

# VILLAGE FAIR SUBDIVISION AS AMENDED

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Village Fair, A Limited Partnership, Earl A. Jensen, General Partner, is the owner of Lot One Village Fair as tiled and recorded in Book 13 at Page 1 of the Mesa County Records, a Subdivision situated in the City of Grand Junction, County of Mesa, State of Colorado and a part of the NE 1/4 NE 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Commencing at the NE Corner of said Section 11; Thence S 00°01'09" E along the East line NE 1/4 NE 1/4 of said Section 11, a distance of 478.50 feet to the TRUE POINT OF BEGINNING. Thence continuing S 00°01'09" E along said East line NE 1/4 NE 1/4 of Section 11, a distance of 70.00 feet; Thence S 89°58'51" W 123.83 feet to a point on the Northerly right-of-way of the Grand Valley Canal. Thence N 46°16'19" W along said Northerly right-of-way of the Grand Valley Canal a distance of 101.24 feet; Thence N 89°58'51" E 196.96 feet to the TRUE POINT OF BEGINNING.

That said owner has caused the real property to be laid out and surveyed as Village Fair Subdivision as amended, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets as shown on the accompanying plat to the use of the public forever, and dedicates 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, storm and sanitary sewer lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for the installation and maintenance of such lines. Such easements and rights shall be used in a reasonable and prudent manner. Tract "A" and all easements shown for ingress and egress, whether or not a part of Tract "A" are hereby reserved and set aside for the use, occupancy and enjoyment of the Owners of the Lots within Village Fair Subdivision as amended for the uses and purposes set forth in that certain declaration of covenants, conditions, and restrictions for Village Fair Subdivision as amended included in the records of Mesa County, Colorado including, but not restricted to, access for postal service, trash, fire, police, and emergency vehicles.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 20<sup>th</sup> day of January A.D., 1982.

Village Fair, A Limited Partnership

*Earl A. Jensen*  
Earl A. Jensen, General Partner

STATE OF COLORADO )

COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 20 day of JANUARY A.D., 1982 by Earl A. Jensen General Partner of Village Fair, a Limited Partnership.

My commission expires: Aug 23, 1985

Witness my hand and official seal.

*Thomas J. [Signature]*  
Notary Public  
2789 CROSBY AVE.  
GRAND JCT. CO.

CITY APPROVAL

This plat of Village Fair Subdivision as amended, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 20<sup>th</sup> day of JANUARY A.D., 1982.

*James E. Wysocki* City Manager     *James P. Beach* President of Council     *Dennis K. Shuman* Director of Development

*James D. [Signature]*  
Chairman, Grand Junction Planning Commission

*Ronald P. Rich*  
Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss # 1282799

I hereby certify that this instrument was filed in my office at 4:56 o'clock P.M. this 11<sup>th</sup> day of January A.D., 1982 and is duly recorded in Plat Book 13, Page 11.

*Earl Sawyer*  
Clerk and Recorder

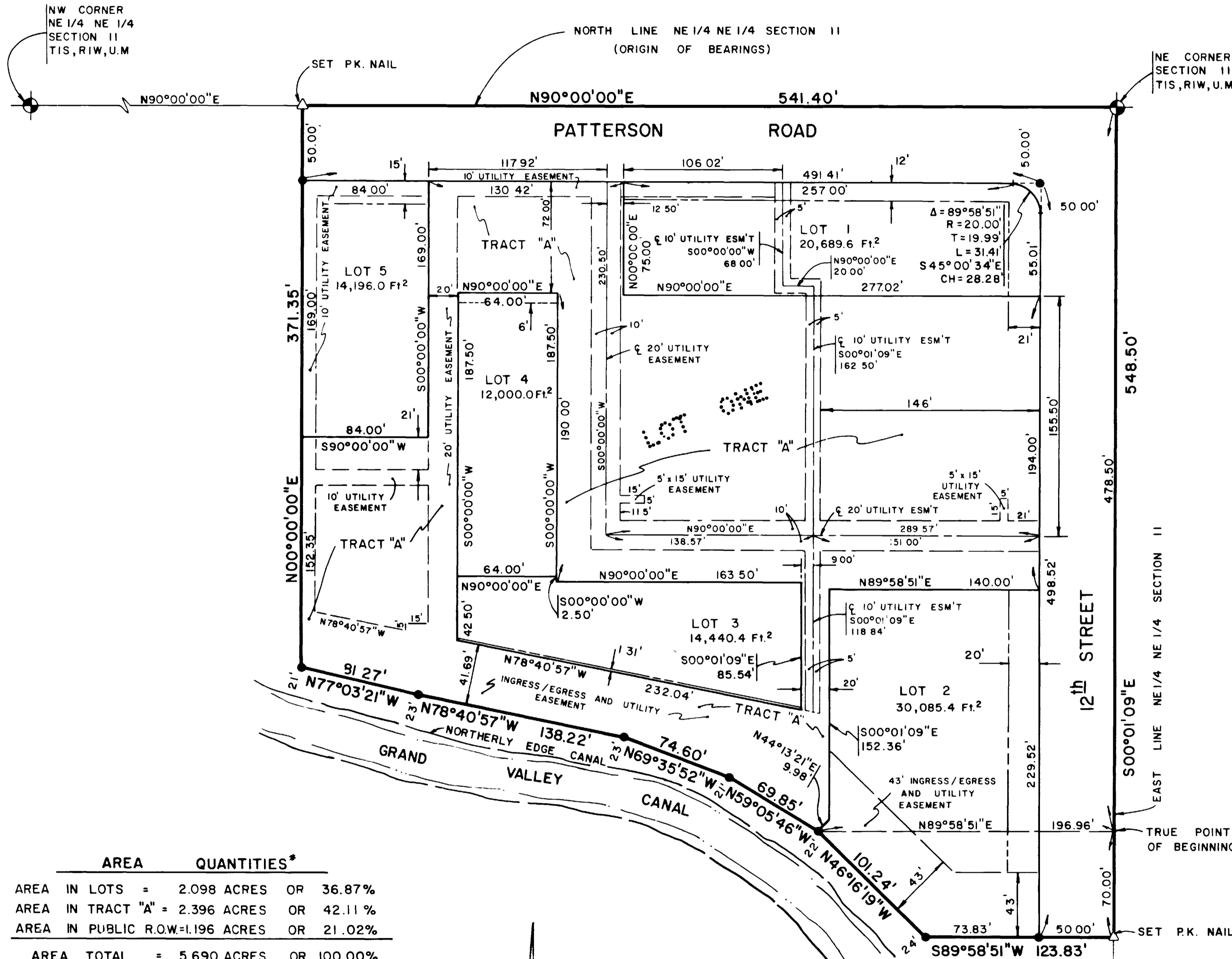
*By Hazel M. [Signature]*  
Deputy

Fees: \$ 10.00

SURVEYORS CERTIFICATE

I James T. Patty Jr., do hereby certify that the accompanying plat of Village Fair Subdivision as amended, 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.* 1-20-82  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960



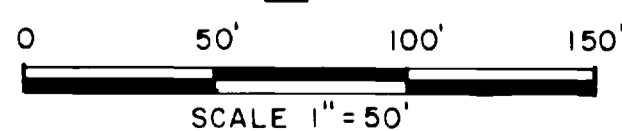
AREA	QUANTITIES*
AREA IN LOTS =	2.098 ACRES OR 36.87%
AREA IN TRACT "A" =	2.396 ACRES OR 42.11%
AREA IN PUBLIC R.O.W.=	1.196 ACRES OR 21.02%
AREA TOTAL =	5.690 ACRES OR 100.00%

\*TRACT "A" SHALL ENCOMPASS ALL LAND IN THE SUBDIVISION, INCLUDING EASEMENTS SHOWN FOR INGRESS/EGRESS AND UTILITY PURPOSES, BUT SHALL EXCLUDE ALL LAND SITUATED WITHIN THE BOUNDARIES OF THE LOTS SHOWN.

**LEGEND**

- MESA COUNTY BRASS CAP
- 5/8" REBAR AND MONUMENT CAP LS#9960 SET IN CONCRETE
- 5/8" REBAR AND MONUMENT CAP LS#9960 SET AT ALL LOT CORNERS

--- INDICATES BUILDING SET BACK LINE



BOOKCLIFF AVENUE

SE CORNER NE 1/4 NE 1/4 SECTION 11 T1S, R1W, U.M

AS AMENDED 1/13/82

VILLAGE FAIR SUBDIVISION

