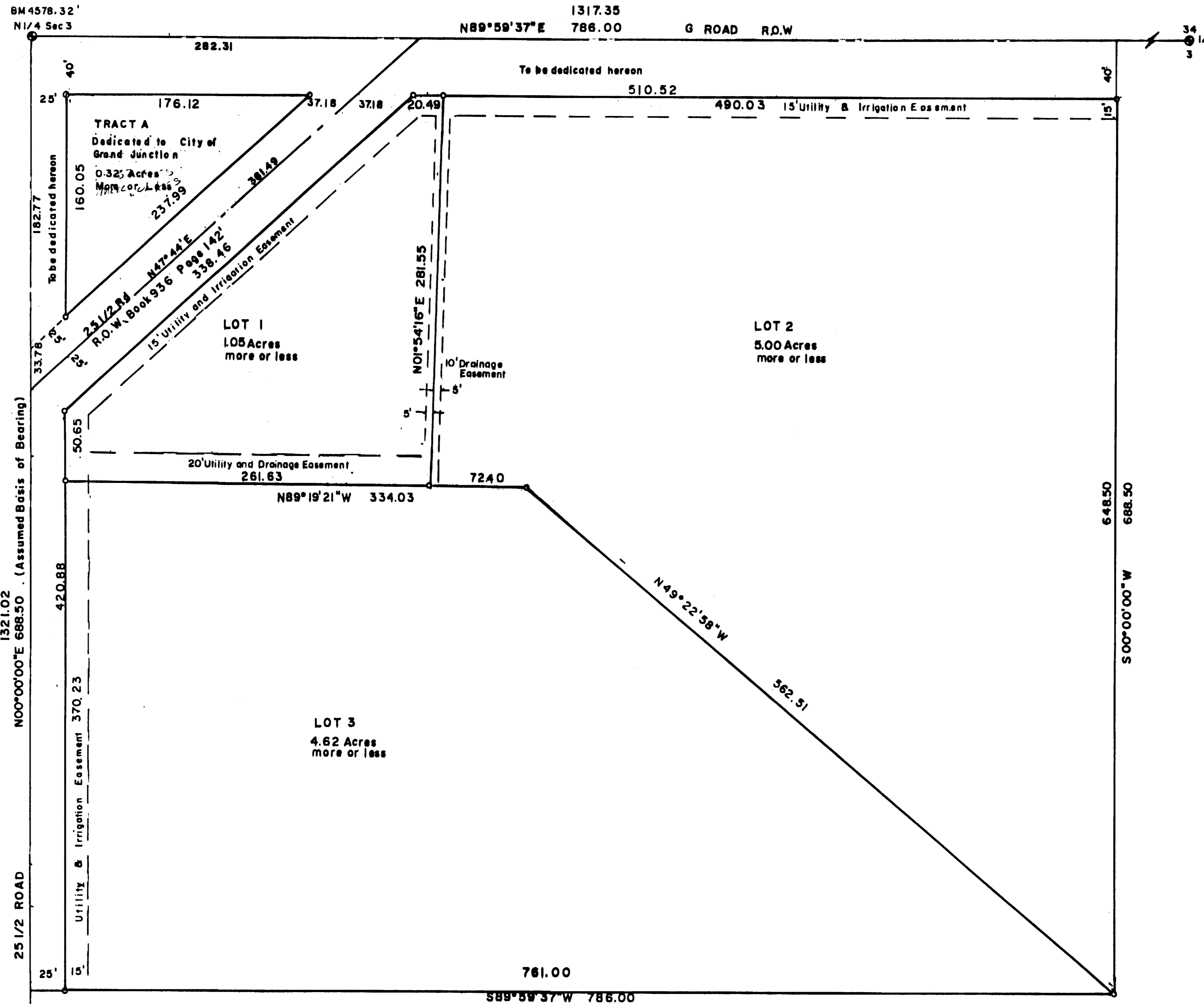


# GRISIER-RITTER MINOR SUBDIVISION

DEDICATION:  
 KNOW ALL MEN THESE PRESENTS:  
 That J. Raymond Hiatt and Donna M. Hiatt are the Owner's of that real property as described in Book 933 at Page 468 in the Mesa County Clerk and Recorder's Office, said real property being described as: The North 688.5 feet of the West 786 feet of the NW NE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Except road right of way granted to County of Mesa by instrument recorded June 16, 1969 in Book 936 at Page 142 Mesa County, Colorado. And being more particularly described as follows: Beginning at the NW corner of said NW NE 1/4 whose West line is assumed to bear N00°00'00"E and all bearings contained herein to be relative thereto; thence N89°59'37"E 786.00 feet; thence S00°00'00"W 688.50 feet; thence S89°59'37"W 786.00 feet; thence N00°00'00"E 688.50 feet to the Point of Beginning.



Area Summary		
Streets	1.43 Acres	11.5%
Lots	10.99 Acres	88.5%
Total	12.42 Acres	100%

That said Owner's have caused that real property to be laid out and surveyed as GRISIER-RITTER MINOR SUBDIVISION.

That said Owner's do hereby dedicate and set apart all streets and roads to the City of Grand Junction and to the use of the public forever and hereby dedicate all utility easements to the City of Grand Junction for the use of 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 and telephone lines. 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, 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 shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNER'S have caused their names to be hereunto subscribed this 30th day of December AD 1994

STATE OF COLORADO )  
 COUNTY OF MESA )  
 J. Raymond Hiatt  
 Donna M. Hiatt

STATE OF COLORADO )  
 COUNTY OF MESA )  
 The foregoing instrument was acknowledged before me this 30th day of December AD 1994.

My commission expires 9-30-98  
 Becky D. Ottman  
 Notary Public

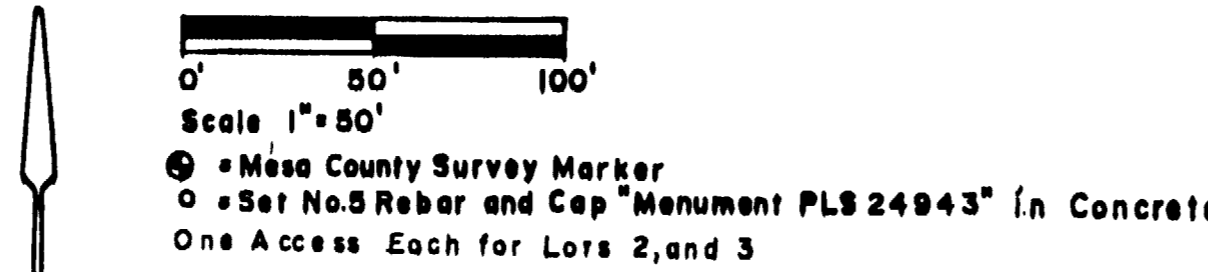
### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF MESA )  
 I here by certify that this instrument was filed in my office at 10:00'clock AM this 30th day of December AD 1994 and is duly recorded as Reception Number 1000 in Plat Book at Page 1000.  
 David A. Varley  
 City Manager

### SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of GRISIER-RITTER MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same.

Date Cecil D. Caster  
 Registered Professional Surveyor  
 PLS Number 24943



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.



Monument Surveying Co.  
 786 Flood Avenue  
 Grand Junction, CO 81501  
 (303) 248-4180 FAX (303) 248-4874

GRISIER-RITTER MINOR SUBDIVISION	
Located in the NE 1/4, Sec 3, T1S, R1W, UM	
DESIGNED	FIELD APPROVAL
DRAWN	TECHNICAL APPROVAL
CHECKED	APPROVED
PREPARED FOR: JIM GRISIER and EARL RITTER JOB NO: 94-53	