

BENNETT SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Dorothy and Claude Bennett are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the SE 1/4 of Section 2, T1S, R1W, UTE Principal Meridian, as shown on the accompanying plat thereof, Said plat being specifically described as follows: Beginning at a point 1180.40 feet East of the South 1/4 Corner of Section 2, T1S, R1W, UTE P.M.; Thence East 133.52 feet to the East line of the SW 1/4 SE 1/4 of said Section 2; Thence N 01° 20' W 204.50 feet; Thence N 05° 30' W 163.00 feet; Thence West 113.14 feet; Thence South 366.39 feet to the point of beginning; EXCEPT the South 30 feet for road right of way, and EXCEPT Easement as described in documents recorded in Book 709 Page 514 and in Book 941 Page 499 of the MESA COUNTY CLERK and RECORDERS records. Said subdivision contains 0.97 acres, more or less.

That the said owners have caused the said property to be laid out and surveyed as HENNETT SUBDIVISION, a subdivision of a part of the County of Mesa, City of Grand Junction.

That the owner does hereby dedicate and set apart all streets as shown on the accompanying plat to the use of the public forever, and hereby dedicate those portions of said real property which are labeled as utility easements as a perpetual easement for the installation and maintenance of utilities and drainage facilities including but not limited to electric lines, gas lines, and telephone lines together with the right to trim interfering trees and brush, together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for installation of utilities refer to above for grading, landscaping, and for street improvements shall be financed by the seller or purchaser — not the City of Grand Junction.

IN WITNESS WHEREOF, said owners, Claude and Dorothy Bennett have subscribed their names this _____ day of _____ A.D. 1976.

Claude Bennett

Dorothy Bennett

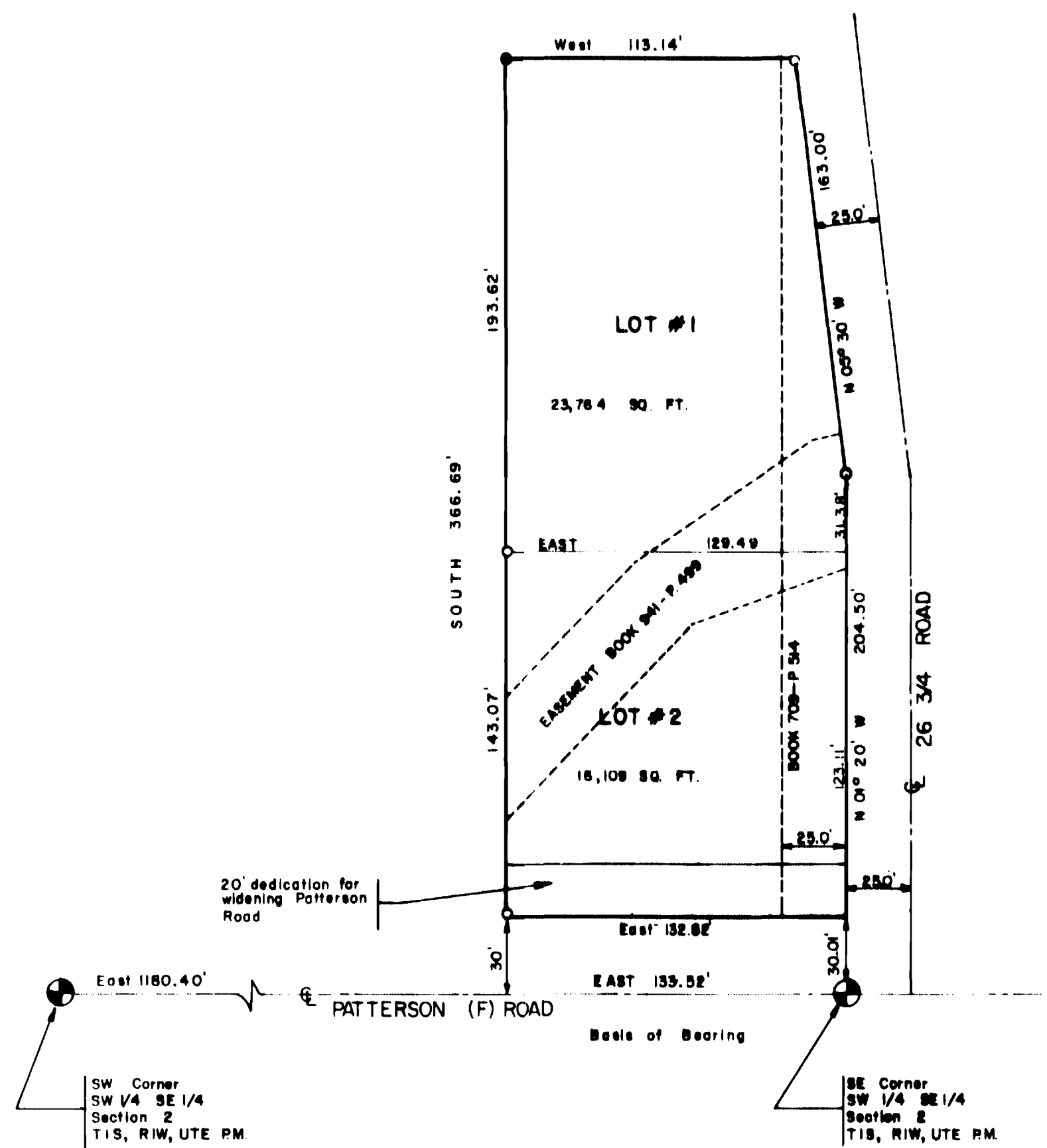
STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this _____ of _____ A.D. 1976 by Claude and Dorothy Bennett.

My commission expires: _____

Witness my hand and official seals.

Notary Public



LEGEND

- Mesa County Brass Cap
- Set Pin Mk'd Armstrong PE & L.S. 11441
- Found Rebar

CITY APPROVAL

This plat of Bennett Subdivision, located in the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 18 day of August A.D. 1976 by:

K. H. Calvin Utilities Coord. Committee
Lawrence J. Rogach President of Council
Donald E. Edmunds City Planner
Ronald P. Nish Grand Junction City Engineer
Levi Sicans Grand Junction City Planning Commission, Chairman
James D. Wyszanski Grand Junction City Manager

Approved for content and form only and not to the accuracy of surveys, calculations or drafting, pursuant to C.R.S. 1973

By [Signature] Date 9-15-1976
Mesa County Surveyor

CLERK AND RECORDERS CERTIFICATE

State of Colorado)
County of Mesa) ss

I hereby certify that this instrument was filed in my office at 10:45 o'clock A.M. Sep 17, 1976 A.D., 1976, and is duly recorded in plat Book No. 11 Page 218, Reception No. 1116279.

Earl Sawyer
Clerk and Recorder

Wayne H. Lizer Deputy
Fees \$ 10.00

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered land surveyor in the State of Colorado, do hereby certify that this survey was made under my direct supervision and that this plat represents said survey.

Wayne H. Lizer
WAYNE H. LIZER L.S. No. 14113

ARMSTRONG ENGINEERS
ENGINEERING - SURVEYING
CONCRETE & SOILS TESTING

BENNETT SUBDIVISION
F ROAD & 26 3/4 ROAD

DATE: JUNE 1976

BY: C.L.M.