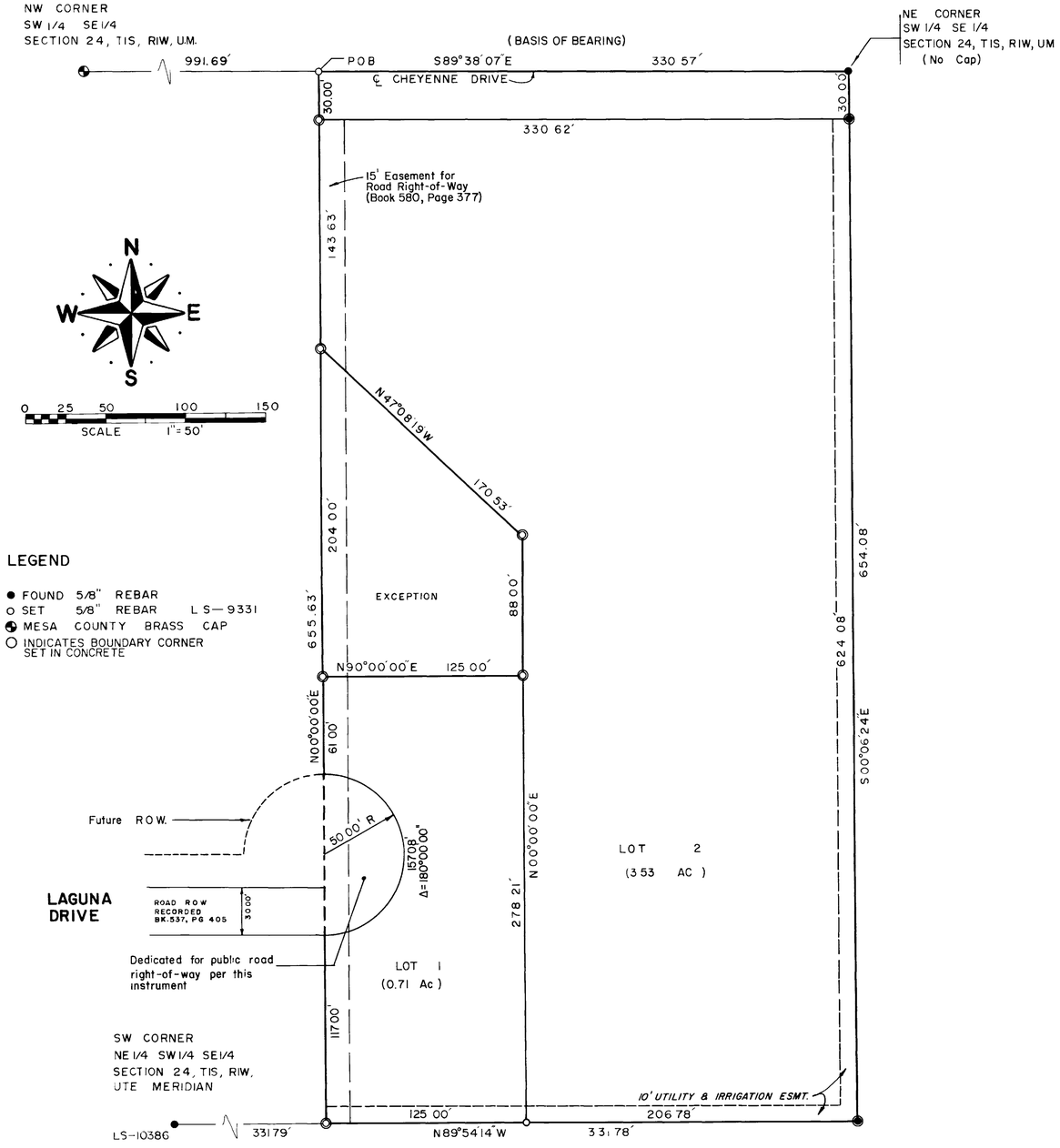
EASTER SUBDIVISION

A MINOR SUBDIVISION SITUATED IN SW1/4 SE1/4 SECTION 24 T1S R1W UTE MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.



LEGEND

- ● FOUND 5/8" REBAR
- ○ SET 5/8" REBAR L S — 9331
- ◉ MESA COUNTY BRASS CAP
- ○ INDICATES BOUNDARY CORNER SET IN CONCRETE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the E½ NE¼ SW¼ SE¼ of Section 24, T1S, R1W of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado.

The E½ NE¼ SW¼ SE¼ of Section 24, T1S, R1W of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Beginning at a point on the North line of said E½ NE¼ SW¼ SE¼, from which the Northwest corner of SW¼ SE¼ of said Section 24 bears N 89° 38' 07" W 991.69 feet, with all bearings contained herein relative thereto; thence S 89° 38' 07" E 330.57 feet; thence S 00° 06' 24" E 654.08 feet; thence N 89° 54' 14" W 331.78 feet; thence N 00° 00' 00" E 278.00 feet; thence N 90° 00' 00" E 125.00 feet; thence N 00° 00' 00" E 88.00 feet; thence N 47° 08' 19" W 170.53 feet; thence N 00° 00' 00" E 173.63 feet to the point of beginning.

That the said owners have caused the said real property to be laid out and surveyed as Easter 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 and roads as shown on the accompanying plat to the public forever and hereby dedicate those portions of said real property which are labeled as utility, drainage and irrigation easements on the accompanying plat to the public utilities companies as perpetual easement for the installation and the maintenance of utilities, drainage and irrigation facilities including but not limited to, transmission lines, electric lines, gas lines, and telephone lines. Together with the right to trim interfering trees and brush. 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 street paving or improvements shall be financed by the seller or the purchaser, not by the City of Grand Junction.

In witness whereof said owners John E. Easter and Ethel L. Easter have caused their names to be hereon subscribed this 13th Day of September, A.D., 1978.

John E. Easter — Ethel L. Easter

STATE OF COLORADO)
) SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 13th Day of September, A.D., 1978.

My commission expires 3-8-80.

Notary Public

CITY APPROVAL

This Plat of Easter Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this 15 day of November A.D. 1978. By:

James E Wyerker
City Manager

Karl M Johnson
President of Council

Jamie Rider
Chairman, Grand Junction City Planning Commission

Delmar A. Seaver
City Planner

Ronald P. Rich
Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:02 O'clock P.M., this 7th Day of December, A.D., 1978 and is duly recorded in the Plat Book 12, at Page 106, Reception No. 1178450.

Earl Sawyer
Clerk and Recorder

By Virgil M Huskey
Deputy

Fees $ 12.00

I, William G. Ryden, do hereby certify that the accompanying plat of Easter Subdivision, a subdivision of a part of the City of Grand Junction was prepared under my supervision and accurately represents a survey of the same.

William G. Ryden
William G. Ryden, Registered Land Surveyor
No. 9331

PREPARED BY

COLORADO WEST SURVEYING COMPANY

EASTER SUBDIVISION

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