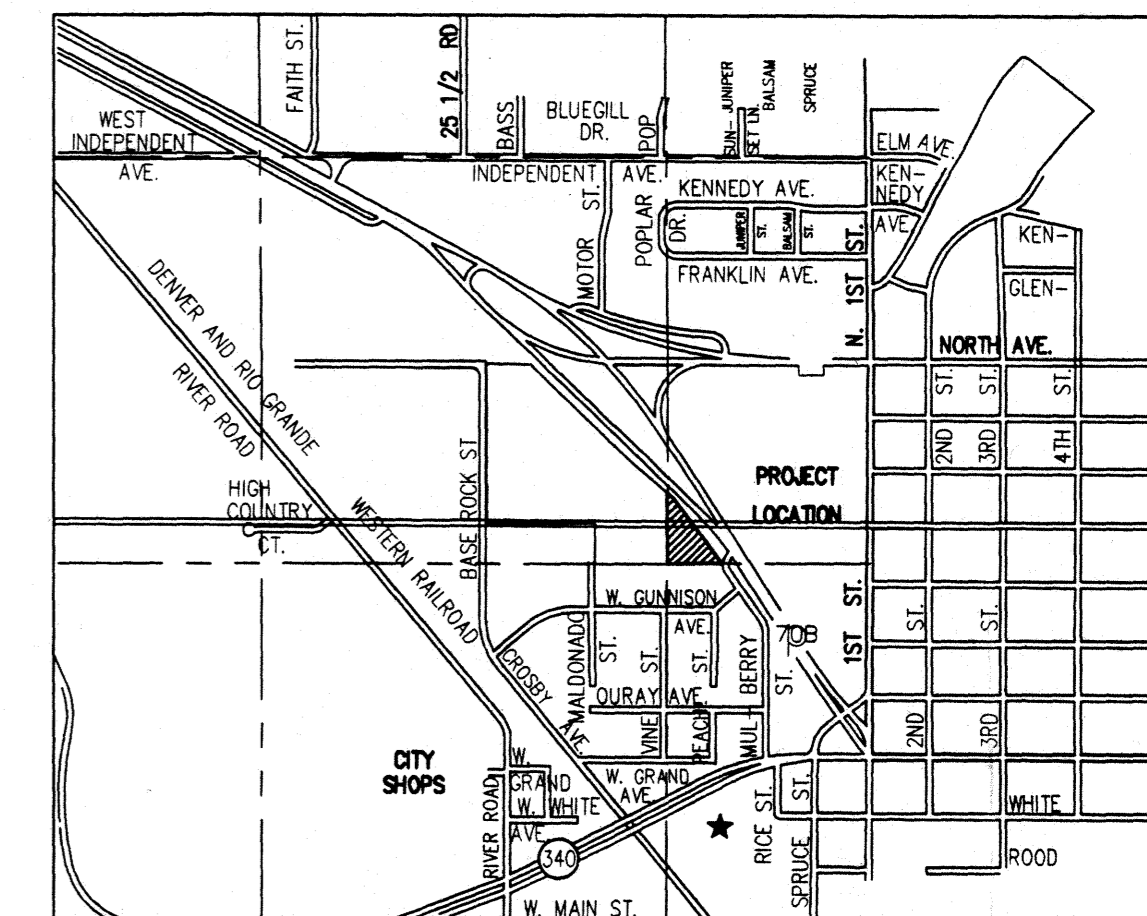
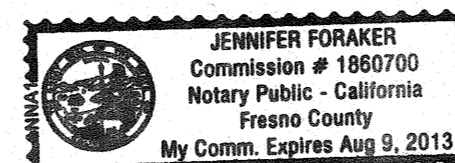
State of California)
 County of Fresno)

On December 27, 2011 before me, Jennifer Foraker, a Notary Public, personally appeared [Signature] who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

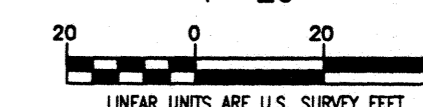
Signature [Signature]



VICINITY MAP:
 NOT TO SCALE



GRAPHIC SCALE:
 1"=20'



LEGEND:

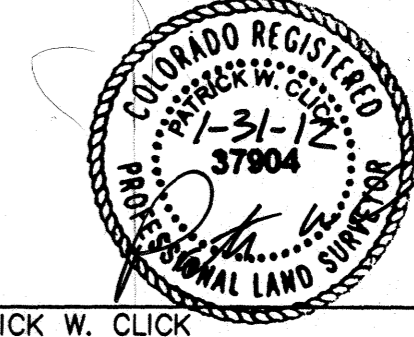
- FOUND MESA COUNTY SURVEY MARKER
- FOUND SURVEY MARKER AS DESCRIBED
- FOUND No. 5 REBAR PLS 24331
- FOUND No. 5 REBAR PLS 18478
- FOUND CDOT ROW MARKER

ABBREVIATIONS:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- T TOWNSHIP
- R RANGE
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT OF WAY
- SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- GPS GLOBAL POSITIONING SYSTEM
- ID IDENTIFICATION
- POB POINT OF BEGINNING

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a warranty or guaranty, either expressed or implied.



JANUARY 31, 2012
 PATRICK W. CLICK
 COLORADO REGISTERED LAND SURVEYOR PLS #37904 DATE

ANNA BANANA SUBDIVISION

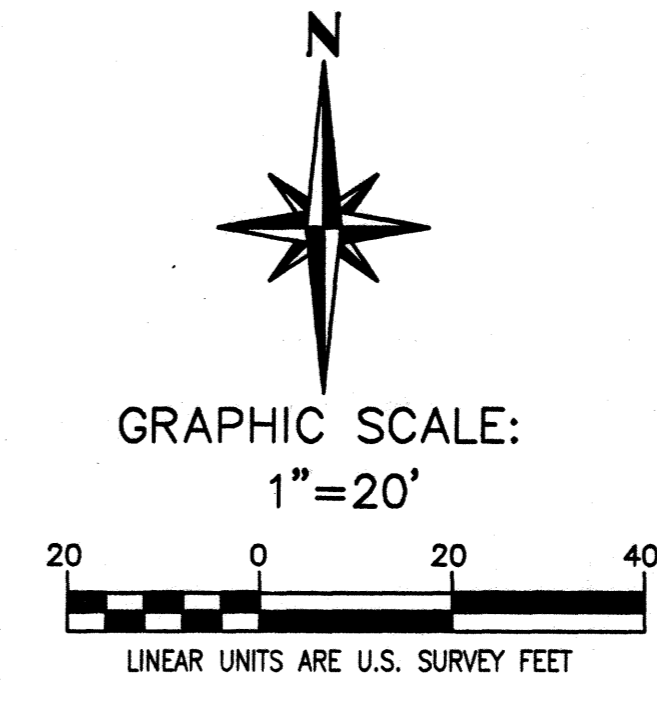
SITUATE IN THE SW¼ NE¼ NE¼ SECTION 15
 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2011011 FIELD WORK: EG
 DATE: 10/12/11 DRAWING NAME: ANNA SUB DRAWN BY: PC

POLARIS SURVEYING

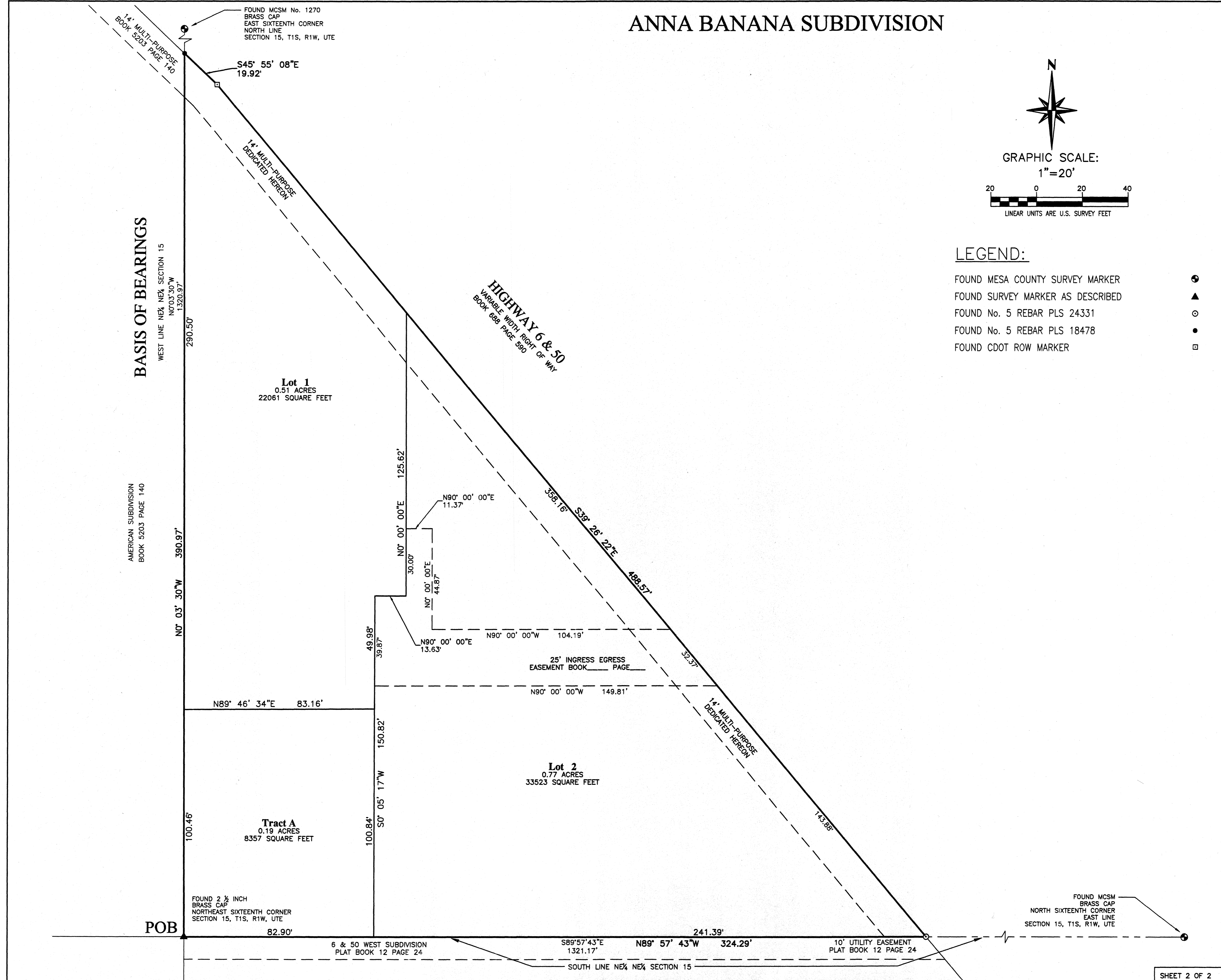
PATRICK W. CLICK P.L.S.
 3194 MESA AVE. #B
 GRAND JUNCTION, CO 81504
 PHONE/FAX (970)434-7038

ANNA BANANA SUBDIVISION



LEGEND:

- FOUND MESA COUNTY SURVEY MARKER
- FOUND SURVEY MARKER AS DESCRIBED
- FOUND No. 5 REBAR PLS 24331
- FOUND No. 5 REBAR PLS 18478
- FOUND CDOT ROW MARKER



ANNA BANANA SUBDIVISION		
SITUATE IN THE SW¼ NE¼ NE¼ SECTION 15 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO		
JOB #: 2011011	DRAWING NAME: ANNA SUB	FIELD WORK: EG
DATE: 7/20/11	DRAWN BY: PC	
POLARIS SURVEYING		
PATRICK W. CLICK P.L.S.		
3194 MESA AVE. #B GRAND JUNCTION, CO 81504 PHONE/FAX (970)434-7038		