

REPLAT OF LOTS 7 AND 8, THE RESERVATION MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, DONALD W. TOPLISS AND JOANN TOPLISS are the owners of that real property situated in the SE 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian County of Mesa, State of Colorado as recorded in Book 1167 at Page 900 and Book 2049 at Page 434 in the records of the Mesa County Clerk and Recorders Office, being more particularly described as follows:

LOT 7 AND LOT 8, THE RESERVATION, MESA COUNTY, COLORADO.
That said owners have caused the said real property to be laid out and surveyed as the REPLAT OF LOTS 7 AND 8, THE RESERVATION, MESA COUNTY, COLORADO.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

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

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 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 WHEREOF said owners have caused their names to be hereunto subscribed this 22nd day of April A.D., 1994

Donald W. Topliss
DONALD W. TOPLISS

Joann Topliss
JOANN TOPLISS

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

The foregoing instrument was acknowledged before me this 22nd day of April A.D., 1994 by DONALD W. TOPLISS AND JOANN TOPLISS

My Commission expires: 8-21-94



CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 2:43 o'clock P M this 5 day of MAY A.D., 1994 and is duly recorded in Plat Book No. 14, Page 216

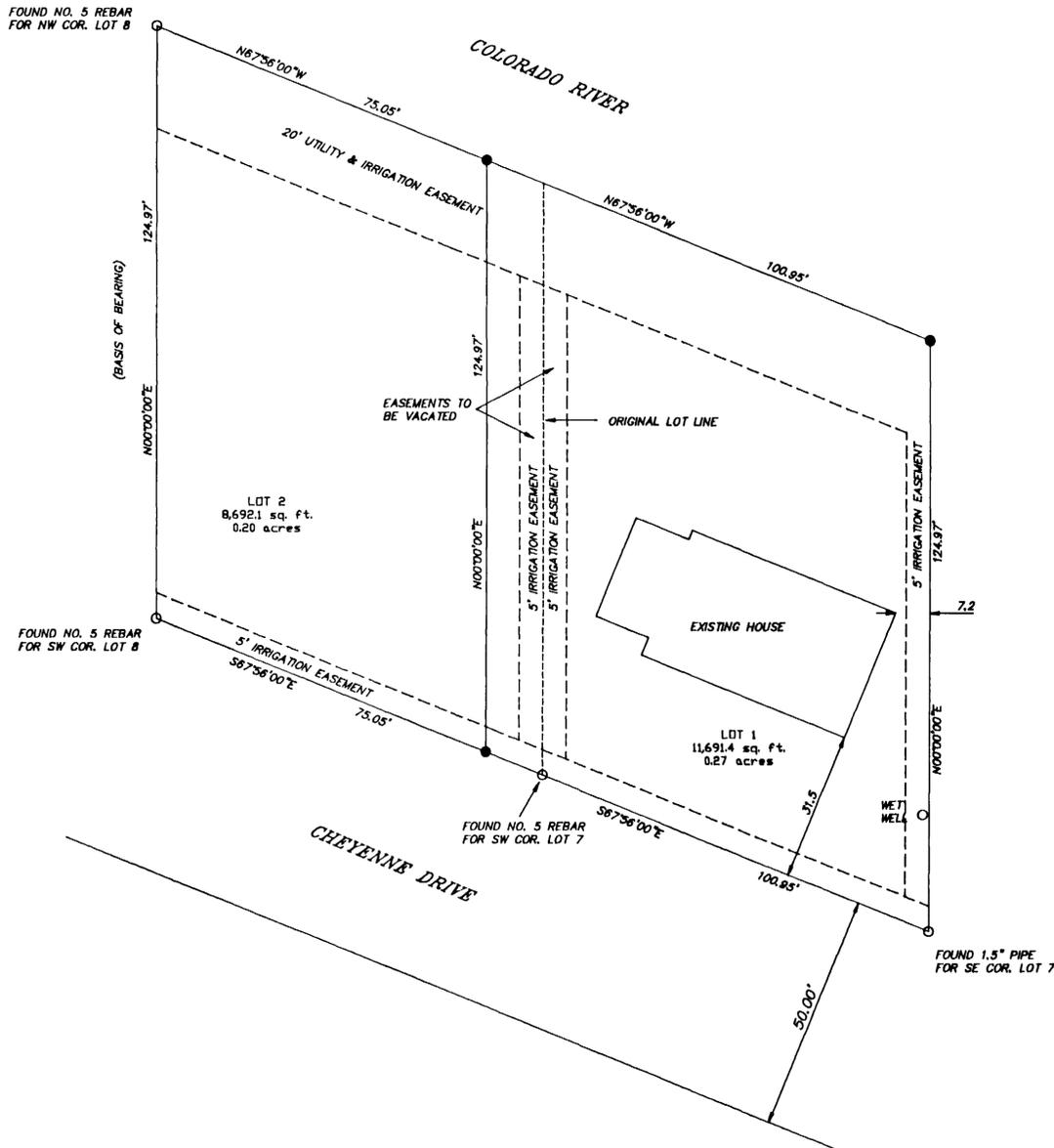
Clerk and Recorder Deputy Fees \$

CITY APPROVAL

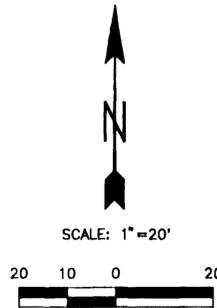
This plat of the Replat of Lots 7 and 8, the RESERVATION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 3 day of MAY A.D. 1994.

Spurlock
City Manager

RT Mantlo
President of Council



- = FOUND PROPERTY CORNER AS NOTED
- = SET 24" NO. 5 REBAR W/CAP MARKED L.S. 12901



I, William O. Roy, do hereby certify that the accompanying plat of the REPLAT OF LOTS 7 AND 8, THE RESERVATION a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct responsibility and supervision and accurately represents a field survey of same. 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.

William O. Roy
WILLIAM O. ROY, P.L.S. No. 12901
4-22-94

NOTICE: ACCORDING TO COLORADO STATE LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

REPLAT OF LOTS 7 AND 8,
THE RESERVATION, MESA COUNTY, COLORADO

LOCATED IN THE SE 1/4 OF SEC. 24,
T. 1 S., R. 1 W., UTE MERIDIAN