

RICHARDSON MINOR SUBDIVISION

A Replat of Lot 4 in Block 2 Replat of Part of Blocks 2, 3 and 4 of PERKINS SUBDIVISION, FIRST ADDITION REPLAT NO.1 AND REPLAT OF PERKINS SUBDIVISION.

KNOW ALL MEN BY THESE PRESENTS:

That the under signed Lynette K. Richardson is the owner of that real property as described in Book 2104 at Page 764 as recorded in the Mesa County Clerk and Recorder's Office.

Said real property being described as: Lot 4 in Block 2 Replat of Part of Blocks 2, 3 and 4 of PERKINS SUBDIVISION, FIRST ADDITION REPLAT NO.1 AND REPLAT OF PERKINS SUBDIVISION, Mesa County, Colorado.

That said Owner do hereby dedicate and set apart all streets and roads to the City of Grand Junction and to the use of the public forever and hereby dedicate 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 thereof 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, through and across by 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 owner's of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said owner has caused their name to be hereunto subscribed this 7th day of July AD 1996
Lynette G. Richardson
 Lynette G. Richardson

STATE OF COLORADO)

COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 7th day of July AD 1996.

My commission expires 1/8/96.

Narcissus A. Loether
 Notary Public.



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:23 O'clock PM this 14th day of August AD 1996 and is duly recorded as Reception Number 172414 in Plat Book 15 at Page 178 Drawer 2244

Clerk and Recorder

Deputy

CITY OF GRAND JUNCTION APPROVAL

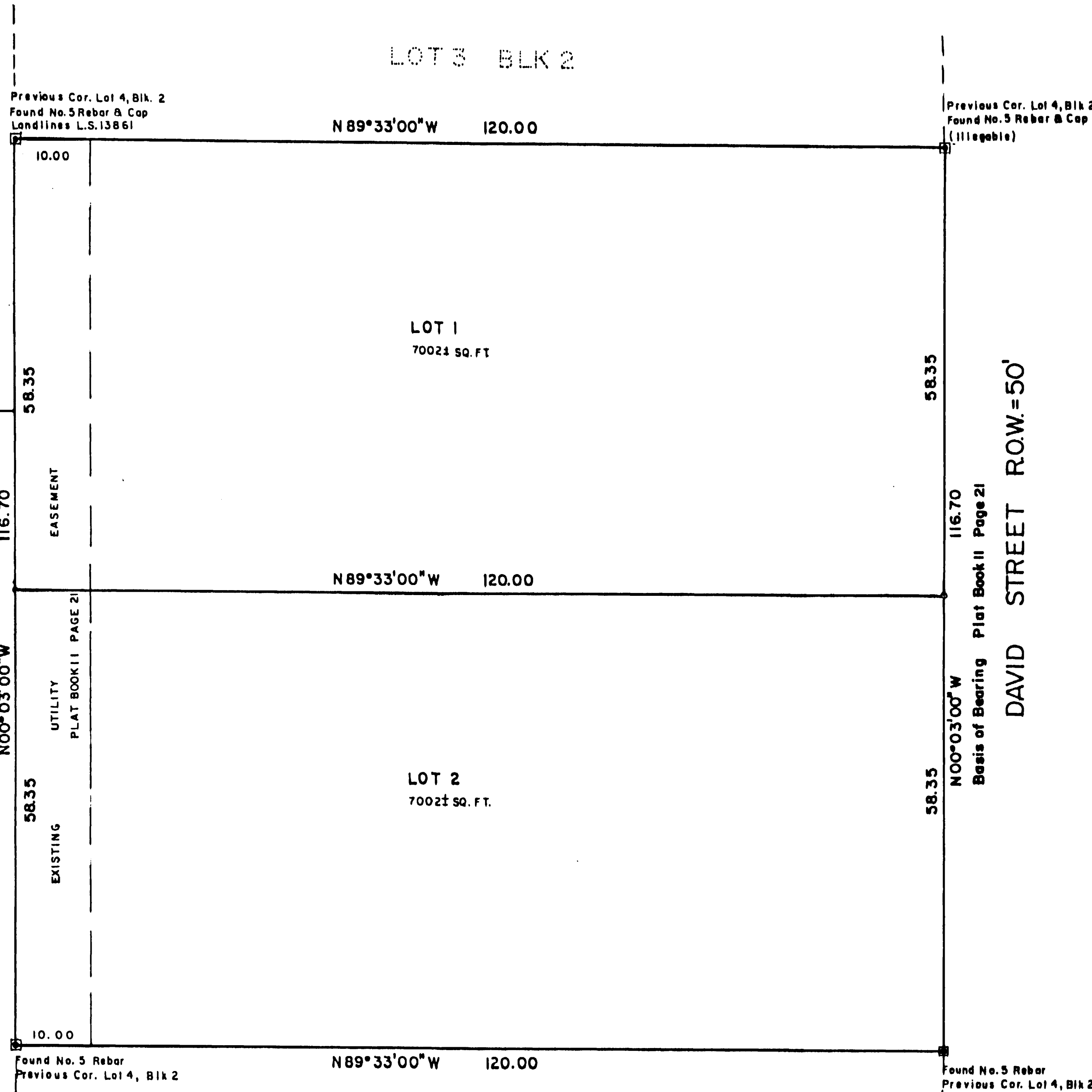
City Manager

Ronda Lipman
 President City Council

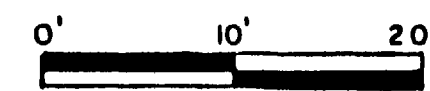
Bearings based on Number 5 Rebars found at NE and SE corners of Lot 4 Block 2, Replat of Part of Blocks 2, 3 and 4 of PERKINS SUBDIVISION FIRST ADDITION REPLAT NO.1 AND REPLAT OF PERKINS SUBDIVISION.

LOT 3
BLK 1

LOT 2
BLK 1



LOT 5 BLK 2



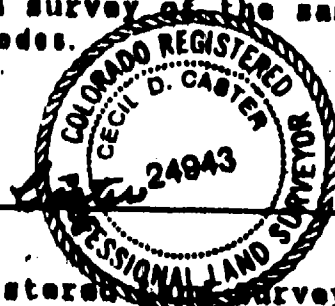
- Scale 1"=10'
- = Found Monument as noted.
 - = Set No.5 Rebar and Cap Monument PLS 24943
 - = Set Concrete ground Monument.

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of RICHARDSON MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same, and conforms to City of Grand Junction Development Codes.

7/14/96
 Date

Cecil D. Caster
 Cecil D. Caster
 Professional Registered Surveyor
 P.L.S. Number 24943



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 herein.



Monument Surveying Co.
 785 Flood Avenue
 Grand Junction, CO 81501
 245-4188 FAX 245-4874

RICHARDSON MINOR SUBDIVISION
 Located in the NE 1/4 of Section 26, Township 1 South, Range 1 East, Ute Meridian.

DESIGNED	FIELD APPROVAL
DRAWN - JDC	TECHNICAL APPROVAL
CHECKED	APPROVED
PREPARED FOR	JTB NO.