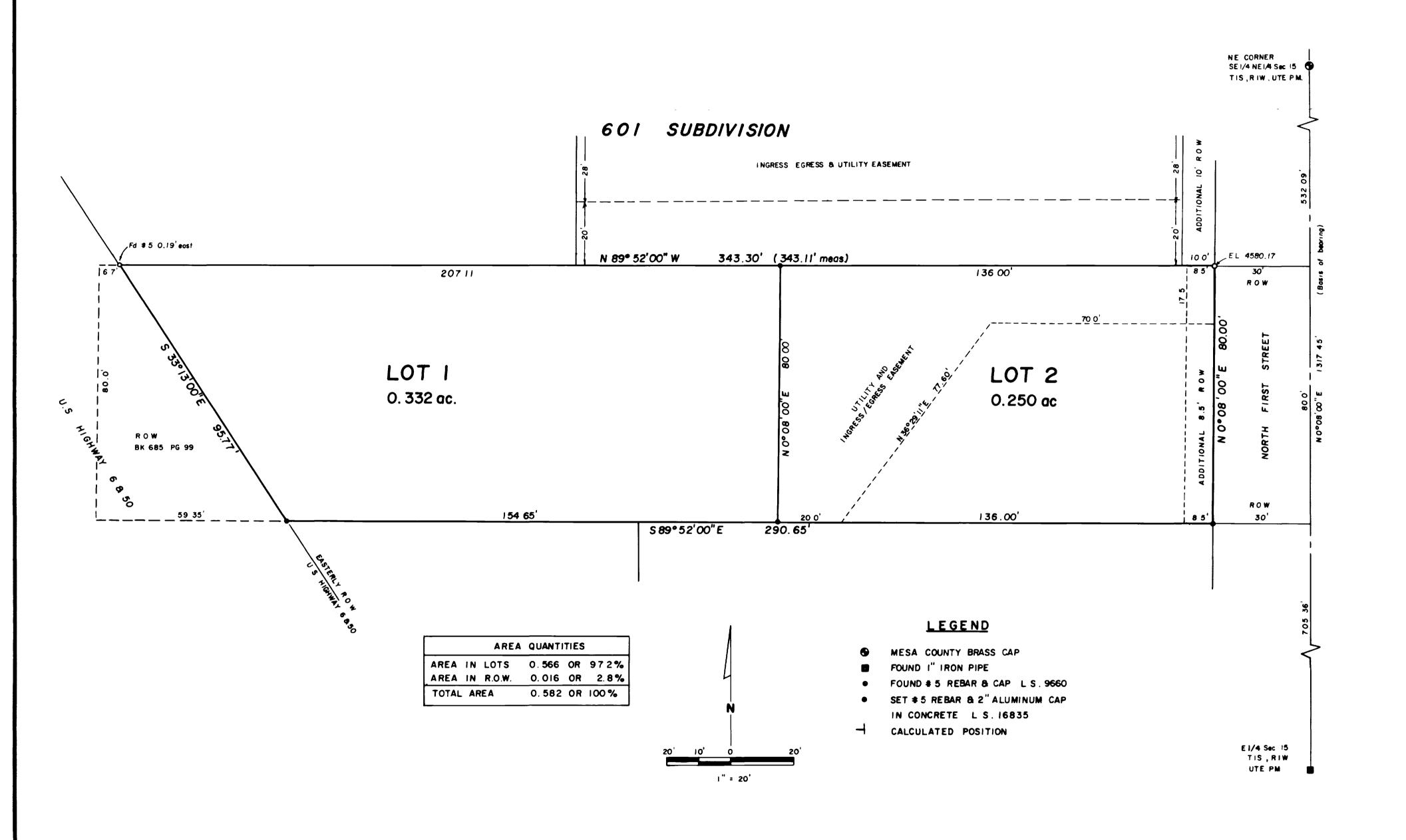
# MARY FUOCO SUBDIVISION



## SURVEYORS CERTIFICATE

I, Dennis W. Johnson, do hereby certify that the accompanying plat of Mary Fuoco Subdivision, 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.

> Dennis W. Johnson Registered Land Surveyor

Colorado Registration No. 16835

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Mary A. Anderson (also known as Mary A. Green) is the sole 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'4 NE'4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the East one quarter corner of said Section 15, thence N 0° 08' 00" E along the east line of the SE% NE% of said Section 15 a distance of 705.36 feet; thence N 89° 52' 00" W 30.0 feet to the TRUE POINT OF BEGINNING; thence continuing N 89° 52' 00" W 290.65 feet to a point on the Easterly Rights-of-Way of U.S. Highway 6 & 50; thence N 33° 13' 00" W along the Easterly Right-of-Way of Highway 6 & 50 a distance of 95.77 feet; thence leaving said Right-of-Way line S 89° 52' 00" E a distance of 343.30 feet; thence S 0° 08' 00" W 80.0 feet to the TRUE POINT OF BEGINNING; containing 0.582 acres.

That said owner has caused the said real property to be laid out and platted as Mary Fuoco Subdivision, a part of the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby dedicate and set apart all 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, sanitary sewer and water lines, irrigation and drainage facitities, 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 THEREOF said owner has caused her name to be hereunder subscribed this \_\_\_\_\_ A.D., 1986.

Owner: Mary A. Anderson

Anderson (presently known as Mary A. Green)

COUNTY OF MESA

The foregoing instrument was acknowledged before me this day of A.D., 1986 by Mary A. Anderson (also known as Mary A. Green).

Witness my hand and official seal. My commission expires March 12, 1986

Notary Public Da.

5371/2 Subscir Da.

GRAND Jel. CO 81874

## CITY APPROVAL

This plat of Mary Fuoco Subdivision, a subdivision of the City of Grand Junction, Count of Mesa, State of Colorado, was accepted this day of May A.D., 1986.

President of the Council

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO

APPROVED BY\_

ss Reception # 1423497 COUNTY OF MESA

I hereby certify that this instument was filed in my office at 02:21 o'clock P.M. this 2 day of June A.D., 1986 and is duly recorded in Plat Book 13, Page 341. 7:1e # y-40

Clerk and Recorder Deputy Fees: \$ 10

NOTICE According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 on the certification shown hereon.

MARY FUOCO SUBDIVISION

539 & 541 NORTH FIRST STREET

REVISIONS DATE REMARKS

DRAWN BY \_\_SKW DATE 4/29/86 DATE 4/30/86 CHECKED BY \_\_ DATE 5/1/86

MARY FUOCO MINOR SUBDIVISION

Sec. 15 T. IS., R. IW. UTE MERIDIAN