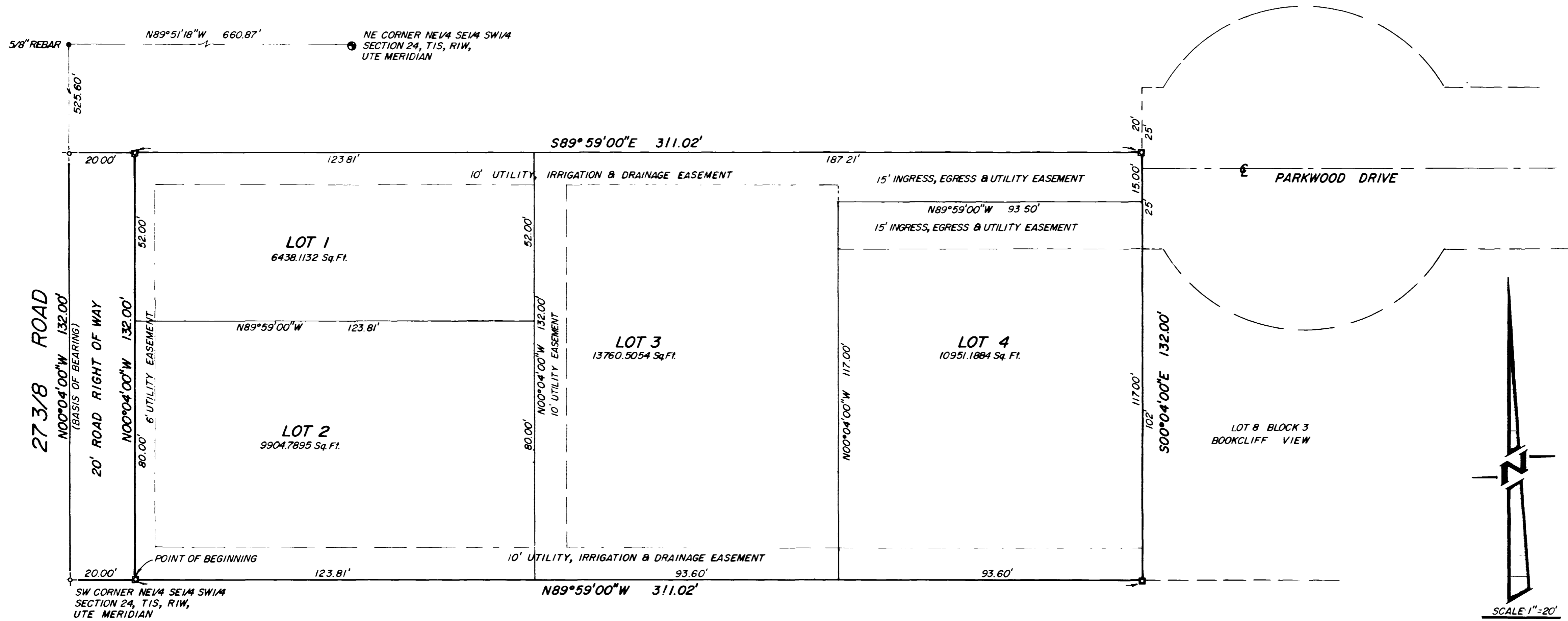
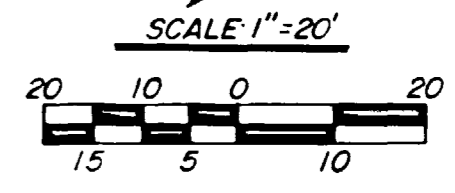


D.S. AND S. SUBDIVISION



- SET 5/8" REBAR & CAP IN CONCRETE L.S. 9331
- ⊥ SET 5/8" REBAR & CAP L.S. 9331
- ⊕ SET PK NAIL
- FOUND PIN
- MESA COUNTY BRASS CAP



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and being located in the NE¹/₄ of the SE¹/₄ of the SW¹/₄ of Section 24, Township 1 South, Range 1 West of the Ute Meridian, whose West line bears N 00° 04' 00" W and all bearings contained herein to be relative thereto, as shown on the accompanying plat and being more particularly described as follows:

Beginning at a point S 89° 59' 00" E a distance of 20.0 feet of the Southwest corner NE¹/₄ SE¹/₄ SW¹/₄ of said Section 24, thence N 00° 04' 00" W 132.00 feet, thence S 89° 59' 00" E 311.02 feet, thence S 00° 04' 00" E 132.00 feet, thence N 89° 59' 00" W 311.02 feet to the point of beginning.

Said property contains 0.9425 acres more or less.

That said owners have caused the said real property to be laid out and platted as D. S. AND S. SUBDIVISION, a part of the City of Grand Junction, Mesa County, 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 grants 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 easements for the installation and 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 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 purchaser, not by the City of Grand Junction.

IN WITNESS WHEREOF said owners, David Alan Cypher and Susan Marie Cypher, have caused their names to be hereon subscribed this 24th day of November A. D., 19 81.

David Alan Cypher
David Alan Cypher, owner

Susan Marie Cypher
Susan Marie Cypher, owner

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 24th day of November A. D., 19 81, by David Alan Cypher, owner, and Susan Marie Cypher, owner.

Witness my hand and official seal, my commission expires 3-8-81

William G. Pyden
Notary Public

CITY APPROVAL
This plat of D. S. AND S. SUBDIVISION, a part of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this 22d day of February A. D., 19 82.

James E. Updekel
Mayor

Kevin R. Brink
President of City Council

Karl H. Weber
City Clerk

Ronald P. Rich
City Engineer

Richard J. Stille
City Attorney

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 2:38 on this 4 day of Mar A. D., 19 82 recorded in book 13 Page 30 Reventon 1290004

Ernie Sawyer
Clerk and Recorder

Mary Baker
Notary

SURVEYORS CERTIFICATE
I, William G. Pyden, do hereby certify that the accompanying plat of D. S. AND S. SUBDIVISION, a part 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.

William G. Pyden
Registered Land Surveyor
Colorado Registration No. 9331

NOTE
OWNERS OF LOTS 3 & 4 WILL COOPERATE AND CONSTRUCT A COMMON ALL WEATHER DRIVEWAY A MINIMUM OF 18' WIDE



FEES 16.00

<p>COLORADO WEST SURVEYING COMPANY COMPLETE LAND PLANNING COMPLETE SURVEYING SERVICE</p> <p>835 Colorado Avenue Grand Junction, Colorado 81501 303 245-2767</p>	NO DATE REVISION BY		<p>D. S. AND S. SUBDIVISION LOCATED IN THE NE¹/₄ SE¹/₄ SW¹/₄ SECTION 24, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLO.</p> <p>PREPARED FOR: <u>CYPHER</u></p>	
	DES	CK WGR		81 1118
	DRJ KIBEL	DATE 11/23/81		