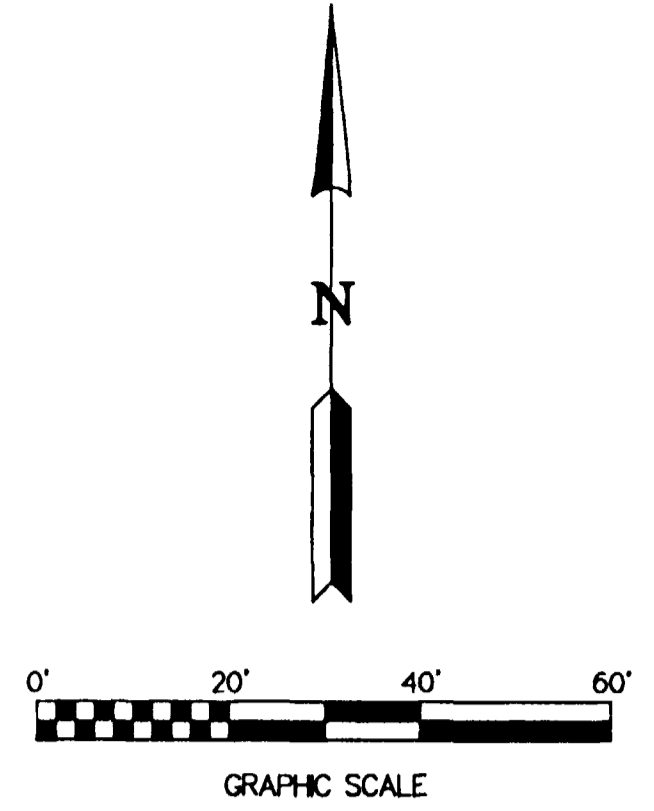
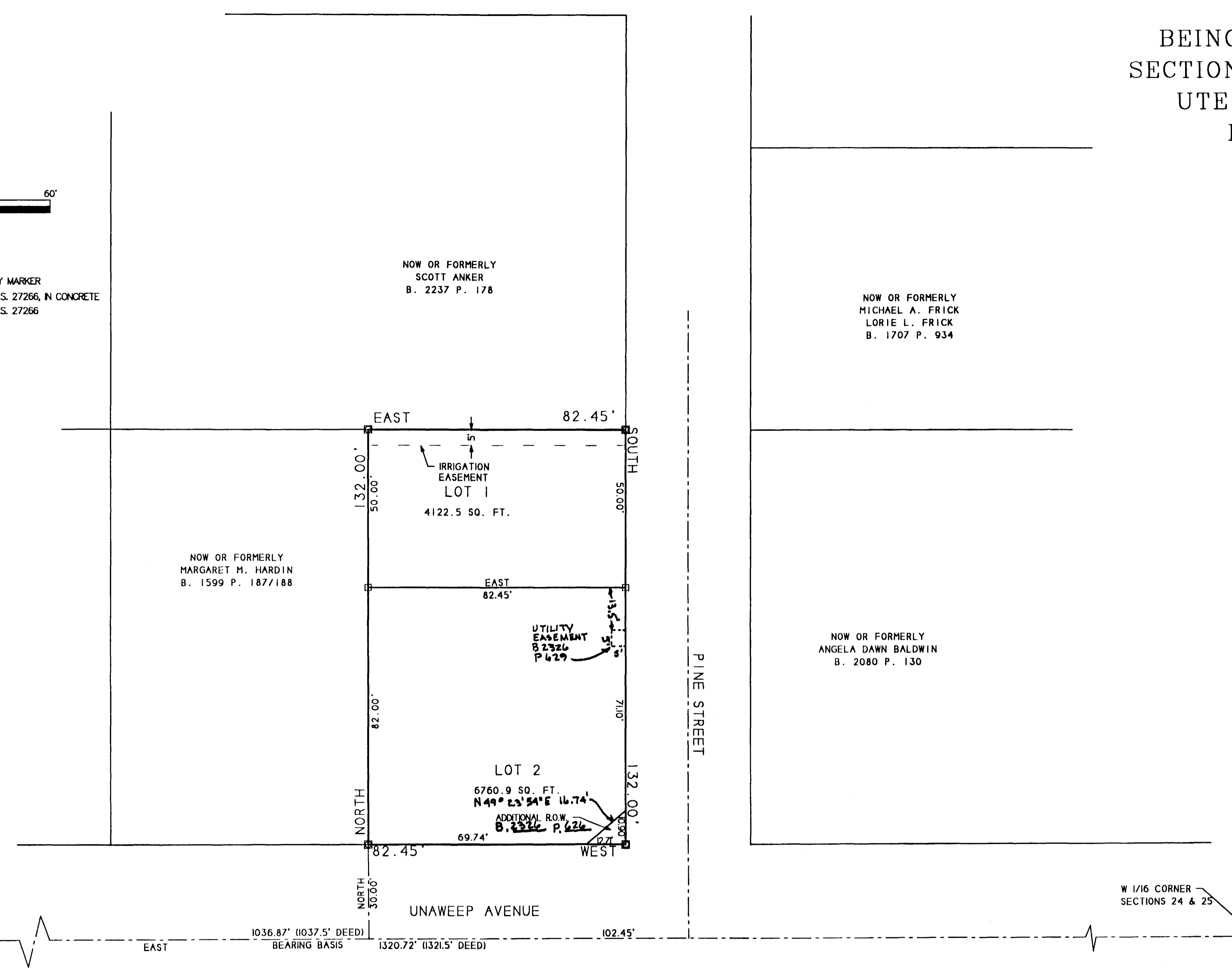


PINE STREET SUBDIVISION

BEING A PART OF LOT 5 IN THE SW 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST UTE MERIDIAN, MESA COUNTY, COLORADO IN THE CITY OF GRAND JUNCTION



- LEGEND
- FOUND MESA COUNTY SURVEY MARKER
 - SET #5 REBAR AND CAP - L.S. 27266, IN CONCRETE
 - SET #5 REBAR AND CAP - L.S. 27266



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Swany G. Monger is the owner of that real property situated in the County of Mesa, City of Grand Junction, State of Colorado, and that being a part of Lot 5 in the SW 1/4 of Section 24, Township 1 South, Range 1 West, of the Ute Meridian as recorded in Book 1739 Page 108 of the Mesa County Records as shown on the accompanying plat, being more particularly described as follows:

Beginning 30 feet North and 1036.87 feet East of the Corner of Sections 23, 24, 25, and 26: thence North 132.00 feet; thence East 82.45 feet; thence South 132.00 feet; thence West 82.45 feet to the point of beginning:

That said owner has caused said real property to be laid out and surveyed as PINE STREET SUBDIVISION, a subdivision of a part of Mesa County, City of Grand Junction, State of Colorado.

That said owners do hereby dedicate and set apart that portion of said real property which is labeled as "IRRIGATION EASEMENT" on the accompanying plat as an easement for the installation and maintenance of irrigation facilities, that are in place, serving the property adjoining this subdivision along the West boundary, with further right of ingress and egress to and from the above described easements. This easement is for the exclusive use of the said adjoining property and the owner thereof, Margaret M. Hardin, her assigns and successors.

That said owners do hereby acknowledge and affirm that there are no lienholders or other adverse claimants that could affect the validity of this dedication.

IN WITNESS WHEREOF said owner, Swany G. Monger has caused his name to be hereunto subscribed this 28 day of April, 1997.

Swany G. Monger
Swany G. Monger

STATE OF California)
)SS
COUNTY OF Riverside)

The foregoing instrument was acknowledged before me this 28th day of April, 1997 by Swany G. Monger.

My Commission expires Oct. 24th 1997
Witness my hand and official Seal

Samantha Lynn Hubbard
Samantha Lynn Hubbard
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 9:21 o'clock A.M., this 15 day of July, 1997, and is duly recorded in Plat Book No. 15 Page 303, Reception No. 1806233, Drawer 6874.

Clerk and Recorder

Deputy

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

This plat of _____, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 2nd day of July, 1997.

Paul A. Levy
Paul A. Levy
Mayor

Mark Cohen
Mark Cohen
City Manager

NOTES:

1) BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SW 1/4 SW 1/4 OF SECTION 24. FOUND A MESA COUNTY SURVEY MARKER AT BOTH THE CORNER FOR SECTIONS 23, 24, 25, & 26, AND THE W 1/16 CORNER FOR SECTIONS 24 & 25. THE VALUE USED, EAST, IS ASSUMED.

SURVEYOR'S CERTIFICATE

I, Barry L. Haag, do hereby certify that the accompanying plat of PINE STREET SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same, and that this plat conforms with all applicable regulations of the City of Grand Junction Zoning and Development Code.

Barry L. Haag
P.L.S. 27266
3004 Bookcliff Avenue
Grand Junction, Colorado 81504

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

PINE STREET SUBDIVISION

SITUATE
LOT 5 - SW 1/4 - SECTION 24
T 1 S - R 1 W - U M

MESA COUNTY CITY OF GRAND JUNCTION COLORADO

PREPARED FOR
SWANY MONGER

SCALE: 1"=20'

JANUARY 2, 1997