

N 1/4 Cor. Sec. 12
T 1 S, R 1 W, U.M.
City Monument

NW Cor. NE 1/4 NW 1/4
Sec. 12, T 1 S, R 1 W, U.M.
City Monument

BASIS OF BEARING STATEMENT
Basis of bearing taken from the original description which call out the North line of the NE 1/4 of the NW 1/4 of Section 12, T.1 S., R.1 W., Ute Meridian to Bear S 89°56'00\"/>

Summary of Acres

Lot 1	-	11.958
Lot 2	-	1.849
Lot 3	-	1.950
Lot 4	-	0.501
Total		16.258 Acres

DECUATION
KNOW ALL MEN BY THESE PRESENTS:
That the undersigned L.A. Brodak and Anna Brodak are owners of real property as described in Book 373, Page 117 and Book 898 Page 457 and that Gerald L. Kelley and Shirley A. Kelley are owners of real property as described Book 1552, Page 28 & 29 of recordings are of record in the Mesa County Clerk and Recorder's office, the parcels of land are situated in the NE 1/4 NW 1/4 of Section 12, Township 1 South, Range 1, West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found City Survey Monument for the NE corner of the NE 1/4 NW 1/4 of Section 12 and considering the North line of said Section to bear N 89°56'00\"/>

That said owners have caused the said real property to be laid out and surveyed as BRODAK MINOR SUBDIVISION.
All Ingress/Egress Easements to the owners of lots specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

All Multi-Purpose 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, drainage lines, telephones lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

All Irrigation easements to the property owners of the lots hereby platted and to adjacent property owners, as perpetual easements for the installation, operations, maintenance and repair of private irrigation systems;

All GVIC Easements to the City of Grand Junction for the use of public and to the Grand Valley Irrigation Company, its successors and assigns, for the installation, operation, maintenance and repair of GVIC irrigation water transmission facilities;

All Pedestrian Easements to the City of Grand Junction as perpetual easements for ingress and egress use by the general public pedestrian;

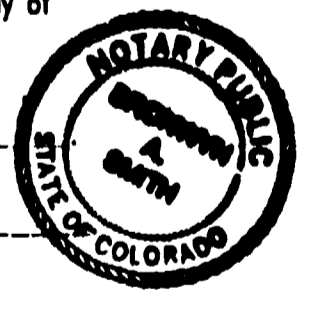
All easements include the right of ingress and egress on along, over, under, and through and across by the beneficiaries their successors or assigns, together with the right to trim or remove interfering trees and brush, and in drainage and detention/retention easements, the right to dredge; provide however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of 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 form the easement.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 15th day of April 1997.

L. A. Brodak
L. A. Brodak
Anna Brodak
Anna Brodak
Gerald L. Kelley
Gerald L. Kelley
Shirley A. Kelley
Shirley A. Kelley

STATE OF COLORADO }
 } SS
COUNTY OF MESA }
The foregoing instrument was acknowledged before me this 15th day of

April AD 1997.
My commission expires 12-22-99
Boyd A. [Signature]
Notary Public



CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO }
 } SS
COUNTY OF MESA }

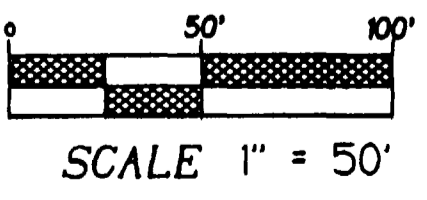
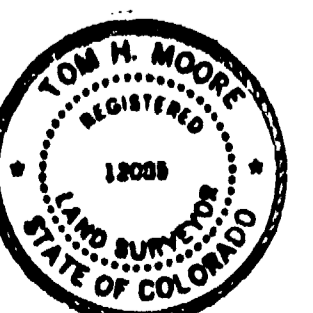
I hereby certify that this instrument was filed in my office at 3:45 o'clock P.M. this 21 day of APRIL AD, 1997 and is duly recorded as Reception Number 178223 in plat Book 15 at Page 290 Drawer DD36.

Clerk and Recorder Deputy Fees \$ _____
CITY APPROVAL

This plat of BRODAK MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 17th day of April AD, 1997
Shirley A. [Signature] City Manager
Judith [Signature] President of Council

- LEGEND**
- Found City Monument in Box
 - Placed No. 5 Rebar w/2" Alum. Cap in Concrete, L.S. 12085
 - Placed No. 5 Rebar w/1 1/2" Alum. Cap in Conc., L.S. 12085
 - Found Monument by Others in Concrete

SURVEYOR'S CERTIFICATE
I, Tom H. Moore, do hereby certify that the accompanying plat of BRODAK MINOR SUBDIVISION, a Subdivision of part of Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and applicable state laws and regulations.
Tom H. Moore
TOM H. MOORE, RLS No. 12085
DATE: 3/27/97



Elevation = 4672.11

NOTICE
According to Colorado Law you must commence any legal action based upon any defect in this survey within six years after you discover such defect is 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.

BRODAK MINOR SUBDIVISION
Surveyed for L. A. Brodak, Sheet 1 of 1
Located in the NE 1/4 NW 1/4 of Section 12, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado
April, 1997