

HILLTOP SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned are the Owners of that real property situated in the County of Mesa, State of Colorado, said real property situated in Block 14, Fairmount Subdivision, City of Grand Junction, as recorded in Book 1 at Page 19 in the Office of the Clerk and Recorder, Mesa County, Colorado, said Block 14 Fairmount Subdivision being a part of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter (SE 1/4 SW 1/4 SW 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, said parcel being more particularly described as follows:

Commencing at the Southwest Corner (SW Cor.) of said Section 1, and considering the line between said Southwest Corner (SW Cor.) and the Southeast Corner (SE Cor.) of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 1 to bear South 89°53'24" East with all bearings contained herein being relative thereto; Thence South 09°53'24" East along the South line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 1 a distance of 773.63 feet; Thence North 00°06'36" East 50.00 feet to the True Point of Beginning of said parcel; Thence continuing North 00°06'36" East 290.00 feet; Thence North 89°53'24" West 113.10 feet to the West line of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter (SE 1/4 SW 1/4 SW 1/4) of said Section 1; Thence North 00°00'04" West along said West line of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter (SE 1/4 SW 1/4 SW 1/4) of said Section 1 a distance of 289.41 feet to a point from whence the Northwest Corner (NW Cor.) of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter (SE 1/4 SW 1/4 SW 1/4) of said Section 1 bears North 00°00'04" West 30.00 feet; Thence South 89°54'36" East 628.17 feet; Thence South 00°00'09" East 579.63 feet; Thence North 89°53'24" West 515.64 feet to the True Point of Beginning, containing 7.606 Acres.

Together with an easement for drainage purposes as recorded in Book 550 at Page 248 in the Office of the Clerk and Recorder, Mesa County, Colorado.

That said Owners have caused the said real property to be laid out and surveyed as Hilltop Subdivision, a subdivision of 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 use of the public and utilities forever, and hereby dedicate 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 and electric cables, gas pipelines, and irrigation easements;

Jennie Hall

IN WITNESS WHEREOF said Owners have caused their names to be hereunto subscribed this 20th day of October, A.D., 1983.

Diane Reimer, President

Edward Ruland, Secretary

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 20th day of October, A.D., 1983, by Diane Reimer and Edward Ruland.

My Commission expires: March 11, 1985
Witness my hand and official seal.

Linda Dow
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 9:46 o'clock A.M., JANUARY 4, A.D., 1983 and is duly recorded in plat book 13, page 233-234, Reception No. 1349896

East Sawyer Clerk and Recorder
Linda Palmer Deputy
Fees: 20.00
FILED X-56

CITY PLANNING COMMISSION CERTIFICATE

Approved this 4th day of Nov, A.D., 1983, City Planning Commission of the City of Grand Junction, of the County of Mesa, Colorado.

Susan Kuster
Chairman

SURVEYOR'S CERTIFICATE

I, Fredric N. Ruhs, do hereby certify that the accompanying plat has been prepared under my direct responsibility by using and checking an original plat prepared for the same parcel of ground by Paragon Engineering, Inc., July 24, 1981. I have accurately set the monuments as shown in the legend for the purpose of right-of-way changes only and the plat represents a field survey of same.

Fredric N. Ruhs 8-22-83
Fredric N. Ruhs
Professional Land Surveyor
Colorado Registration No. 20158

Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended.

By: N/A
Mesa County Surveyor

Date: N/A

CITY APPROVAL

This plat of Hilltop Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 21st day of September, A.D., 1983.

James D. Wyrwack
City Manager

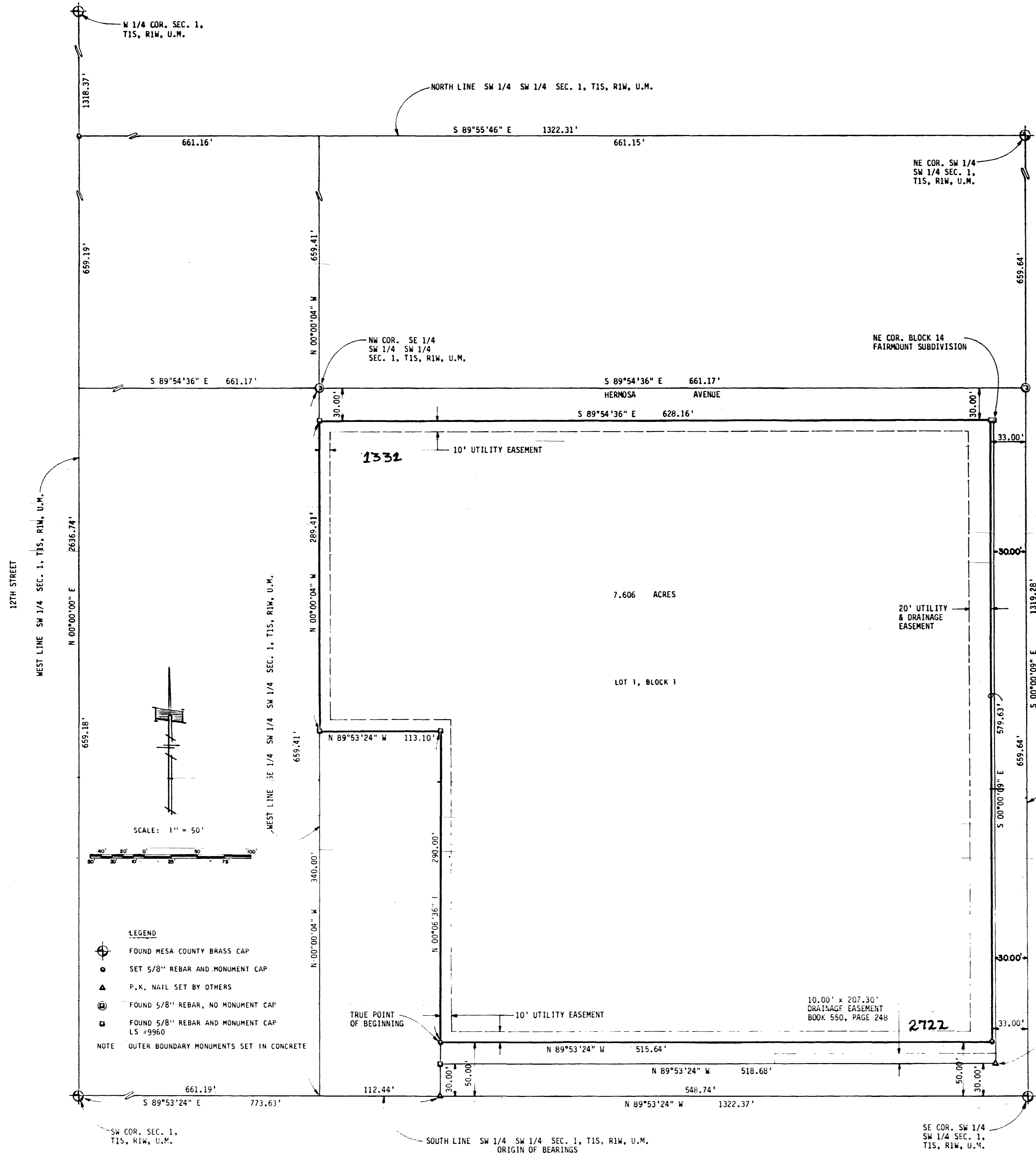
Ray Reiser
President of Council

Paul McGowan
Director of Development

Kenneth A. Reed
Grand Junction City Engineer

HILLTOP SUBDIVISION
CITY OF GRAND JUNCTION
COUNTY OF MESA
STATE OF COLORADO

ARIX | A Professional Corporation
Engineers Architects Planners



W 1/4 COR. SEC. 1,
T1S, R1W, U.M.

NORTH LINE SW 1/4 SW 1/4 SEC. 1, T1S, R1W, U.M.

NE COR. SW 1/4
SW 1/4 SEC. 1,
T1S, R1W, U.M.

NW COR. SE 1/4
SW 1/4 SW 1/4
SEC. 1, T1S, R1W, U.M.

NE COR. BLOCK 14
FAIRMOUNT SUBDIVISION

HERMOSA AVENUE

10' UTILITY EASEMENT

20' UTILITY & DRAINAGE
EASEMENT

7.606 ACRES

LOT 1, BLOCK 1

SCALE: 1" = 50'

LEGEND

- FOUND MESA COUNTY BRASS CAP
 - SET 5/8" REBAR AND MONUMENT CAP
 - P.K. NAIL SET BY OTHERS
 - FOUND 5/8" REBAR, NO MONUMENT CAP
 - FOUND 5/8" REBAR AND MONUMENT CAP
LS #9960
- NOTE OUTER BOUNDARY MONUMENTS SET IN CONCRETE

TRUE POINT
OF BEGINNING

10.00' x 207.30'
DRAINAGE EASEMENT
BOOK 550, PAGE 248

"F" ROAD

SW COR. SEC. 1,
T1S, R1W, U.M.

SOUTH LINE SW 1/4 SW 1/4 SEC. 1, T1S, R1W, U.M.
ORIGIN OF BEARINGS

SE COR. SW 1/4
SW 1/4 SEC. 1,
T1S, R1W, U.M.