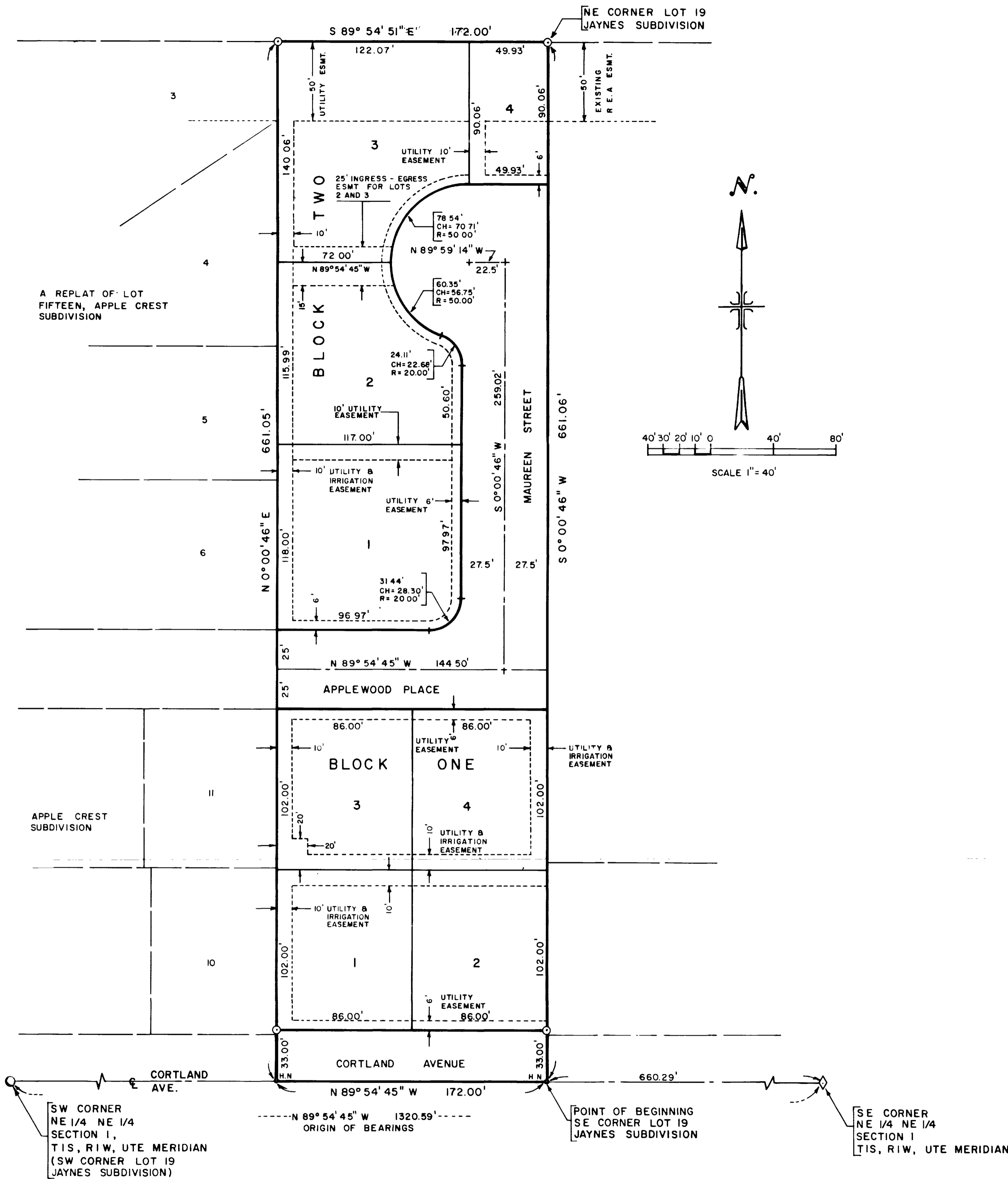


CORTLAND SUBDIVISION



A REPLAT OF LOT FIFTEEN, APPLE CREST SUBDIVISION

NE CORNER LOT 19 JAYNES SUBDIVISION

APPLE CREST SUBDIVISION

SW CORNER NE 1/4 NE 1/4 SECTION 1, T1S, R1W, UTE MERIDIAN (SW CORNER LOT 19 JAYNES SUBDIVISION)

POINT OF BEGINNING SE CORNER LOT 19 JAYNES SUBDIVISION

SE CORNER NE 1/4 NE 1/4 SECTION 1 T1S, R1W, UTE MERIDIAN

AREA SUMMARY

LOTS	1.84 Ac.	70.5 %
ROADS	.77 Ac.	29.5 %
TOTAL	2.61 Ac.	100.0 %

- LEGEND**
- ◇ MESA COUNTY SURVEY MONUMENT
 - #5 REBAR / CAP SET IN CONCRETE
 - #5 REBAR / CAP FOUND
 - #5 REBAR / CAP SET AT ALL LOT CORNERS
 - HN HINGE NAIL SET

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Vern O. Thompson is the owner of that real property in the City of Grand Junction, County of Mesa, State of Colorado and being that part of the NE 1/4 Section 1, Township 1 South, Range 1 West, Ute Meridian, as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the Southeast Corner of the NE 1/4 NE 1/4 of Section 1, T1S, R1W of the Ute Meridian; thence N 89°54'45" W 660.29 feet to the Southeast Corner of Lot 19, Jaynes Subdivision and the true point of beginning; thence N 89°54'45" W 172.00 feet; thence N 0°00'46" E 661.05 feet; thence S 89°54'51" E 172.00 feet to the Northeast Corner of said Lot 19; thence S 0°00'46" W 661.06 feet to the point of beginning.

Containing 2.61 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as Cortland 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 and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as 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. Said easement and rights shall be utilized in a reasonable and prudent manner.

That the owner does hereby grant an easement and right-of-way, appurtenant to Walker Field Airport, for the passage of all aircraft in the airspace above the surface of the Subdivision, beginning at 125 feet above the ground level to an infinite height, together with the right to cause in said airspace such noise, vibration, smoke, fumes, glare, dust, fuel particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on said Walker Field Airport.

That all expense for street paving or improvement shall be furnished by the seller or purchaser, not by the City of Grand Junction.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 24th day of May A.D., 1981.

Vern O. Thompson
Vern O. Thompson

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 24th day of May A.D., 1981 by Vern O. Thompson.

My Commission expires April 9, 1983
Witness by hand and official seal.

Ronald P. Rich
Notary Public

CITY APPROVAL

This plat of Cortland Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this 16th day of November A.D., 1981.

CITY OF GRAND JUNCTION
James E. Weyerer City Manager By *Janis R. Beach* President of Council
Jane S. Starninsky Chairman, Grand Junction City Planning Commission *Kathy M. Weber* City Planner
Ronald P. Rich 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 1:22 o'clock P.M., this 16 day of JULY A.D., 1981 and is duly recorded in Plat Book No. 13, Page 46;
Fee \$ 10.00
Mary Fisher Deputy Clerk and Recorder *Wendy Sawyer* Clerk and Recorder

SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson, do hereby certify that the accompanying plat of Cortland Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

J. Boyd Peterson
J. Boyd Peterson
Colorado Reg. No. 5837

WESTERN ENGINEERS, INC
PLAT OF
CORTLAND SUBDIVISION
CITY OF GRAND JUNCTION,
MESA COUNTY, COLORADO
DRAWN BY: RAM
CHECKED BY: JWB
DATE: 5-27-81
GRAND JUNCTION, COLORADO