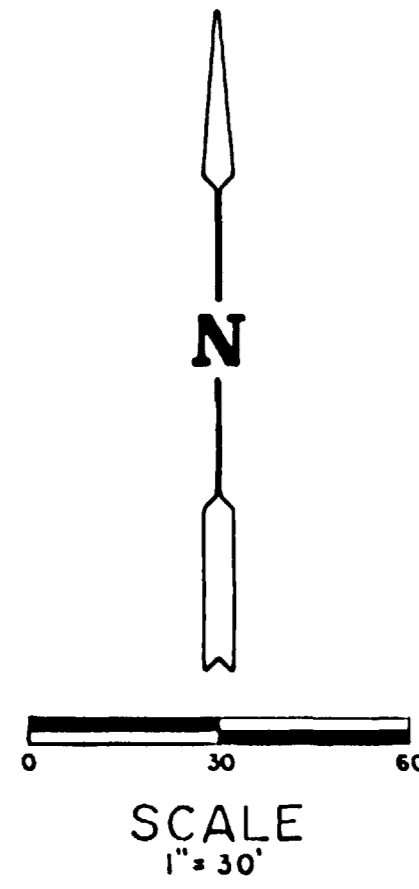


DONNA SUBDIVISION



● CITY OF GRAND JUNCTION SURVEY MONUMENT

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned Paul Riga and Donna M. Riga are the Owners of that real property as described in Book 2046 at Page 204 in the Mesa County Clerk and Recorder's Office, said real property being described as:

The East 25 feet of Lot 28 and the West 25 feet of Lot 29 in Block 10 of Richard D. Mobley's First Addition to the City of Grand Junction, and being more particularly described as follows.

Commencing at the City of Grand Junction Monument at the Intersection of Choluwota Avenue and Ute Avenue, with the City of Grand Junction Monument line along Ute Avenue bearing N 87°53'20" W and all bearings contained herein to be relative thereto: thence N 87°53'20" W 100.89 feet, thence N 02°01'14" E 20.00 feet to the Point of Beginning; thence N 87°53'20" W 50.00 feet; thence N 02°01'14" E 134.37 feet; thence S 87°56'27" E 50.00 feet; thence S 02° 01'14" W 134.42 feet to the Point of Beginning.

THAT said Owners have caused that real property be laid out and surveyed as DONNA SUBDIVISION.

THAT said Owners 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, 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 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 nor 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 Owners have caused their names to be hereunto subscribed this 23rd day of May AD 1994.

Paul Riga *Donna M. Riga*
Paul Riga Donna M. Riga

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 23rd day of May AD 1994 by Paul Riga and Donna M. Riga, Witness my hand



Donna M. Jackson
Notary Public

CLERK AND RECORDER'S CERTIFICATE

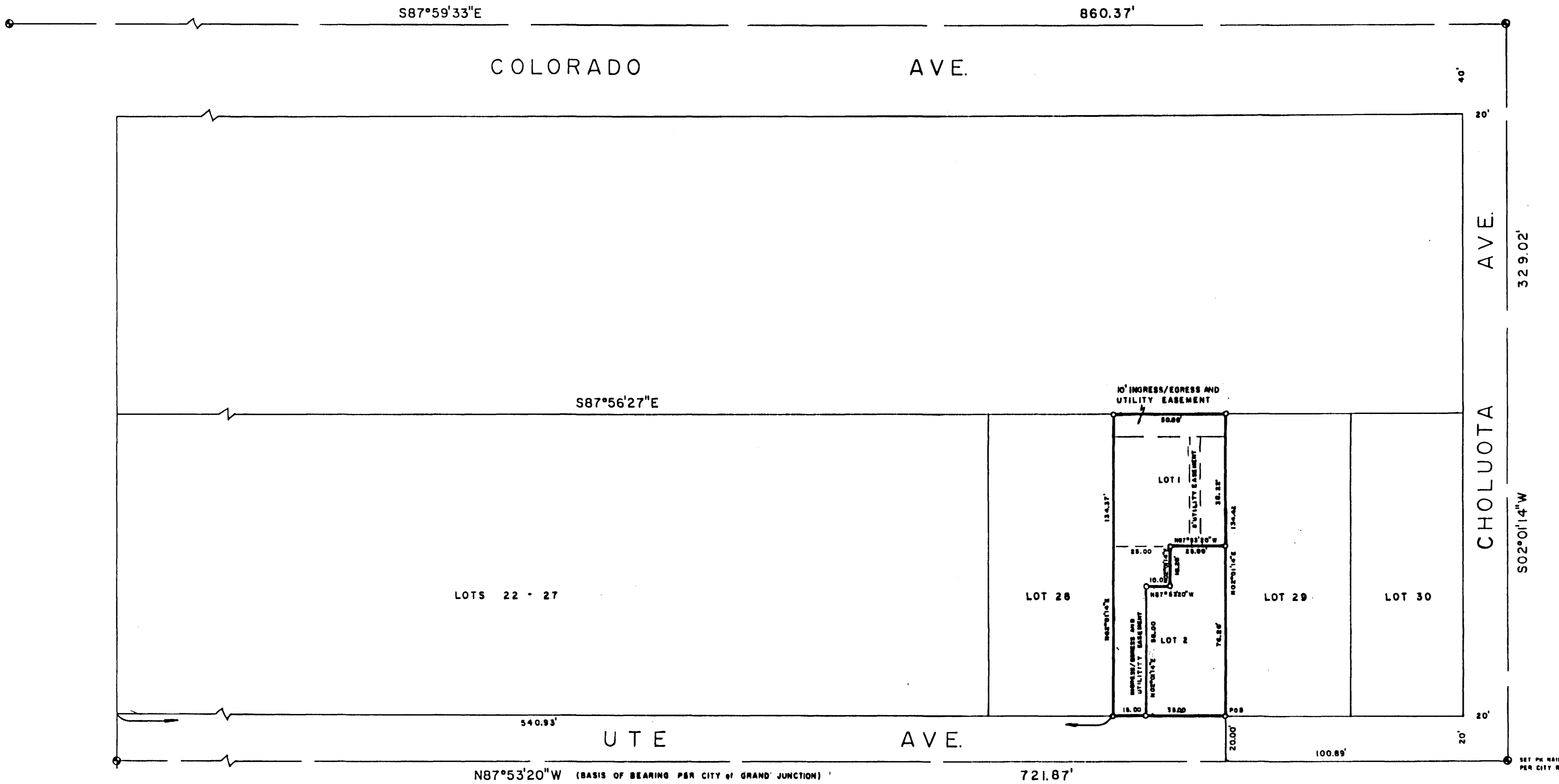
STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was recorded in my office at _____ o'clock _____ M this _____ day of _____ AD 1994 and is duly recorded as Reception Number _____ In Plat Book _____ at Page _____ RECEPTION # 1687891 DRAWER # AA105

CITY APPROVAL

This plat of DONNA SUBDIVISION, a subdivision in the City of Grand Junction, Mesa County, Colorado was approved this _____ day of _____ AD 1994.

Harriet Adams *R.T. Mantle*
City Manager President of City Council



SURVEYOR'S CERTIFICATE

I, Cecil D. Caster, certify that the accompanying plat of DONNA SUBDIVISION, a part of the City of Grand Junction, Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same.

Cecil D. Caster
Cecil D. Caster
Registered Professional
Land Surveyor
P.L.S. 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 herein.



Monument Surveying Co.
755 Flood Avenue
Grand Junction, CO 81501
(303) 245-4100 FAX (303) 245-4674

DONNA SUBDIVISION
LOCATED IN THE SE1/4, SEC15, T1S, R1W, U.M.
A REPLAT OF THE EAST 25 FEET OF LOT 28 AND THE WEST 25 FEET OF LOT 29 IN BLOCK 10 OF RICHARD D. MOBLEY'S FIRST SUBDIVISION TO THE CITY OF GRAND JUNCTION.

DESIGNED _____	FIELD APPROVAL _____
DRAWN <u>EM</u>	TECHNICAL APPROVAL _____
CHECKED <u>AK</u>	APPROVED _____
PREPARED FOR <u>PAUL RIGA</u>	JOB NO. <u>UM 94-6</u>