

REPLAT OF LOT 2 SPOMER SUBDIVISION



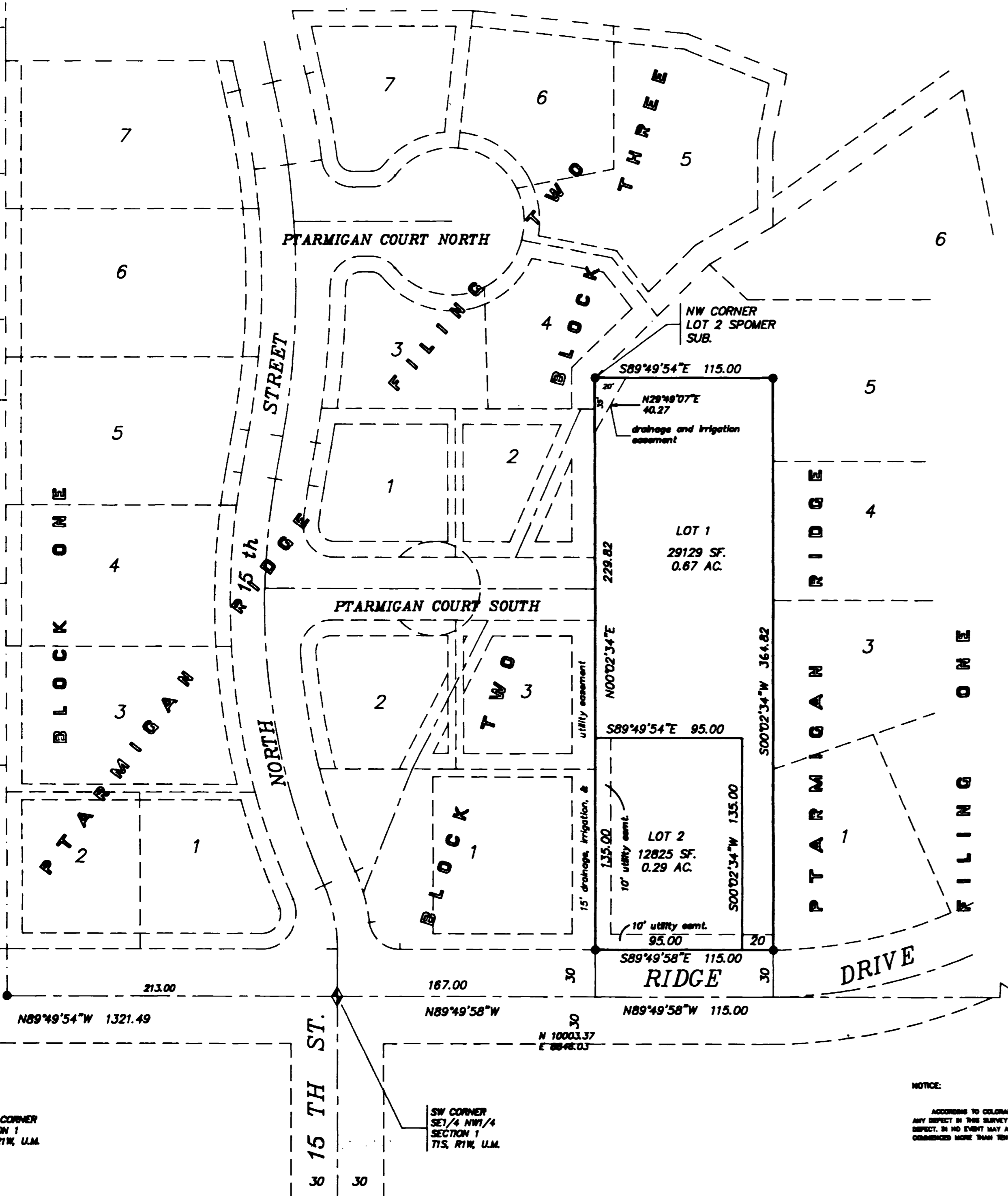
LEGEND & NOTES

- SET NO 5 RE-BAR WITH CAP
L.S. 18413 IN CONCRETE
- ⊥ SET NO. 5 RE-BAR W/CAP L.S. 18413
AT ALL LOT CORNERS
- ◆ MESA COUNTY BRASS CAP

AREA SUMMARY

LOTS = 0.96 ACRES = 100%
TOTAL = 0.96 ACRES = 100%

BLOCKS 4 & 7 & PART OF BLOCK 3 O'NAN SUB.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Margaret D. Eachus 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 518 Page 411 and Plat Book 12 at Page 185 of the Mesa County Clerk and Records Office, and being situated in the NW1/4 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:
LOT 2 SPOMER SUBDIVISION, MESA COUNTY, COLORADO
That said owner has caused the said real property to be laid out and surveyed as REPLAT OF LOT 2 SPOMER SUBDIVISION, 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, 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 irrigation easements 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 area shown as drainage easement is dedicated to the home owners of Ptarmigan Ridge Filings 1 through 5 and surrounding properties for the installation and maintenance of drainage facilities for conveyance of upstream runoff. DEDICATION EASEMENTS ARE MADE FOR THE USE AND BENEFIT OF PTARMIGAN RIDGE HOME OWNERS ASSOCIATION FILINGS 1 THRU 5.

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 20TH day of JULY A.D. 1993.

Margaret D. Eachus
Margaret D. Eachus

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

The foregoing instrument was acknowledged before me this 20TH day of JULY A.D. 1993 by Margaret D. Eachus.

11/1/1995
My commission expires:

M. E. Morris
Notary Public
Address 1018 COLO. AVE. GRAND JUNCTION, CO 81501

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 2:26 o'clock P.M. this 21 day of July A.D. 1993 and is duly recorded in Plat Book No. 14, Page 134.
Reception # 1046955

CITY APPROVAL

This plat of REPLAT OF LOT 2 SPOMER SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 20 day of July A.D. 1993.
Shark Eichen
City Manager

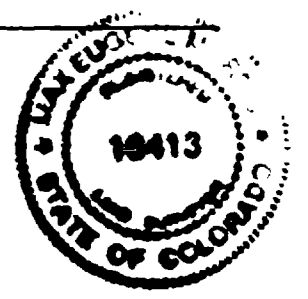
[Signature]
President of City Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of REPLAT OF LOT 2 SPOMER SUBDIVISION, 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.

M. E. Morris
Max E. Morris, O.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 18413

7/20/93
Date



REPLAT OF LOT 2 SPOMER SUBDIVISION

FINAL PLAT		
SITUATED IN THE NW1/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN		
FOR: DAVD S. PRESTON	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: MEM DKB
SCALE: 1" = 50' FT		DRAWN BY: MEM
DATE: 6/16/93		ACAD ID: PRESTON
		SHEET NO.
		FILE: 93153.3

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.