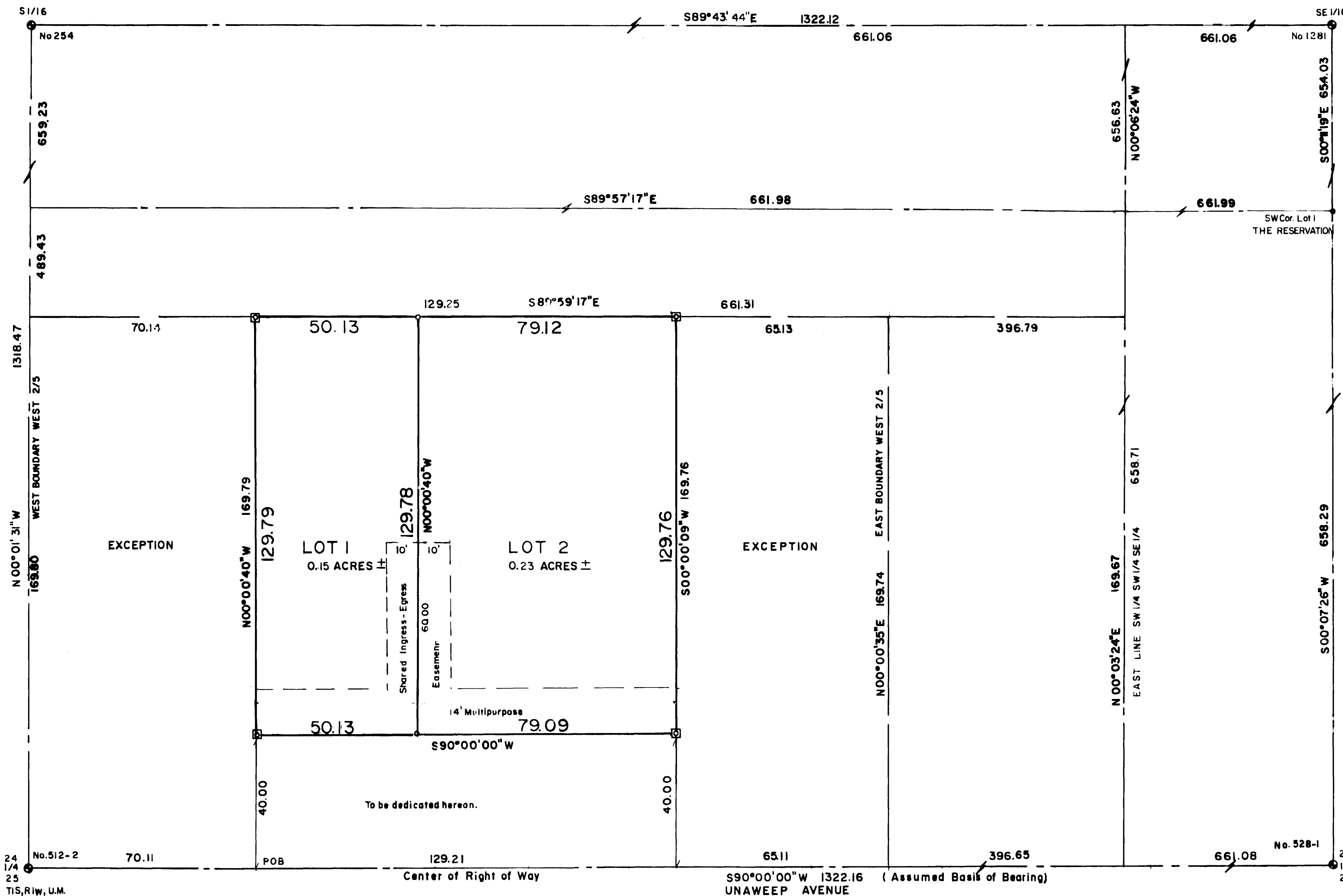


SUENOS MINOR SUBDIVISION



DEDICATION:
KNOW ALL MEN THESE PRESENTS:
 That SUENOS INCORPORATED is the owner of that real property as described in Book 2104 at Page 766 in the Mesa County Clerk and Recorder's Office, said real property being described as follows: The South 170 feet of the West 2/5 of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, EXCEPT the East 65 feet AND ALSO EXCEPT the West 70 feet thereof Mesa County, Colorado.

Said real property to be described more particularly as follows: Commencing at the South Quarter corner of said Section 24 that when aligned with the East Sixteenth on the South line of the Southeast Quarter is assumed to bear S90°00'00"W and all bearings contained herein to be relative thereto thence N90°00'00"E 70.11 feet to the point of beginning, thence N00°00'40"W 169.79 feet, thence S89°59'17"E 129.25 feet, thence S00°00'09"W 169.76 feet, thence S90°00'00"W 129.21 feet to the point of beginning.

That said Owners have caused that real property to be laid out and surveyed as SUENOS MINOR SUBDIVISION.

That said Owners do hereby dedicate and set apart all streets and roads to the City of Grand Junction and to the use of the public forever and hereby dedicate all Multipurpose 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures. All ingress/egress easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for the ingress and egress 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, through and across by 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, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNER'S have caused their names to be hereunto subscribed this 16th day of JUNE AD 1995.

STATE OF COLORADO)
 COUNTY OF MESA)

Cindy Enos-Martin
 CINDY ENOS-MARTINEZ PRESIDENT SUENOS INC.



STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 16th day of June AD 1995.

My commission expires Sept. 20, 1997.

Monica S. Edwards
 Notary Public.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:07 o'clock PM this 3rd day of November AD 1995 and is duly recorded as Reception Number 1735452 in Plat Book 14 at Page 398 Drawer BB64 Fee 10.00 + 1.00

Mark Lehner
 City Manager

Monika Todd by Deputy Kelley Wood
 President City Council

Area Summary		
Streets	0.12 Acres	20%
Lots	0.38 Acres	80%
Total Area	0.50 Acres	100%

- ⊙ = Found Mesa County Survey Marker
- ⊠ = Set No. 5 Rebar and Cap Monument PLS 24943" in concrete.

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of SUENOS MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same. This plat conforms with all applicable regulations of the City of Grand Junction Zoning and Development Ordinance.

Cecil D. Caster
 Registered Professional Land Surveyor
 P.L.S. Number 24943

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.



Monument Surveying Co.
 755 Road Avenue
 Grand Junction, CO 81501
 245-4189 FAX 245-4874

SUENOS MINOR SUBDIVISION
 Located in the SE 1/4 of Section 24,
 Township 1 South, Range 1 West, of
 the Ute Meridian.

DESIGNED - CDC	FIELD APPROVAL
DRAWN - CDC	TECHNICAL APPROVAL
CHECKED -	APPROVED -
PREPARED FOR: SUENOS INC.	JOB NO:

