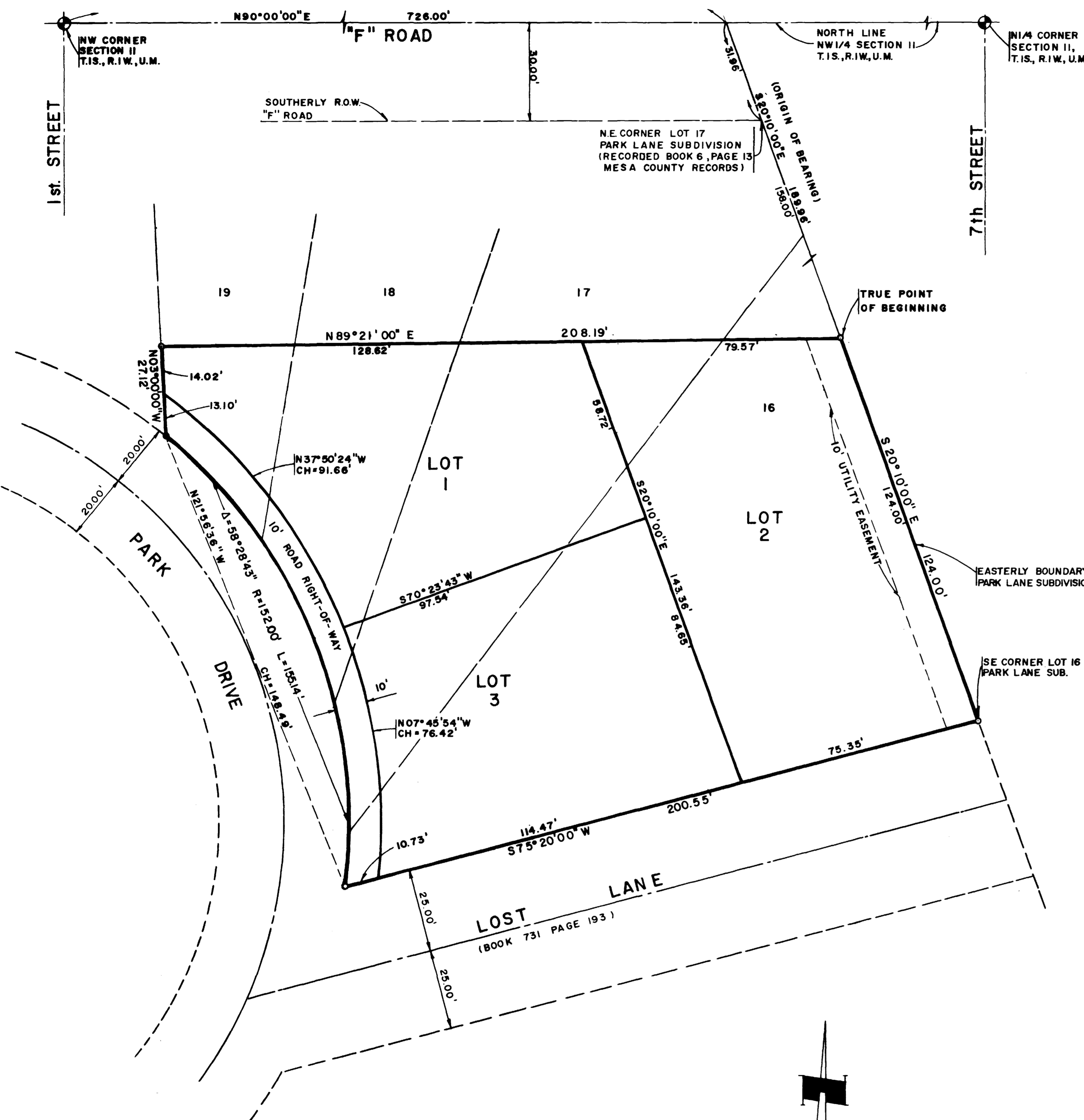


# REPLAT OF PART OF LOTS 16, 17, 18 AND 19 OF PARK LANE SUBDIVISION



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Kate K. Denning is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of Lots 16, 17, 18 and 19, Park Lane Subdivision located in a part of the NW 1/4 NW 1/4 of Section 11, T.1S, R.1W, Ute Meridian, said real property being more particularly described as follows:

Commencing at the NW Corner of Section 11, T.1S, R.1W, of the Ute Meridian; Thence N. 90° 00' 00" E along the North line of the NW 1/4 of said Section 11 a distance of 726.00 feet; Thence S. 20° 10' 00" E along the Easterly boundary of said Park Lane Subdivision a distance of 189.96 feet to the TRUE POINT OF BEGINNING. Thence continuing S. 20° 10' 00" E along said Easterly boundary of said Park Lane Subdivision a distance of 124.00 feet to a point on the Northerly Right-of-Way of Lost Lane; Thence S. 7° 20' 00" W along said Northerly Right-of-Way a distance of 200.55 feet to a point on the Easterly Right-of-Way of Park Drive; Thence along said Easterly Right-of-Way of Park Drive along the arc of a curve to the left whose radius is 152.00 feet and whose long chord bears N. 21° 56' 36" W 148.49 feet; Thence N. 03° 00' 00" W 27.12 feet; Thence N. 89° 21' 00" E 208.19 feet to the TRUE POINT OF BEGINNING. Containing 0.650 Acres.

That said owner has caused the said real property to be laid out and surveyed as Replat of Part of Lots 16, 17, 18 and 19 of Park Lane Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby 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 telephoning, electric lines, poles and cables, storm and sanitary sewer mains, 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 Kate K. Denning has caused her name to be hereunto subscribed this 14th day of SEPT., A. D., 1977.

Kate K. Denning  
Kate K. Denning

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 14th day of SEPT., A.D., 1977 by Kate K. Denning.

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

Monica A. Agave  
Notary Public

**CITY APPROVAL**

This plat of Replat of Part of Lots 16, 17, 18 and 19 of Park Lane Subdivision, a subdivision of the City of Grand Junction, County of Mesa and the State of Colorado was approved on this 1st day of September, A.D., 1977.

James E. Wyszocki  
City Manager

Virginia D. Wagner  
Chairman, Grand Junction City Planning Commission

Ronald P. Rish  
Grand Junction City Engineer

Karen Johnson  
President of Council

Alvin J. Bauer  
City Planner

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA ) ss 1145689

I hereby certify that this instrument was filed in my office at 10:30 o'clock A. M., this 3 day of November, A.D., 1977 and is duly recorded in Plat Book 11, Page 308.

Earl Sawyer  
Clerk and Recorder

Patricia Hagan  
Deputy

Fees \$ 10.00

**SURVEYOR'S CERTIFICATE**

I, James T. Patty Jr., do hereby certify that the accompanying plat of Replat of Part of Lots 16, 17, 18 and 19 Park Lane Subdivision, a subdivision of the City of Grand Junction, County of Mesa and 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.  
Registered Land Surveyor  
Colorado Registration No. 9960



**AREA QUANTITIES**

Total Numbers of Lots    3 Lots  
Total Acres                    0.650 Ac.

- LEGEND**
- ⊙ Indicates Mesa County Brass Cap
  - Indicates 5/8" Rebar And Monument Cap
  - ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners
  - Indicates Nail

