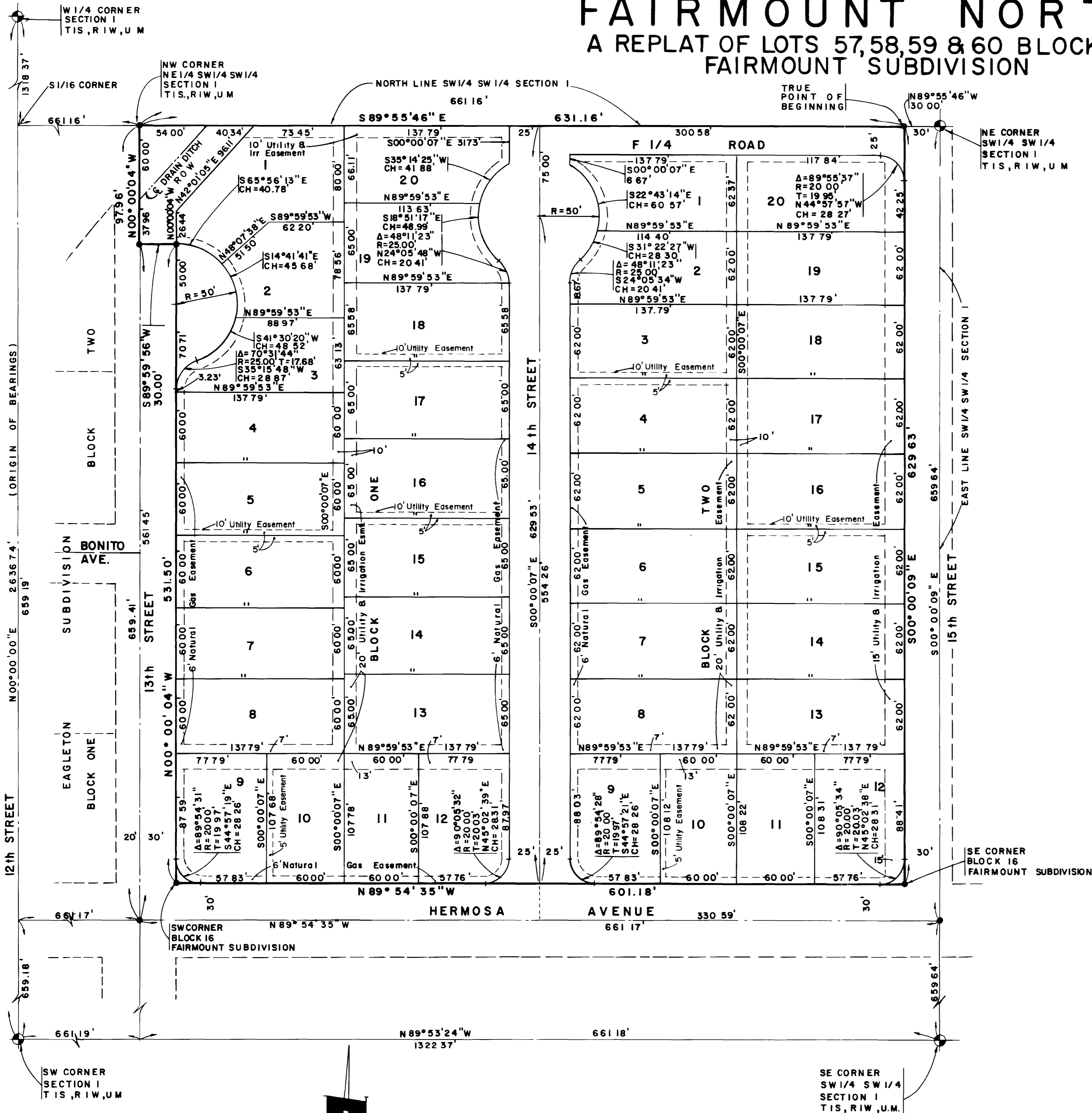


# FAIRMOUNT NORTH

## A REPLAT OF LOTS 57, 58, 59 & 60 BLOCK 16 FAIRMOUNT SUBDIVISION



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Milton A Walls and Norman D. Jones are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a Replat of Lots 57, 58, 59, and 60, Block 16 Fairmount Subdivision located in a part of the NE 1/4 SW 1/4 SW 1/4 of Section 1, T-1S, R-1W, U.M. as shown on the accompanying plat thereof; said real property being more particularly described as follows:

Commencing at the NE Corner of the SW 1/4 SW 1/4 of said Section 1; Thence N. 89° 55' 46" W along the North Line SW 1/4 SW 1/4 of said Section 1, a distance of 30.00 feet to the TRUE POINT OF BEGINNING. Thence S. 00° 00' 09" E 629.63 feet to the SE Corner of Block 16 Fairmount Subdivision; Thence N. 89° 54' 35" W 601.18 feet to the SW Corner of said Block 16 Fairmount Subdivision; Thence N. 00° 00' 04" W 531.50 feet; Thence S. 89° 59' 56" W 30.00 feet; Thence N. 00° 00' 04" W 97.96 feet to the NE Corner NE 1/4 SW 1/4 SW 1/4 of said Section 1; Thence S. 89° 55' 46" E along the North Line SW 1/4 SW 1/4 of said Section 1, a distance of 631.16 feet to the TRUE POINT OF BEGINNING. Containing 8.755 Acres.

That said owners have caused the said real property to be laid out and surveyed as Fairmount North, a Replat of Lots 57, 58, 59 and 60, Block 16 Fairmount Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets, avenues and roads as shown on the accompanying plat to the use of the public and public utilities forever and dedicate to the utility companies those portions of said real property, which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of such utilities as telephone, electric lines, poles and cables, storm and sanitary sewer lines, gas pipelines, with further right of ingress and egress to and from the above described utility easements, and those portions of said real property which are labeled as irrigation easements for the installation and maintenance of irrigation ditches, flumes and conduits, and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches, flumes and conduits.

IN WITNESS WHEREOF said owners Milton A Walls and Norman D. Jones have caused their names to be hereunto subscribed this 20th day of NOVEMBER, A.D., 1977.

Milton A. Walls  
Milton A. Walls

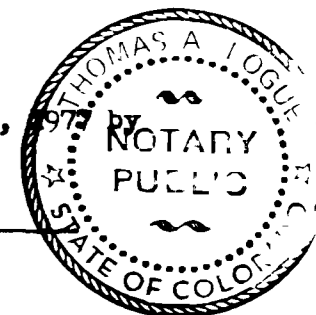
Norman D. Jones  
Norman D. Jones

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 20th day of NOVEMBER, A.D., 1977, Milton A. Walls and Norman D. Jones.

My Commission Expires: Aug 9th 1981  
Witness My Hand and Official Seal

Thomas A. Logan  
Notary Public



### CITY APPROVAL

This plat of Fairmount North, a Replat of Lots 57, 58, 59 and 60, Block 16 Fairmount Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 15 day of February, A.D., 1978.

James E. Wysocki  
City Manager

James A. Kildee  
President of Council

Janice Kildee  
Chairman, Grand Junction City Planning Commission

William A. Beaver  
Director of Development

Ronald P. Piel  
Grand Junction City Engineer

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss # 1154360

I hereby certify that this instrument was filed in my office at 4:40 o'clock P.M., this 3rd day of March, A.D., 1978 and is duly recorded in Plat Book 11, Page 336.

Earl Sawyer  
Clerk and Recorder

By Hazel M. Huskey Deputy  
Fees \$ 10.00

### SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Fairmount North, a Replat of Lots 57, 58, 59 and 60, Block 16 Fairmount Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.  
James T. Patty Jr.  
Colorado Registration No. 9960



### LEGEND

- ⊕ Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap.
- ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners

### AREA QUANTITIES

Total Acres In Lots	7.581 Ac or 86.59%
Total Acres In Streets	1.174 Ac or 13.41%
Total Acres	8.755 Ac or 100.00%
Total Numbers Of Lots	40 Lots



**FAIRMOUNT NORTH**

**PARAGON ENGINEERING, INC.**

PO BOX 2872, 825 ROOD AVE., GRAND JUNCTION, COLO 81501 PHONE 243-8966  
OCT. 1977