

POLAND SUBDIVISION—REPLAT OF THE SOUTH 15 FT. OF LOT 9 & LOTS 10,11,12,13,14, & 15, BLOCK 3 SLOCUMBS ADDITION TO THE CITY OF GRAND JUNCTION, MESA COUNTY, SEC.13, T.1S., R.1W., UTE PM

KNOW ALL MEN BY THESE PRESENT:

THAT THE UNDERSIGNED, CHARLES E. POLAND AND LISA R. POLAND, ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN BLOCK THREE OF SLOCUMBS ADDITION TO THE CITY OF GRAND JUNCTION, COLORADO NOW BEING A PART OF POLAND SUBDIVISION—A REPLAT OF A PART OF BLOCK THREE, SAID SLOCUMBS ADDITION TO THE CITY OF GRAND JUNCTION, SEC. 13, T.1 S., R.1 W., UTE PM, AS RECORDED IN PLAT BOOK 1836 PAGE 739 OF THE MESA COUNTY CLERK'S RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 15 FEET OF LOT 9 AND ALL OF LOTS 10, 11, 12, 13, 14 AND 15, BLOCK THREE OF SLOCUMBS ADDITION TO THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS POLAND SUBDIVISION—A REPLAT OF THE SOUTH 15 FEET OF LOT 9 AND LOTS 10 THROUGH 15, BLOCK THREE OF SLOCUMBS ADDITION TO THE CITY OF GRAND JUNCTION IN MESA COUNTY COLORADO.

THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANY PLAT AS FOLLOWS:

ALL STREETS AND RIGHT-OF-WAY TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER;

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, TELEPHONE LINES, AND ALSO FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL FACILITIES, STREET LIGHTING, STREET TREES AND GRADE STRUCTURES.

IN WITNESS WHEREOF SAID OWNERS HAVE CAUSE THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 7th DAY OF May, A.D. 1996

Charles E. Poland
CHARLES E. POLAND *Lisa R. Poland*
LISA R. POLAND

STATE OF COLORADO } THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
COUNTY OF MESA } BEFORE ME THIS 7th DAY OF May, 1996
MY COMMISSION EXPIRES Nov 19, 1997
WITNESS MY HAND AND OFFICIAL SEAL.

Robert J. Cope
NOTARY PUBLIC

CLERK AND RECORDERS CERTIFICATE

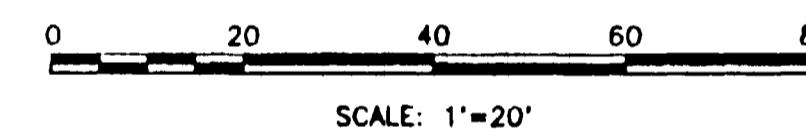
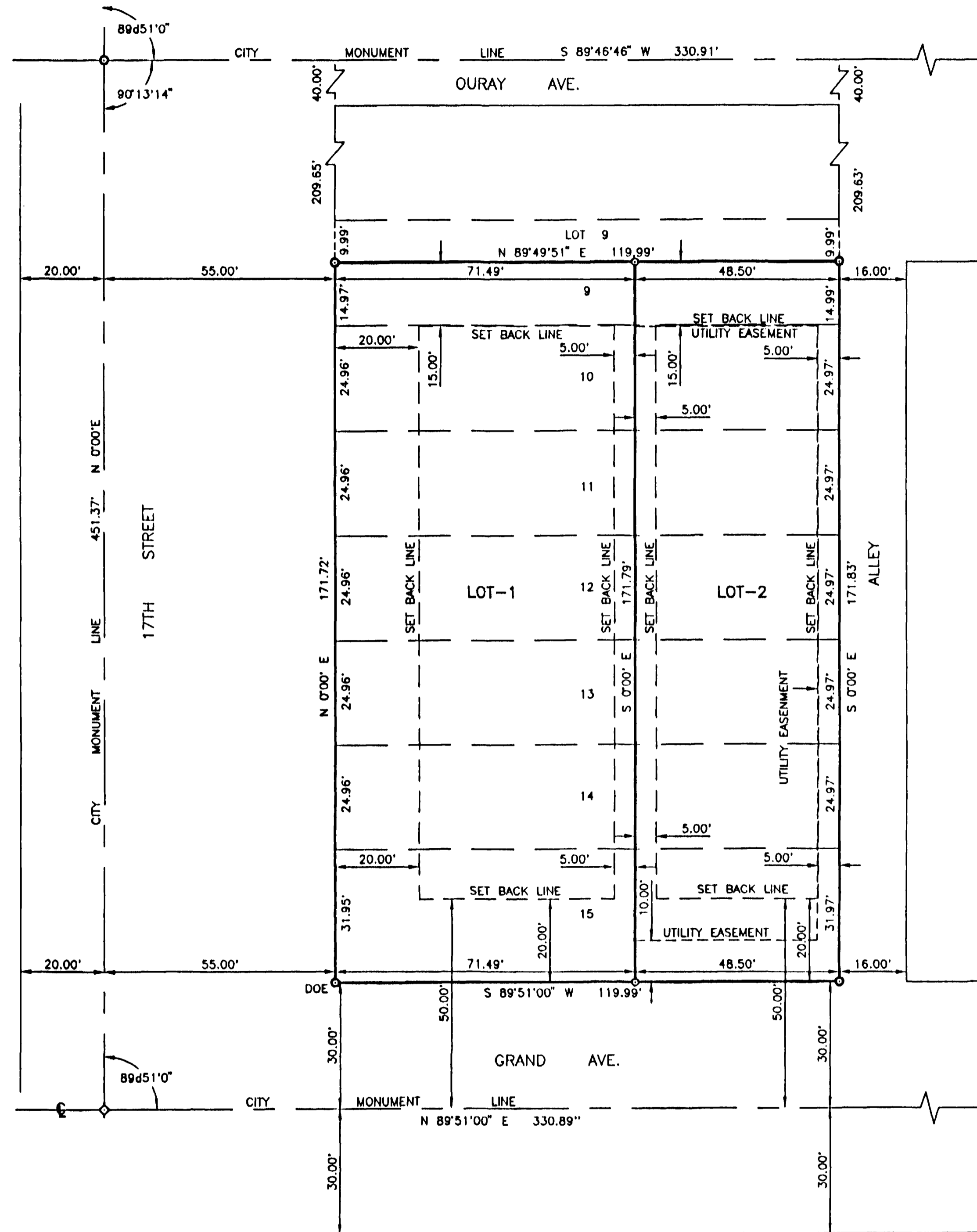
STATE OF COLORADO)
COUNTY OF MESA)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:19 O'CLOCK P.M. THIS DAY OF June, 1996 Book 15, Page 91
11th Rec. 1760163
drawer CC12

CITY MANAGER CERTIFICATE

APPROVED THIS 9th DAY OF May, 1996 A.D. CITY OF GRAND JUNCTION
Mark DeCham
CITY MANAGER

CITY MAYOR CERTIFICATE

APPROVED THIS 8th DAY OF May, 1996 A.D. CITY OF GRAND JUNCTION
Sinda Lipman
CITY MAYOR



LOT-1 = .28 ACRE
LOT-2 = .19 ACRE
TOTAL FOR LOT-1 & LOT-2 = .47 ACRE

- ◆ CITY LAND SURVEY MONUMENT BOLT & WASHER
- 5/8" X 20" REBAR WITH CAP M'K'D. L.S. NO. 11221 SET IN CONCRETE
- 5/8" X 20" REBAR WITH CAP M'K'D. L.S. NO. 11221 SET
- BUILDING SET BACK LINES
- - - UTILITY EASEMENT LINES

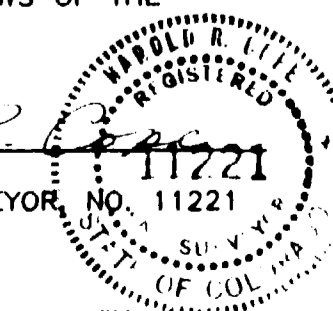
ALL BEARINGS HEREON BEING RELATIVE N 0'00"E BETWEEN FOUND SURVEY MONUMENTS ON N. 17th ST. BETWEEN GRAND AND OURAY AVENUES. SEE ORIGINAL PLAT OF "SLOCUMBS ADDITION TO CITY OF GRAND JUNCTION" FOR VERIFICATION OF BEARING BASIS.

SURVEYOR'S CERTIFICATE

I, HAROLD R. COPE, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF POLAND SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBMISSION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.
I HAVE SET MY HAND AND SEAL ON THE 7th DAY OF May, 1996 A.D.

COPE SURVEYING COMPANY
1625 North 17th Street, Grand Jct., CO. 81501
(970) 242-0760

Harold R. Cope
HAROLD R. COPE
REGISTERED LAND SURVEYOR, NO. 11221



NOTICE
According to Colorado Law you must commence any legal action based upon any defect in this survey within 2 years after you 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 certification shown hereon.

**CHARLES POLAND PROPERTY
FINAL PLAT**

POLAND SUBDIVISION—REPLAT OF PART OF LOT 9 & LOTS 10 THROUGH 15, BLOCK 3, OF SLOCUMBS ADDITION TO THE CITY OF GRAND JUNCTION, MESA COUNTY SEC. 13, T.1 S., R.1 W., UTE P.M. BY

COPE SURVEYING COMPANY
1625 N. 17TH STREET
GRAND JUNCTION, COLORADO

DATE OF SURVEY: 1/22/96
PLAT BY: JMK DATE: 4/2/96

BOOK NO. 25