

COLEMAN SUBDIVISION

A RE-PLAT OF LOTS 4 THROUGH 8, BLOCK 7

CARPENTER'S SUB-DIVISION NO. 2

A PART OF THE NW1/4 SE1/4, SEC. 15, T1S, R1W, U.M.

KNOW ALL MEN BY THESE PRESENT:

THAT LAUREL L. COLEMAN IS THE OWNER OF THE REAL PROPERTY LOCATED IN THE NW 1/4 SE 1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, AS DESCRIBED IN BOOK 2395 PAGE 310 OF THE RECORDS IN THE MESA COUNTY CLERK AND RECORDERS OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE NW 1/4 SE 1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, WHENCE THE NORTH LINE OF THE NW 1/4 SE 1/4 OF SAID SECTION 15 BEARS S 89°45'00" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S 77°17'11" W, A DISTANCE OF 138.92 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE S 00°15'00" E ALONG THE WESTERLY LINE OF LOT 3 OF THE CARPENTER'S SUB-DIVISION NO. 2 AS OF RECORD AT THE MESA COUNTY CLERK AND RECORDERS OFFICE IN PLAT BOOK 1 PAGE 14, A DISTANCE OF 106.86 FEET TO THE NORTHWESTERLY LINE OF STATE HIGHWAY 340 AS DESCRIBED IN BOOK 983 PAGE 91; THENCE S 63°23'00" W ALONG SAID HIGHWAY 340, A DISTANCE OF 63.81 FEET TO THE CENTERLINE OF THE VACATED ALLEY AS RECORDED IN BOOK 2488 PAGE 683; THENCE S 89°45'00" W ALONG SAID CENTERLINE, A DISTANCE OF 67.87 FEET; THENCE N 00°15'00" W A DISTANCE OF 135.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 9 OF THE AFORE-REFERENCED CARPENTER'S SUB-DIVISION; THENCE N 89°45'00" E, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.36 ACRES AS DESCRIBED.

THAT SAID OWNER HAVE CAUSED THE REAL PROPERTY TO BE LAND OUT AND PLATTED AS COLEMAN SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO.

THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT AS FOLLOWS: ALL MULTI-PURPOSE 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;

IN WITNESS WHEREOF SAID OWNER, LAUREL L. COLEMAN, HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS 4th DAY OF September A.D. 1998

Laurel L. Coleman
LAUREL L. COLEMAN

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } SS
COUNTY OF MESA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LAUREL L. COLEMAN, THIS 4th DAY OF September A.D. 1998

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 12-11-99

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF MESA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 10:16 O'CLOCK A M. THIS 17 DAY OF SEPT A.D. 1998

AND WAS DULY RECORDED AS RECEPTION NUMBER 18161888 IN PLAT BOOK 16 AT PAGES NO. 268 DEAWER

INCLUSIVE, FEE _____

CLERK AND RECORDER _____

DEPUTY _____

CITY OF GRAND JUNCTION APPROVAL

THIS PLAT OF COLEMAN SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO IS APPROVED AND ACCEPTED

THIS 8th DAY OF September A.D. 1998.

Mark A. Cohen
CITY MANAGER

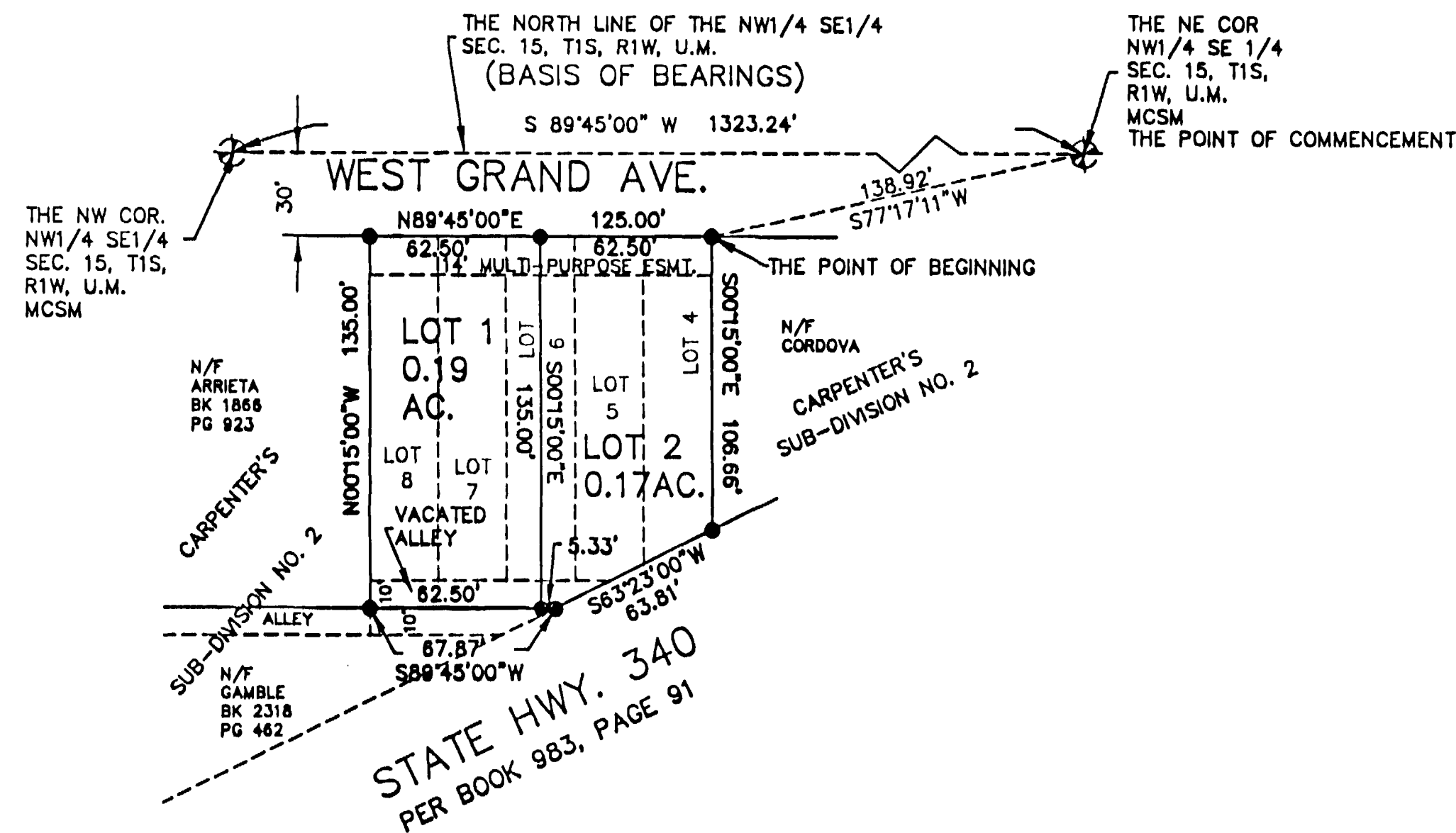
Paul X. Terry
MAYOR

LIEN HOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, HAVING PROPERTY INTEREST IN OR ENCUMBRANCES UPON THE REAL PROPERTY INVOLVED, DO HEREBY RATIFY AND AFFIRM THE PLAT OF COLEMAN SUBDIVISION.

SIGNED THIS 11th DAY OF September A.D. 1998

BY: Norman L. Cooper Senior VP. OF Banks of Grand Junction



LEGEND

- DENOTES NO. 5 REBAR W/ALUM. CAP STAMPED AES PLS 24320 SET IN CONC.
- ⊕ DENOTES MESA COUNTY SURVEY MARKER.

NOTES:

1. BASIS OF BEARING: ASSUME THE NORTH LINE OF THE NW1/4 SE1/4 OF SECTION 15 T1S, R1W, TO BEAR S 89°45'00" W.
2. THE VACATED ALLEY AS SHOWN, IS AS PER BOOK 2488 PAGE 683

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO } SS
COUNTY OF MESA

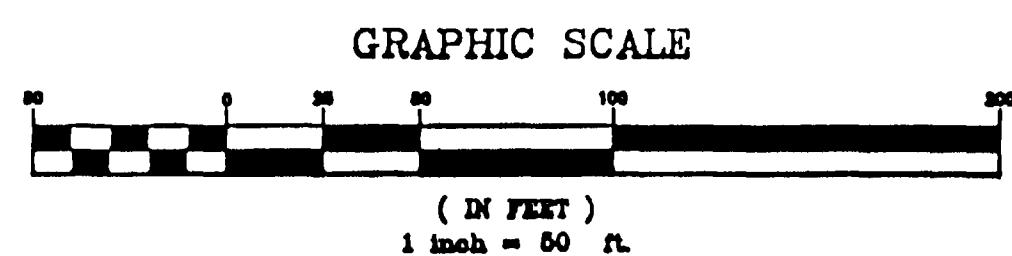
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Norman L. Cooper OF Banks of Grand Junction

THIS 11th DAY OF September A.D. 1998

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 5-26-01

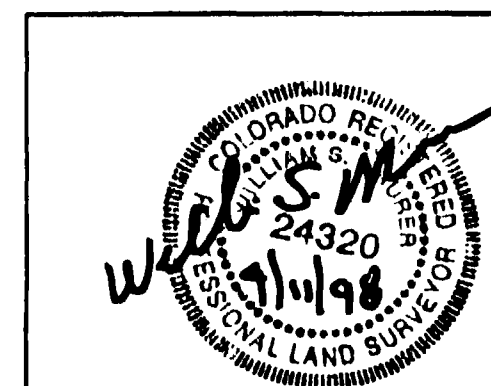
Phyllis N. Esten



SURVEYORS CERTIFICATION:

I, WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF COLEMAN SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF THE SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.

CERTIFIED THIS 11th DAY OF SEPTEMBER 1998



WILLIAM S. MAURER
COLORADO REGISTERED SURVEYOR
P.L.S. NO. 24320

COLEMAN SUBDIVISION		
GRAND JUNCTION, COLORADO		
A RE-PLAT OF LOTS 4 THRU 8, BLOCK 7 OF THE CARPENTER'S SUB-DIVISION NO. 2. A PART OF THE NW1/4 SE1/4 SEC. 15, T1S, R1W, U.M. MESA COUNTY, COLORADO		
DATE: JUNE, 1998	SURVEYED BY: RLB, EG	CHECKED BY: WSM
REVISION:	JOB NO.: 98108	SCALE: 1"=50'
		SHEET 1 OF 1

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 CERTIFICATION SHOWN HEREON.