

NW CORNER
SE1/4, SE1/4
SECTION 5
T1S, R1W, U.M.

N89°58'07"E 1325.49 (BASIS OF BEARINGS FROM APPLETON KENNELS SUB.)

NE CORNER
SE1/4, SE1/4
SECTION 5
T1S, R1W, U.M.

STOP 'n SAVE SUBDIVISION

APPLETON KENNELS SUBDIVISION

LOT 1 LOT 2

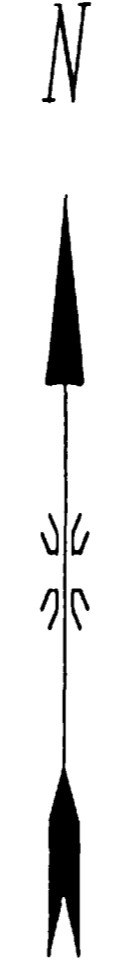
LOT 2
39440.7 SQ. FT.
.91 ACRES

LOT 1
56532.9 SQ. FT.
1.30 ACRES

Note:
Location of common Ingress & Egress easement for Lots 3 & 4 of Appleton Kennels Sub. is relocated to the West for Ingress & Egress for Lots 1 & 2 of Stop 'n Save Subdivision.

F R O A D (a.k.a. PATTERSON ROAD) Bool 1391 Page 441

24 R O A D
Bk. 1411 Pg. 578
Bk. 1391 Page 443
S00°06'14"E 290.75

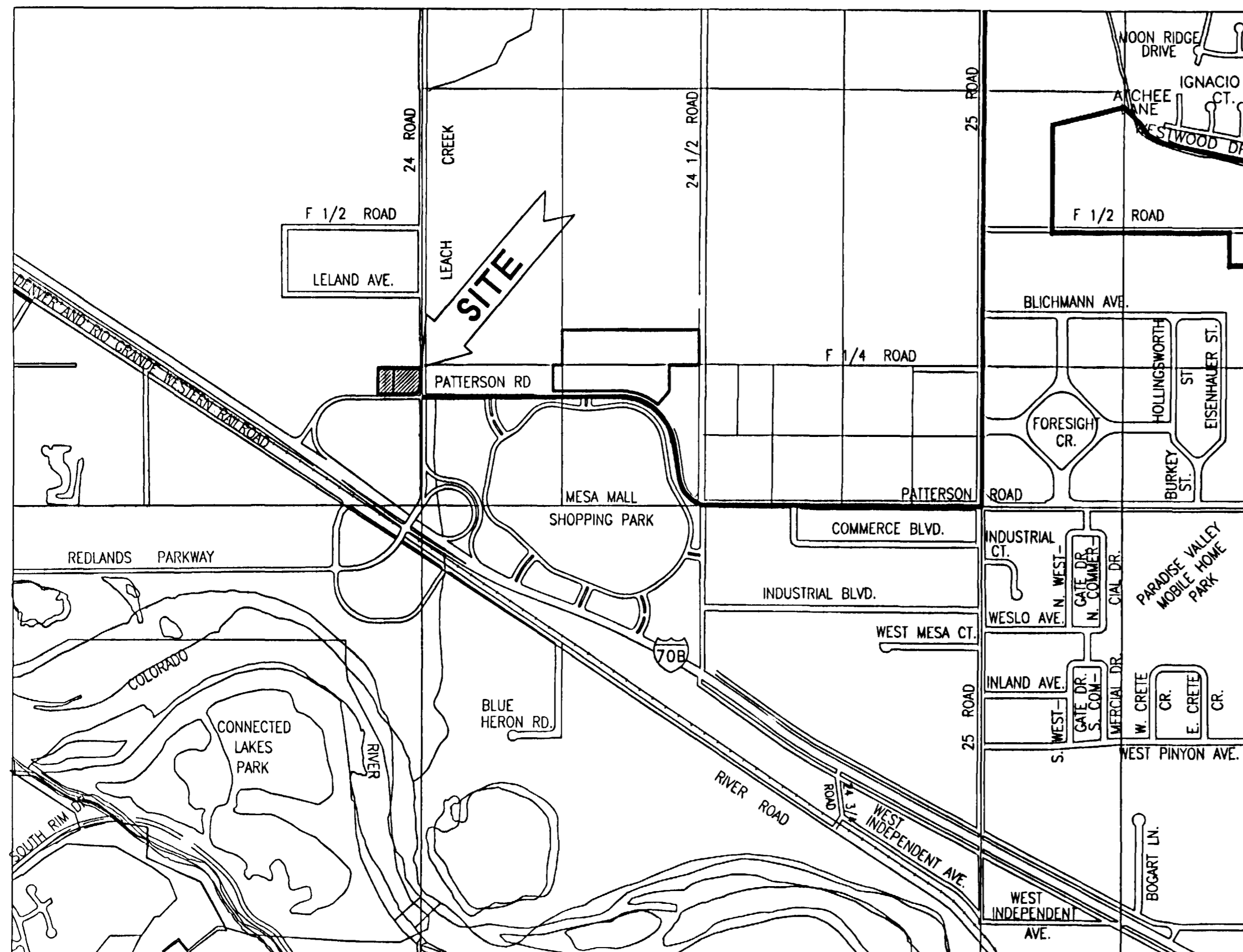


LEGEND & NOTES

- ◆ MESA COUNTY SURVEY MARKER
- ⊠ SET 5/8" RE-BAR & CAP IN CONC. L.S. 16413
- FOUND 5/8" RE-BAR & CAP L.S. 16413
- ◆ B.L.M. SURVEY MONUMENT
- SET NO. 5 RE-BAR W/CAP L.S. 16413

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.



VICINITY MAP

KNOW ALL MEN BY THESE PRESENTS:

DEDICATION

That the undersigned, Charles N. Doss, Rema K. Dunn, Kathie J. Helmericks, and Mira J. Shay are the owners of that real property situated in the County of Mesa, State of Colorado, as described in Book 2314 at Page 876 of the Mesa County Clerk and Recorders Office, and being situated in the SE1/4 SE1/4 Section 5, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Lots 3 & 4, APPLETON KENNELS SUBDIVISION, according to the plat filed in Plat Book No. 13, at Page 475 Reception No. 1547112 of the Mesa County, Clerk and Recorder's Office.

That said owners have caused the said real property to be laid out and surveyed as STOP 'N SAVE SUBDIVISION, a re-subdivision of a portion of APPLETON KENNELS SUBDIVISION, a part of The City of Grand Junction, Mesa County, State of Colorado.

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

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 Ingress/Egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract 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 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 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 10th day of October A.D. 1997.

Charles N. Doss
CHARLES N. DOSS

Rema K. Dunn
REMA K. DUNN

Kathie J. Helmericks by Rema K. Dunn
KATHIE J. HELMERICKS as her attorney in fact

Mira J. Shay by Charles N. Doss
MIRA J. SHAY as her attorney in fact

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 10th day of Oct, A.D., 1997, by Charles N. Doss, Rema K. Dunn, Kathie J. Helmericks, and Mira J. Shay.

Don B. Bamba
My commission expires:

James B. Bamba
Notary Public

STATE OF COLORADO)
COUNTY OF MESA) S.S. CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 9:09 o'clock A M. this 20 day of Oct A.D., 1997 and is duly recorded in Plat Book No. 116, Page 25

Reception No. 1817067 Drawer No. DD142 Fee _____

Clerk

Deputy

CITY OF GRAND JUNCTION, CITY MANAGER

Approved this 10 day of OCTOBER A.D., 1997, City Manager of the City of Grand Junction, County of Mesa State of Colorado.

David A. Vercy
City Manager

CITY OF GRAND JUNCTION, MAYOR

Approved this _____ day of _____ A.D., 199_, Mayor of the City of Grand Junction, County of Mesa, State of Colorado.

Janet E. Terry
Mayor

SURVEYOR'S CERTIFICATE

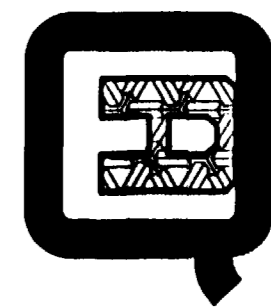
I, Max E. Morris, certify that the accompanying plat of STOP 'N SAVE SUBDIVISION, a subdivision of a part of the City of Grand Junction, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

10/8/97
Date

STOP 'n SAVE SUBDIVISION

FINAL PLAT

SITUATED IN THE SE1/4 SE1/4 SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN		
FOR: FEATHER-MEDSKER-SMITH	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568</p>	SURVEYED BY: SB EG
SCALE: 1" = 50' FT		DRAWN BY: MEM
DATE: 10/8/97		ACAD ID: SnsFIN
		SHEET NO.
		FILE: 97163



SE CORNER
SECTION 5
T1S, R1W, U.M.