

W1/4 CORNER
SECTION 7
T1S, R1E, U.M.

N89°57'02"E 1324.68

ORCHARD AVENUE

NE CORNER
NW1/4 SW1/4
SECTION 7
T1S, R1E, U.M.

ROLLER MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Laura J. Roller and Carl D. Roller, are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 2018 at Page 738 & 739 of the Mesa County Clerk and Recorder's Office, and being situated in the NW1/4 SW1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

East Two-Thirds of the West Half of the South Three-Fifths of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 7, Township 1 South, Range 1 East, Except the East 50 feet and the West 100 feet and the North 168.12 feet; also being described as follows:

Commencing at the SE CORNER of the NW1/4 SW1/4 of Section 7, T1S, R1E, U.M., and considering the East line of the NW1/4 SW1/4 of Section 7, T1S, R1E, U.M. to bear N00°00'00"E and all bearings contained herein to be relative thereto; thence S89°52'55"W 330.13 feet to the SE CORNER of the W1/2 SE1/4 NW1/4 SW1/4 of Section 7, T1S, R1E, U.M.; thence N00°02'43"W 30.00 feet; thence S89°52'55"W 120.12 feet to the POINT OF BEGINNING; thence N89°52'55"E 70.12 feet; thence N00°02'43"W 197.61 feet; thence S89°54'10"W 70.29 feet; thence S00°05'40"E 197.63 feet to the POINT OF BEGINNING.

That said owners have caused the said real property to be laid out and surveyed as ROLLER MINOR SUBDIVISION, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owners do 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 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, irrigation, and drainage facilities, 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 all utility easements to the use and benefit of the owners of the lots hereby platted. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as utility easements are dedicated to the owners of the property within said ROLLER MINOR SUBDIVISION, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police, emergency vehicles, and the City of Grand Junction.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

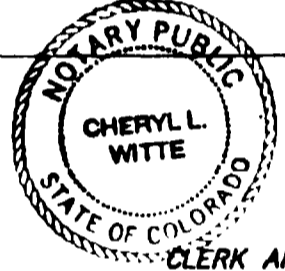
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this Sixth day of April, 1994 A.D.

Laura J. Roller
LAURA J. ROLLER
Carl D. Roller
CARL D. ROLLER

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

The foregoing instrument was acknowledged before me this Sixth day of APRIL A.D., 1994 by Laura J. Roller and Carl D. Roller.

My commission expires: 06-01-96



Cheryl L. Witte
Notary Public
Address Box 4090, Grand Junction CO 81502

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

I hereby certify that this instrument was filed in my office at 12:37 o'clock P.M. this 21st day of April A.D., 1994, and is duly recorded in Plat Book No. 14, Page 210

CITY APPROVAL

This plat of ROLLER MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 5th day of April A.D. 1994.

Market Dehen
City Manager
[Signature]
President of Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of ROLLER 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 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.

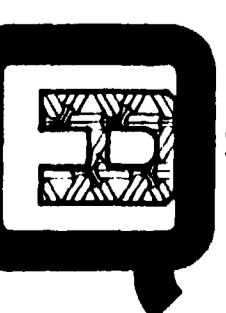
Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413
4/6/94
Date



ROLLER MINOR SUBDIVISION

FINAL PLAT

SITUATED IN THE SE1/4 NW1/4 SW1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR:	ROLLER	SURVEYED BY: SB MF
SCALE:		DRAWN BY: MEM
DATE:	2/21/94	ACAD ID: ROLFJN
		SHEET NO.
		FILE: 94029



Q.E.D.
SURVEYING
SYSTEMS Inc.
1018 COLO. AVE.
GRAND JUNCTION
COLORADO 81501
(303) 241-2370
464-7568

Drawer No: AA79
Reception No: 1679329

N00°05'50"W 1320.23

west line of the East 2/3 W1/2 S3/5 SE1/4 NW1/4 SW1/4

100' wide EXCEPTION

NW CORNER LOT 1

50' EXCEPTION

LOT 1 BROKEN ARROW SUBDIVISION

East line of the W1/2 SW1/4 NW1/4 SW1/4

LOT 2 BROKEN ARROW SUBDIVISION

28 1/4 ROAD

N00°00'00"E 395.60



30'

30'

30'

30'

SW CORNER
NW1/4 SW1/4
SECTION 7
T1S, R1E, U.M.

N89°52'55"E 330.13

ELM AVENUE

SE CORNER
W1/2 SE1/4 NW1/4 SW1/4
SECTION 7
T1S, R1E, U.M.

SE CORNER
SE1/4 NW1/4 SW1/4
SECTION 7
T1S, R1E, U.M.
CHISELED X IN MAIL
LID W/ REF. ON RIM
SEE MESA COUNTY
REF. FOR DETAILS

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 SIGNING HEREON.

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- SET NO. 5 RE-BAR W/CAP L.S. 16413 SET IN CONCRETE
- ◆ MESA COUNTY BRASS CAP