

NW CORNER  
SE 1/4 SW 1/4 SW 1/4  
SEC. 1  
T1S, R1W, U.M.

NE Corner  
SW 1/4 SW 1/4 Sec. 1  
T1S, R1W, U.M.

# HILLTOP SUBDIVISION NO. 2

## REPLAT OF LOT 1, BLOCK 1, HILLTOP SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Hilltop Foundation, Inc. a Colorado nonprofit 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 1520 at Page 642 of the Mesa County Clerk and Recorders Office, and being situated in the Section 1, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Lot 1, Block 1 HILLTOP SUBDIVISION, EXCEPT the tract conveyed to the City of Grand Junction for road and utility right-of-way purposes, as described in Instrument recorded in Book 1694 at Page 163 and 164.

That said owner has caused the said real property to be laid out and surveyed as HILLTOP MINOR SUBDIVISION NO. 2, 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 real property as shown and labeled on the accompanying plat as follows:

All Multi-purpose easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

All Irrigation Easements to the Property owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All GVMWA Easements to the City of Grand Junction for the use of the Public and to the Grand Valley Water Users Association, its successors and assigns, for the installation and maintenance of GVMWA irrigation facilities;

All Drainage Easements to the Property owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All Detention/Retention Easements to the Property owners of lots and tracts hereby platted to the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas;

All GDD Easements to the City of Grand Junction for the use of the public and to the Grand Junction Drainage District, its successors and assigns, for the installation, operation, maintenance and repair of GDD facilities;

All Ingress/Egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

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

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 13<sup>th</sup> day of Sept, A.D. 1993

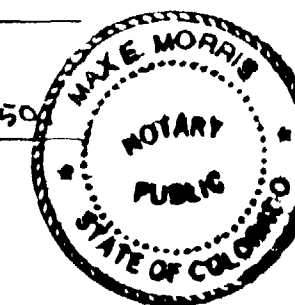
Dennis L. Stahl  
HILLTOP FOUNDATION, INC. a Colorado nonprofit corporation  
Dennis L. Stahl, President/CEO

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

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of SEPT, A.D. 1993 by Dennis L. Stahl as president and CEO of the Hilltop Foundation, Inc. a Colorado nonprofit corporation.

Nov. 1, 1995  
My commission expires:

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



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 o'clock A.M. this 13 day of SEPT, A.D. 1993, and is duly recorded in Plat Book No. 14, Page 161

CITY APPROVAL

This plat of HILLTOP SUBDIVISION NO. 2 REPLAT LOT 1, BLOCK 1, HILLTOP SUB., a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 13 day of September, A.D. 1993.

Sharette Cohen  
City Manager

Mark Y. ...  
President of City Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of HILLTOP SUBDIVISION NO. 2 REPLAT LOT 1, BLOCK 1, HILLTOP SUB., 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

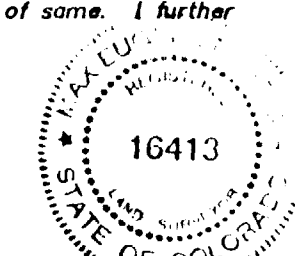
9/11/93  
Date

### HILLTOP SUBDIVISION NO. 2 REPLAT OF LOT 1, BLOCK 1, HILLTOP SUBDIVISION

FINAL PLAT

SITUATED IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN

FOR: CURRY	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: DS SB
SCALE: 1" = 50' FT		DRAWN BY: MEM
DATE: 9/10/93		ACAD ID: HTFJN
		SHEET NO.
		FILE: 93208



S89°54'36"E 661.16  
HERMOSA AVENUE  
S89°54'36"E 617.28

N40°46'11"W  
14.74

A=23.89  
R=306.44  
D=04°27'58"  
B=S10°36'12"W  
C=23.88  
T=11.95

A=65.95  
R=294.30  
D=12°50'21"  
B=N06°25'00"E  
C=65.81  
T=33.11

EXCEPTION  
BOOK 1694 PAGE 163

15 TH STREET

N



NOTE:  
Ingress and Egress easement is for the use and benefit of the owners of Lots 1 & 2

LOT 1  
65416 SF.  
1.50 AC.

LOT 2  
141199 SF.  
3.24 AC.

LOT 3  
60673 SF.  
1.39 AC.

LOT 4  
58781 SF.  
1.35 AC.

F (PATTERSON) ROAD

(BASIS OF BEARINGS)

NOTE: No access to Lots 3 & 4 shall be allowed from 15th Street or Patterson Road except at the designated Ingress and Egress easements shown.

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

AREA SUMMARY

LOTS = 7.48 ACRES = 100%

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR NO CAP
- NO. 5 RE-BAR W/CAP SET IN CONCRETE
- ⊥ LOT CORNERS - NO. 5 RE-BAR W/CAP LS16413 TO BE SET
- ◆ 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.

LOT 8  
B & B  
SUBDIVISION

CHURCH

DANIEL S. GEER

SW CORNER  
SECTION 1  
T1S, R1W, U.M.