

PARTNERS MINOR SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN.

DEDICATION

KNOW ALL MEN THESE PRESENTS That Larry B. Dowd and Warren B. Dettmer are the owners of that real property as described in Book 2350 at Page 767 in the Mesa County Clerk and Recorder's Office. Said real property described as The East 1/2 of Lot 1 in Section 5 Township 1 South Range 1 East of the Ute Meridian EXCEPT right of way for United States Bureau of Reclamation (Book 2033 at Page 494) canal in the Northeast corner of said property Mesa County Colorado. Said real property contains 17.96 acres more or less.

That said owners have caused that real property to be laid out and surveyed as PARTNERS MINOR SUBDIVISION

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows: all multipurpose 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 appurtenance thereto including but not limited to electric lines cable TV lines natural gas pipelines sanitary sewer lines water lines telephone lines also for the installation and maintenance of traffic control facilities street lighting street trees and grade structures all irrigation easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation operation maintenance and repair of private irrigation systems 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 Grand Junction Drainage District easements to the City of Grand Junction for the use of the public and to the Grand Junction Drainage District its successors and assigns for the installation operation maintenance and repair of GJDD facilities.

All easements include the right of ingress and egress on along over under through and across by beneficiaries their successors or assigns together with the right to trim or remove interfering trees and brush and in drainage easements the right to dredge provided however that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore the owners of lots hereby platted shall not burden nor overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS SAID OWNERS has caused their names to be hereunto subscribed

this 14th day of December AD 1998

STATE OF COLORADO)

COUNTY OF MESA)

Larry B. Dowd Warren B. Dettmer
Larry B. Dowd Warren B. Dettmer

STATE OF COLORADO)

COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Larry B. Dowd and Warren B. Dettmer

this 14th day of December AD 1998

My Commission Expires October 21, 2001
Michael Jones
Notary Public

Notary Public

STATE OF COLORADO)

COUNTY OF MESA)

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:31 O'clock P M this

4th day of March AD 1999 and is duly recorded as

Reception Number 1891444 in Plat Book 17 at Page 6

Monika Todd Olivia Hensen
Clerk and Recorder Deputy

Drawer No GG-94 Fees 10⁰⁰ 1⁰⁰

CITY OF GRAND JUNCTION APPROVAL

This plat of PARTNERS MINOR SUBDIVISION A subdivision in the City of Grand Junction Mesa County Colorado

was approved this 2nd day of March AD 1999

Shari Dehen Janet L. Levy
City Manager President of City Council

SURVEYOR'S CERTIFICATE

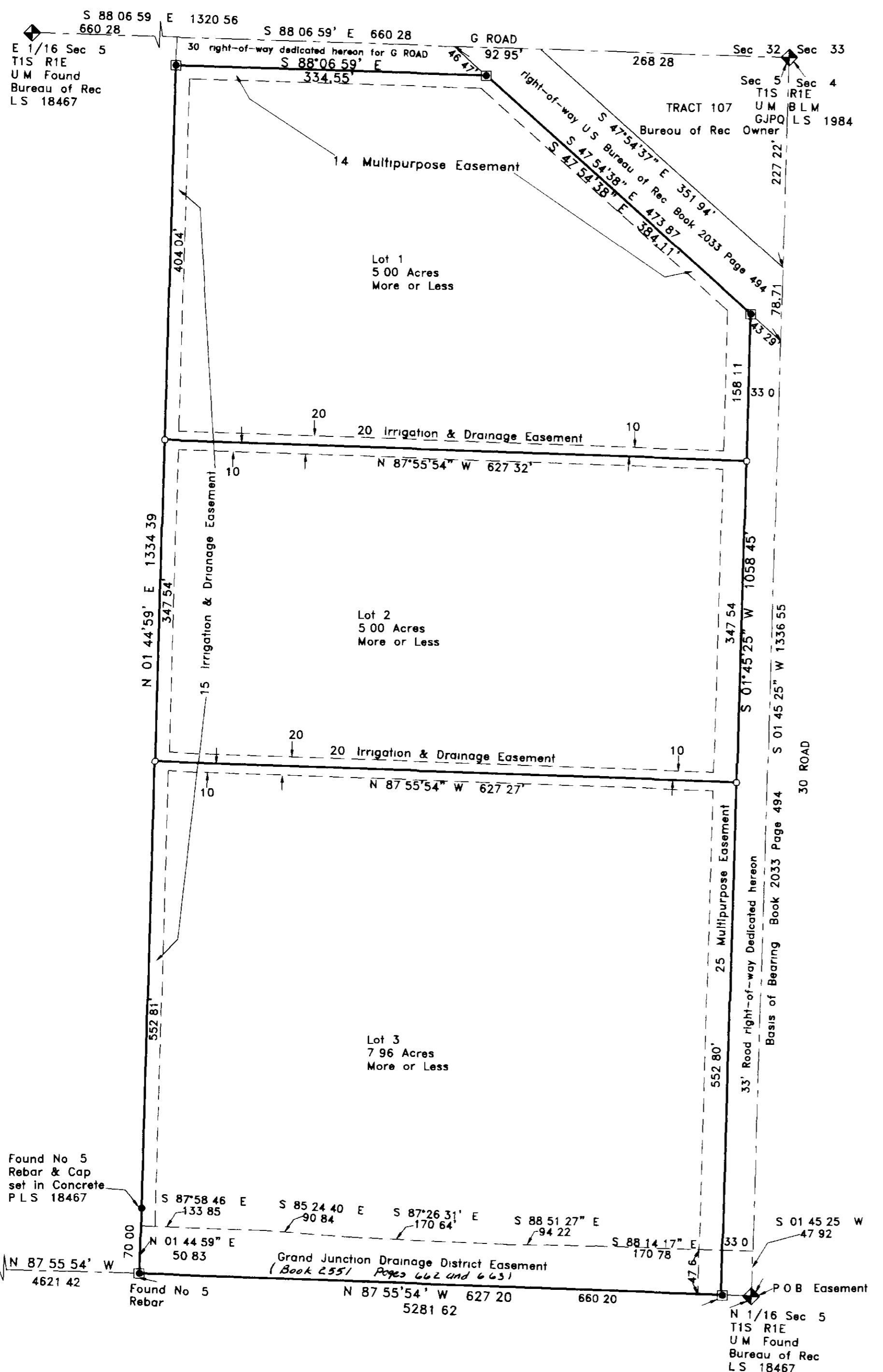
I hereby certify that to the best of my knowledge and belief the accompanying plat of PARTNERS MINOR SUBDIVISION is a true and accurate representation of a field survey made under my direct supervision and all information pertinent to said survey is shown on this plat.

Cecil D. Caster
Registered Professional (N.M.S.) Surveyor
P.L.S. 24943

BASIS OF BEARING
A bearing of N01°45'25"E is recorded in Book 2033 at Page 494 in the Mesa County Clerk and Recorder's Office between the NE corner of Section 5 Township 1 South Range 1 East of the Ute Meridian and the N 1/16 on the East line of said Section 5 was used as a basis of bearing.

PARTNERS MINOR SUBDIVISION Located in the NE 1/4 of Section 5 Township 1 South Range 1 East, of the Ute Meridian	
DESIGNED _____	FIELD APPROVAL <u>BKH</u>
DRAWN <u>RM</u>	TECHNICAL APPROVAL _____
CHECKED <u>CDC</u>	APPROVED <u>11/23/98</u>
PREPARED FOR <u>Larry Dowd</u>	JOB NO <u>97-19A</u>

Monument Surveying Co
741 Road Ave
Grand Junction CO 81501
(970) 245-4199 Fax (970) 245-4874



AREA SUMMARY
Lots 17.96 Acres = 95%
Streets 1.01 Acres = 5%
Total 18.97 Acres = 100%

- LEGEND**
- = Found No 5 Rebar Monument P.L.S. 24943 except where as noted
 - = Set No 5 Rebar Monument P.L.S. 24943
 - ◆ = Found Government Monument as Noted
 - = Set Monument in Concrete

Note
Two existing easements lie within the 25 Multipurpose Easement which is located on the East boundary line of said property the easements are as follows: 5 Easement for Grand Valley Rural Power Book 1488 at Page 654 and a 20 Irrigation Easement Book 1666 at Page 917 Across said property is an Avigation Easement Book 2521 at Page 785.

Found No 5 Rebar & Cap set in Concrete P.L.S. 18467

Found No 5 Rebar

P.O.B. Easement