

FARRELL MINOR SUBDIVISION

A REPLAT OF LOT 2, BLOCK 1, LINDA LANE SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Robert E. Farrell is the owner of that real property situated in the NE1/4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as recorded in Book 1713 at Page 80, in the records of the Mesa County Clerk and Recorder's office, being more particularly described as follows:

Lot 2, Block 1, Linda Lane Subdivision, according to the amended plat thereof, Mesa County, Colorado.

That said owner has caused the said real property to be laid out and surveyed as FARRELL MINOR SUBDIVISION a replat of Lot 2, Block 1, Linda Lane Subdivision, according to the amended plat thereof, a subdivision of a part of the 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 City of Grand Junction on behalf of itself and 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 owner has caused his name to be hereunto subscribed this _____ day of _____ A.D., 1991

Robert E. Farrell
Robert E. Farrell
Fleet Mortgage Corporation
FLEET MORTGAGE CORPORATION

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 12th day of April A.D., 1991 by FLEET MORTGAGE CORPORATION

My Commission expires: 7-3-94
Susan M. Rameruzzi
Notary Public

The foregoing instrument was acknowledged before me this 13th day of August A.D., 1991 by Robert E. Farrell

My Commission expires: June 13, 1996
Theresa J. Martinez
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 11:58 o'clock A M this 27 day of AUGUST A.D., 1991 and is duly recorded in Plat Book No. 14, Page 3

Clerk and Recorder _____ Deputy _____ Fees \$ _____

CITY APPROVAL

This plat of FARRELL MINOR SUBDIVISION, a replat of Lot 2, Block 1, Linda Lane Subdivision according to the amended plat thereof, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 26th day of August A.D., 1991.

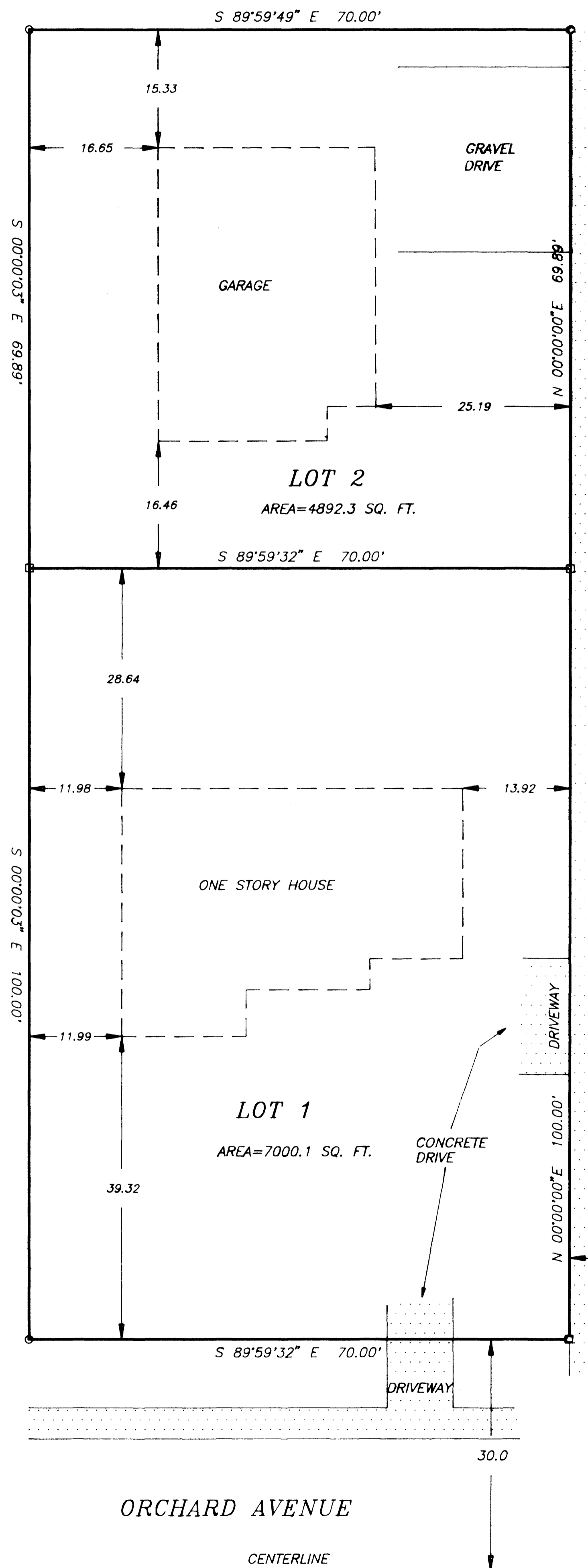
Mark Cohen City Manager
C. J. Slop President of Council
_____ Chairman, Grand Junction City Planning Commission

_____ Director of Development
_____ Grand Junction City Engineer

I, William O. Roy, do hereby certify that the accompanying plat of FARRELL MINOR SUBDIVISION a replat of Lot 2, Block 1, Linda Lane Subdivision, according to the amended plat thereof, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct responsibility and supervision and accurately represents a field survey of same. This plat conforms to all applicable requirements of the ZONING and DEVELOPMENT CODE of the CITY of GRAND JUNCTION and applicable state laws and regulations.

WILLIAM O. ROY P.L.S. 12901
DATED THIS _____ DAY OF _____, 19__

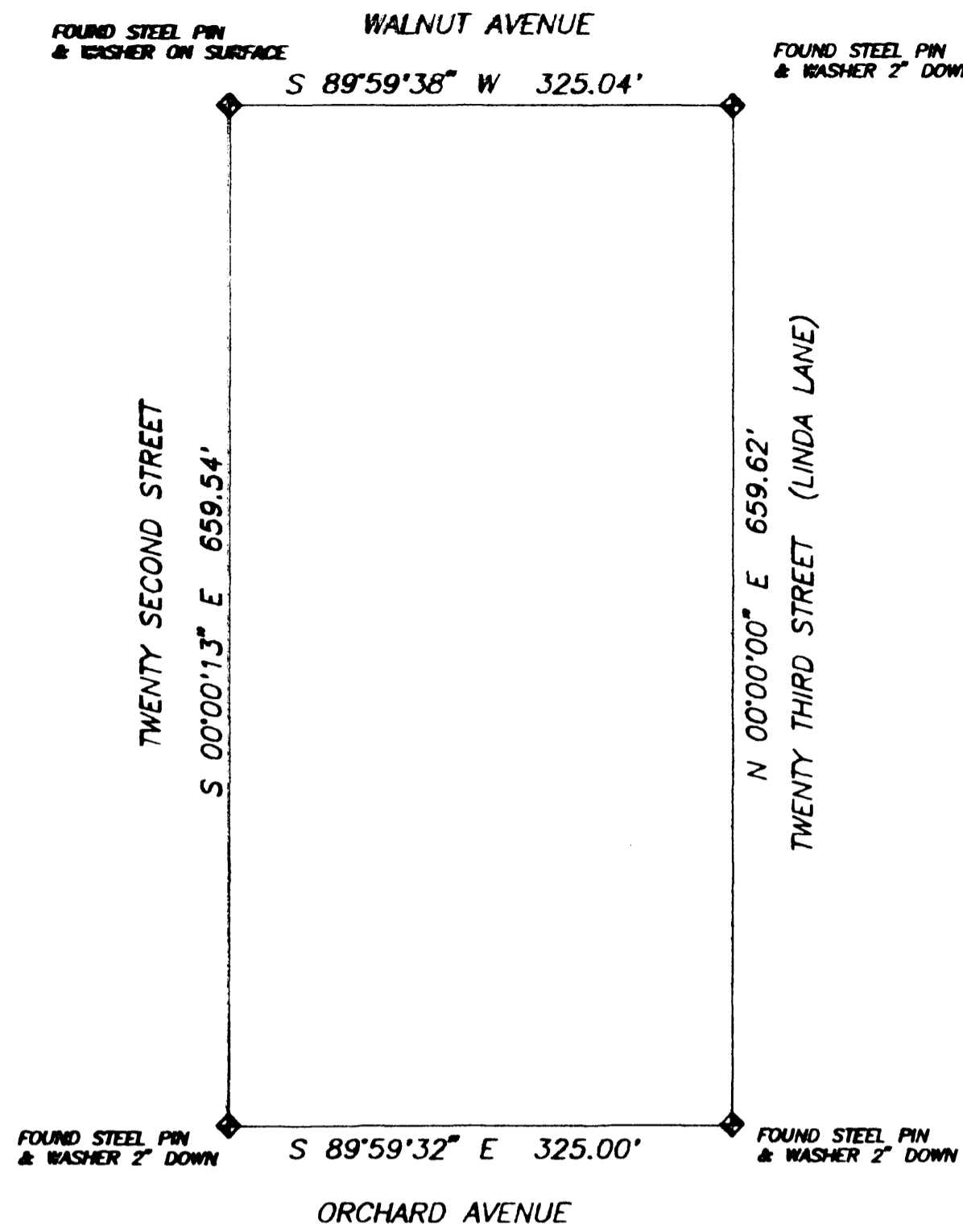
CENTURY SURVEYING
P.O. BOX 356, GRAND JCT., CO 81502
TEL: 303-241-2667
FARRELL MINOR SUBDIVISION
A REPLAT OF LOT 2, BLOCK 1, LINDA LANE SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF
SUR. BY: S.W. & G.N. DRAWN BY: W.R.
JOB NO. 6490 SHEET 1 OF 1



LINDA LANE (23RD STREET)

BASIS OF BEARING N 00°00'00" E 659.62'

CENTERLINE



- ◆ = FOUND CITY OF GRAND JCT. MONUMENT
- = SET 24" NO. 5 REBAR WITH PLASTIC CAP MARKED L.S. 12901 IN CONCRETE
- = FOUND REBAR & CAP MARKED L.S. 12901 SET IN CONCRETE
- = SET 24" NO. 5 REBAR WITH PLASTIC CAP MARKED L.S. 12901
- = PK NAIL & BRASS DISC IN CONCRETE SIDEWALK

AREA SUMMARY	
LOT 1	7,000.1 SQUARE FEET
LOT 2	4,892.3 SQUARE FEET
TOTAL	11,892.4 SQUARE FEET