

# APPLEBEE'S SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, RCI WEST, INC. is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 2143 at Page 474, and Bk. 2184 Pgs. 385 & 386, of the Mesa County Clerk and Recorders Office, and being situated in the SE1/4 SW1/4 Section 36, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

A parcel of land situated in the SE1/4 SW1/4 of Section 36, T1N, R1W, Ute Meridian, being described as follows:

Beginning at a point on the Northwestern right-of-way line for Horizon Drive as described in Book 822 at Page 244 of the Mesa County Clerk and Recorder's Office which bears N89°57'30"E 275.00 feet and N00°02'30"E 384.20 feet from the S1/4 Cor. Sec. 36, and considering the South line of the SE1/4 SW1/4 of Section 36, T1N, R1W, U.M. to bear N89°57'30"W and all bearings contained herein to be relative thereto; thence N31°22'30"E 179.30 feet along the Northwestern right-of-way line for Horizon Drive to the intersection with the Southerly line of that parcel of land described in Book 1529 at Page 417 being projected to intersect with the Northwestern right-of-way line for Horizon Drive; thence N58°27'30"W 347.13 feet along the Southerly boundary of that parcel of land described in Book 1529 at Page 417 to the intersection with the Easterly boundary line for the Bookcliff Country Club property; thence S16°38'22"W 185.81 feet to the NW corner of Lot 4 NORTHSIDE PARK subdivision; thence S14°06'44"W 375.21 feet along the West line of NORTHSIDE PARK subdivision to the NW corner of Lot 1 NORTHSIDE PARK subdivision; thence S80°25'18"E 197.37 feet along the North line of Lot 1 NORTHSIDE PARK sub. to the intersection with the Northwestern right-of-way line for HORIZON DRIVE as described in Book 868 at Page 760; thence 139.89 feet along the arc of a curve to the left with a radius of 1860.00 feet and whose chord bears N33°31'48"E 139.86 feet; thence N31°22'30"E 144.61 feet to the Point of Beginning, containing 3.17 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as APPLEBEE'S SUBDIVISION, a subdivision of a part of City of Grand Junction, County of Mesa, 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 streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever;

All utility 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 Drainage Easements to the Property owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

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 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 nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be herunto subscribed this day of NOVEMBER 9 A.D., 1995

SA Grove  
RCI WEST, INC. President

STATE OF COLORADO } S.S.  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 9th day of NOVEMBER A.D., 1995 by SA GROVE, President of RCI WEST, INC.

MY COMMISSION EXPIRES 4/28/99  
My commission expires:

Barbara Reenan  
Notary Public  
Address \_\_\_\_\_  
BARBARA REENAN  
NOTARY PUBLIC  
STATE OF COLORADO

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S.  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 3:15 o'clock P.M. this 17th day of Nov 1995 1736835 and is duly recorded in Plat Book No. 15, Page 3 Drawer BB69 Fee \$10.00 + 1.00

Miruka Todd by Kathleen Jones  
Clerk & Recorder Deputy

CITY APPROVAL

This plat of APPLEBEE'S SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 16 day of NOVEMBER A.D. 1995

David A. Vanley  
City Manager

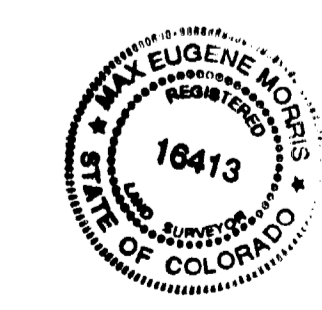
Ron Maurin  
President of Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of APPLEBEE'S SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

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

11/13/95  
Date



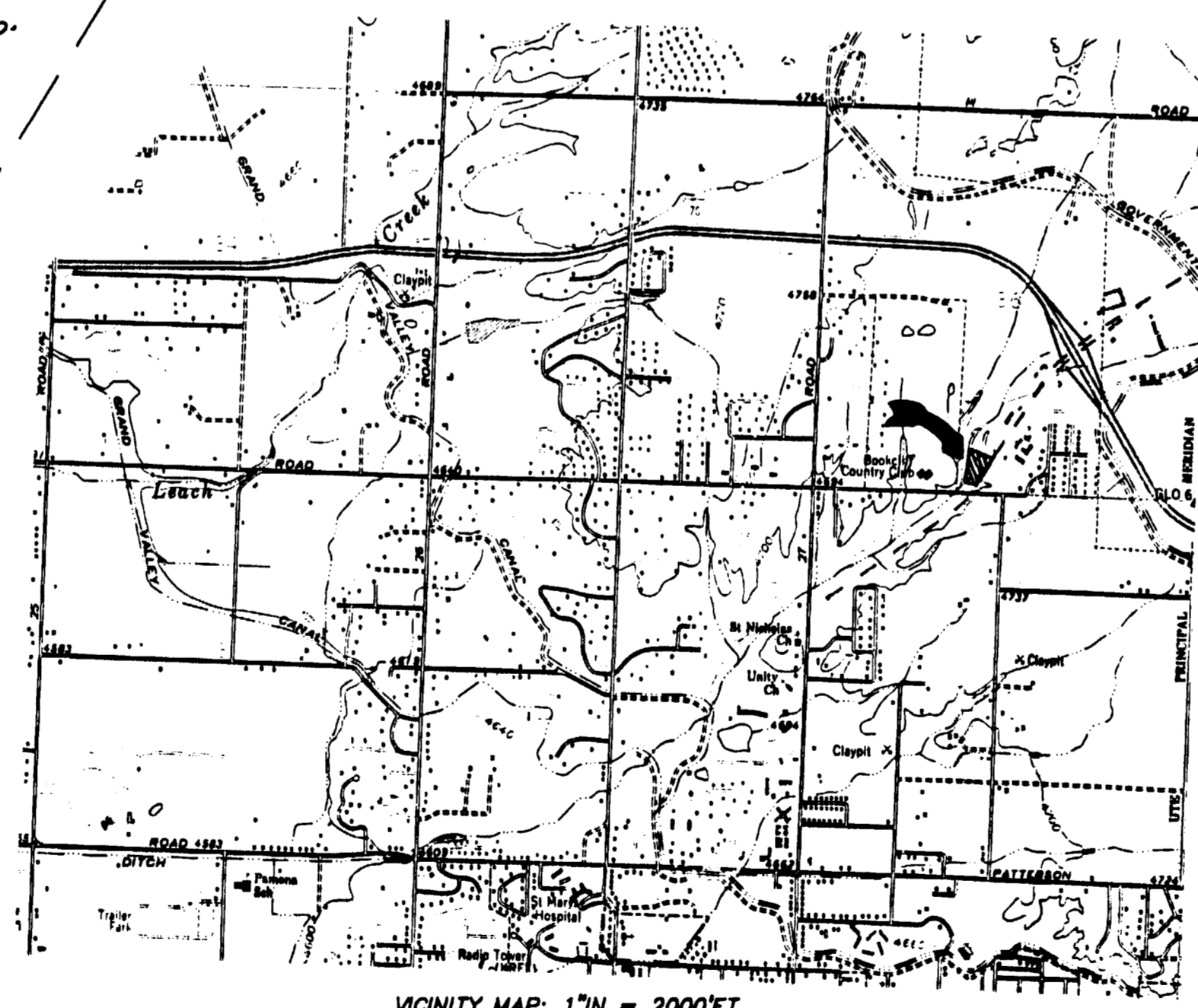
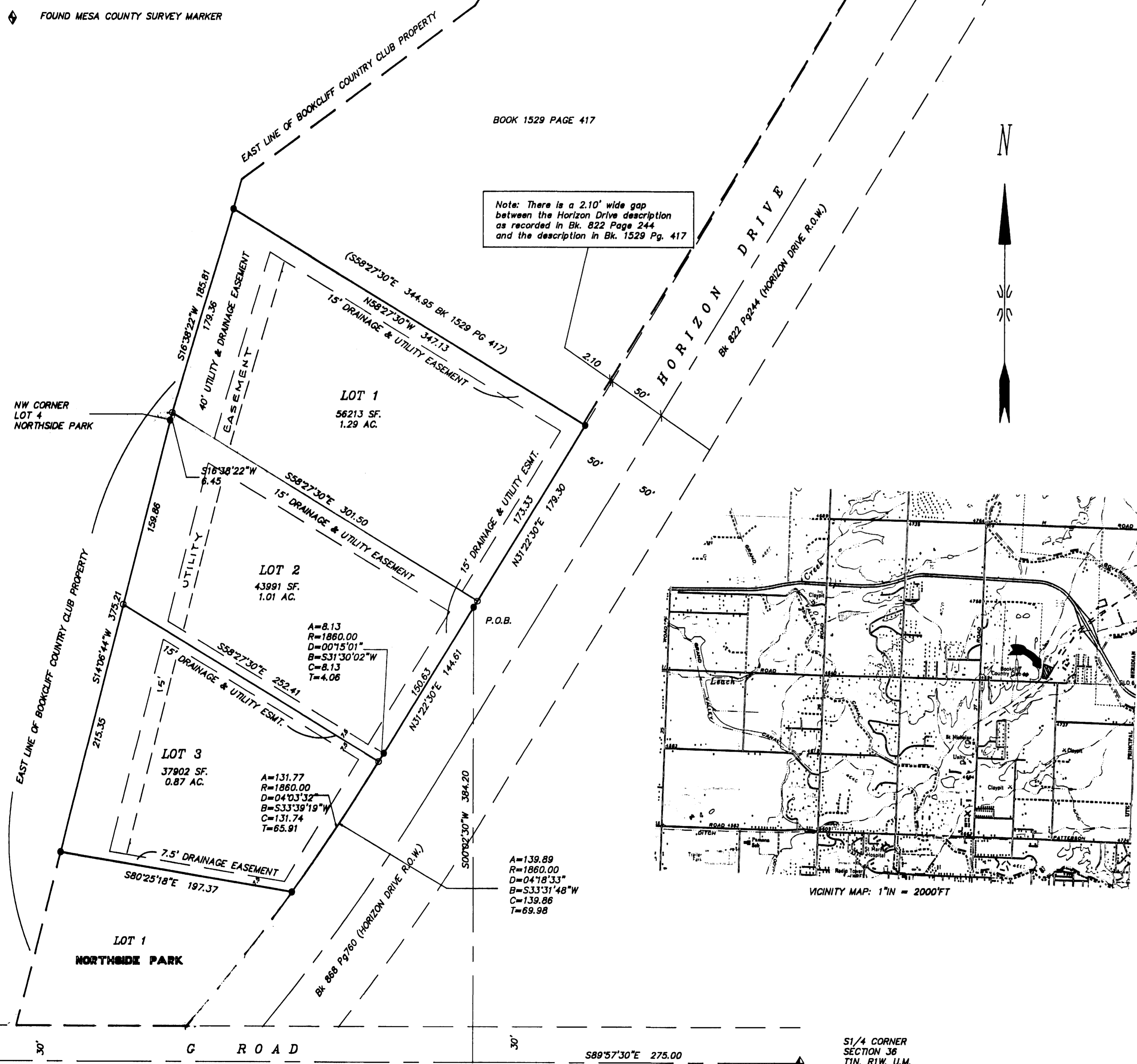
## APPLEBEE'S SUBDIVISION

### FINAL PLAT

SITUATED IN THE SE1/4 SW1/4 SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN		
FOR:	RCI WEST, INC.	SURVEYED BY: DMM DS
SCALE:	1" = 50' FT	DRAWN BY: MEM
DATE:	11/7/95	ACAD ID: APPLEFIN
		SHEET NO.
		FILE: 95106

### LEGEND & NOTES

- SURVEY MONUMENTS SET BY Q.E.D. L.S. 16413 IN CONCRETE FOR BOUNDARY MARKERS
- SET NO. 5 RE-BAR W/CAP L.S. 16413
- ◆ FOUND MESA COUNTY SURVEY MARKER



VICINITY MAP: 1" = 2000' FT

SW CORNER  
SW1/4 SW1/4  
SECTION 36  
T1N, R1W, U.M.  
MCSM #29

S89°57'30"E 1320.92 (BASIS OF BEARINGS FROM NORTHSIDE PARK BETWEEN THE S1/4 CORNER AND THE SW CORNER SE1/4 SW1/4 SEC. 36)

S1/4 CORNER  
SECTION 36  
T1N, R1W, U.M.  
T.B.M. = 4724.25  
MCSM #163-1

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.