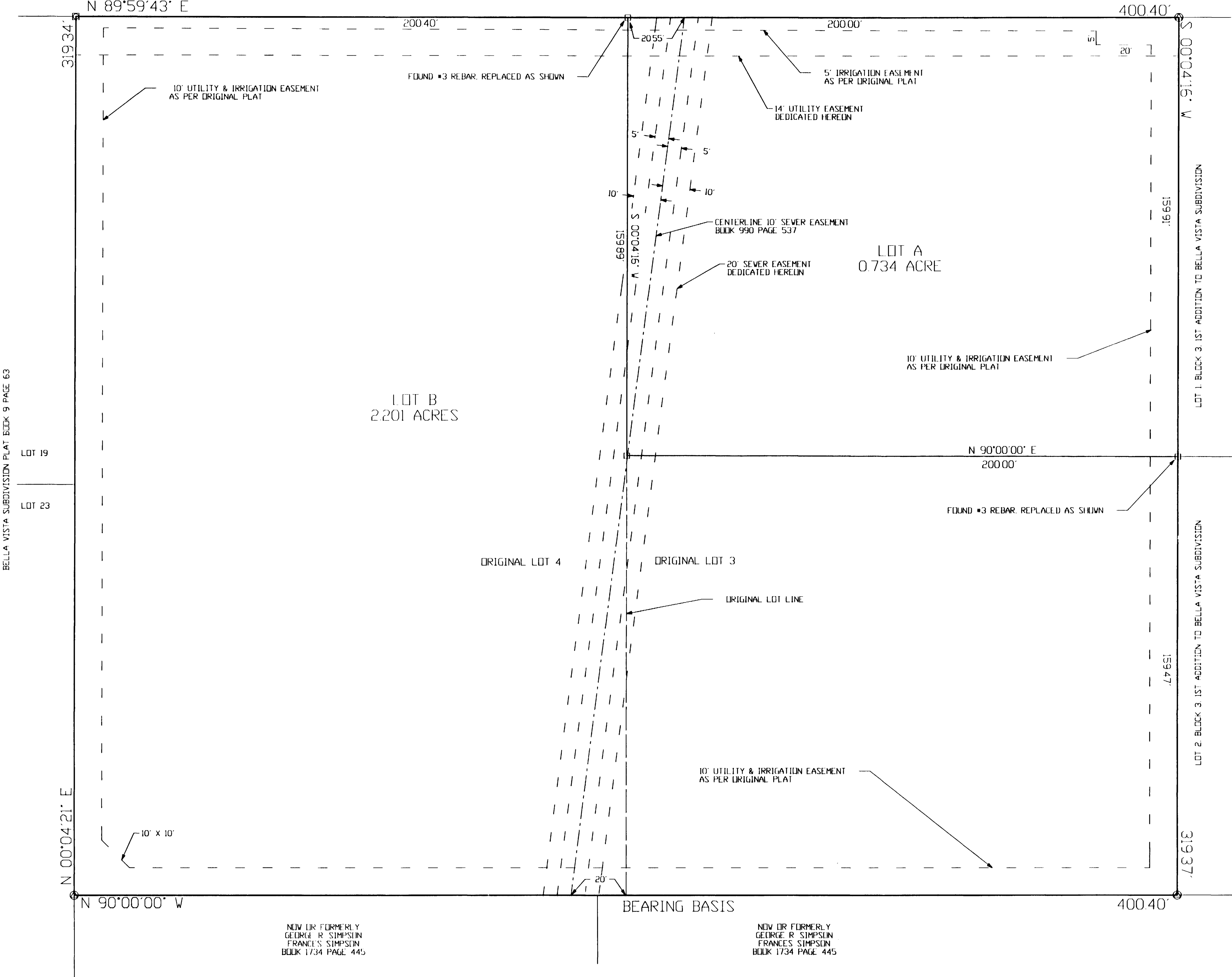


FIRST REPLAT OF 1ST ADDITION TO BELLA VISTA SUBDIVISION BEING A REPLAT OF LOTS 3 & 4, BLOCK 3 OF THE 1ST ADDITION TO BELLA VISTA SUBDIVISION, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

KIMBERLY DRIVE 50' R.O.W.



DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
That the undersigned Winifred Merrill Trust, Joseph G. Merrill, Trustee, are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and that being Lots 3 and 4, Block 3 1st Addition to Bella Vista Subdivision, as recorded in Book 1942 Page 928 of the Mesa County Records as shown on the accompanying plat

That said owners have caused said real property to be laid out and surveyed as FIRST REPLAT OF 1ST ADDITION TO BELLA VISTA SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado

That said owners do hereby dedicate and set apart all those portions of said real property which are labeled as "UTILITY EASEMENT" on the accompanying plat 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 television lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines; Further, that said owners do hereby dedicate and set apart that portion of said real property which is labeled as "20' SEWER EASEMENT" on the accompanying plat to the City of Grand Junction for the use of the public as a perpetual easement for the operation, maintenance and repair of an existing sanitary sewer line and appurtenances thereto;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their assigns or successors, 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 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 above described easements

That said owners do hereby acknowledge and affirm that there are no lienholders or other adverse claimants that could affect the validity of this dedication

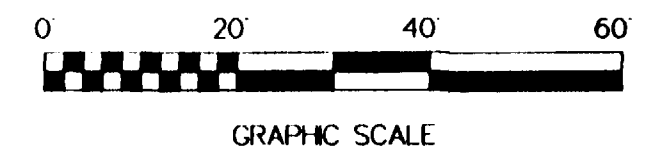
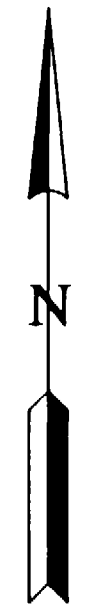
IN WITNESS WHEREOF said owners, Winifred Merrill Trust, Joseph G. Merrill, Trustee, have caused their names to be hereunto subscribed this 15th day of June, 1995

Joseph G. Merrill
Winifred Merrill Trust, Joseph G. Merrill, Trustee

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15th day of June, 1995 by Winifred Merrill Trust, Joseph G. Merrill, Trustee

My Commission expires 12/31/95
Witness my hand and official Seal



- LEGEND**
- ⊙ FOUND #3 REBAR AND REPLACED WITH #5 REBAR AND CAP IN CONCRETE - L.S. 27266
 - ⊠ SET #5 REBAR AND CAP IN CONCRETE - L.S. 27266
 - SET #5 REBAR AND CAP, L.S. 27266

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:48 o'clock A.M. this 16th day of June, 1995, and is duly recorded in Plat Book No. 14 Page 363, Reception No. 1720366

Clerk and Recorder _____ Deputy _____

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
This plat of FIRST REPLAT OF 1ST ADDITION TO BELLA VISTA SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 15th day of June, 1995.

Mayor *Ken Marzari* City Manager *David A. Vukobratovic*

SURVEYOR'S CERTIFICATE

I, Barry L. Haag, do hereby certify that the accompanying plat of FIRST REPLAT OF 1ST ADDITION TO BELLA VISTA SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same, and that this plat conforms with all applicable regulations of the City of Grand Junction Zoning and Development Code.

Barry L. Haag
P.L.S. 27266
3004 Bookcliff Avenue
Grand Junction, Colorado 81504



- NOTES:**
- 1) BEARINGS ARE BASED UPON THE SOUTH LINE OF LOTS 3 & 4, BLOCK 3, 1ST ADDITION TO BELLA VISTA SUBDIVISION - FOUND A #3 REBAR IN PLACE AT THE SW CORNER FOR SAID LOT 4 AND THE SE CORNER FOR SAID LOT 3 REPLACED THESE MONUMENTS WITH A #5 REBAR AND CAP, L.S. 27266. SET IN CONCRETE THE VALUE USED, N 90°00'00" W, IS GIVEN FOR THIS LINE ON THE ABOVE MENTIONED PLAT AS RECORDED IN PLAT BOOK 9 AT PAGE 83 THE UTILITY AND IRRIGATION EASEMENTS SHOWN HEREON ARE AS PER THE ORIGINAL PLAT OF THE 1ST ADDITION TO BELLA VISTA SUBDIVISION

**FIRST REPLAT OF
1ST ADDITION TO BELLA VISTA SUBDIVISION**

SITUATE
IN THE SE 1/4 SE 1/4 SECTION 35 - TOWNSHIP 1 NORTH
RANGE 1 WEST - UTE PRINCIPAL MERIDIAN
MESA COUNTY CITY OF GRAND JUNCTION COLORADO

PREPARED FOR
TONY FERRARA

SCALE: 1"=20' MAY 17, 1995

BELLA VISTA SUBDIVISION PLAT BOOK 9 PAGE 63

LOT 19

LOT 23

NOTICE: According to Colorado 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