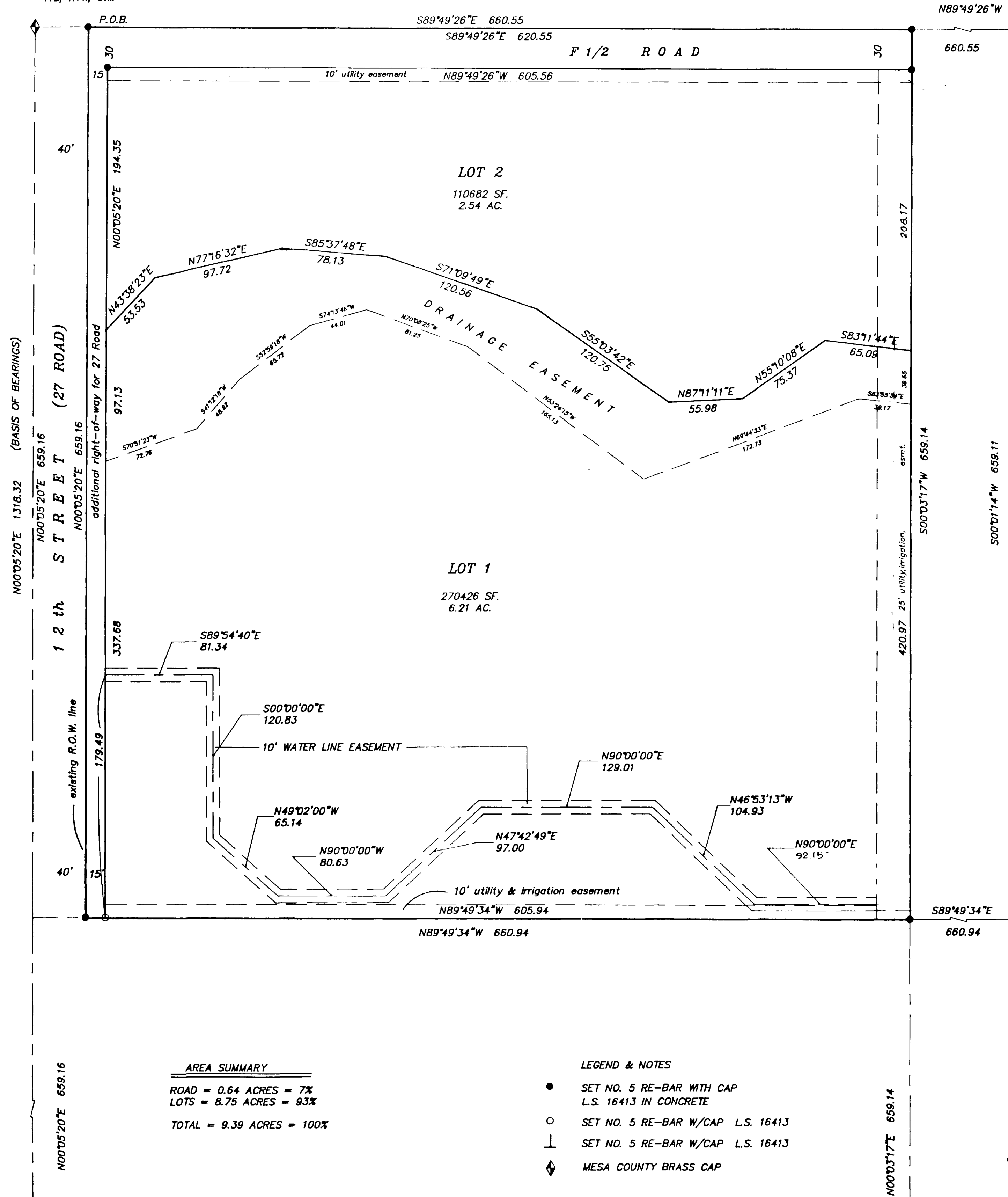


# HILLTOP MINOR SUBDIVISION

NW CORNER  
NW1/4 NW1/4 SW1/4  
SECTION 1  
T1S, R1W, U.M.

DEDICATION



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Grand Valley Atrium, 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 2016, at Page 453 of the Mesa County Clerk and Recorders Office, and being situated in the NW1/4 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:

A parcel of land situated in the NW1/4 SW1/4 Section 1, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Colorado being described as follows: Considering the West line of the NW1/4 SW1/4 Section 1, T1S, R1W, U.M. to bear S00D5'20"W and all bearings contained herein to be relative thereto: Commencing at the NW corner of the NW1/4 NW1/4 SW1/4 Section 1, T1S, R1W, U.M.; thence S89°49'26"E 40.00 feet to the Point of Beginning; thence S89°49'26"E 620.55 feet to the NE corner of the NW1/4 NW1/4 SW1/4 Sec. 1, T1S, R1W, U.M.; thence N89°49'34"W 620.94 feet along the South line of the NW1/4 SW1/4 Sec. 1, T1S, R1W, U.M. to the East right-of-way line for 27 Road; thence N00D5'20"E 659.15 feet to the Point of Beginning, containing 9.39 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as HILL TOP MINOR 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 the area shown as "Drainage easement" for (a.) use conveyance of stormwater runoff from Lot 1 and Lot 2, and also the historical upstream watershed. (b.) for the storage of irrigation water for Lot 1 and Lot 2. (c.) for the purpose of stormwater detention for runoff from Lot 1 and Lot 2, and also for any other property that the Lot 1 owner may grant such use, subject to the condition that there is adequate capacity as determined by an engineering analysis and approved by the City for such additional runoff volume without impacting other pre-existing rights. Further said owner does dedicate and set apart all irrigation easements for the use and benefit of the owners of Lots 1 and 2. Further said owner does dedicate and set apart all water line easements for the use and benefit of the owners of Lots 1 and 2. Such easements and rights shall be utilized in a reasonable and prudent manner.

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 19<sup>th</sup> day of October A.D., 1993.

*Dennis L. Stahl*  
Grand Valley Atrium, Inc., a Colorado Corp.  
By Dennis L. Stahl, ceo/president

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

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of October, A.D., 1993, by Dennis L. Stahl, as president of Grand Valley Atrium, Inc., a Colorado Corporation.

My commission expires: *11/1/97*  
Notary Public  
Address  
*Katherine G. Hunt*  
KATHERINE G. HUNT  
NOTARY PUBLIC  
STATE OF COLORADO

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 10:00 A.M. this 17<sup>th</sup> day of October, A.D., 1993, and is duly recorded in Plat Book No. 14, Page 193 DRAWER AAGS

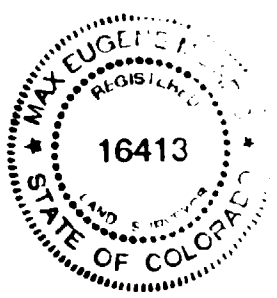
CITY APPROVAL

This plat of HILL TOP MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 17<sup>th</sup> day of October, A.D., 1993.  
*Shari L. Johnson* City Manager  
*Paul W. Johnson* President of City Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of HILL TOP MINOR 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 some. 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  
10/17/93  
Date



**AREA SUMMARY**  
ROAD = 0.64 ACRES = 7%  
LOTS = 8.75 ACRES = 93%  
TOTAL = 9.39 ACRES = 100%

**LEGEND & NOTES**  
● SET NO. 5 RE-BAR WITH CAP L.S. 16413 IN CONCRETE  
○ SET NO. 5 RE-BAR W/CAP L.S. 16413  
⊥ 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.

## HILLTOP MINOR SUBDIVISION FINAL PLAT

SITUATED IN THE NW1/4 NW1/4 SW1/4 SECTION 1, T1S, R1W, U.M.

FOR: COULSON-COULSON	 Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: SB MF
SCALE: 1" = 50' FT		DRAWN BY: MEM
DATE: 10/12/93		ACAD ID: AGVFN
		SHEET NO.
		FILE: 93025