

GRUMA SUBDIVISION

LOCATED WITHIN THE WEST 1/2 OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 64 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: Pueblo a Municipal Corporation being the sole owner of the following described parcels of land:

- (A) A parcel of land being a portion of the 100 Foot wide abandon Burlington Northern and Santa Fe Railroad company right of way formerly known as the Atchison, Topeka and Santa Fe Railway Company located within a portion of the NW ¼ of the SW ¼ and a portion of the SW ¼ of the NW ¼ of Section 31, Township 20 South, Range 64 West of the Sixth Principal Meridian, County of Pueblo, State of Colorado.

BEGINNING at the NE corner of Blazer Subdivision Second Filing, according to the recorded plat thereof filed for record June 16, 1995 at Reception No. 1083650 in the records of the Pueblo County Clerk and Recorder said corner also being on the Southwesterly right of way; Thence Northwesterly along said Southwesterly right of way line the following two (2) courses:

1. Along the arc of a curve to the right whose center bears N 20° 49' 03" E (Bearings based on the line from the NE corner of Blazer Subdivision Second Filing monumented with a No. 4 rebar and yellow plastic cap P.L.S. No. 16128 Westerly to the point of tangent monumented with a No. 4 rebar with yellow plastic cap P.L.S. No. 16128 to bear N 61° 04' 29" W as established on the recorded plat thereof Blazer Subdivision Second Filing for record June 16, 1995 at Reception No. 1083650 in the records of the Pueblo County Clerk and Recorder.) Have a radius of 2914.90 feet a central angle of 16° 12' 56" a distance of 824.96 feet;

2. N 52° 58' 01" W a distance of 536.77 feet more or less to a point on the east right of way line of Santa Fe Avenue; Thence N 00° 18' 01" W along said east right of way line a distance of 125.77 feet to a point on the Northeasterly right of way line of said abandon Burlington, Northern and Santa Fe Railroad Company right of way; Thence Southeasterly along said Northeasterly right of way line the following two (2) courses:

1. S 52° 58' 01" E a distance of 613.04 feet;
2. Along the arc of a curve to the left having a radius of 2814.90 feet a central angle of 16° 12' 56" a distance of 796.66 feet;

Thence S 20° 49' 03" W a distance of 100.00 feet to the POINT OF BEGINNING.

KNOW ALL MEN BY THESE PRESENTS THAT: Pueblo Urban Renewal Authority being the sole owner of the following described parcels of land:

- (B) Lots 1, 2 and 3, Block 2 of Moore's Subdivision County of Pueblo, State of Colorado, Together with Vacated Alley Adjacent to said Lots.

Said parcels contains 3.29 Acres more or less.

Has caused the foregoing described property to be dedicated to the City of Pueblo for the purpose of Ingress-Egress and Drainage Easement, surveyed, platted and subdivided into Lot 1 and Parcel C, and has shown hereon certain easements for ingress/egress, drainage, water meter, electrical and the same to be numbered, platted, subdivided, dimensioned, and named as shown on the annexed plat, for the purpose of creating a subdivision to be known as GRUMA SUBDIVISION.

PARCEL C is hereby specified and used for Ingress-Egress and Drainage purposes. The owners hereby consent to the vehicular access restrictions shown hereon.

A formal environmental assessment for this subdivision has not been performed; however, to the best of the undersigned owner's knowledge, information, and belief, there are no known hazardous substances present within this subdivision.

IN WITNESS WHEREOF, Stephen G. Nawrocki, of the City of Pueblo, a Municipal Corporation has caused these presents to be executed this ____ day of _____, 2013, A.D.

Stephen G. Nawrocki
President of Pueblo City Council

Date: _____

STATE OF COLORADO)
) s.s.
COUNTY OF PUEBLO)

I, _____, a Notary Public in and for the County of Pueblo, State of Colorado, do hereby certify that Stephen G. Nawrocki, President of City Council for City of Pueblo, a Municipal Corporation who is personally known to me to be the identical person who signed the foregoing dedication, appeared before me this day in person and acknowledged the execution thereof to be his free and voluntary act for the uses and purposes therein set forth.

WITNESS my hand and notary seal this ____ day of _____, 2013 A.D.

Notary Public

My Commission Expires

IN WITNESS WHEREOF, Gary L. Trujillo of Pueblo Urban Renewal Authority has caused these presents to be executed this ____ day of _____, 2013, A.D.

Gary L. Trujillo
Chairperson Pueblo Urban Renewal Authority

Date: _____

STATE OF COLORADO)
) s.s.
COUNTY OF PUEBLO)

I, _____, a Notary Public in and for the County of Pueblo, State of Colorado, do hereby certify that Gary L. Trujillo of Pueblo Urban Renewal Authority who is personally known to me to be the identical person who signed the foregoing dedication, appeared before me this day in person and acknowledged the execution thereof to be his free and voluntary act for the uses and purposes therein set forth.

WITNESS my hand and notary seal this ____ day of _____, 2013 A.D.

Notary Public

My Commission Expires

EXCEPTIONS FROM COMMITMENT NO. LTA035030710

1. Terms, conditions, provisions, burdens, obligations, licenses and easements as set forth in agreement by and between the Department of Highways of the State of Colorado and the Atchison, Topeka and Santa Fe Railway Company, a Kansas Corporation, ET AL. Recorded March 31, 1995 in Book 2794 at Page 279.
2. Terms, conditions, provisions, burdens, obligations, as set forth in an unrecorded revocable permit by and between the City of Pueblo and E&W Investment, LLC, as disclosed in amended decree quieting title recorded January 13, 2012 under reception no. 1896217 and recorded February 10, 2012 under reception no. 1898631.
3. Oil and Gas lease Between BNSF Railway Company, a Delaware Corporation, Lessor, and Prize Energy Resources, L.P., A Delaware Limited Partnership, Lessee, as memorialized by memorandum of paid-up oil and gas lease recorded October 15, 2009 under reception no. 1821664 and any and all assignments thereof, or interest therein.

IMPROVEMENTS CERTIFICATION

This is to certify that the Subdivider has complied with Alternate No. 4 of Section 12-4-7 (J) (1) and with Section 12-4-5 (b) of the 1971 Code of Ordinances, City of Pueblo, County of Pueblo, State of Colorado.

Director of Public Works

Date

PLANNING COMMISSION CERTIFICATION

This is to certify that this subdivision was approved by the Planning Commission of the City of Pueblo, County of Pueblo, State of Colorado.

(Chairperson)
Planning Commission

Date

APPROVAL FOR RECORDING

Approved by the City Council of Pueblo, Colorado, by Ordinance No. _____

This is to certify that the plat of "GRUMA SUBDIVISION" has been approved for recording in the office of the Pueblo County Clerk and Recorder of Pueblo County, Colorado.

City Clerk

Date

NOTICE

NOTICE is hereby given that acceptance of this platted subdivision by the City of Pueblo, does not constitute an acceptance of the dedicated public roads, park, and other public improvements for maintenance by the City. Until such dedicated public parks and other public improvements meet the requirements, standards, and specifications, of the City, its subdivision ordinance, and where appropriate, its Park's Department specifications, and such are specifically approved and accepted in writing by the City Director of Public Works and where applicable, the City Director of Parks and Recreation, the maintenance, construction, and all other matters pertaining to or affecting said dedicated public roads, park and other public improvements and rights of way are the sole responsibility of the Subdivider or any subsequent owner(s) of the land within this subdivision. City does not accept any private roads, easements or facilities that may be dedicated hereon, nor shall the City be obligated to maintain, construct or repair such private roads, easements, and facilities.

NOTICE

According to C.R.S. 13-80-105, 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 certificate shown hereon.

RESEARCH OF RIGHT-OF-WAY & EASEMENTS

This survey was prepared with a Commitment for Title Insurance, prepared by Land Title Guarantee Co. Commitment No. LTA035030710. Effective date of May 22, 2013

SURVEYOR'S CERTIFICATION

I, Richard M. Jay, a Professional Land Surveyor registered in the State of Colorado, hereby certify to Pueblo Urban Renewal Authority and Pueblo, a Municipal Corporation, that a survey of the premises described hereon was conducted under my direct supervision, responsibility, and checking in March 2013 and that this plat of Gruma Subdivision, complies with the minimum standards for Land Surveys and Plats as set forth in Section 38-51-101 et, seq, C.R.S., 193 (as amended).

Richard M. Jay
Professional Land Surveyor
No. 25948

Date

BOUNDARIES UNLIMITED LAND SURVEYING

29244 KAREN RD.
PUEBLO, COLORADO
719-948-4860
Jn 13100SUB.DWG

For: Urban Renewal Authority Pueblo