

BOGGS MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Terrance I. Boggs is the owner of that real property located in the City of Grand Junction, County of Mesa, State of Colorado, and being further described as follows: (ORIGINAL WARRANTY DEED BOOK 1695, PAGE 728)

Commencing at the City of Grand Junction block monument at the intersection of North 6th Street and North Avenue, whence the Southwest corner of Section 11, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado bears N 90°00'00" W a distance of 2285.70 feet for a basis of bearings, with all bearings herein relative thereto; thence N 00°12'24" W a distance of 40.00 feet; thence N 89°59'11" E a distance of 55.00 feet to a point on the East right of way line of North 6th Street and the TRUE POINT OF BEGINNING; thence along the East right of way of 6th Street North 00 degrees 12 minutes 24 seconds West (N 00°12'24" W), a distance of 361.54 feet to the South right of way of Glenwood Avenue; thence along said right of way South 62 degrees 58 minutes 58 seconds East (S 62°58'58" E), a distance of 127.98 feet; thence South 70 degrees 41 minutes 46 seconds East (S 70°41'46" E), a distance of 29.32 feet to a point on the West line of the Harr Addition to the City of Grand Junction; thence along said line South 00 degrees 12 minutes 24 seconds East (S 00°12'24" E), a distance of 293.68 feet to a point on the North right of way of North Avenue; thence South 89 degrees 59 minutes 11 seconds West (S 89°59'11" W), a distance of 141.44 feet to the TRUE POINT OF BEGINNING. Said parcel containing 1.058 acres, as described.

That said owners have caused the real property to be laid out and platted as Boggs Minor Subdivision, a subdivision of a part of the City of Grand Junction, Colorado. That said owner does hereby dedicate and set apart the real property as shown and labeled as the accompanying plat of Boggs Minor Subdivision as follows:

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;

All Ingress/Egress and Utility Easements and Shared Parking to the Owners of Lots within said subdivision 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, street trees and grade structures, and for the use of said owners for common access and parking purposes;

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 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. 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, Terrance I. Boggs, has caused his name to be hereunto subscribed this 6th day of Nov, A.D. 1996.

Terrance I. Boggs
Terrance I. Boggs

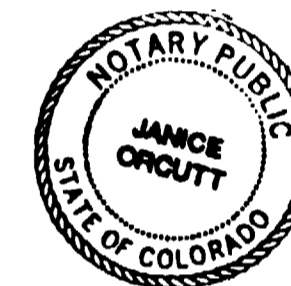
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Terrance I. Boggs, this 6th day of Nov, A.D., 1996.
Witness my hand and official seal:

Jaiice Orcutt
Notary Public

My Commission Expires 6-12-2000



LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Boggs Minor Subdivision. Signed this 6th day of Nov, 1996.

Jack Hall, Trustee
by: JACK HALL, TRUSTEE
W.R. HALL Revocable Living Trust

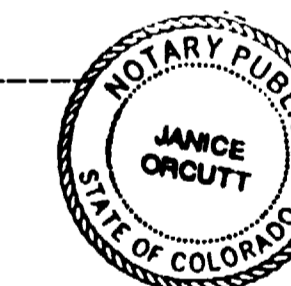
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Jack Hall this 6th day of Nov, A.D., 1996.
Witness my hand and official seal:

Jaiice Orcutt
Notary Public

My Commission Expires 6-12-2000



CLERK AND RECORDER'S CERTIFICATE

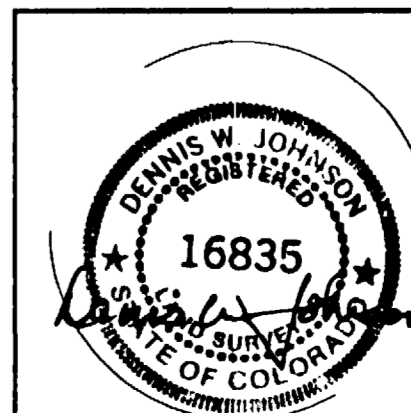
STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 9:25 o'clock A.M., November 20 A.D., 1996, and was duly recorded in Plat Book No. 15 Page No. 204, Reception No. 1778424, Drawer No. 0299.

Clerk and Recorder

There will be no Declaration of Covenants and Restrictions recorded with this plat.

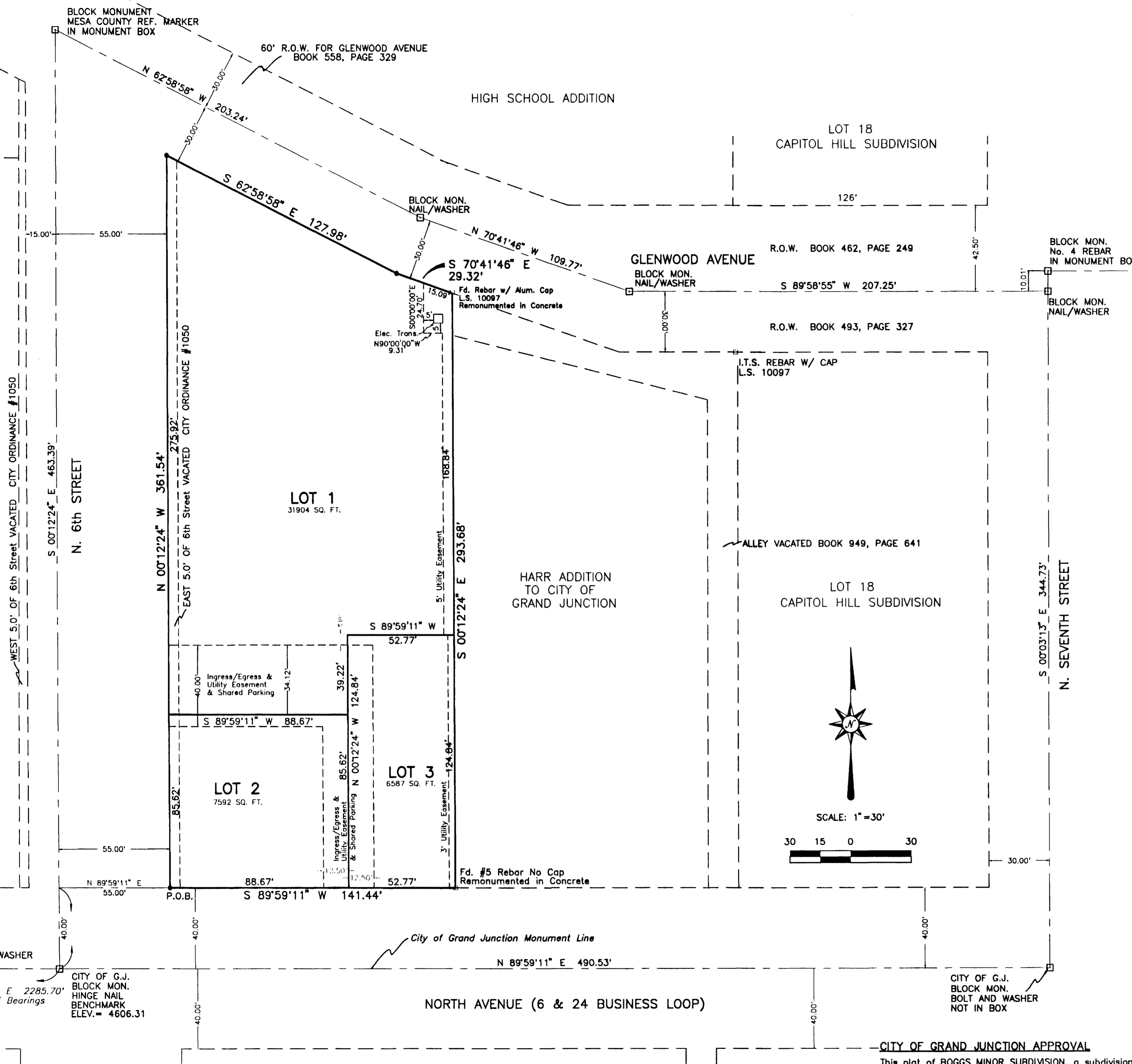
BOGGS MINOR SUBDIVISION
SW1/4 SECTION 11
T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO



DENNIS W. JOHNSON, PLS
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 16835

LANDesign
ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 244-9180
PROJECT NO. 9404B SUR. BY: DRAWN CHECKED SHEET OF
DATE: June, 1994 *ld/bh/jl* *rsk* 1 1



Basis of bearings assume the South line of the SW1/4 of Section 11 to bear N 90°00'00" W, 2285.70 feet. Both monuments on this line are as shown on the accompanying plat.
Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

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 CERTIFICATION SHOWN HEREON.

AREA SUMMARY		
LOT 1	= 31,904 Sq.Ft.	69.23%
LOT 2	= 7,592 Sq.Ft.	16.48%
LOT 3	= 6,587 Sq.Ft.	14.29%
TOTAL	= 46,084 Sq.Ft.	100.00%

- ### LEGEND
- CITY OF GRAND JUNCTION BLOCK MARKER
 - SET CENTERLINE MONUMENT PER CODE
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE PER CODE
 - (R) RECORD MEASUREMENT
 - FOUND MARKER, AS NOTED
- All Lot corners to be Set per City Code.

CITY OF GRAND JUNCTION APPROVAL

This plat of BOGGS MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 7th day of November, A.D., 1996.

Mark Cochran City Manager
Jiida Lipman President of City Council

SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, do hereby certify that the accompanying plat of Boggs Minor Sub., 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 subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified Nov. 7th, 1996