

A & B HALL Minor Subdivision

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the undersigned, Archie J Hall and Beatrice Hall are the owners of that real property located in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book ~~Page~~ Book 840 Page 396, being the SW¹/₄ of the NE¹/₄ of Section 4, Township 1 South, Range 1 West of the Ute Meridian, except the West 30 feet, said property being more particularly described as follows

Commencing at the southwest corner of the SW¹/₄ of the NE¹/₄ of Section 4, Township 1 South, Range 1 West of the Ute Meridian, whence the northwest corner of the said SW¹/₄ of the NE¹/₄ bears N 0°00'00" E, thence S 89°51'45" E 30 00 feet to the point of beginning, thence N 0°00'00" E 1317 37 feet, thence S 89°57'36" E 1290 02 feet, thence S 0°00'09" W 1319 56 feet, thence N 89°51'45" W 1289 97 feet to the point of beginning, containing 39 045 acres.

That said owners have caused the said real property to be laid out and surveyed as the A & B HALL Minor Subdivision, a subdivision of a part of the City of Grand Junction, Mesa County, 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 lines, sanitary sewer lines, water and telephone lines,

That said owners do hereby dedicate all irrigation easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems,

That said owners do hereby dedicate all GJDD easements to the City of Grand Junction for the use of the public and to the Grand Junction Drainage District, its successors and assigns, for the installation, operation, maintenance and repair of GJDD facilities,

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 18th day of March A.D. 1996.

Archie J Hall Beatrice Hall
Archie J Hall Beatrice Hall

STATE OF COLORADO SS
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 18th day of March A.D. 1996 by Archie J Hall and Beatrice Hall

4-27-96
My Commission expires [Signature]
Notary Public

CITY APPROVAL

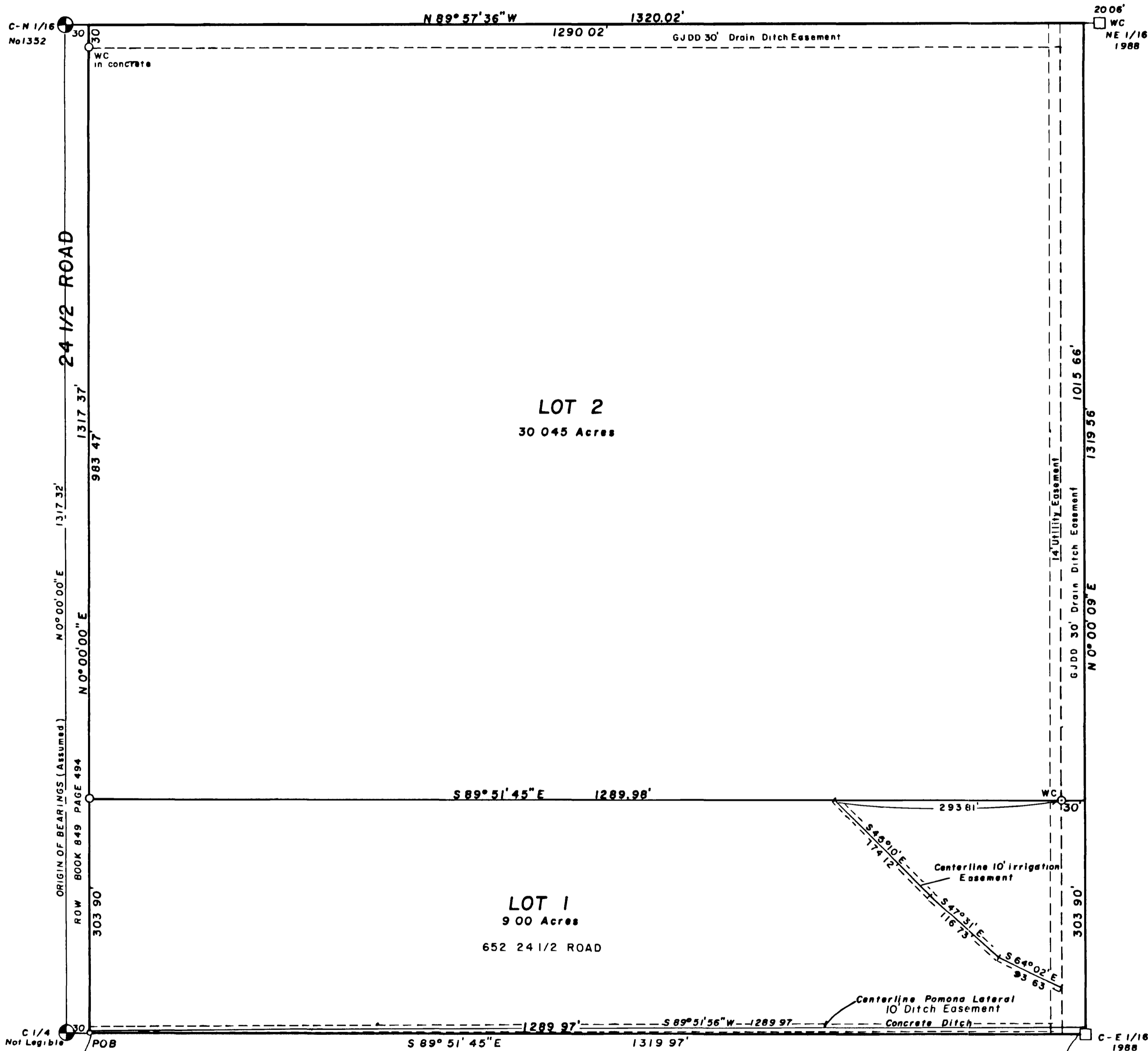
This A & B HALL Minor Subdivision, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 20 day of MARCH 1996

[Signature] [Signature]
City Manager President of Council

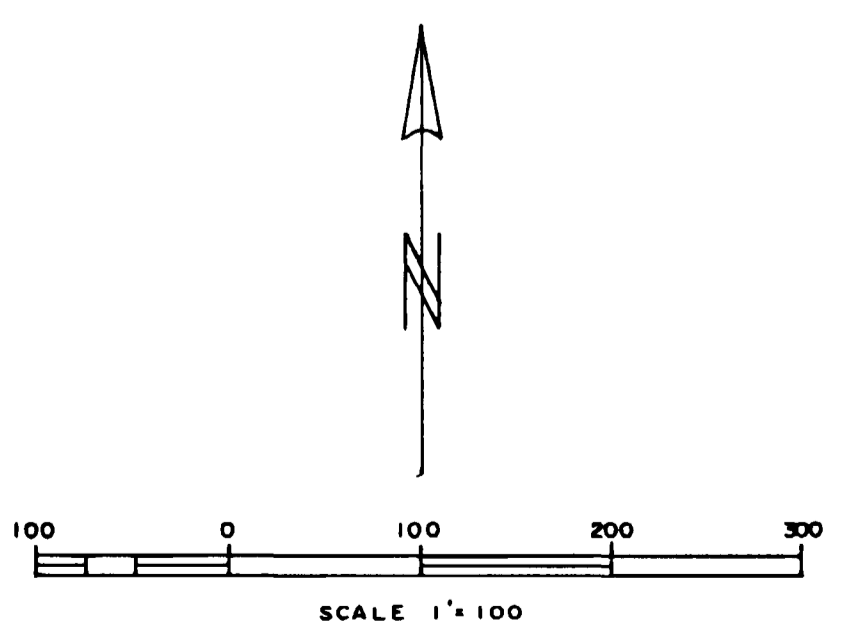
CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO SS
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 12:02 o'clock P.M., MARCH 25 A.D. 1996, and was duly recorded in plat Book no. 15 Page no. 54 Drawer BB112 # 100 Surcharge Reception Number 1750884
[Signature]
Clerk and Recorder



- LEGEND**
- FOUND MCSM
 - FOUND BLM MONUMENT
 - FOUND PUBLIC SERVICE ROW CAP
 - SET 2" CAP ON NO. 5 REBAR
 - WC WITNESS CORNER
- AREA SUMMARY**
- LOTS 39 045 ACRES 100 %



SURVEYORS CERTIFICATE

I, Merritt P Dismant, certify that the accompanying plat of A & B HALL, 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.

[Signature] March 7, 1996
Merritt P Dismant, Colo PLS 10097 Date

A & B HALL
Minor Subdivision
SW 1/4 NE 1/4 Section 4
T. 1 S., R. 1 W., Ute Meridian