

WEST INDEPENDENT MINOR SUBDIVISION

LOCATED IN THE
SW1/4 SW1/4, SECTION 10, T.1S., R.1W., UTE M.
GRAND JUNCTION, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, McCallum Family LLC, are the owners of that real property as recorded in Book 2396 at Page 782 of the records of the Mesa County Clerk and Recorder, situated in the SW 1/4 SW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:
Commencing at the south 1/16 corner on the west line of said Section 10, being a found Mesa County Survey Marker, the basis of bearing being N90°00'00"E to the southwest 1/16 corner of said Section 10, being another found Mesa County Survey Marker; thence S00°02'00"E a distance of 30.00 feet to the south right-of-way of Independent Avenue and the point of beginning; thence S00°02'00"E a distance of 18.78 feet to the northerly right-of-way of the Denver and Rio Grand Western Railroad; thence S40°43'00"E along said right-of-way a distance of 613.14 feet; thence N78°37'30"E a distance of 273.09 feet; thence N00°00'00"E a distance of 429.66 feet to the south right of way of Independent Avenue; thence N90°00'00"W along said right-of-way a distance of 667.70 feet to the point of beginning.
Said parcel contains 5.11 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as WEST INDEPENDENT MINOR SUBDIVISION, a subdivision of 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 Multi-Purpose Easements to the City of Grand Junction for the use of the public 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 Drainage Easements to the owners 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; provide however 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 name to be hereunto subscribed this 16 day of December, 1998.

By: Stephen D. McCallum
McCallum Family LLC
Stephen D. McCallum - Manager

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 16 day of December, 1998, by McCallum Family LLC Stephen D. McCallum - Manager.
My commission expires 2-21-2000.
Witness my hand and official seal Barbara McCallum
Notary Public
Address 570 SOUTH WILLOW ST. GRAND JUNCTION, CO 81505

LIENHOLDER'S SIGNATURE
Norm Franke President
ALPINE BANK

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 17 day of December, 1998, by Norm Franke Alpine Bank.
My commission expires 4-23-2002.
Witness my hand and official seal Steve Spindler
Notary Public
Address 225 W 5th St. Grand Jct CO 81501

CITY APPROVAL

This plat of WEST INDEPENDENT MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 29 day of December, 1998.

Mark Cohen
City Manager

Janet L. Levy
City Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 3:54 o'clock P.M. this 8 day of January A.D., 1999, and is duly recorded in Plat Book No. 16, Page 349. Fees 10.00 + 1.00 Drawer No. GG 49
Reception No. 1882959

Monika Todd
Clerk and Recorder

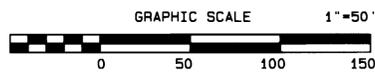
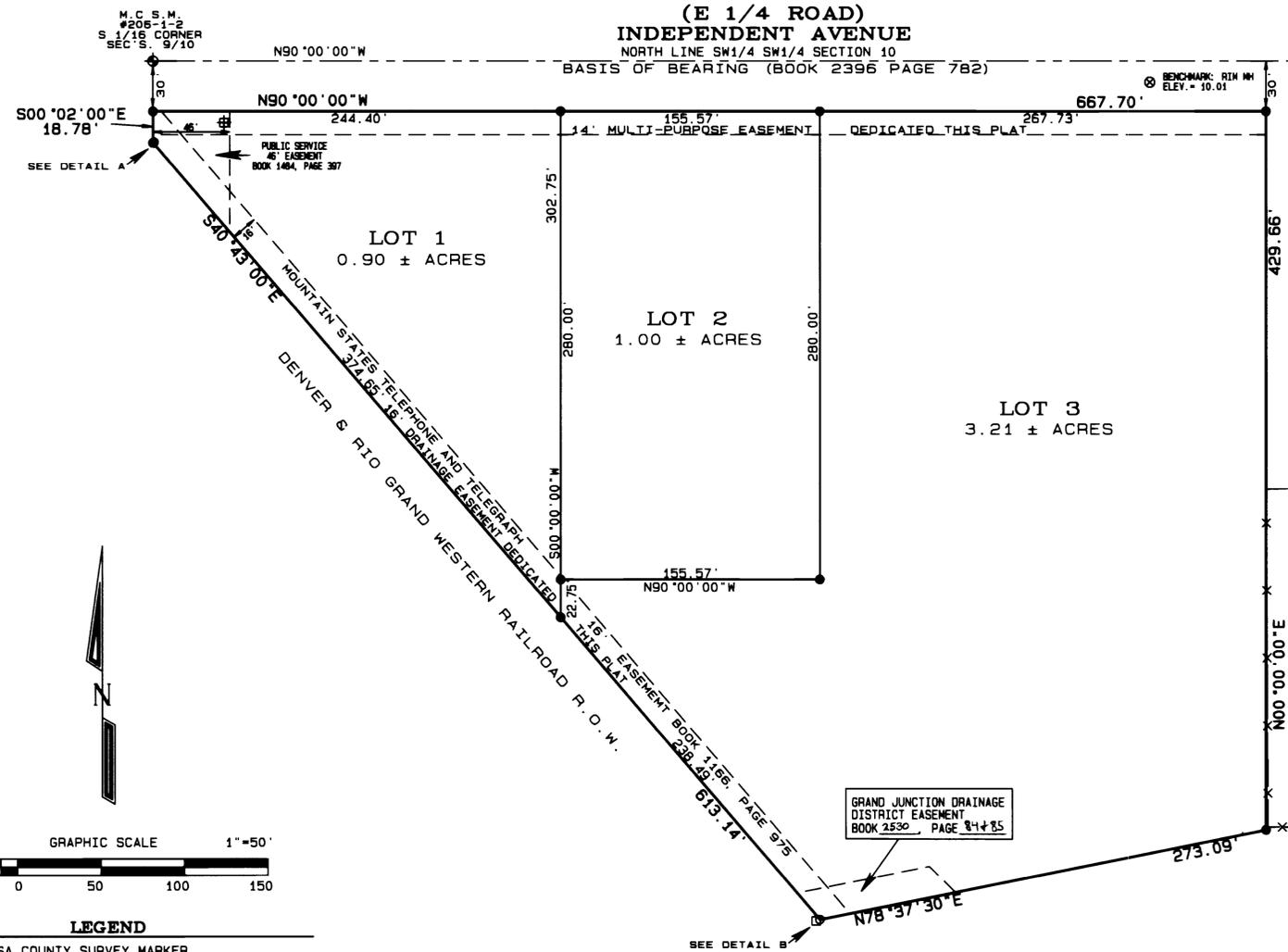
by Elisio Laabs
Deputy

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, do hereby certify that the accompanying plat of WEST INDEPENDENT MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision, and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Steven L. Hagedorn
Steven L. Hagedorn, S. 24306

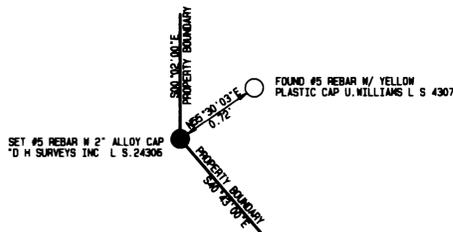
12-16-98
Date



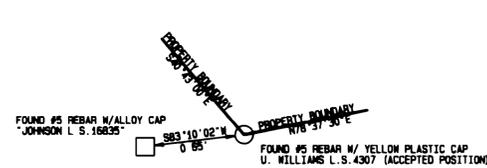
LEGEND

- ◆ FOUND MESA COUNTY SURVEY MARKER
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "D H SURVEYS INC. PLS 24306"
- FOUND #5 REBAR W/1 1/4" PLASTIC CAP L.S. 4307
- ⊕ FOUND 1/2" STAINLESS STEEL ROD IN MONUMENT BOX (NOAA J42B) DO NOT DESTROY
- FOUND #5 REBAR W/ALLOY CAP L.S. 16835

DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



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.

Title information from Security Union Title Insurance Company
Policy No. 106-70, Date of Policy - January 21, 1998.

WEST INDEPENDENT MINOR SUBDIVISION
LOCATED IN THE
SW1/4 SW1/4, SECTION 10, T.1S., R.1W., UTE M.
GRAND JUNCTION, COLORADO

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

Designed By S.L.H. Checked By M.W.D. Job No. 269-98-15
Drawn By TMODEL Date DECEMBER, 1998 Sheet 1 OF 1