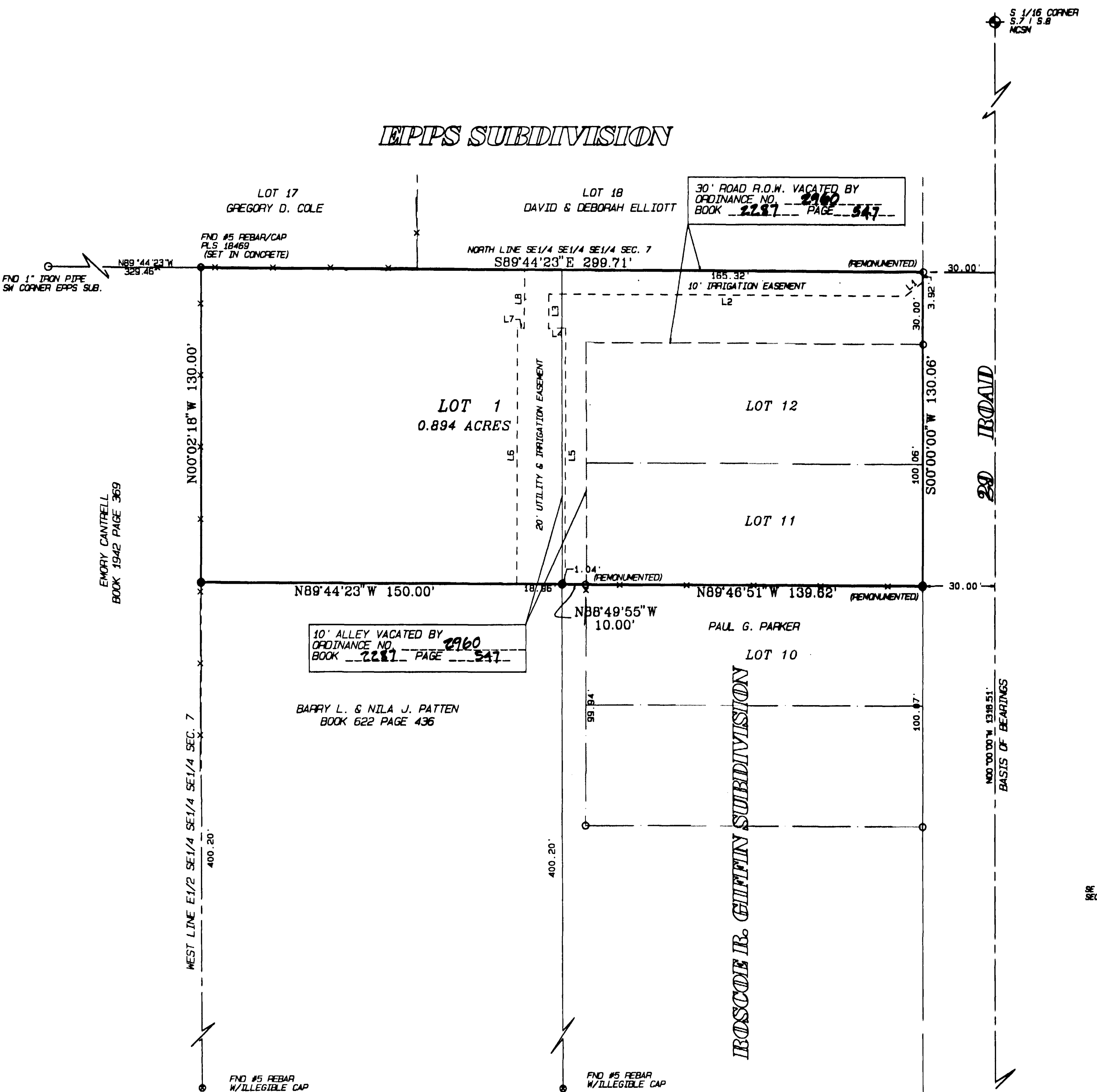


FULTS MINOR SUBDIVISION

CONSISTING OF A REPLAT OF LOTS 11 AND 12, ROSCOE R. GIFFIN SUBDIVISION AND A PORTION OF THE E1/2 SE1/4 SE1/4 SE1/4 SECTION 7, T.1 S., R.1 E., UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S50°56'45"W	9.41'
L2	N89°44'47"W	148.04'
L3	S00°07'55"W	14.30'
L4	N89°47'07"E	7.16'
L5	S00°11'37"W	105.88'
L6	N00°11'37"E	105.74'
L7	S89°52'05"E	2.84'
L8	N00°07'55"E	24.25'

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 hereon.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, George W. Fults and Jessie W. Fults, are the owners of that real property in the County of Mesa, State of Colorado, being situated in the East one-half of the Southeast one-quarter of the Southeast one-quarter of the Southeast one-quarter (E1/2 SE1/4 SE1/4 SE1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, described in Book 512 at Page 386 and in Book 457 at Page 293 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat; said property being more particularly described as follows:

Lots 11 and 12, Roscoe R. Giffin Subdivision according to the plat thereof recorded in Plat Book 7 at Page 7, and the North 130 feet of the West 150 feet of the East one-half of the Southeast one-quarter of the Southeast one-quarter of the Southeast one-quarter (E1/2 SE1/4 SE1/4 SE1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian

That said owners have caused the said real property to be laid out and surveyed as FULTS MINOR SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado.

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

* 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 thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

* Irrigation Easement to the owners of that property described in Book 622 at Page 436, their heirs, successors, and assigns as a perpetual easement for the installation, operation, maintenance and repair of private irrigation systems;

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.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 18 day of March, 1997

George W. Fults
George W. Fults
Jessie W. Fults
Jessie W. Fults

State of Colorado }
County of Mesa }

This plat was acknowledged before me by *George W. Fults & Jessie W. Fults* on this 18 day of *March*, A.D., 1997, for the aforementioned purposes.

My Commission expires: *7-16-97*
Notary Public: *Henry P. Baskner*
My address is: *P.O. Box 220, Grand Jct., Co. 81502*

CITY APPROVAL

This plat of FULTS MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 21st day of *March*, 1997.

Shirley C. Cleghorn Mayor
Shirley C. Cleghorn City Manager
CITY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:31 o'clock P.M., this 14 day of *April*, 1997, and is duly recorded in Plat Book No. *15*, Page *205* as Reception No. *1794916* Drawer No. *2252*

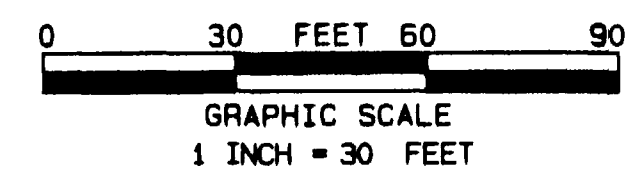
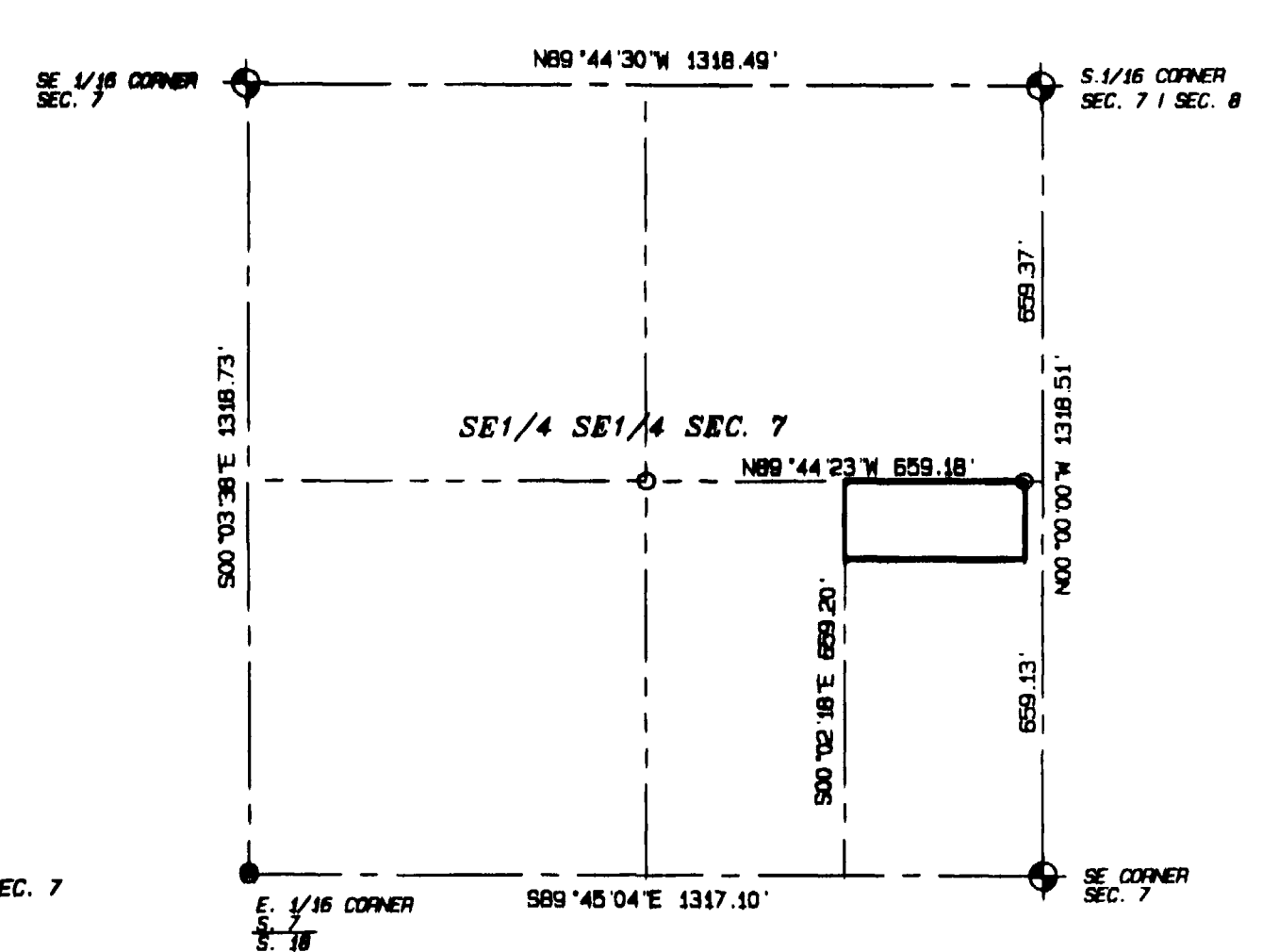
Clerk and Recorder of Mesa County

SURVEYOR'S STATEMENT:

I, Dennis R. Shellhorn, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of FULTS MINOR SUBDIVISION were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

Dennis R. Shellhorn
Dennis R. Shellhorn P.L.S. 1878
Date: *Jan 3, 1997*

CONTROL DIAGRAM



- FOUND MESA COUNTY SURVEY MARKER
- FOUND IRON PIPE
- FOUND #5 REBAR/CAP AS NOTED
- FOUND IRON PIN
- SET #5 REBAR W/ALUMINUM CAP "THOMPSON-LANGFORD CORP. PLS 18478" IN CONCRETE

BUILDING SETBACKS: 75' FROM CENTER LINE R.O.W. (FRONT)
15' FROM PROP. LINE (REAR)
5' FROM PROP. LINE (SIDE)
NOTE: SETBACK REQUIREMENTS ARE BASED ON THE ZONING CLASSIFICATION AT THE TIME OF THIS SURVEY. SETBACKS MAY BE SUBJECT TO CHANGE.

FULTS MINOR SUBDIVISION

SECTION: SE1/4 SE1/4 7 TNSHP: 1 South RNGE: 1 East MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (303) 243-6067

Designed by: DRS Checked by: KST Job No. 0297-001
D:\0297\0297-001.PRO Fri Jan 03 15:36:33 1997 Sheet 1 of 1

