

REPLAT BLOCKS 1 AND 2 OVERHILL ANNEX

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, THE ORCHARD GROUP, LTD., a Colorado limited partnership, is the owner of that real property situated in the City of Grand Junction, Colorado, County of Mesa, State of Colorado and being a part of the SW 1/4 Section 12, Township 1 South, Range 1 West, Ute Meridian said real property being described as Blocks 1 and 2, Overhill Annex, County of Mesa, City of Grand Junction, State of Colorado as described in book 9, page 128 of the Mesa County records as shown on the accompanying plat thereof.

That the said owners have caused the said real property to be laid out and surveyed as REPLAT BLOCKS 1 & 2 OVERHILL ANNEX, a re-subdivision of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets as shown on the accompanying plat to the City of Grand Junction for use of the public forever and dedicate to the City of Grand Junction on behalf of the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual 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 owners have caused their names to be hereunto subscribed this 25th day of July A.D., 1990.

THE ORCHARD GROUP LTD., A COLORADO LIMITED PARTNERSHIP

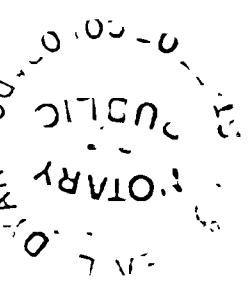
J Richard Livingston
J RICHARD LIVINGSTON, MANAGING PARTNER

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 25th day of July A.D. 1990. by J RICHARD LIVINGSTON, MANAGING PARTNER, FOR THE ORCHARD GROUP, LTD

Witness my hand and official seal. My commission expires: 1/29/93

Notary Public
Notary public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS
Rec # 1547588

I, hereby certify that this instrument was filed in my office at 4:23 o'clock P.M. this 27 day of JULY A.D. 1990, and is duly recorded in Plat Book 13 Page 478-479 DRAWER J-68

Limes French Chieffleau Clerk and Recorder
Deputy *Deputy* Fees: \$ 20.00

CITY APPROVAL

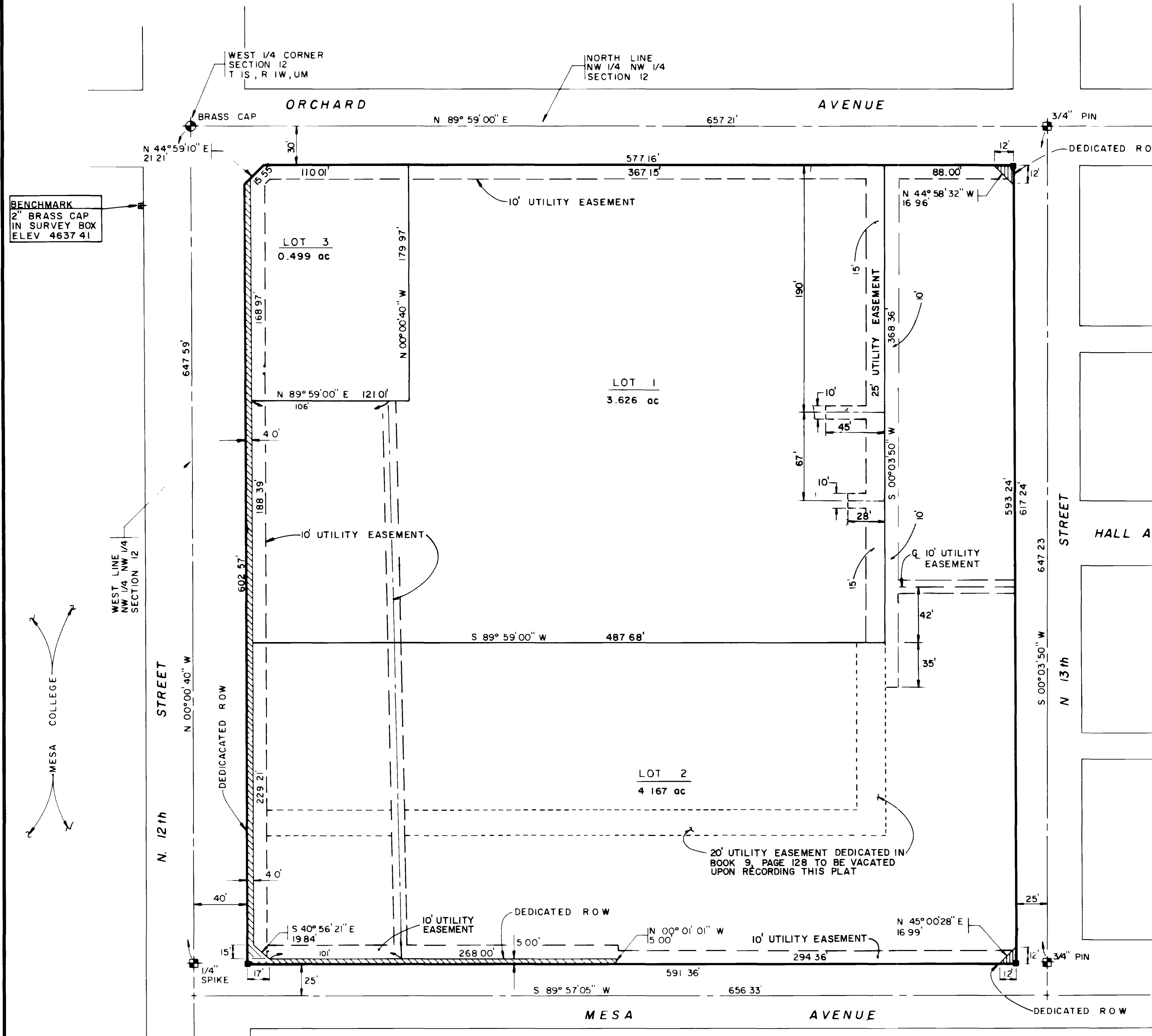
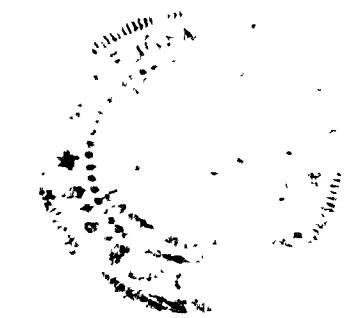
THIS REPLAT OF BLOCKS 1 & 2 OVERHILL ANNEX, A RE-SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS 5th DAY OF JUNE A.D., 1990

Mark K. Acher CITY MANAGER
William E. McTear PRESIDENT OF COUNCIL
James D. Shanks CITY PLANNING DIRECTOR
Garry D. Newton CITY ENGINEER
Chairman CHAIRMAN, PLANNING COMMISSION

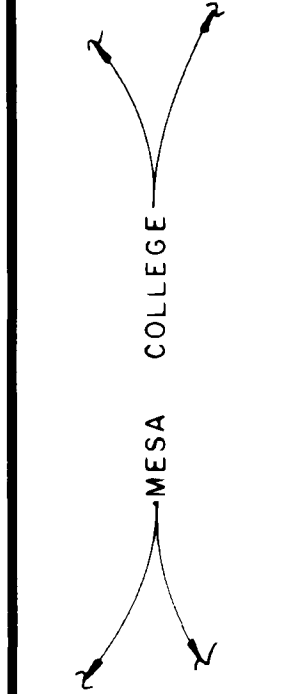
SURVEYORS CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of REPLAT BLOCKS 1 & 2 OVERHILL ANNEX, a re-subdivision of a part of the city of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. This plan conforms to the requirements for subdivision plats specified in the City of Grand Junction Zoning and Development code and applicable laws of the State of Colorado.

Max E. Morris
MAX E. MORRIS, Q.E.D. SURVEYING SYSTEMS, INC.
DATE 7/25/90



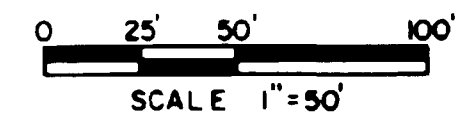
BENCHMARK
2" BRASS CAP
IN SURVEY BOX
ELEV 4637.41



AREA SUMMARY

AREA IN LOTS	8.291
AREA IN DEDICATED ROW =	0.093
TOTAL	8.384 acres

- LEGEND**
- FOUND & ACCEPTED 5/8" REBAR & CAP MKD LS 10945
 - ▨ INDICATES ROW DEDICATED HEREON
 - ▲ A 5/8" REBAR & MONUMENT CAP SET AT ALL LOT CORNERS



PART OF SW 1/4 SEC 12, T.1S.12W
REPLAT BLOCKS 1 AND 2
OVERHILL ANNEX
GRAND JUNCTION, COLORADO