

GALLEY MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned William R. Patterson is the owner of real property as described in Book 1585, Page 36 and that John M. & Margaret L. Sholes are the owners of real property as described Book 775, Page 527 both recordings are of record in the Mesa County Clerk and Recorders office, both parcels of land are situated in the SE 1/4 NE 1/4 of Section 3, Township 1 South, Range 1, West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found Mesa County Survey marker for the N.E. corner of the SE 1/4 NE 1/4 of Section 3, T.1 S., R.1 W., U.M. and considering the East line of said Section 3 to bear S 00°08'00"E to the East Quarter corner of said Section 3, with all bearings contained herein relative thereto, thence N 90°00'00"W 30.00 feet to the true point of beginning at the N.E. corner of Lot No. 1, thence N 90°00'00"W 808.19 feet to the N.W. corner of Lot No.3, thence S 00°06'00"E 480.63 feet to the S.W. corner of Lot No.2, thence N 90°00'00"E 808.47 feet along the North Right of Way line of Galley Drive, thence N 00°08'00"W 480.63 feet along the West R.O.W. line of County Road No. 26 to the true Point of Beginning containing 8.919 Acres more or less.

That said owners have caused the said real property to be laid out and surveyed as GALLEY MINOR SUBDIVISION.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompany plat as follows:

All streets and Rights-of-Ways 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 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, drainage lines, telephones lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

All Irrigation Easements to the property owners of the lots hereby platted as perpetual easements for the installation, operations, maintenance and repair of private irrigation systems;

All Drainage Easements to the owners of lots 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 Lot 2 & Lot 3 specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot owners, their guest, 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; provide however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots 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 by the City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 26th day of March 1996.

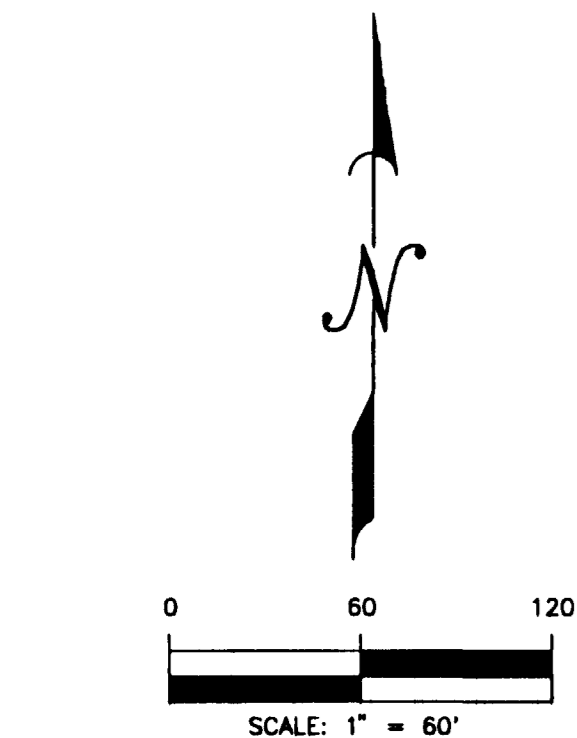
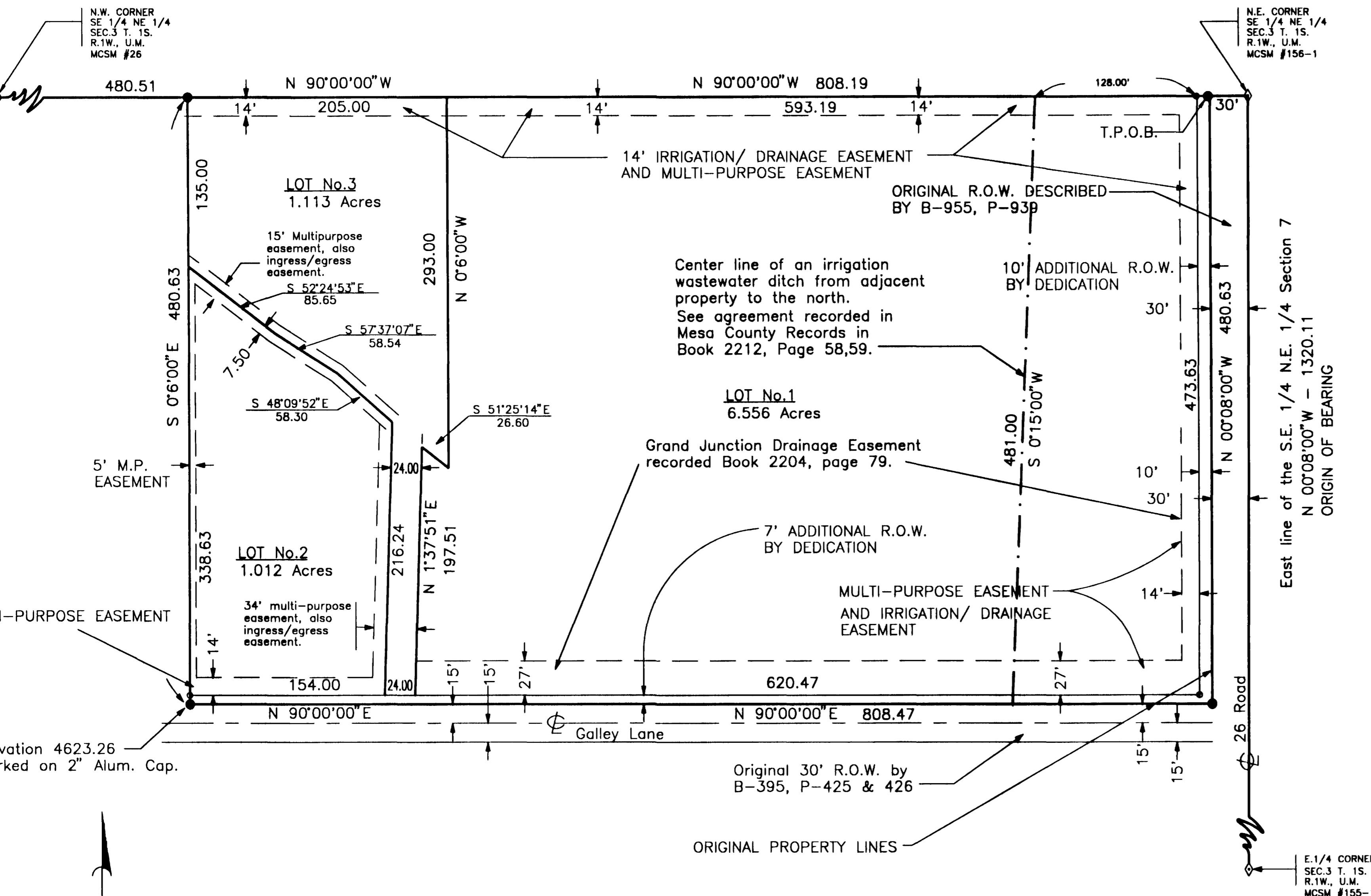
William R. Patterson _____
 John M. Sholes _____
 Margaret L. Sholes _____
 Margaret L. Sholes

STATE OF COLORADO }
 COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 23rd day of March A.D., 1996.

My commission expires 7-8-98
 Susan Coulson
 Notary Public

No lienholders to date.
 No covenants.



LEDGEND

- ◆ Found MCSM as noted
- Set 5/8" rebar w/ aluminum cap in concrete
- ⊥ Set 5/8" rebar w/ aluminum cap
All caps marked L.S. 12085
- Set 5/8" rebar w/ alum. cap in conc.
at new dedication setback. (L.S. #12085)

Summary of Acres

Lot No. 1 = 6.556 Acres	or 74%
Lot No. 2 = 1.012 Acres	or 11%
Lot No. 3 = 1.113 Acres	or 12%
Dedicated R.O.W. = 0.238 Acres	or 3%
Total = 8.919	or 100%

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } SS

I here by certify that his instrument was filed in my office at 9:20 O'clock A M this 5th day of April A.D., 1996 and is duly recorded as Reception Number 1752326 in plat Book 15 at Page 66 Drawer BB/21.

 Clerk and Recorder Deputy Fees \$ _____

CITY APPROVAL

This plat of GALLEY MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 4 day of April A.D., 1996.

 City Manager President of Council

SURVEYOR'S CERTIFICATE

I Thomas H. Moore, do hereby certify that the accompanying plat of GALLEY MINOR SUBDIVISION, a subdivision of part of Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.

 Thomas H. Moore,
 Registered Land Surveyor
 L.S. No. 12085

GALLEY MINOR SUBDIVISION

Surveyed for William R. Patterson

Located in the SE 1/4 NE 1/4 of
 Section 3, T.1S., R.1W., U.M.,

Mesa County, Colorado

MARCH 1996 SHEET 1 OF 1