

THE PETERSON HOUSE SUBDIVISION

A SUBDIVISION OF A PART OF THE NW 1/4 NE 1/4 NW 1/4 SECTION 12, T1S, R1W, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned The Peterson Group, Inc., a Colorado Corporation, is the owner of that real property situate in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the NW 1/4 NE 1/4 NW 1/4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Originally described in document recorded in Book 579 at Page 226 of the records of the Mesa County Clerk and Recorder.

Commencing at the NW corner NE 1/4 NW 1/4 of said Section 12, and considering the West line NW 1/4 NE 1/4 NW 1/4 of said Section 12 to bear S 00°00'00" W with all other bearings contained herein relative thereto;

Thence, S 89°51'59" E along the North line NE 1/4 NW 1/4 of said Section 12, a distance of 511.92 feet;

Thence, S 00°00'00" W 47.00 feet to the TRUE POINT OF BEGINNING;
 Thence, continuing S 00°00'00" W 259.70 feet;
 Thence, N 89°56'00" W 478.92 feet;
 Thence, N 00°00'00" E 240.34 feet;
 Thence, N 45°00'00" E 28.11 feet;
 Thence, S 89°51'59" E 459.04 feet to the TRUE POINT OF BEGINNING, containing 2.854 acres.

That said owner does hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 2nd day of February, 1987.

Marc G. Fuller
 Marc G. Fuller, Attorney in fact for
 The Peterson Group, Inc.,
 a Colorado Corporation

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 2nd day of February, 1987, by Marc G. Fuller, Attorney in fact for The Peterson Group, Inc., a Colorado Corporation.

Witness my hand and official seal.

Mary H. Underack
 Notary Public

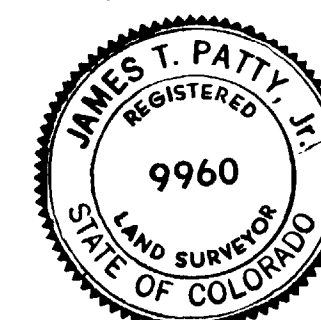
2839 Abasco Road
Grand Jct., CO
 Address

My commission expires: 6-10-90

SURVEYORS CERTIFICATE

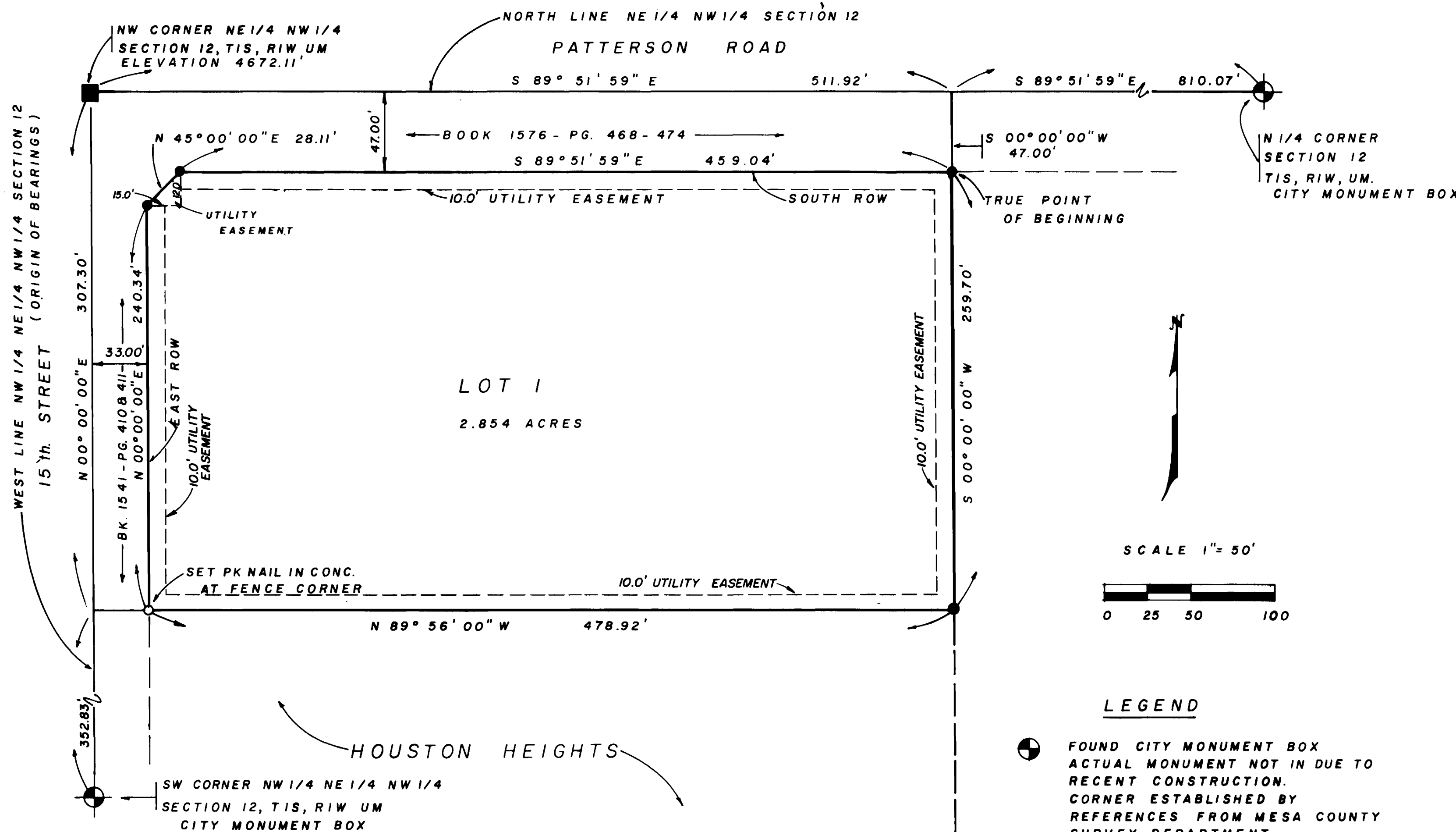
I, James T. Patty Jr., do hereby certify that the accompanying plat of The Peterson House Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr. 2/2/87
 James T. Patty Jr.
 Registered Land Surveyor
 Colorado Registration No. 9960



	NO			DATE			REVISION			BY		
	THE PETERSON HOUSE SUBDIVISION SECTION 12, T1S, R1W, UM. CITY OF GRAND JUNCTION MESA COUNTY, COLORADO											
	DESIGNED JTP			CHECKED JTP			JOB NO.			SHEET 1 OF 1		
DRAWN FAW			DATE 1-30-87									
ROLLAND ENGINEERING 844 Grand Avenue Suite C Grand Junction, Colorado 81501 (303) 243-8300												

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 above.



CITY APPROVAL

This plat of The Peterson House Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved and accepted on this 18 day of March, A.D. 1987.

Mark Achen
 City Manager
Paul Metzner
 Director of Development
Jerry D. Newton
 Grand Junction City Engineer

OTB 322 2/29
 President of Council
Leslie E. ...
 Chairman, Grand Junction
 Planning Commission

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss #1474499
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 1:49 o'clock P.M. this 28th day of December, A.D. 1987, and is duly recorded in Plat Book 13, Page 384. Drawn - y 83

Fees: \$ 10.00

Earl Sawyer
 Clerk and Recorder
Ann Dickerson
 Deputy