

CIMMARON MINOR SUBDIVISION II

A REPLAT OF CIMMARON MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Wayne A. Fisher, is the owner of that real property as described in Book 1544 at Page 4 and Book 1739 at Pages 5 and 6 of the records of the Mesa County Clerk and Recorder; being more particularly described as follows:

Lots 1 & 2, CIMMARON MINOR SUBDIVISION, as recorded in Plat Book 15 at Page 27 of the Mesa County records.

That said owner has caused the said real property to be laid out and surveyed as CIMMARON MINOR SUBDIVISION II a part of the 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 Right-of-Way 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 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 and telephone lines.

All Irrigation Easements to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.

All Drainage Easements to the owners (Property/Homeowners Association) 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 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 owners of lots or tracts hereby platted shall not burden nor overburden said easement by erecting or placing 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 by the City of Grand Junction.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 27 day of March 1998.

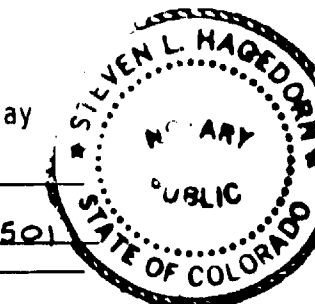
Wayne A. Fisher
Wayne A. Fisher

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 27th day of March 1998, by Wayne A. Fisher

Witness my hand and official seal: *Steven L. Hagedorn*
Notary Public

Address 118 Ouray Ave., Grand Junction, CO 81501
My commission expires: 8-30-1998



CITY APPROVAL

This plat of CIMMARON MINOR SUBDIVISION II, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 27th day of April 1998.

Shirley Reben
City Manager

Janet L. Jery
President of Council

CLERK AND RECORDERS CERTIFICATE

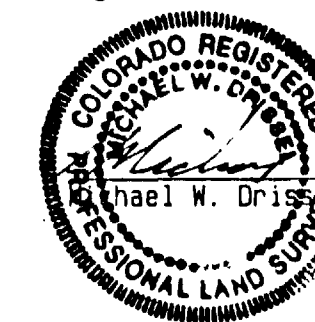
I hereby certify that this instrument was filed in my office at 11:13 o'clock A.M. this 27th day of MAY A.D., 1998, and is duly recorded in Plat Book No. 16 at Page 167. Reception No. 184566
Fee \$ 10.00 8/100 SC Drawer No. FP73

Monika Lutz
Clerk and Recorder

Carole Fink
Deputy

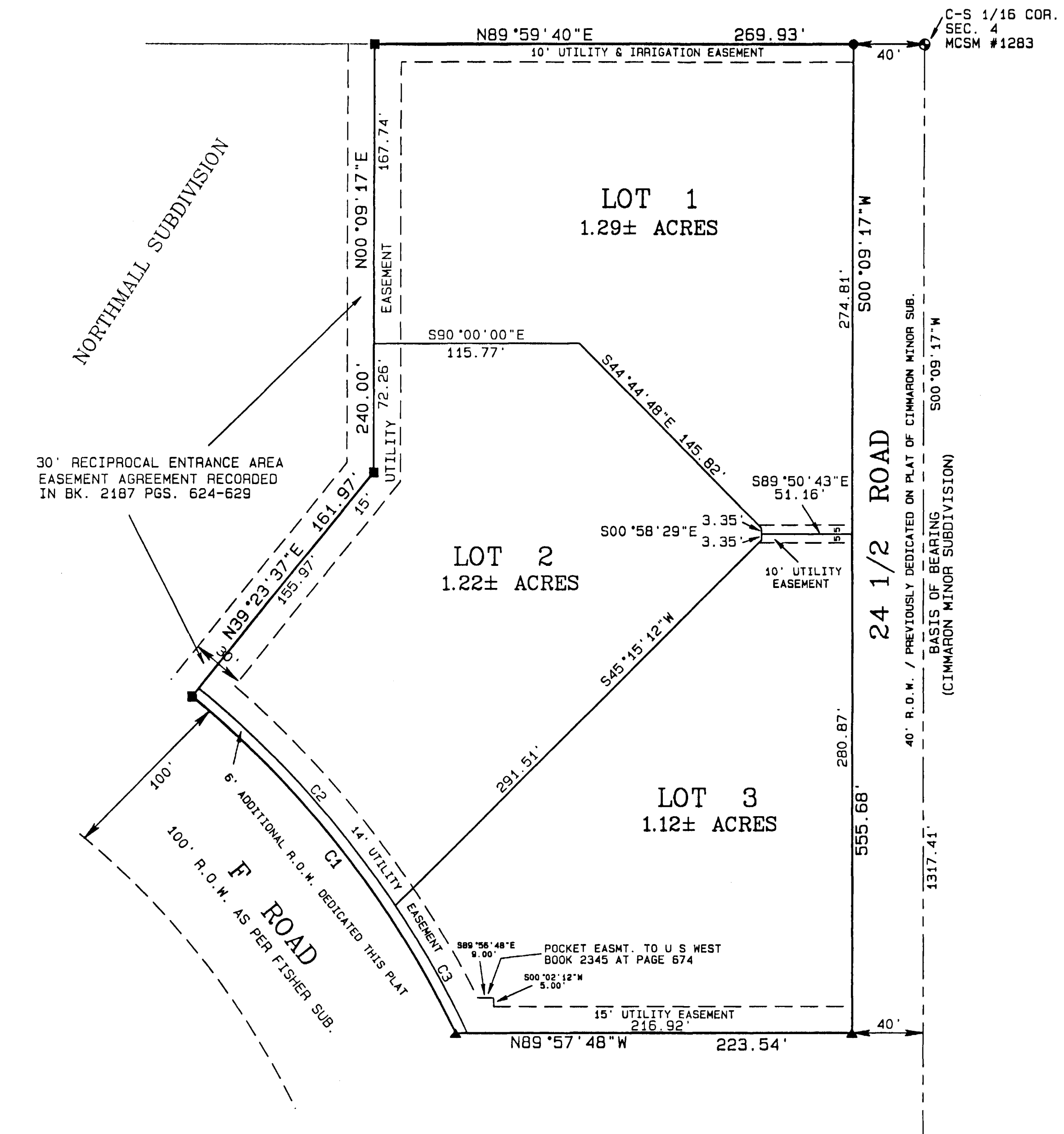
SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision of CIMMARON MINOR SUBDIVISION II was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



Michael W. Drissel
Michael W. Drissel
PLS 20677

3-27-98
Date



C	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	25°20'40"	550.00'	243.29'	S37°55'47"E	241.31'
C2	17°05'24"	556.00'	165.84'	N42°03'26"W	165.23'
C3	08°32'47"	556.00'	82.94'	N29°14'20"W	82.86'

LEGEND

- MESA COUNTY SURVEY MARKER
- ▲ FD. #5 REBAR W/ALUM. CAP STAMPED WESTERN ENGR. LS 18469
- FD. #5 REBAR W/ALUM. CAP STAMPED THOMPSON LS 18480
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677

NOTE: ALL EXTERIOR BOUNDARY CORNERS ARE SET IN CONCRETE.

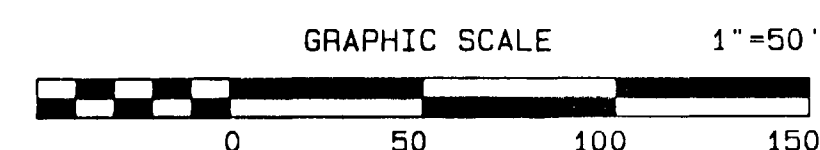
AREA SUMMARY

3 LOTS	=	3.63 AC. / 99%
ROAD R.O.W.	=	0.03 AC. / 01%
TOTAL	=	3.66 AC. / 100%

NOTE: THIS SUBDIVISION IS DEDICATING A DRAINAGE EASEMENT OVER THE ENTIRE AREA OF ALL LOTS, EXCEPT FOR AREAS UNDER BUILDING ENVELOPES.

THIS SUBDIVISION IS DEDICATING A BLANKET INGRESS AND EGRESS EASEMENT TO SHARE ACCESS AND PARKING AREAS AS DEFINED IN THE DEDICATION OF RESTRICTIONS AND GRANT OF EASEMENTS AS RECORDED IN BK. 2432 AT PG. 953 THRU 966.

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.



CIMMARON MINOR SUBDIVISION II

A REPLAT OF CIMMARON MINOR SUBDIVISION

SE 1/4 SW 1/4, SEC. 4, T1S, R1W, U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	334-97-01
Drawn By	TMODEL	Date	MARCH, 1998	Sheet	1 OF 1