

WELCH SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Mesa Steaks Inc, a Colorado Corp, is the owner of the real property located in the NW 1/4 of Section 18, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, as described in Book 2321 at Page 532 of the records in the Mesa County Clerk and Recorder's office, and being more particularly described as follows:

Commencing at the NW corner of the NW 1/4 of Section 18, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado; thence North 90 degrees 00 minutes 00 seconds East along the North line of the NE 1/4 of the NW 1/4 of said Section 18, said North line being the (Basis of Bearing), a distance of 264.00 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 40.00 feet to the POINT OF BEGINNING of the parcel to be described; thence South 00 degrees 00 minutes 00 seconds West, a distance of 422.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 231.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 422.00 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 231.00 feet to the POINT OF BEGINNING.

Said parcel containing 2.23 acres, or 97,482 square feet as described.

That said owner has caused the real property to be laid out and platted as WELCH SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado.

The ingress and egress easement as set forth on this plat, is to be dedicated to the property owners of Lot 1 and Lot 2. Said easement shall be a perpetual easement for ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with 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 said lots 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 said easement.

That all expenses for street paving or improvements shall be born by the seller or purchaser, not by the City or the County.

IN WITNESS WHEREOF said owner, William A. Welch, President of Mesa Steaks, Inc, a Colorado Corp, has caused his name to be hereunto subscribed this 30th day of April, A.D. 1997.

William A. Welch
by: William A. Welch, President
Mesa Steaks, Inc, a Colorado Corp.

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by William A. Welch President, Mesa Steaks Inc, a Colorado Corp.

this 30th day of April, A.D. 1997.

Witness my hand and official seal

My commission expires 2-4-98

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 1:35 o'clock P.M. this 16 day of MAY, A.D. 1997 and was

duly recorded as Reception number 1799048 in PLAT BOOK 15

at Page No. 312 thru inclusive. Fee DRAWER DD 50

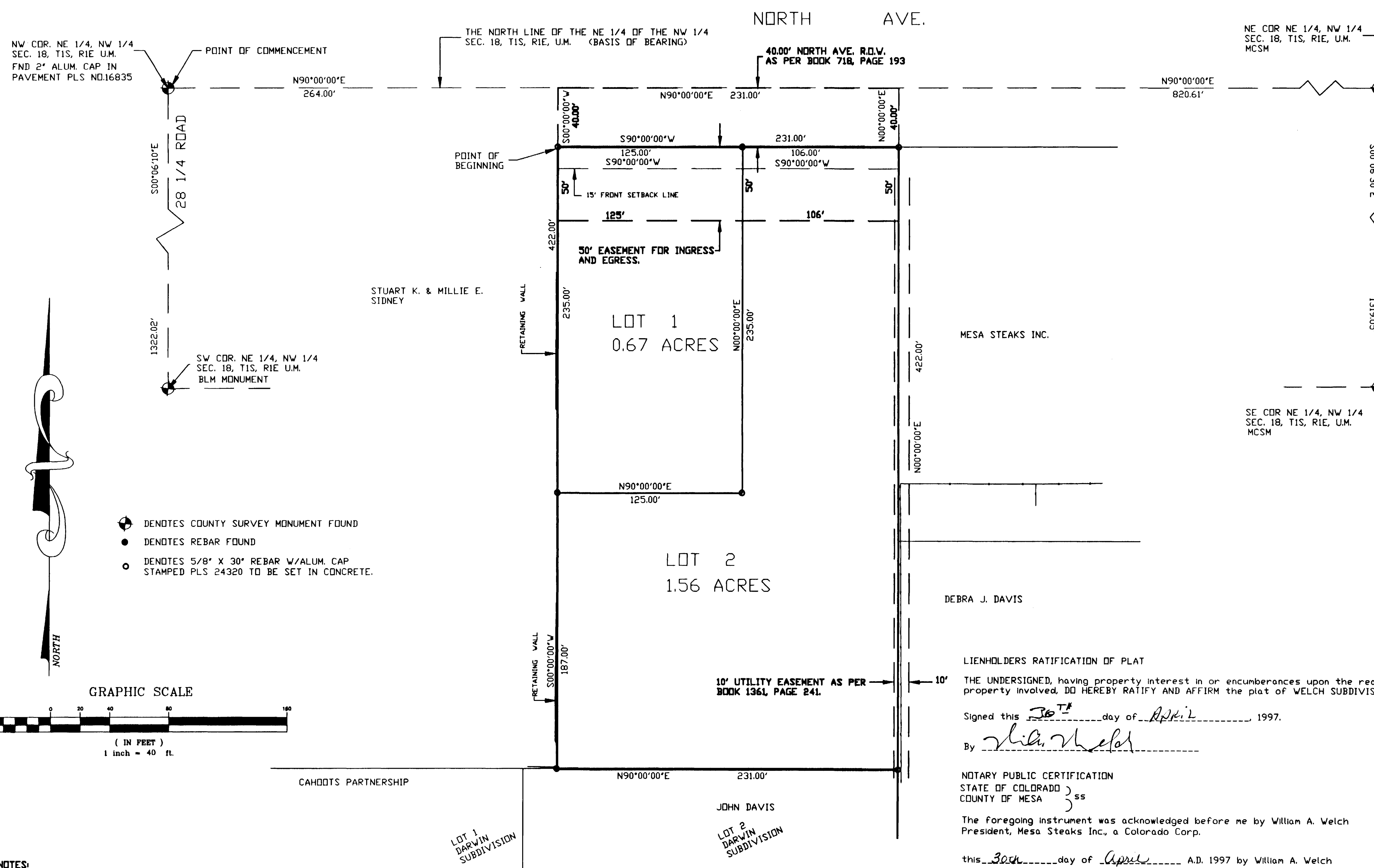
Clerk and Recorder Deputy

CITY OF GRAND JUNCTION APPROVAL

This plat of WELCH SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved

and accepted this 5th day of May, A.D. 1997.

Mark K. Cohen Mayor
Patricia A. Maurer



LIENHOLDERS RATIFICATION OF PLAT
THE UNDERSIGNED, having property interest in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the plat of WELCH SUBDIVISION.
Signed this 30th day of April, 1997.
By *William A. Welch*

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO } ss
COUNTY OF MESA
The foregoing instrument was acknowledged before me by William A. Welch President, Mesa Steaks Inc, a Colorado Corp.
this 30th day of April, A.D. 1997 by William A. Welch
Witness my hand and official seal *Patricia A. Maurer*
My commission expires 2-4-98

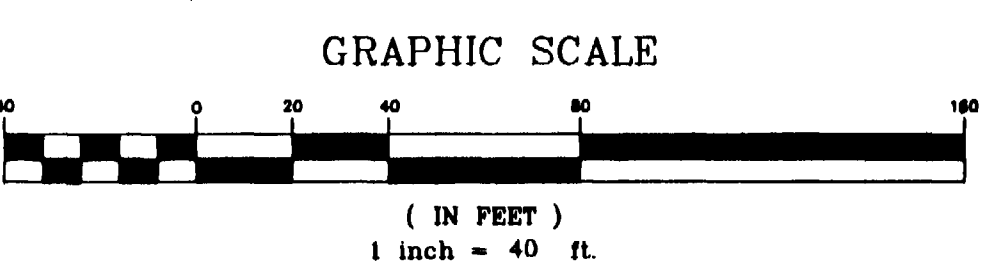
NOTARY PUBLIC
PATRICIA A. MAURER
STATE OF COLORADO
SURVEYOR'S CERTIFICATION
I WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF WELCH SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO WAS PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD MEASUREMENT. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS AND IS IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.
William S. Maurer
DATE 04/30/97

LOT SUMMARY:

LOT 1	0.67 ACRES
LOT 2	1.56 ACRES
TOTAL	2.23 ACRES

BASIS OF BEARING: ASSUME THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN TO BEAR NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST. ORIGINAL MONUMENTS FOUND ON THIS LINE WERE A MESA COUNTY SURVEY MARKER AND A 2 INCH ALUM. CAP STAMPED 16835.

- DENOTES COUNTY SURVEY MONUMENT FOUND
- DENOTES REBAR FOUND
- DENOTES 5/8" X 30" REBAR W/ALUM. CAP STAMPED PLS 24320 TO BE SET IN CONCRETE.



- NOTES:
- AS PER THE CITY OF GRAND JUNCTION ONLY ONE ACCESS WILL BE ALLOWED ON NORTH AVENUE TO BE SHARED BY BOTH PARCELS. THE ACCESS SHALL BE LOCATED ON LOT 1 TO ALIGN WITH THE EXISTING MEDIAN BREAK ON NORTH AVENUE.
 - CONCRETE IRR. DITCH AS SHOWN FOLLOWS EASEMENT TO FRUITVALE LATERAL AND WASTE DITCH ASSOC. AS PER BK. 557, PG.125.
 - 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 HEREON.
 - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.

WELCH SUBDIVISION	
GRAND JUNCTION, COLORADO	
LOCATION: PART OF THE NE 1/4, NW 1/4 SEC. 18, T1S, R1E, U.M.	
PREPARED BY:	APPLIED EARTH SCIENCES PROFESSIONAL LAND SURVEYORS 737 HORIZON DRIVE #204 GRAND JUNCTION, CO. 81506 970-248-3559
DATE: JAN. 1997	JOB: 96004
SUR. BY: WM/SW	SHEET 1 OF 1