

VILLAGE FAIR SUBDIVISION

DECLARATION

IN WITNESS WHEREOF, THE UNDERSIGNED:

That the undersigned Village Fair, a Limited Partnership, Earl A. Jensen, General Partner, 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 the NE 1/4 of Section 11, T.1 S., R.1 W. of the 10th Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Beginning at the NE Corner of said Section 11; Thence S 00° 01' 09" E along the east line of the NE 1/4 NE 1/4 of said Section 11 a distance of 478.50 feet; Thence S 89° 58' 51" W 106.86 feet to a point on the northerly right of way of the Grand Valley Canal; Thence along said northerly right of way of the Grand Valley Canal by the following four (4) courses and distances: (1) N 50° 05' 40" W 69.85 feet; (2) N 56° 35' 52" W 74.60 feet; (3) N 77° 03' 21" W 132.22 feet; (4) N 77° 03' 21" W 81.27 feet; Thence N 00° 00' 00" E 371.35 feet to a point on the north line of the NE 1/4 NE 1/4 of said Section 11; Thence N 90° 00' 00" E along said north line of the NE 1/4 NE 1/4 of Section 11 a distance of 541.40 feet to the point of beginning, containing 5.432 acres.

That said owner has caused the said real property to be laid out and surveyed as Village Fair Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets as shown on the accompanying plat to the use of the public forever, and dedicates to the Public Utilities 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 lines, irrigation and drainage, water and sanitary sewer lines, with right of ingress and egress to and from the above described utility easements.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 31st day of July, A.D., 1981.

Village Fair, a Limited Partnership

Earl A. Jensen
Earl A. Jensen, General Partner

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 31st day of July, A.D., 1981 by Earl A. Jensen, General Partner of Village Fair, a Limited Partnership.

My commission expires: November 19 1982 Witness my hand and official seal.

James E. Wysocki
City Manager

CITY APPROVAL

This plat of Village Fair Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 31st day of July, A.D., 1981.

James E. Wysocki City Manager
James Beach President of Council
Ronald P. Rich 12-21-81 Grand Junction City Engineer
James J. Quinlan Chairman, Board of Public Planning Commission

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } # 1279661

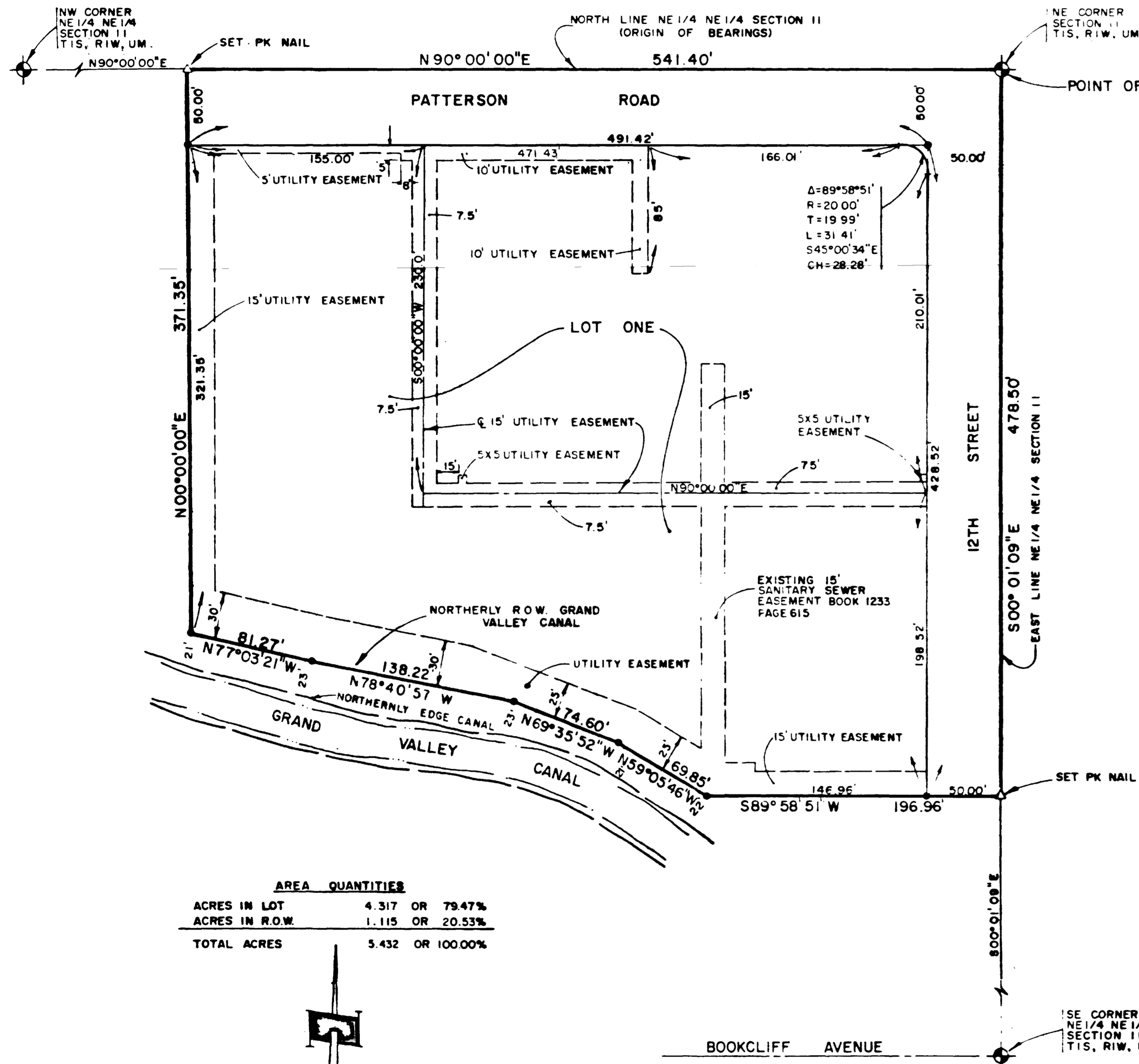
I hereby certify that this instrument was filed in my office at 2:12 o'clock P.M. this 7th day of January, A.D., 1982 and is duly recorded in Plat Book 13, Page 1.

Earl Jensen Clerk and Recorder
By *Theresa M. Hocking* Deputy
Fees \$ 10.00

SURVEYOR'S CERTIFICATE

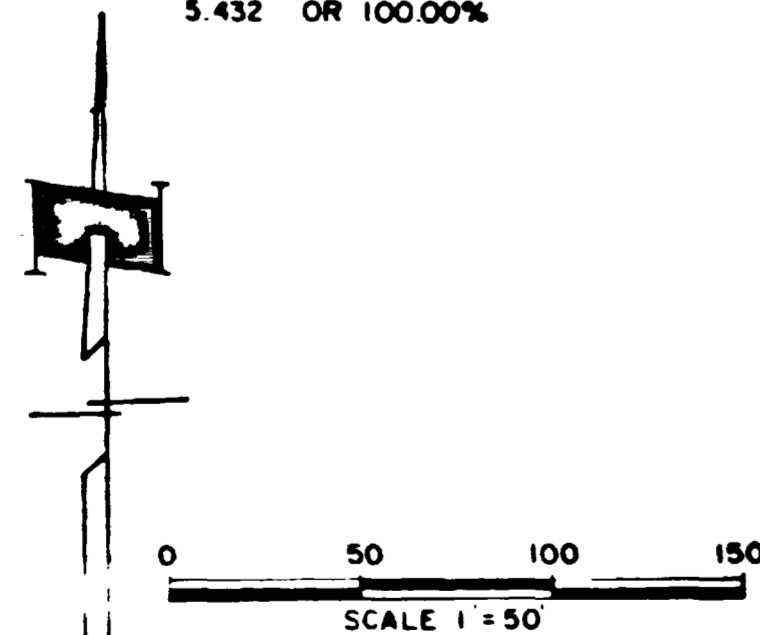
I, James T. Patty Jr., do hereby certify that the accompanying plat of Village Fair Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr. 1981-82
James T. Patty Jr. 5/15/80
Registered Land Surveyor
Colorado Registration No. 9960



AREA QUANTITIES

ACRES IN LOT	4.317	OR	79.47%
ACRES IN R.O.W.	1.115	OR	20.53%
TOTAL ACRES	5.432	OR	100.00%



- LEGEND**
- MESA COUNTY BRASS CAP
 - 5/8" REBAR AND MONUMENT CAP SET IN CONCRETE

VILLAGE FAIR SUBDIVISION