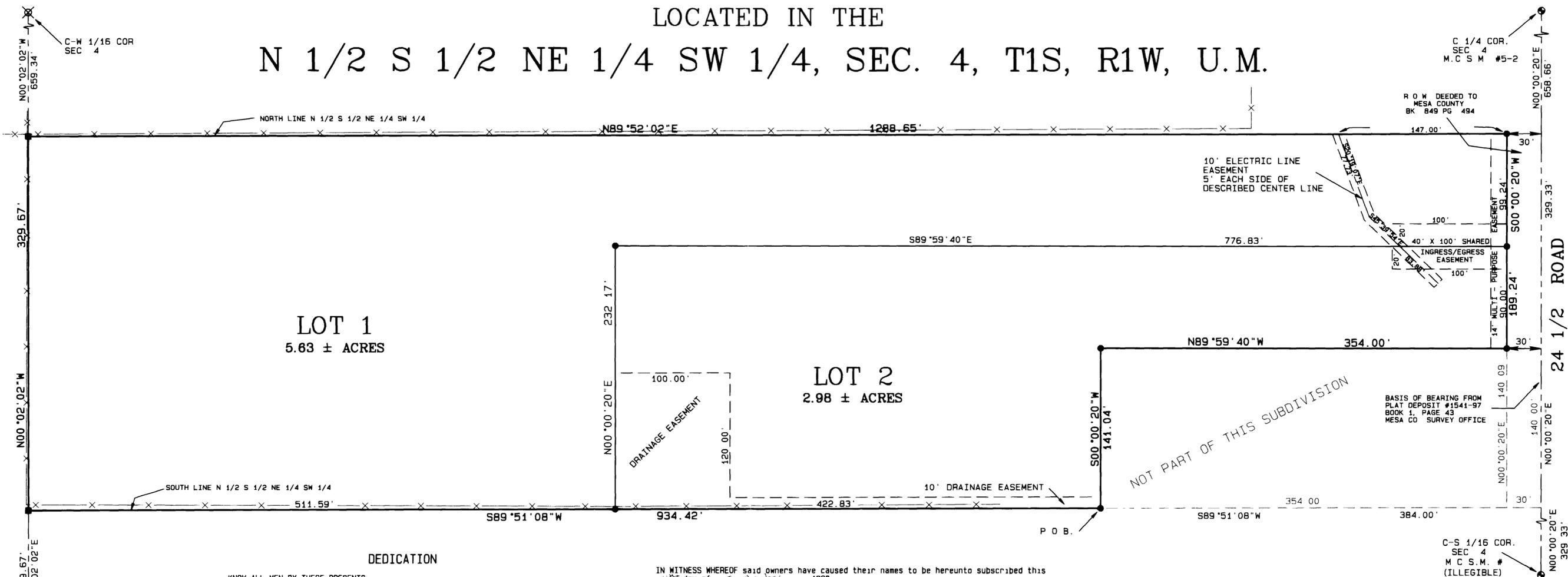


D & G MINOR SUBDIVISION

LOCATED IN THE

N 1/2 S 1/2 NE 1/4 SW 1/4, SEC. 4, T1S, R1W, U.M.



LOT 1
5.63 ± ACRES

LOT 2
2.98 ± ACRES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS.
That the undersigned, William F. Gabriel, Arlene M. Gabriel, Warren B. Dettmer and Joan M. Cooprom, are the owners of that real property as described in Book 2382 at Pages 566 and 569 of the records of the Mesa County Clerk and Recorder, being more particularly described as follows:
A parcel of land situated in the N 1/2 S 1/2 NE 1/4 SW 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:
Commencing at the found Mesa County survey marker for the C-S 1/16 corner of said Section 4, the basis of bearing being N00°00'20"E to the C 1/4 corner of said Section 4, also being a found Mesa County survey marker;
thence N00°00'20"E a distance of 329.33 feet to the southeast corner of said N 1/2 S 1/2 NE 1/4 SW 1/4;
thence S89°51'08"W a distance of 384.00 feet along the south line of said N 1/2 S 1/2 NE 1/4 SW 1/4 to the point of beginning;
thence S89°51'08"W a distance of 934.42 feet to the southwest corner of said N 1/2 S 1/2 NE 1/4 SW 1/4;
thence N00°02'02"W a distance of 329.67 feet to the northwest corner of said N 1/2 S 1/2 NE 1/4 SW 1/4;
thence N89°52'02"E a distance of 1288.65 feet to a point on the westerly right-of-way of 24 1/2 Road as deeded to Mesa County in Book 849 at Page 494;
thence S00°00'20"W a distance of 189.24 feet along said westerly right-of-way;
thence N89°59'40"W a distance of 354.00 feet;
thence S00°00'20"W a distance of 141.04 feet to the point of beginning.
Said parcel contains 8.61 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as D & G 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 Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever.
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.
All Electric Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of electric lines.
All Drainage Easements to the owners (Property / Homeowners Association) of the 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 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 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, 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 owners have caused their names to be hereunto subscribed this 4th day of September 1998

William F. Gabriel
William F. Gabriel
Arlene M. Gabriel
Arlene M. Gabriel
Warren B. Dettmer
Warren B. Dettmer
Joan M. Cooprom
Joan M. Cooprom

Approval by Lienholder:
Roger L. Martin
Roger L. Martin
Senior V.P. The Bank of Grand Junction

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me this 4th day of September 1998, by William F. Gabriel and Arlene M. Gabriel
My commission expires 7-20-01
Witness my hand and official seal this 4th day of September 1998.
Address 2452 Patterson Rd, Grand Jct, CO 81505
Notary Public
Michael W. Drissel

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me this 26th day of August 1998, by Warren B. Dettmer and Joan M. Cooprom
My commission expires 6-23-99
Witness my hand and official seal this 26th day of August 1998.
Address 356 Main St, Grand Jct, CO 81501
Notary Public
Sandra L. Spangler

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me this 26th day of August 1998, by Roger L. Martin, Senior V.P. The Bank of Grand Junction
My commission expires 6-23-99
Witness my hand and official seal this 26th day of August 1998.
Address 356 Main St, Grand Jct, CO 81501
Notary Public
Sandra L. Spangler

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss
I hereby certify that this instrument was filed in my office at 3:56 o'clock P.M. this 8th day of January A.D. 1999 and is duly recorded in Plat Book No. 16, Page 350. Fee \$10.00 + \$1.00 Drawer No. 6450
Reception No. 1882960

Monika Todd Clerk and Recorder
Elvira Leads Deputy

CITY APPROVAL

This plat of D & G Minor Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 4th day of September 1998

Mark Cohen City Manager
Janet King 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

COLORED REGISTERED PROFESSIONAL LAND SURVEYOR
Michael W. Drissel PLS 20677
8-24-98
Date

NOTE: The properties platted as Lots 1 and 2 of D & G Minor Subdivision at such time as is available (as defined by the City of Grand Junction), within 400 feet of a portion of either Lot 1 or Lot 2, the then owner(s) of such lots shall cause each dwelling or other habitable structures on said lots to be connected to such sewer, in accordance with the then applicable City requirements

NOTE: The existing access points serving the existing single family residential units on Lots 1 and 2 shall be removed upon termination of the residential use of said structures and/or upon redevelopment of said Lots

This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3.5-101.

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

D & G MINOR SUBDIVISION
LOCATED IN THE
N 1/2 S 1/2 NE 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	401-97-01
Drawn By	TMODEL	Date	AUGUST 1998	Sheet	1 OF 1

AREA SUMMARY
2 EA LOTS 8.61 AC. / 100%

- LEGEND**
- MESA COUNTY SURVEY MARKER
 - ⊗ B L M ALUM. MONUMENT 1986
 - ⊗ FD. 3 1/4" ALUM. MONUMENT STAMPED I.T.S. LS 10097
 - FD. #5 REBAR (NO CAP)
 - SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677

