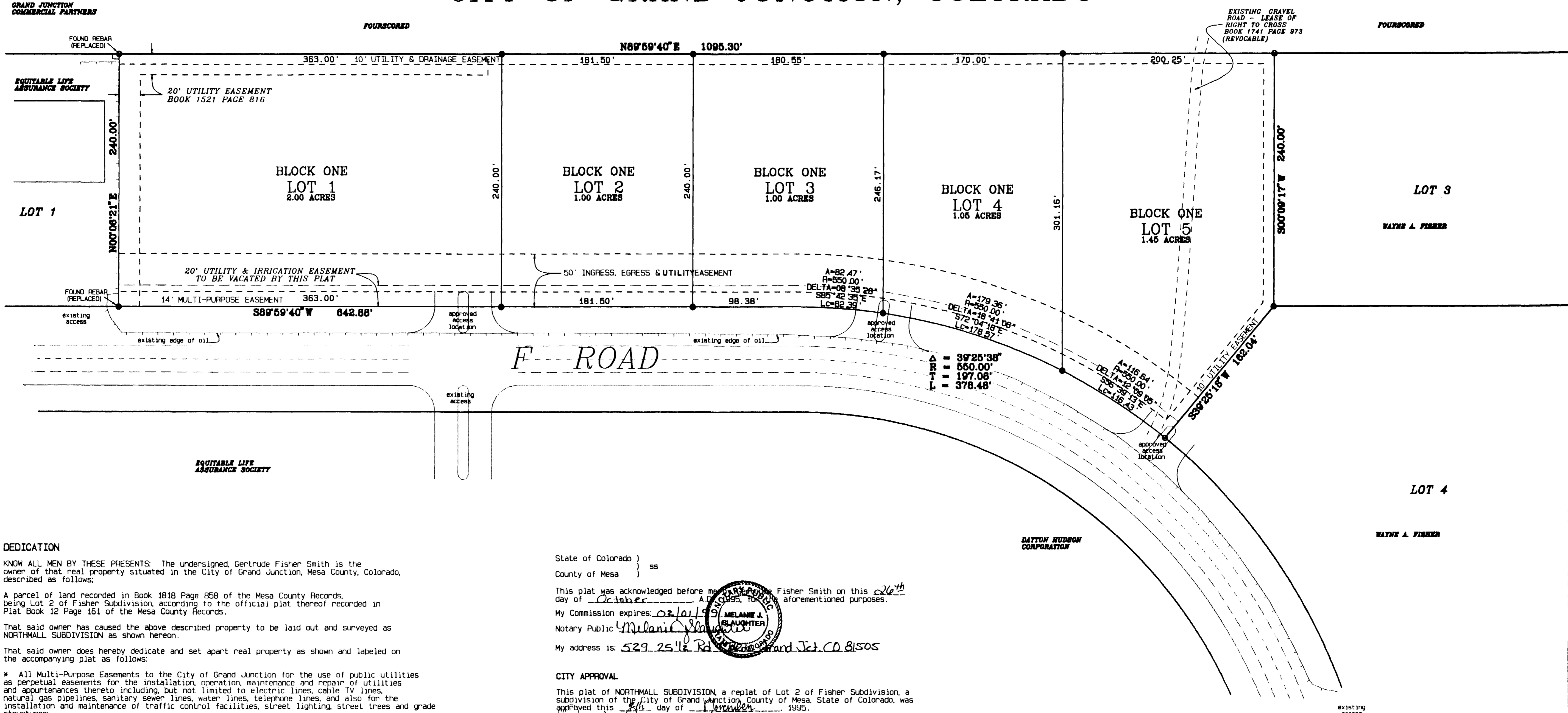


# NORTHMALL SUBDIVISION

A RESUBDIVISION OF LOT 2  
FISHER SUBDIVISION  
CITY OF GRAND JUNCTION, COLORADO



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: The undersigned, Gertrude Fisher Smith is the owner of that real property situated in the City of Grand Junction, Mesa County, Colorado, described as follows:

A parcel of land recorded in Book 1818 Page 858 of the Mesa County Records, being Lot 2 of Fisher Subdivision, according to the official plat thereof recorded in Plat Book 12 Page 161 of the Mesa County Records.

That said owner has caused the above described property to be laid out and surveyed as NORTHMALL SUBDIVISION as shown hereon.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

\* All Multi-Purpose Easements 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 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, street trees and grade structures;

\* All Utility Easements 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 TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

\* All Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

\* All Ingress/Egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

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.

IN WITNESS WHEREOF said owner has caused her name to be hereto subscribed this 26 day of October, 1995.

Gertrude Fisher Smith  
Gertrude Fisher Smith

State of Colorado )  
County of Mesa ) ss

This plat was acknowledged before me, \_\_\_\_\_, Notary Public for the State of Colorado, on this 26th day of October, 1995, for the purposes mentioned above.

My Commission expires: 03/10/1997

Notary Public Melanie J. Slaughter

My address is: 529 25 1/2 Rd., Grand Jct, CO 81505

**CITY APPROVAL**

This plat of NORTHMALL SUBDIVISION, a replat of Lot 2 of Fisher Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 26th day of October, 1995.

Mark Elchen City Manager  
Ren Murrain Mayor

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:29 o'clock P. M. this 9th day of November, 1995, and is duly recorded in Plat Book No. 15, Page 1 as Reception No. 173577.

Clerk and Recorder of Mesa County

**SURVEYOR'S STATEMENT:**

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of NORTHMALL SUBDIVISION, a replat of Lot 2 of Fisher Subdivision, were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

Kenneth Scott Thompson  
Kenneth Scott Thompson P.L.S. 18480  
October 24, 1995 Date

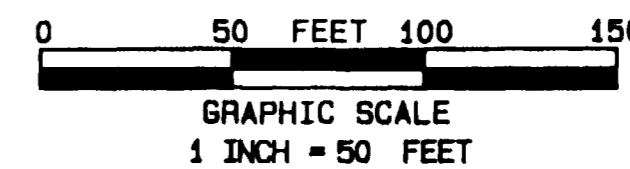
DATTON HUDSON CORPORATION

WAYNE A. FISHER

NOTE: At the time of site plan review, common access circulation, circulation and parking arrangements must be reviewed by City staff.

**LEGEND**

- SET #5 REBAR W/ALUM. CAP #18480
- SET #5 REBAR W/ALUM. CAP #18480 IN CONC.
- FOUND PIN & CAP AS NOTED



BASIS OF BEARINGS: The bearings on this plat are based on the original plat of Fisher Subdivision. The bearing along the north line of this subdivision, between Thompson-Langford Corporation aluminum caps set on #5 rebar in concrete is N89°59'40"E.

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.

**NORTHMALL SUBDIVISION**  
A RESUBDIVISION OF LOT 2  
FISHER SUBDIVISION  
CITY OF GRAND JUNCTION, COLORADO

SECTION: S/2 SW/4 S.4 TOWNSHIP: 1S RANGE: 1W MERIDIAN: UTE

**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - # B-210  
Grand Junction CO 81505 (303) 243-6067

Designed By: KST Checked By: DRS Job No.: 0183-011  
Drawn By: TERRAMODEL Date: April 25, 1995 Sheet 1 of 1

24 1/2 ROAD