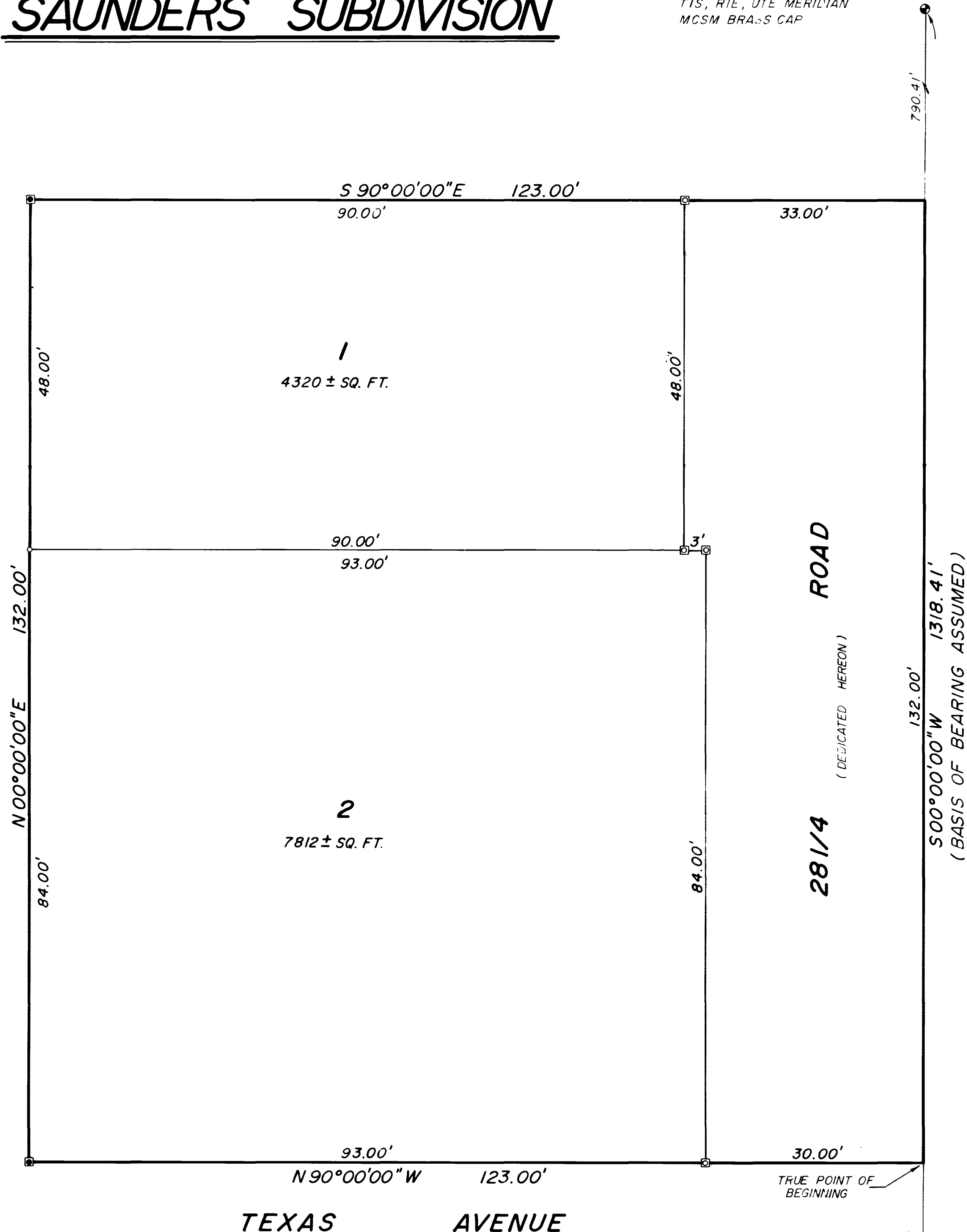


SAUNDERS SUBDIVISION

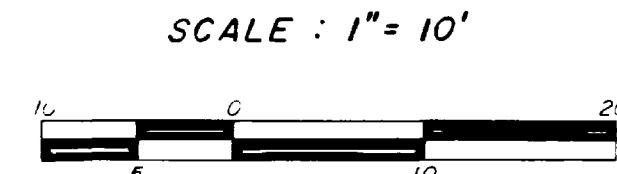
NE COR NW1/4 SW1/4 SEC 7
T1S, R1E, UTE MERIDIAN
MCSM BRASS CAP



LEGEND

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

SE COR NW1/4 SW1/4 SECTION 7
T1S, R1E, UTE MERIDIAN
AS PER MESA COUNTY REFERENCE
POINTS. ACTUAL MONUMENT FALLS
ON MANHOLE RIM.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Thomas Robert Smith and Phoebe R. Smith, are the owners of that real property being described as follows:

A tract or parcel of land situated in the NW1/4 of the SW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, said tract or parcel being more particularly described as follows:

Commencing at the Southeast corner of the NW1/4 of the SW1/4 of Section 7, Township 1 South Range 1 East of the Ute Meridian and considering the East line of the NW1/4 of the SW1/4 of said Section 7 to bear N 00°00'00"E and all bearings contained herein to be relative thereto; thence N 00°00'00"E 398.00 feet to the True Point of Beginning, also being on the centerline of 28 1/4 Road, thence leaving said centerline N 90°00'00"W 123.00 feet, thence N 00°00'00"E 132.00 feet, thence S 90°00'00"E 123.00 feet to the centerline of 28 1/4 Road, thence S 00°00'00"W along said centerline 132.00 feet to the True Point of Beginning. Said tract or parcel contains 0.37 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as SAUNDERS SUBDIVISION, 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 sellers or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this day of _____ A.D. 19__

Thomas Robert Smith
Thomas Robert Smith, owner

Phoebe R. Smith
Phoebe R. Smith, owner

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 31st day of March A.D. 1983 by Thomas Robert Smith, owner, and Phoebe R. Smith, 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 SAUNDERS SUBDIVISION, a subdivision, City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this 18th day of May A.D. 1983.

James E. W. Gerke
City Manager

Paul Peters
President of Council

John M. ...
Director of Development

...
Chairman, Grand Junction Planning Commission

Ronald P. Pisk
Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 10:24 o'clock A.M., this day of March, A.D. 1983 and is duly recorded as Reception Number 12722 in Plat Book ... at Pages ... through ... inclusive.

Frank ...
Clerk and Recorder

By: *Tracy Baker* Deputy Fees 10.00

SURVEYORS CERTIFICATE

I, William G. Ryden, do hereby certify that the accompanying plat of SAUNDERS SUBDIVISION 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 L.S. 9331

CWA COLORADO WEST ASSOCIATES INC.

ENGINEER
SURVEYOR
PLANNER
303 245-2767

835 COLORADO AVENUE
GRAND JUNCTION, COLORADO 81501

SAUNDERS SUBDIVISION

LOCATED IN THE NW 1/4, SW 1/4, SECTION 7, T1S, R1E, UTE MERIDIAN COUNTY OF MESA, STATE OF COLORADO

NO.	DATE	REVISION	BY
DES	CK	JOB NO. 83-1165	SHEET 1
OR S.R.	DATE 3/83	COUNTY	OF 1
		FILE NO.	