

DYLANS SUBDIVISION

A REPLAT OF LOTS 1A & 2A THE RIDGES FILING NO. SIX

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Paul G. Trinklein, Matsuyo M. Trinklein, Linda Pike Goodloe, Larry D. Daniels, and Alice M. Daniels are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado being Lot 1A and Lot 2A of Block 29 of the Ridges Filing No. Six as described in Deeds in Book 2030 Page 576, Book 1562 Page 835, and Book 2088 Page 999, and being more particularly described as follows:

Commencing at the northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, Township 1 South, Range 1 West of the Ute Meridian whence the southeast corner of said Section 17 bears S 0°06'14" W, Thence S 47°38'45" W 164.67 feet to the point of beginning; thence S 23°28'20" E 100.00 feet, thence S 72°50'16" W 78.42 feet, thence N 78°01'56" W 78.42 feet, thence N 18°16'40" E 100.00 feet, thence 82.33 feet along the arc of a curve to the left with a central angle of 41°44'49" and a radius of 113.00 feet, the chord bears N 87°24'10" E 80.52 feet to the point of beginning.

That said owners have caused the said real property to be laid out and surveyed as DYLANS SUBDIVISION, A subdivision of a part of the 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, and for the use of the public forever, and does hereby dedicate to the City of Grand Junction for the use of the public utilities 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, including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines. 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.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

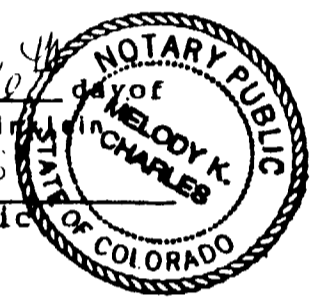
In witness whereof said owners have caused their names to be hereunto subscribed this 6th day of February A.D., 1996.

Paul G. Trinklein Matsuyo M. Trinklein
Paul G. Trinklein Matsuyo M. Trinklein

STATE OF COLORADO SS
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 6th day of February 1996 by: Paul G. Trinklein and Matsuyo M. Trinklein.

My Commission expires _____
Notary Public

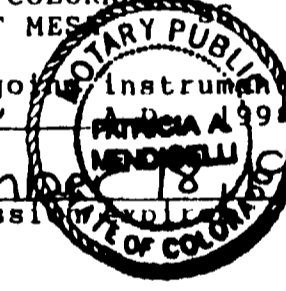


In witness whereof said owner has caused their name to be hereunto subscribed this 29th day of December A.D., 1996.

Linda Pike Goodloe by Richard W. Arnold, Attorney in Fact.
Linda Pike Goodloe By Richard W. Arnold, Attorney in Fact
STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 29th day of December 1996 by: Richard W. Arnold, Atty in Fact for Linda Pike Goodloe.

November 18, 1999
My Commission expires _____
Notary Public



In witness whereof said owners have caused their names to be hereunto subscribed this 24th day of January A.D., 1996.

Larry D. Daniels Alice M. Daniels
Larry D. Daniels Alice M. Daniels
STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 24th day of January A.D., 1996 by Larry D. Daniels and Alice M. Daniels.

8-6-97
My commission expires _____
Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO SS
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 1:39 o'clock

A. M., Feb 20 A.D., 1996, and was duly recorded in plat

Book No. 15 Page No. 43 Drawer BB102

Reception Number 1746949 Clerk and Recorder

CITY APPROVAL

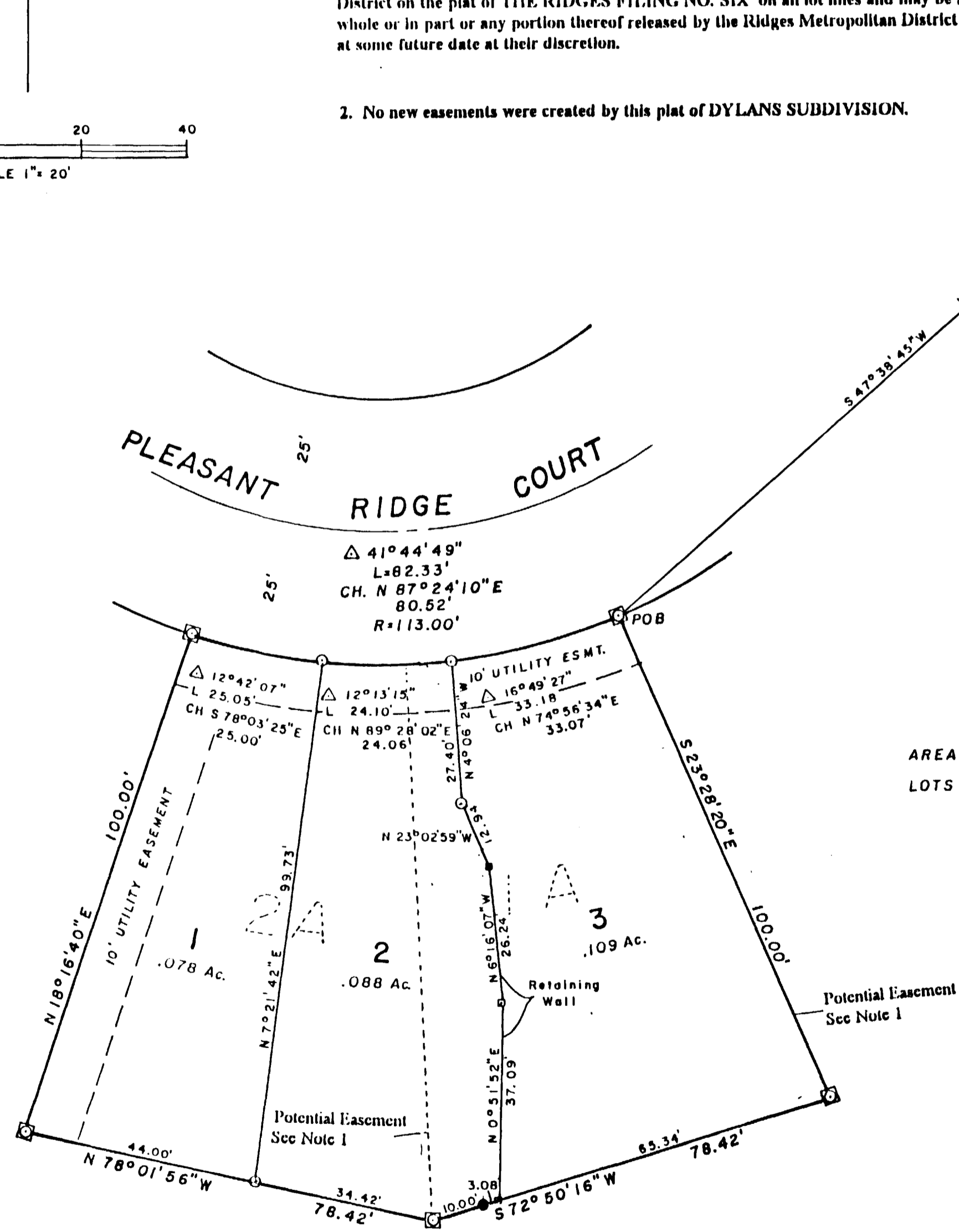
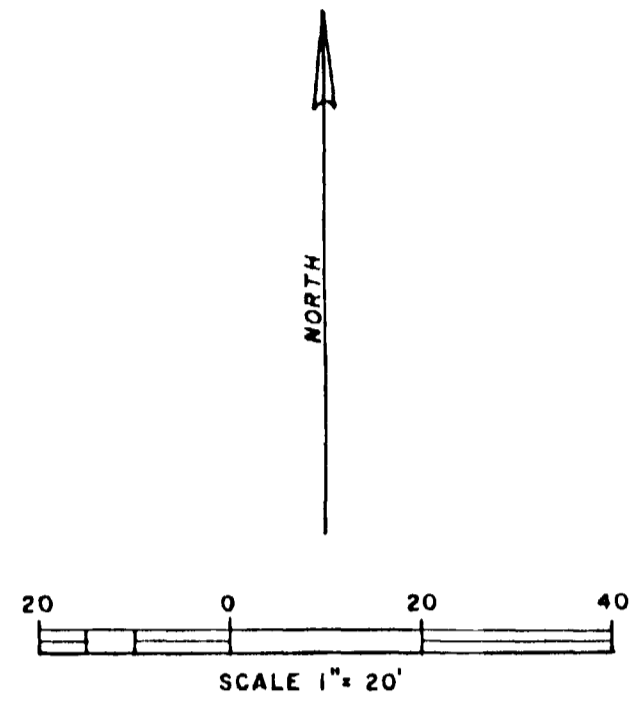
This plat of DYLANS SUBDIVISION, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 7 day of February 1996.

Shirley Cohen Tom Mumpin
City Manager President of Council

NOTES:

1. A 5 foot irrigation and/or water easement was granted to the Ridges Metropolitan District on the plat of THE RIDGES FILING NO. SIX on all lot lines and may be in whole or in part or any portion thereof released by the Ridges Metropolitan District at some future date at their discretion.

2. No new easements were created by this plat of DYLANS SUBDIVISION.



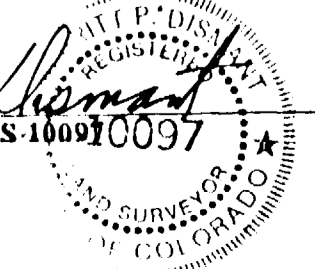
LEGEND

- FOUND REBAR
- SET NO. 5 REBAR W/CAP LS10097
- CONCRETED
- SET 1.25" BRASS DISC ON FENCE POST
- SET 1.25" BRASS DISC ON CONCRETE

SURVEYORS CERTIFICATE

I, Merritt P. Diamant, certify that the accompanying plat of DYLANS 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.

Merritt P. Diamant Dec 1, 1995
Merritt P. Diamant, Colo. P.L.S. 100970097 Date



DYLANS SUBDIVISION
A REPLAT OF LOTS 1A & 2A
BLOCK 29
THE RIDGES FILING NO. SIX
SE 1/4 SECTION 17
T.1 S., R.1 W., UTE M.