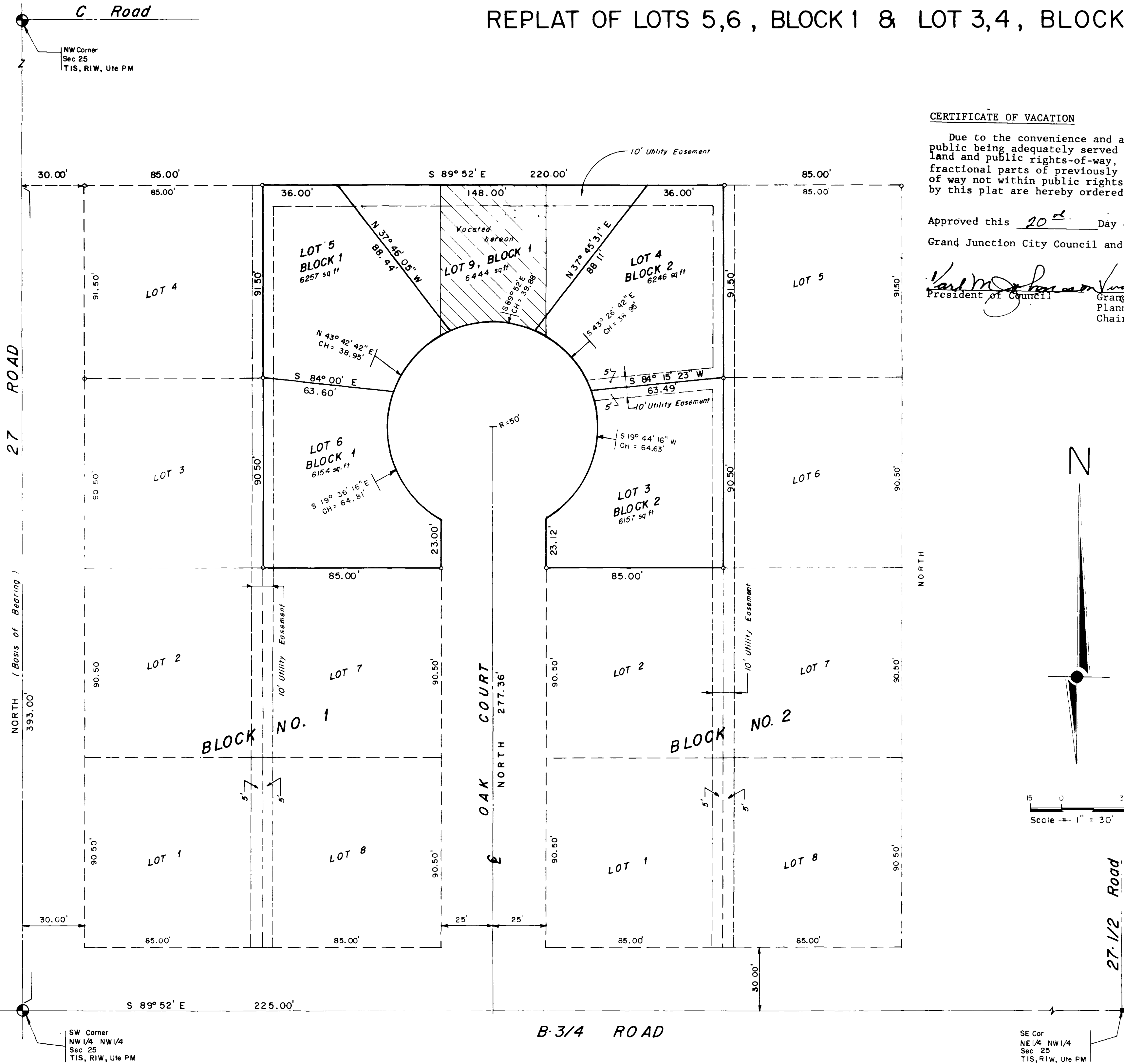


CYPHERS SUBDIVISION

REPLAT OF LOTS 5,6, BLOCK 1 & LOT 3,4, BLOCK 2

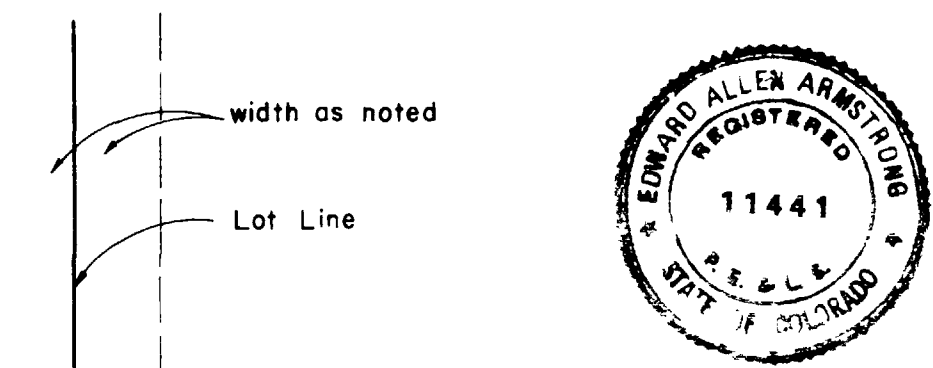


- LEGEND**
- ⊕ Mesa County Brass Cap
 - Hinge Nail based on survey of February 25, 1975
 - FOUND 5/8" Rebar w/ Cap Mk'd. Armstrong PE & LS 11441
 - └ 5/8" Rebar & Cap to be set at all Lot Corners

AREA QUANTITIES

Total Acres	0.92
Total Number of Lots	5

TYPICAL UTILITY, IRRIGATION AND DRAINAGE EASEMENT



DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Arthur L. and Millard R. Gilbert are the owners of Lots 5 and 6, Block 1, and Lots 3 and 4, Block 2, in Cyphers Subdivision lying in a part of the NW 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian, as shown on the official plat of said subdivision as filed with the Mesa County Clerk and Recorder.

That said owners have caused the said property to be laid out and resurveyed as shown on the accompanying plat of Replat of Lots 5-6, Block No. 1 and Lots 3-4, Block No. 2, Cyphers Subdivision.

That the owners do hereby dedicate to the Public Utilities a perpetual easement to those portions of said real property which are labeled as utility easements 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. Such easements and rights shall be utilized in a reasonable and prudent manner.

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

CERTIFICATE OF VACATION

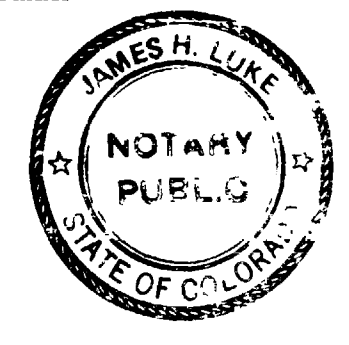
Due to the convenience and access needs of the public being adequately served by the platting of land and public rights-of-way, the vacation of fractional parts of previously dedicated rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered.

Approved this 20th Day of July A.D. 1977
Grand Junction City Council and Planning Commission

Carl M. Johnson President of Council
Virginia D. Flager Grand Jct., City Planning Commission, Chairman

IN WITNESS WHEREOF, said owners, Arthur L. and Millard R. Gilbert, have subscribed their names this 5th day of October A.D. 1977.

Arthur L. Gilbert Arthur L. Gilbert
Millard R. Gilbert Millard R. Gilbert



STATE OF COLORADO)
COUNTY OF MESA) ss The foregoing instrument was acknowledged before me this 5th day of October A.D. 1977 by Arthur L. & Millard R. Gilbert

My Commission expires: Sept 7, 1981 Witness my hand and official seals *James H. Luke* Notary Public

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa) ss 1245690

I hereby certify that this instrument was filed in my office at 10:31 O'clock A.M., Nov 3 A.D., 1977, and is duly recorded in plat Book No. 11

Page 309, Reception No. 1245690

Earl Sawyer Clerk and Recorder
Patricia Dean Deputy

810.00
Fees

Approved for content and form only and not to the accuracy of surveys, calculations or drafting, pursuant to C.R.S. 1973, 38-51-101-102.

By: *Ronald P. Rich* Date: 10/31/77
Mesa County Surveyor

CITY APPROVAL

This plat of Replat of Lots 5-6, Block No. 1, and Lots 3-4, Block No. 2, Cyphers Subdivision, located in the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted the 20th Day of July A.D. 1977 by:

Carl M. Johnson President of Council
Alvin A. Beavers City Planner
Virginia D. Flager Grand Junction City Planning Commission, Chairman
Ronald P. Rich Grand Junction City Engineer
James E. W. York Grand Junction City Manager

SURVEYOR'S CERTIFICATE

I, Edward A. Armstrong, do hereby certify that the accompanying plat of Replat of Lots 5-6, Block No. 1, and Lots 3-4, Block No. 2, in Cyphers Subdivision, a subdivision of a part of the County of Mesa has been prepared under my direction and accurately represents a field survey of same.

Edward A. Armstrong
Edward A. Armstrong
Colorado Registered P.E. & LS
No. 11441

Replat of Lots 5,6-Block 1 & Lots 3,4-Block 2 - Cyphers Subdivision
ARMSTRONG ENGINEERS & ASSOC., INC.
861 ROOD AVENUE, GRAND JUNCTION, COLO. PHONE 245-3861