

# SHINER'S SUBDIVISION

A REPLAT OF LOTS 1 AND 2 BLOCK 1 MESA MALL EAST MESA COUNTY COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned MICHAEL E GUNTER AND TERI S T GUNTER are the owners of that real property situated in the SE 1/4 of Section 9 Township 1 South, Range 1 West of the Ute Meridian County of Mesa, State of Colorado as recorded in Book 2212 at Page 556 and Book 2396 at Page 882 in the records of the Mesa County Clerk and Recorders Office being more particularly described as follows

LOT 1 AND LOT 2, BLOCK 1 MESA MALL EAST MESA COUNTY, COLORADO  
That said owners have caused the said real property to be laid out and surveyed as SHINER'S SUBDIVISION a Replat of Lot 1 and Lot 2 Block 1 Mesa Mall East

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows

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, provided 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 1st day of March AD 1999

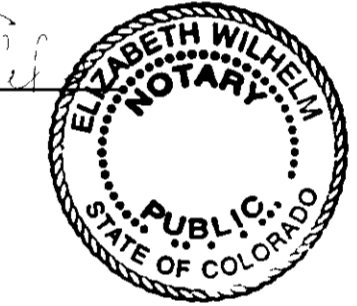
*Michael E Gunter*  
MICHAEL E GUNTER

*Teri S T Gunter*  
TERI S T GUNTER

STATE OF COLORADO }  
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 1st day of March AD 1999 by MICHAEL E GUNTER AND TERI S T GUNTER

My Commission expires May 22 2000 *Elizabeth Wilhelms*  
Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 3:20 o'clock P M this 3rd day of March AD 1999 and is duly recorded in Plat Book No 17 Page 9, Drawer GG-97 *Gregory* 1891669

*Monica Todd* *Olivia Herrera*  
Clerk and Recorder Deputy Fees \$ 10<sup>00</sup>

CITY APPROVAL

This plat of SHINER'S SUBDIVISION a Replat of Lots 1 and 2 Block 1 MESA MALL EAST a subdivision of a part of the City of Grand Junction County of Mesa State of Colorado is approved and accepted on this 2 day of March AD 1999

*Mark Cleburn*  
City Manager

*Janis Gray*  
President of Council

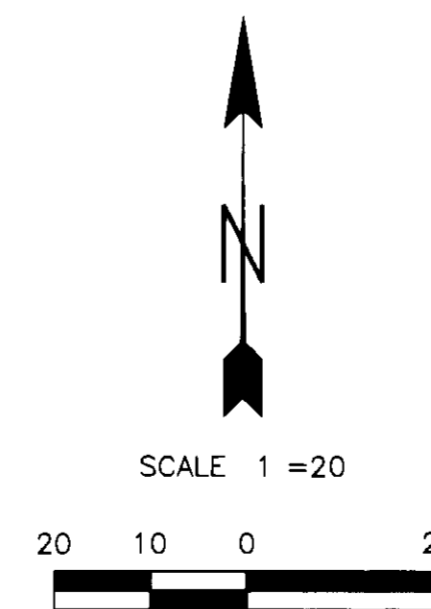
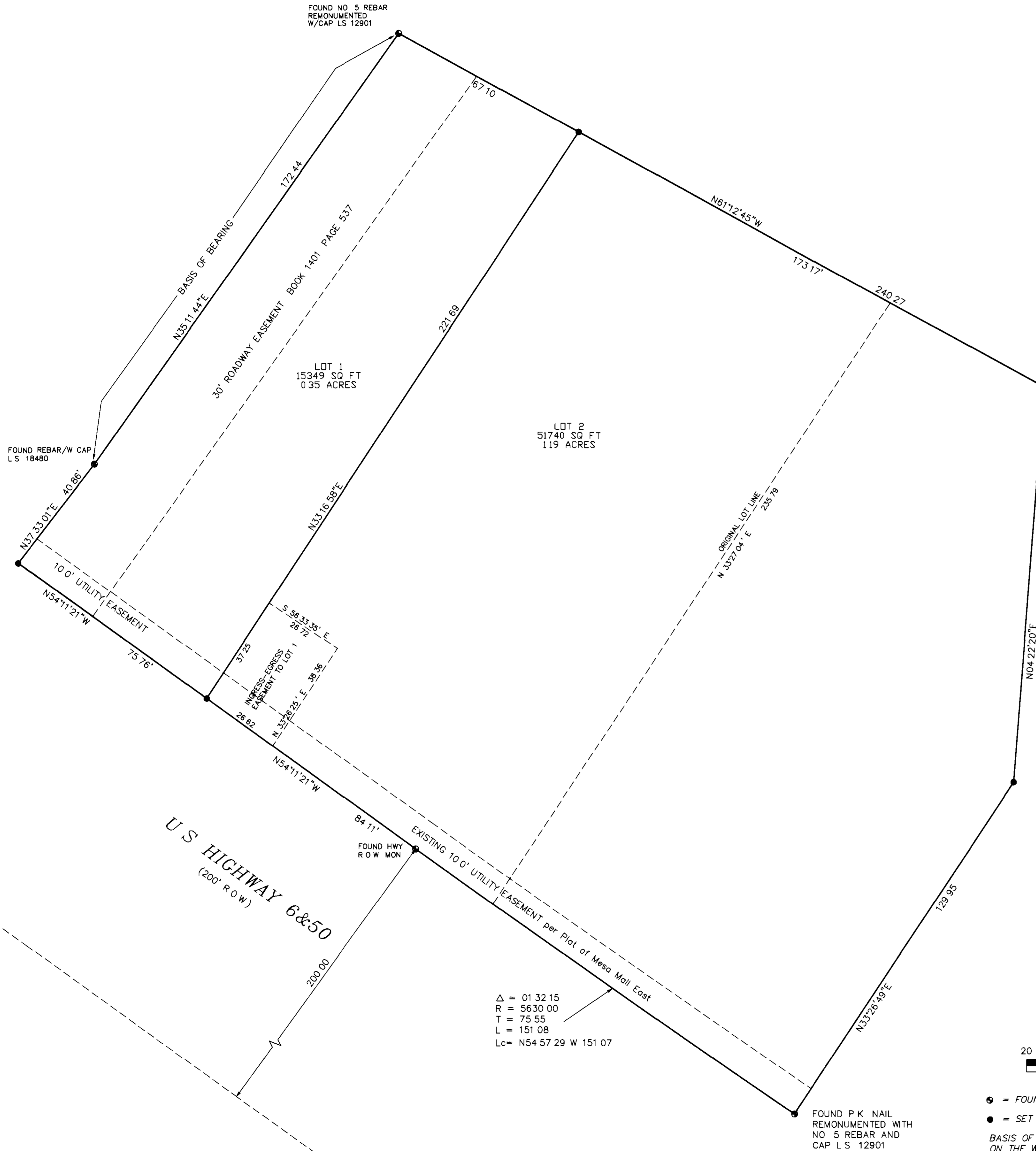
I, William O Roy do hereby certify that the accompanying plat of SHINER'S SUBDIVISION a Replat of Lot 1 and Lot 2 Block 1, Mesa Mall East a subdivision of a part of the City of Grand Junction County of Mesa State of Colorado has been prepared under my direct responsibility and supervision and accurately represents a field survey of same This plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations

*William O Roy*  
WILLIAM O ROY PLS 12901

PREPARED FOR MIKE GUNTER

SHINER'S SUBDIVISION  
A REPLAT OF LOTS 1 AND 2, BLOCK 1,  
MESA MALL EAST, MESA COUNTY,  
COLORADO  
LOCATED IN THE SE 1/4 OF SEC. 9,  
T 1 S, R 1 W, UTE MERIDIAN

CENTURY SURVEYING  
P.O. BOX 356 GRAND JCT CO 81502  
JOB NO 8825 TEL 970-241-2667



● = FOUND MONUMENT AS NOTED  
● = SET 24" NO 5 REBAR W/CAP MARKED L.S. 12901  
BASIS OF BEARINGS IS FROM FOUND REBAR AND CAPS ON THE WEST LINE OF MESA MALL EAST L.S. 18480 THE PLAT OF MESA MALL EAST SHOWS THIS LINE TO BEAR N35°11'44"E 172.44 FEET

NOTICE ACCORDING TO COLORADO STATE LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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

MONUMENTS FOUND WITHIN 0.25' WERE ACCEPTED AS BEING 'IN POSITION'