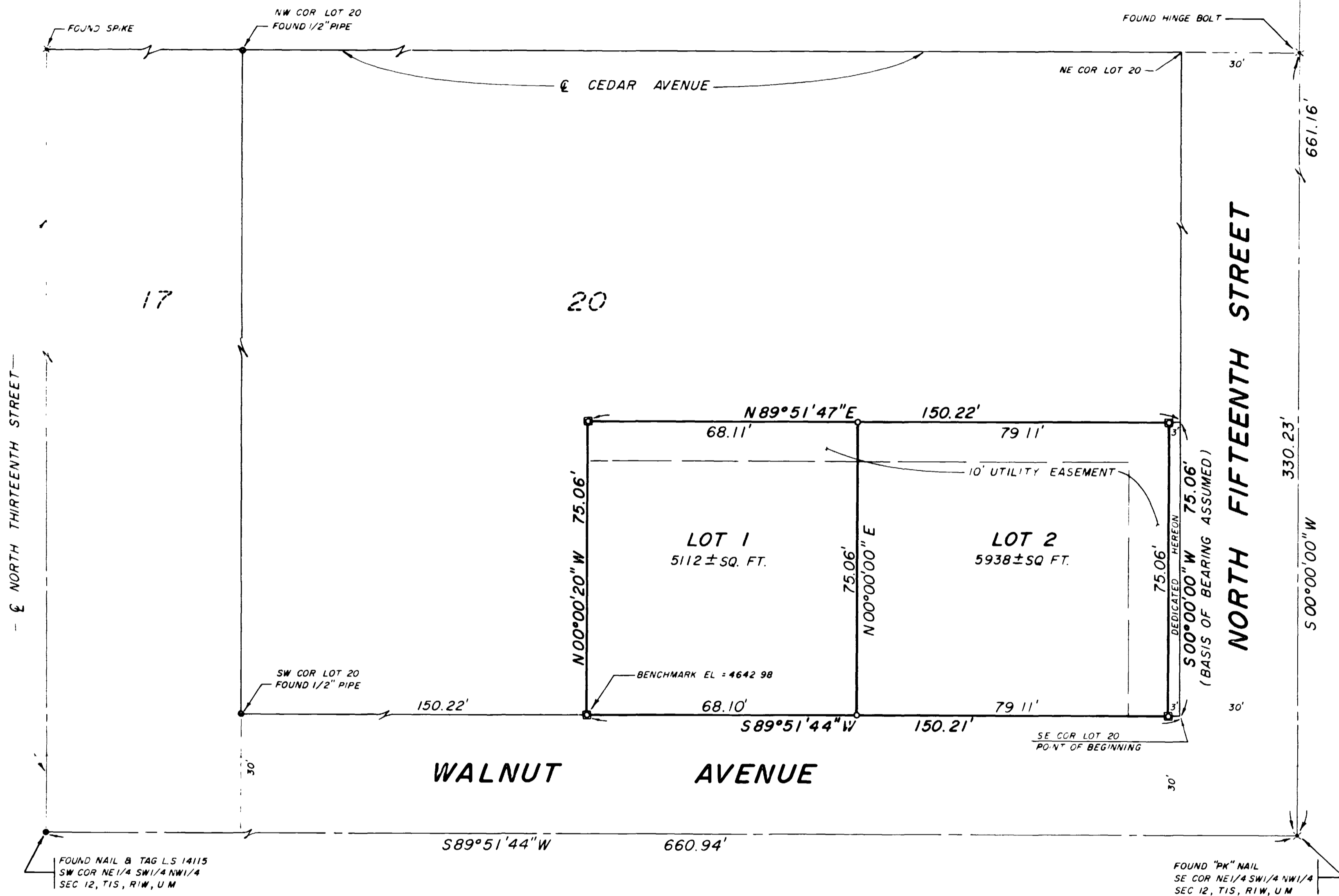


WALNUT GROVE

M C S M BRASS CAP
SE COR NW1/4 NW1/4
SEC. 12, T15, R1W, U M



DEDICATION

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned, J. P. White and Doris P. White, are the owners of that real property being described as follows:

A tract or parcel of land situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of Lot 20, Block 6, Fairmount Subdivision within the Northwest quarter of Section 12, Township 1 South, Range 1 West of the Ute Meridian, as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Considering the East line of said Lot 20 to bear South 00°00'00" West and all bearings contained herein are relative thereto. Beginning at the Southeast corner of said Lot 20, thence South 89°51'44" West 150.21 feet along the South line of said Lot 20, said South line also being the Northerly right-of-way of Walnut Avenue, thence leaving said South line North 00°00'20" West 75.08 feet, thence North 89°51'47" East 150.22 feet to a point on the East line of said Lot 20, said East line also being the Westerly right-of-way of North Fifteenth Street, thence South 00°00'00" West 75.08 feet along said East line to the Point of Beginning. Said tract or parcel contains 0.26 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as WALNUT GROVE, a subdivision, 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 use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for the installation and subsequent maintenance of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 7th day of Dec A.D. 19 82.

J.P. White
J. P. White, Owner

Doris P. White
Doris P. White, Owner

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 7th day of December A.D. 19 82 by J. P. White, owner, and Doris P. White, owner.

My commission expires: 3-8-84
Witness my hand and official seal:

Lee Ann Ryden
Lee Ann Ryden, Notary Public
835 Colorado Avenue
Grand Junction, Colorado 81501

CITY APPROVAL

This plat of WALNUT GROVE, a subdivision, City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this 16th day of February A.D., 19 83.

James Z. Unzercki
City Manager

James R. Beach
President of Council

Mary Ann Talson
Director of Development

Bob Rossmier
Chairman, Grand Junction Planning Commission

Ronald P. Park
Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 11:56 o'clock A. M., this 8 day of MARCH A.D. 19 83 and is duly recorded as Reception Number 1318571 in Plat Book 13 at Pages 733 through inclusive. FILE U-97

Carl Sawyer
Clerk and Recorder

By: Mary Baker
Deputy

SURVEYORS CERTIFICATE

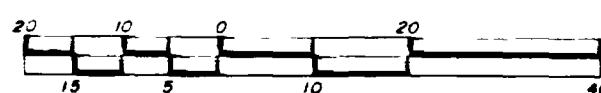
I, William G. Ryden, do hereby certify that the accompanying plat of WALNUT GROVE, a subdivision, City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direct supervision and accurately represents the same.

William G. Ryden
William G. Ryden
Registered Land Surveyor LS 8331

- SET 5/8" REBAR W/CAP L.S. 9331
- SET 5/8" REBAR W/CAP L.S. 9331 IN CONCRETE



SCALE: 1" = 20'



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

NO	DATE	REVISION	BY
WALNUT GROVE			
LOCATED IN PART OF LOT 20, BLOCK 6 FAIRMOUNT SUBDIVISION, MESA COUNTY, STATE OF COLORADO			
NW1/4, SEC. 12, T15, R1W, UTE MERIDIAN			
DES	CK WGR	82-1154	SHEET 1
DR S.R	DATE 12/82		OF

COLORADO WEST SURVEYING COMPANY
COMPREHENSIVE LAND PLANNING
COMPLETE SURVEYING SERVICE
835 Colorado Avenue
Grand Junction, Colorado 81501
303 245 2767