

PAYTON SUBDIVISION

LOT 1

NE CORNER
SW1/4 SE1/4
SECTION 33
T1N, R1W, U.M.

FAIR MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, John F. Fair and Linda B. Fair, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1830 at Page 582 of the Mesa County Clerk and Record's Office, and being situated in the SW1/4 SE1/4 Section 33, Township 1 North, Range 1 West, of the Ute Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Lot 4 of PAYTON SUBDIVISION, a Replat of part of Block 8 and part of Lot C-4 Block 7 of the Replat of Fountainhead Subdivision Except Lot 1, Block 3, Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as FAIR 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 real property as shown and labeled on the accompanying plat as follows:

All streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever;

All Multi-purpose easements to the City of Grand Junction for the use of the 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

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 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 13th day of September, A.D., 1995.

John F. Fair
JOHN F. FAIR

Linda B. Fair
LINDA B. FAIR

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 13th day of September, A.D., 1995 by John F. Fair, and Linda B. Fair.

32797
My commission expires:

Robert G. Wolthun
Notary Public
Address 130 E. 1st Ave.
Grand Junction, CO 81501

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., 1995, and is duly recorded in Plat Book No. _____, Page _____.

CITY APPROVAL

This plat of FAIR MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 13th day of Sept., A.D. 1995.

Charles Cleben
City Manager

Ron Maupin
President of Council

SURVEYOR'S CERTIFICATE

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

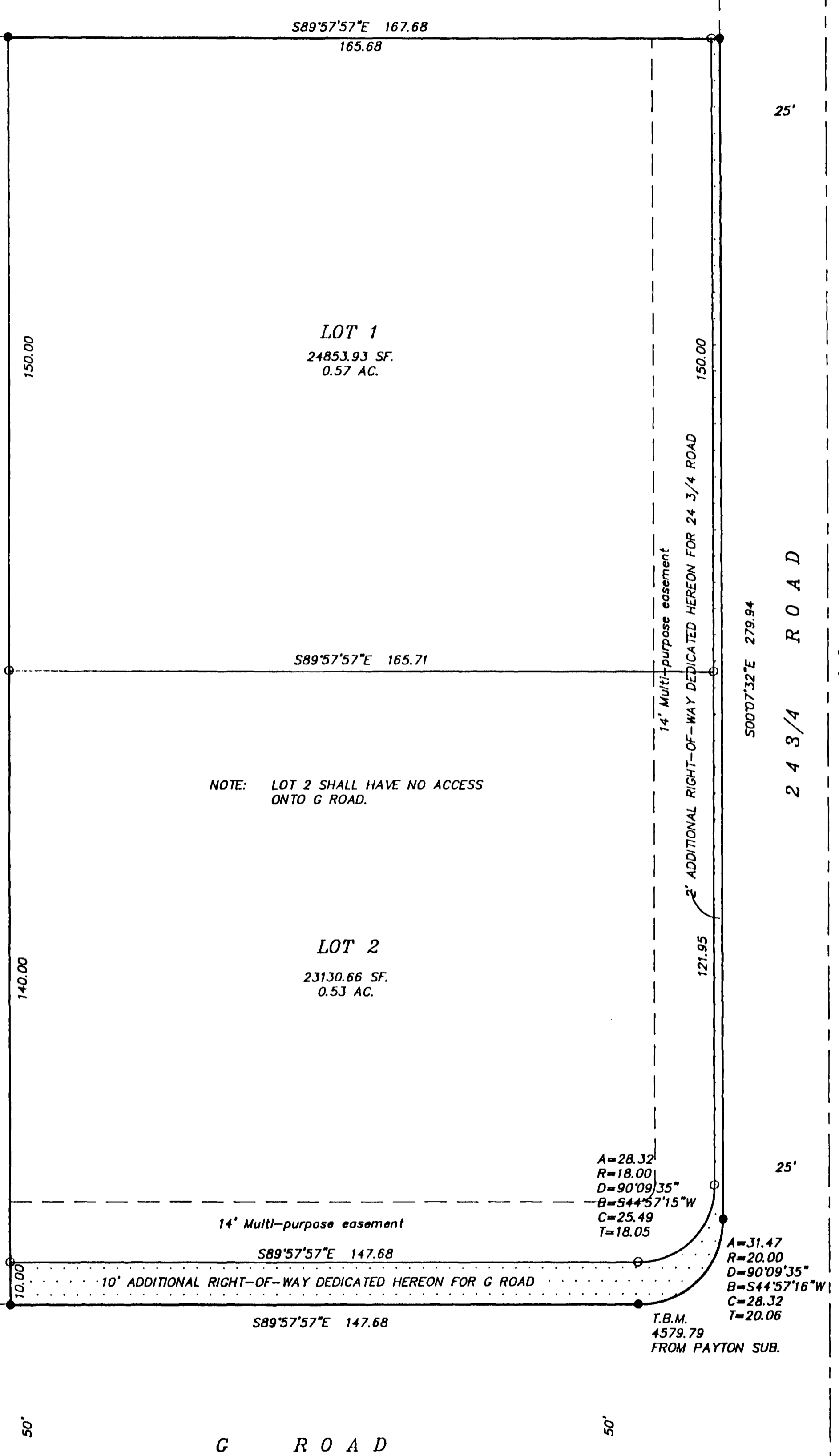
8/11/95
Date



SE CORNER
SW1/4 SE1/4
SECTION 33
T1N, R1W, U.M.

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 SHOWN HEREON.



PAYTON SUBDIVISION

LOT 3

SW CORNER
SW1/4 SE1/4
SECTION 33
T1N, R1W, U.M.

S89°57'57"E 1320.47 (BASIS OF BEARINGS FROM PLAT OF PAYTON SUBDIVISION)

NOTE: LOT 2 SHALL HAVE NO ACCESS ONTO G ROAD.

LOT 1
24853.93 SF.
0.57 AC.

LOT 2
23130.66 SF.
0.53 AC.

A=28.32
R=18.00
D=90°09'35"
B=S44°57'15"W
C=25.49
T=18.05

A=31.47
R=20.00
D=90°09'35"
B=S44°57'16"W
C=28.32
T=20.06

T.B.M.
4579.79
FROM PAYTON SUB.

24 3/4 ROAD

G ROAD

FAIR MINOR SUBDIVISION

FINAL PLAT

SITUATED IN THE SW1/4 SE1/4 SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN		
FOR: FAIR	<p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568</p>	SURVEYED BY: DM DS
SCALE: 1" = 20' FT		DRAWN BY: MEM
DATE: 8/8/95		ACAD ID: FAIR
		SHEET NO.
		FILE: 95089.J