

NW COR. OF NE 1/4, NE 1/4
 SEC. 4, T1 S, R1 W
 FOUND
 MESA COUNTY SURVEYOR MONUMENT
 NO. 548-I BRASS CAP IN ASPHALT

N. LINE OF NE 1/4 OF THE NE 1/4
 WEST 1320.32' G ROAD

NE CORNER
 SEC. 4, T1 S, R1 W
 FOUND
 MESA COUNTY SURVEYOR MONUMENT
 NO. 2-I BRASS CAP IN ASPHALT

JOHNSON MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Gary Edward Johnson and Vicki Mary Johnson, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1160 at Page 392 of the Mesa County Clerk and Recorders Office, and being situated in the Northeast Quarter of the Northeast Quarter of Section 4, Township 1 South, Range 1 West, of the Ute Principal Meridian, Mesa County, Colorado as Shown on the accompanying plat, said property being described as follows:

The South 2 acres of the East 7 acres of the East Nine-tenths of the North One-third of the East Three-fourths of the Northeast Quarter of the Northeast Quarter of Section Four, Township One South, Range One West, of the Ute Meridian, Mesa County, Colorado: as modified by property line agreement recorded at BOOK 2283, PAGES 881 TO 883.
 That said owners have caused the said real property to be laid out and surveyed as JOHNSON MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

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

All streets and rights-of-way as shown on the accompanying plat 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 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, and grade structures;

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.

NOTE:
 NORTH PROPERTY LINE ESTABLISHED BY AGREEMENT RECORDED AT BOOK 2283, PAGES 881 TO 883

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 7th day of April A.D., 1997

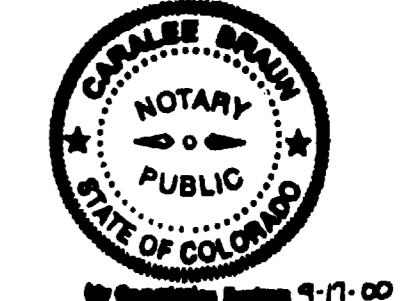
Gary Edward Johnson
 Gary Edward Johnson
Vicki Mary Johnson
 Vicki Mary Johnson
Jeanette Donato
 Assistant Vice President

STATE OF COLORADO }
 COUNTY OF Larimer } ss

The foregoing instrument was acknowledged before me this 7th day of April A.D., 1997, by Gary Edward Johnson and Vicki Mary Johnson.

9-17-2000
 My commission expires:

Carole Braun
 Notary Public
 Address: P.O. 4367 Estes Park, CO. 80517



STATE OF Florida }
 COUNTY OF Hillsborough } ss

The foregoing instrument was acknowledged before me this 15th day of APRIL A.D., 1997, by Jeanette Donato as Asst. Vice President for CHASE MORTGAGE SERVICES, INC. A DELAWARE CORPORATION.

10-28-2000
 My commission expires:

Jeanette Donato
 Notary Public
 Address: 4015 Independence Pkwy. TAMPA, FL 33634



CLERK AND RECORDERS CERTIFICATE
 STATE OF COLORADO }
 COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 8:42 o'clock A.M. this 23 day of May A.D., 1997 and is duly recorded in Plat Book No. 15, Page 316
 Drawer: 5534 Reception # 179702

CITY APPROVAL

This plat of JOHNSON MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 2nd day of May A.D., 1997.

Mark Cleber
 City Manager
Jenna Copman
 President of Council

SURVEYOR'S CERTIFICATE

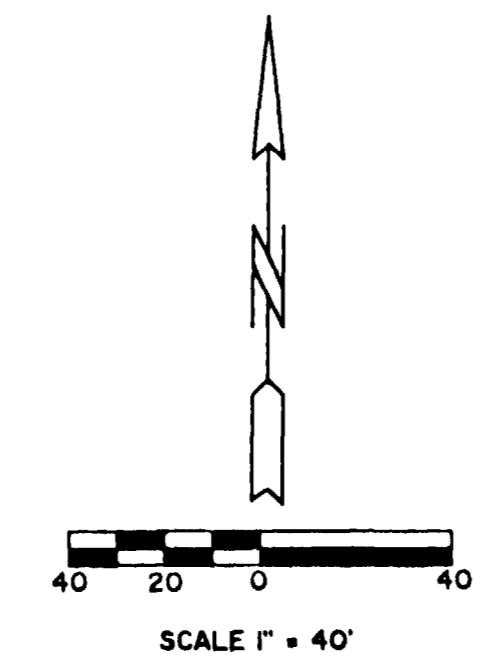
I, Paul M. Kochevar, certify that the accompanying plat of JOHNSON MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Paul M. Kochevar
 Paul M. Kochevar
 P.E. & P.L.S. No. 15760



4/7/97
 Date

TOTAL AREA = 2.23 ACRES
 R.O.W. DEDICATION = 0.13 ACRES
 LOTS = 2.10 ACRES



NOTES:
 BEFORE FURTHER SUBDIVISION OR DEVELOPMENT OF LOT 1 OR 2 OF JOHNSON MINOR SUBDIVISION CAN OCCUR (OTHER THAN ONE SINGLE FAMILY DWELLING PER LOT) THE COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE APPROVED: (A) THE DEDICATION AND CONSTRUCTION OF A PUBLIC STREET WITH APPROPRIATE TURNAROUND, ACCORDING TO THEN CURRENT CITY STANDARDS; (B) PLANS FOR THE CONSTRUCTION OF SEWER, WATER AND OTHER THEN REQUIRED INFRASTRUCTURE TO BE EXTENDED TO SERVE EXISTING AND FUTURE LOTS, WHETHER OR NOT LOT 1 OR LOT 2 IS FURTHER SUBDIVIDED, AT SUCH TIME THAT SEWER IS AVAILABLE (AS DEFINED BY THE CITY) WITHIN 400 FEET OF ANY PORTION OF LOT 1 OR LOT 2, THE THEN OWNERS(S) SHALL PAY FOR THE EXTENSION AND CONNECTION OF A SEWER LINE(S) TO THE STRUCTURES LOCATED THEREON, IN ACCORDANCE WITH THEN APPLICABLE REQUIREMENTS.

ESTES PARK SURVEYORS & ENGINEERS, INC. P.O. BOX 3047 FIRST NATIONAL BANK BLDG ESTES PARK, COLORADO SUITE 205 80517 (303)586-5175	
PROJECT: JOHNSON MINOR SUBDIVISION	
DRAWN BY: BK	CHECKED BY: PMK
DATE: AUGUST 19, 1998 REV: OCTOBER 12, 1996 FEB. 17, 1997	GARY & VICKI JOHNSON 693 25 ROAD GRAND JUNCTION, CO 81505
SHEET: 1 OF: 1	PROJECT NO: 2919