

REPLAT OF LOTS 4 & 5  
WILLIAMS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Joe Lloyd Rodriguez, 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 2005 at Page 200 of the Mesa County Clerk and Recorders Office, and being situated in the SW1/4 SW1/4 of Section 24, 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:

LOTS 4 & 5, WILLIAMS SUBDIVISION as recorded in Plat Book 9 at Page 179 in the office of the Mesa County Clerk and Recorder, being described as follows: Considering the East line of Lots 4 and 5 of Williams Subdivision to bear N00°00'00"E and all bearings contained herein to be relative thereto: Beginning at the Southeast corner of said Lot 4; thence N90°00'00"W 151.50 feet to the Southwest corner of said Lot 4; thence 91.63 feet along the arc of a curve to the left, having a radius of 175.00 feet and whose chord bears N15°00'00"W 90.59 feet; thence N30°00'00"W 9.90 feet; thence 19.48 feet along the arc of a curve to the right having a radius of 45.00 feet, and whose chord bears N17°35'49"W 19.33 feet to the NW Corner of Lot 4; thence 27.34 feet along the arc of a curve to the right having a radius of 45.00 feet, and whose chord bears N12°12'41"E 26.92 feet; thence N29°37'00"E 4.29 feet; thence 81.70 feet along the arc of a curve to the left having a radius of 50 feet and whose chord bears N42°48'49"E 72.91 feet to the Northwest corner of said Lot 5; thence N86°00'08"E 128.69 feet to the Northeast corner of said Lot 5; thence S00°00'00"W 207.00 feet to the Point of Beginning.

That said owner has caused the said real property to be laid out and surveyed as REPLAT OF LOTS 4 & 5 WILLIAMS 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, operation, maintenance and repair of utilities, irrigation, and drainage facilities and appurtenances thereto, including but not limited to electric lines, gas lines, sewer lines, telephone lines, water lines, and cable tv lines, together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. All utility easements are dedicated to the City of Grand Junction within said REPLAT OF LOTS 4 AND 5 WILLIAMS SUBDIVISION, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police, and emergency vehicles. 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, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots 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.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the CITY OF GRAND JUNCTION.

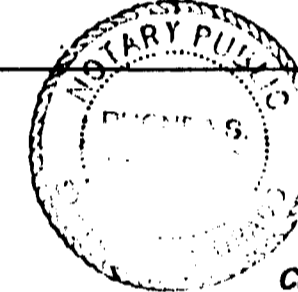
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 18<sup>th</sup> day of MAY A.D., 1994.

*Joe Lloyd Rodriguez*  
Joe Lloyd Rodriguez

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

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of MAY A.D., 1994 by Joe Lloyd Rodriguez Jr..

My commission expires: 9-20-97



Notary Public

Address 326B E ROAD #3 CLIFTON CO 81520

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 8:55 o'clock A.M. this 23<sup>rd</sup> day of MAY A.D., 1994 and is duly recorded in Plat Book No. 14, Page 222.

DRAWER # AA 89  
Receipt # 1682956

CITY APPROVAL

This plat of REPLAT OF LOTS 4 & 5 WILLIAMS SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 18 day of MAY A.D. 1994.

*Mark Achen*  
City Manager

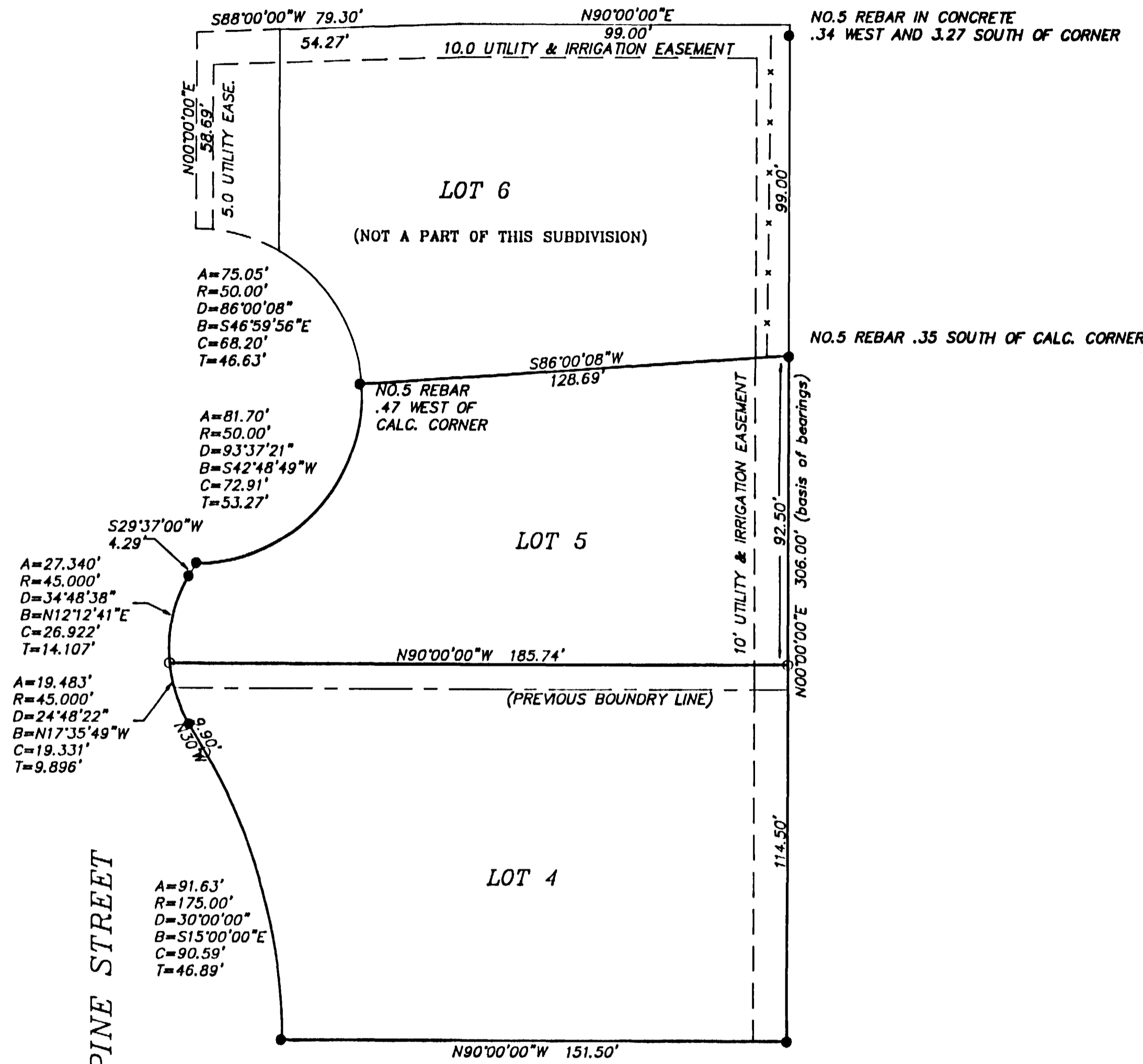
*RJ Mantlo*  
President of City Council

SURVEYOR'S CERTIFICATE

I, Daniel K. Brown, certify that the accompanying plat of REPLAT OF LOTS 4 & 5 WILLIAMS 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 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.

*Daniel K. Brown*  
DANIEL K. BROWN, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 23877

Date 5/18/94



LEGEND & NOTES

- FOUND SURVEY MONUMENTS AS NOTED
- SET NO. 5 RE-BAR W/CAP L.S. 23877

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

REPLAT OF LOTS 4 & 5 WILLIAMS SUBDIVISION

FINAL PLAT		
SITUATED IN THE SW1/4 SW1/4 OF SEC.24, T1S, R1W, UTE MERIDIAN		
FOR: LLOYD RODRIGUEZ	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLD AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370	SURVEYED BY: DMM DS
SCALE: 1" = 30'		DRAWN BY: DMM DB
DATE: 3/28/94		ACAD ID: ROOFIN
		SHEET NO. 1 OF 1
		FILE: 93259.1