

NELLIE BECHTEL GARDENS

DEDICATION

NE CORNER
SE1/4 SW1/4
SECTION 1
T1S, R1W, U.M.

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, C & C WESTERN PROPERTIES INC., a Colorado Corporation, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book _____ at Page _____ of the Mesa County Clerk and Recorders Office, and being situated in the SW1/4 Section 1, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

The N1/2 NW1/4 SE1/4 SW1/4 of Section 1, Township 1 South, Range 1 West, of the Ute Meridian, EXCEPT the North 14.5 feet and the West 33 feet for Road and utility right-of-way as granted to the City of Grand Junction by instrument recorded July 17, 1984 in Book 1502 at Page 291.

That said owner has caused the said real property to be laid out and surveyed as NELLIE BECHTEL GARDENS, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever and dedicate to the CITY OF GRAND JUNCTION, for the use of the public 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, sewer lines, telephone lines, and appurtenances; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines, and said owners hereby dedicate all common areas to the use and benefit of the owners of the lots hereby platted. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress and egress and utility easements are dedicated to the owners of the property within said NELLIE BECHTEL GARDENS, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police, emergency vehicles, and the City of Grand Junction.

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

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this Eighteenth (18th) day of November A.D., 1991.

Jay L. Cooney, President
C & C WESTERN PROPERTIES INC., A Colorado Corporation.

STATE OF ~~COLORADO~~ MICHIGAN S.S.
COUNTY OF ~~MESA~~ OSHTAGO

The foregoing instrument was acknowledged before me this 18th day of November A.D., 1991, by Jay L. Cooney as president of C & C WESTERN PROPERTIES INC., a Colorado Corporation.

4-22-95
My commission expires: _____
Rhonda K. von Schmidt
Notary Public
Address 167 Mason Way
Rochester Hills, Mi 48309
CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S.
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this 17th day of December A.D., 1991, and is duly recorded in Plat Book No. 24, Page 35-36
Drawer 2-29

CITY APPROVAL

This plat of NELLIE BECHTEL GARDENS, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 17th day of December A.D. 1991.

Mark Johnson City Manager
Benjamin W. ... Director of Development
John E. Edme Chairman, Grand Junction Planning Commission
... President of Council

SURVEYOR'S CERTIFICATE

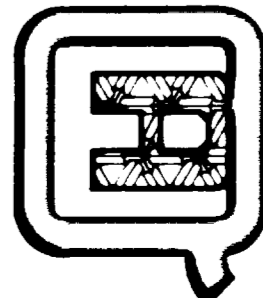
I, Max E. Morris, certify that the accompanying plat of NELLIE BECHTEL GARDENS, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413
11/13/91
Date

NELLIE BECHTEL GARDENS

FINAL PLAT

SITUATED IN THE N1/2 NW1/4 SE1/4 SW1/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN

FOR: C & C WESTERN PROPERTIES		Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: <u>JAMM JS</u>
SCALE: 1" = 50' FT		DRAWN BY: <u>MEM</u>	ACAD ID: <u>VELLBEJ</u>
DATE: <u>10/25/91</u>			SHEET NO. FILE: <u>91298</u>

S1/4 CORNER
SECTION 1
T1S, R1W, U.M.

NW CORNER
SE1/4 SW1/4
SECTION 1
T1S, R1W, U.M.

S89°48'34"E 1320.69
660.34

F 1/4 ROAD

(BOOK 1502 PAGE 291)

S89°48'34"E 627.35

RIGHT-OF-WAY DEEDED TO
CITY OF GRAND JUNCTION
IN BOOK 1502 PAGE 291
MESA COUNTY, COLORADO

LOT 1

AREA = 4.542 ACRES

N89°48'14"W 627.50

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY L.S. 13466 NO. 5 RE-BAR
- SET NO. 5 RE-BAR W/CAP L.S. 16413
- ◆ MESA COUNTY BRASS CAP

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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.

SW CORNER
SE1/4 SW1/4
SECTION 1
T1S, R1W, U.M.

N89°47'11"W 1321.94

N00°05'21"E 319.28 (BASIS OF BEARINGS)

S 00°02'05" W 1319.81