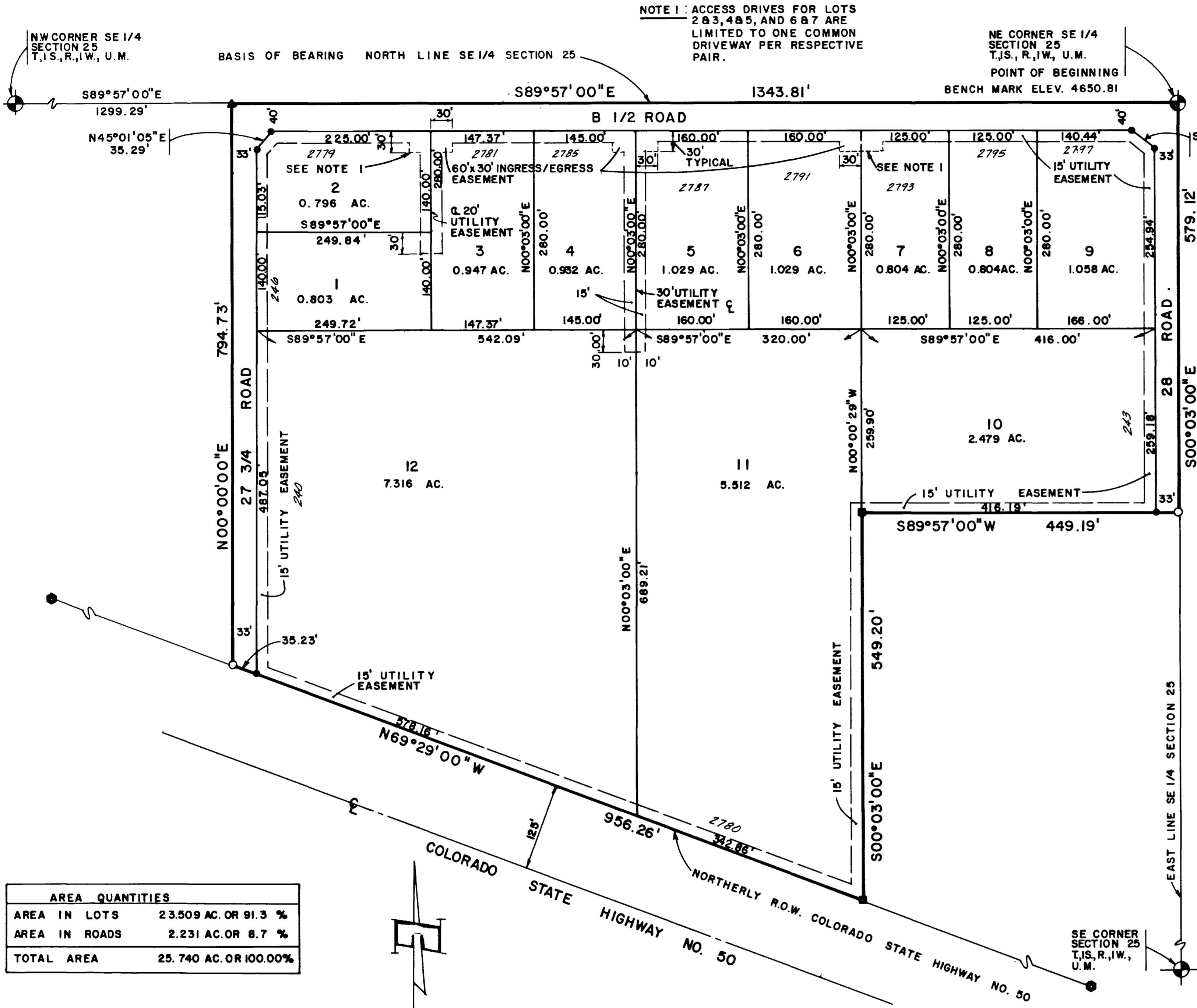


# MERIDIAN PARK



NOTE 1: ACCESS DRIVES FOR LOTS 2 8 3, 4 8 5, AND 6 8 7 ARE LIMITED TO ONE COMMON DRIVEWAY PER RESPECTIVE PAIR.

NE CORNER SE 1/4 SECTION 25 T.1S., R.1W., U.M. POINT OF BEGINNING BENCH MARK ELEV. 4650.81

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned John A. Nelson, 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 SE 1/4 of Section 25, T.1 S., R.1 W. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the NE Corner of the SE 1/4 of said Section 25; Thence S 00° 03' 00" E along the east line of the SE 1/4 of said Section 25 a distance of 579.12 feet; Thence S 89° 57' 00" W 449.19 feet; Thence S 00° 03' 00" E 549.20 feet to a point on the northerly right of way of Colorado State Highway No. 50; Thence N 69° 29' 00" W along said northerly right of way a distance of 956.26 feet; Thence N 00° 00' 00" E 794.73 feet to a point on the north line of the SE 1/4 of said Section 25; Thence S 89° 57' 00" E along said north line of the SE 1/4 of Section 25 a distance of 1343.81 feet to the point of beginning, containing 25.740 acres.

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 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 installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

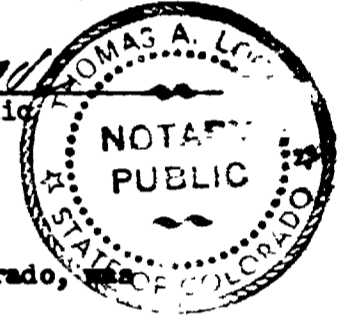
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 15<sup>th</sup> day of March A.D., 1984.

John A. Nelson  
John A. Nelson

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of March A.D., 1984 by John A. Nelson.

My commission expires: Aug 23, 1985. Witness my hand and official seal. Thomas A. Logue  
Notary Public



**CITY APPROVAL**

This plat of Meridian Park, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved and accepted on this 18<sup>th</sup> day of November A.D., 1984.

Mark Deben  
City Manager

Mike Picheo  
President of Council

Karl H. Meyer  
Director of Development

William G. O'Quinn  
Chairman, Grand Junction Planning Commission

Kent A. Reed 9/05/84  
Grand Junction City Engineer

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA ) #1377045

I hereby certify that this instrument was filed in my office at 3:45 o'clock P.M. this 28<sup>th</sup> day of November A.D., 1984 and is duly recorded in Plat Book 13, Page 297.

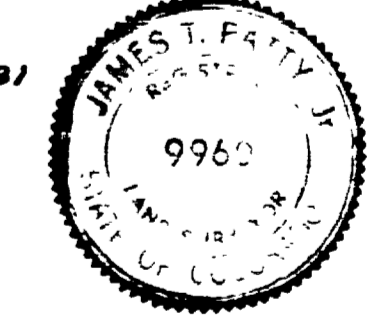
Earl Sawyer  
Clerk and Recorder  
X-95

Candace De Rose Fees: \$ 10.00  
Deputy

**SURVEYORS CERTIFICATE**

I, James T. Patty Jr., do hereby certify that the accompanying plat of Meridian Park, 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. 7/20/81  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960



**SURVEYOR'S RECERTIFICATION**

I, J. LeRoy Waugh, do hereby certify that the following was updated under my direction based on a boundary survey conducted by L.S. 9960.

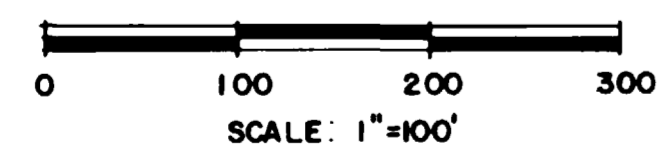
a. Boundary Monuments and Legend  
b. State Monument Records  
c. Bench Mark  
d. Title Block

J. LeRoy Waugh Date 11/2/84  
J. LeRoy Waugh  
Registered Land Surveyor  
Colorado Registration No. 6700



AREA QUANTITIES	
AREA IN LOTS	23.509 AC. OR 91.3 %
AREA IN ROADS	2.231 AC. OR 8.7 %
TOTAL AREA	25.740 AC. OR 100.00%

- LEGEND**
- INDICATES MESA COUNTY BRASS CAP
  - ⊕ INDICATES 5/8" REBAR & CAP SET IN CONCRETE (LS 9960)
  - ⊕ INDICATES 5/8" REBAR & CAP AT ALL LOT CORNERS
  - FOUND 5/8" REBAR SET IN CONCRETE
  - SET 5/8" REBAR AND MONUMENT CAP (LS 9960)
  - FOUND HIGHWAY RIGHT-OF-WAY MARKER
  - ▲ FOUND PK NAIL



**MERIDIAN PARK**  
Located in Part Of:  
SE 1/4 SECTION 25 T.1S., R.1W., UTE MERIDIAN

**THOMAS A. LOGUE**  
LAND DEVELOPMENT CONSULTANT

2784 CROSSROADS BLVD. - SUITE 208 - GRAND JUNCTION, CO 81501  
(303) 243-8988