

# PDA MINOR SUBDIVISION

## A REPLAT OF LOT 2, BERGUIN MINOR SUBDIVISION

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Agape Management, LLC, are the owner of that real property as described in Book 2397 at Page 822 of the records of the Mesa County Clerk and Recorder, being more particularly described as follows:

Lot 2, Berguin Minor Subdivision as recorded in Plat Book 14 at Page 150 of the Mesa County records.

That said owner has caused the said real property to be laid out and surveyed as PDA MINOR SUBDIVISION, a Replat of Lot 2, Berguin Minor Subdivision a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All ingress / egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes 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 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 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, provide, 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 easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owner have caused their names to be hereunto subscribed this 8th day of April, 1998.

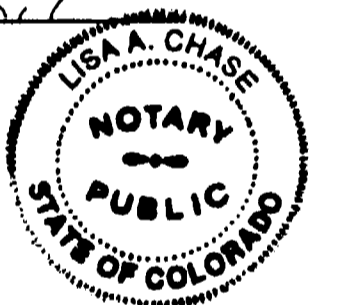
*Agape Management, LLC*  
MEMBER  
Agape Management, LLC

Approved by Lienholder: *Ken Grunkemeyer*  
Norwest Bank, Vice-President  
Ken Grunkemeyer

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 8th day of April, 1998, by: Agape Management, LLC

My commission expires 4-15-1999  
Witness my hand and official seal *David J. Charne*  
Notary Public  
Address 2808 North Ave. G.J., CO



STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 8th day of April, 1998, by: Norwest Bank, Vice-President, Ken Grunkemeyer

My commission expires 4-15-1999  
Witness my hand and official seal *David J. Charne*  
Notary Public  
Address 2808 North Ave. G.J., CO



### CITY APPROVAL

This plat of PDA MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 8th day of April, 1998.

*Shirley Dehner*  
City Manager

*Janet L. Stuy*  
City Mayor

### SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision 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*  
PLS 20677  
Date 4-3-98

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } ss  
I hereby certify that this instrument was filed in my office at 1:19 o'clock P.M. this 15 day of APRIL, A.D., 1998, and is duly recorded in Plat Book No. 16 Page 126 Fee \$ \_\_\_\_\_ Drawer No. FF45  
Reception No. 1841551

Clerk and Recorder

Deputy

### LEGEND

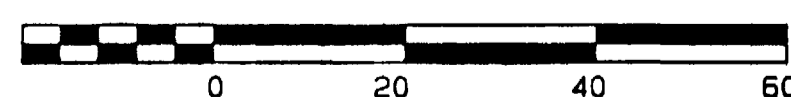
- FD. #5 REBAR W/ALUM. CAP STAMPED PLS 16835 AS ORIGINAL MONUMENT SET ACCORDING TO THE RECORDED PLAT OF BERGUIN MINOR SUBDIVISION
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677

### AREA SUMMARY

LOTS 2 EA. = 0.68 AC./100%



GRAPHIC SCALE 1"=20'



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.

**PDA MINOR SUBDIVISION**  
A REPLAT OF LOT 2, BERGUIN MINOR SUBDIVISION  
LOCATED IN THE  
SW 1/4 SW 1/4, SEC. 7, T1S, R1E, 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.	269-98-12
Drawn By	TMODEL	Date	APRIL, 1998	Sheet	1 OF 1