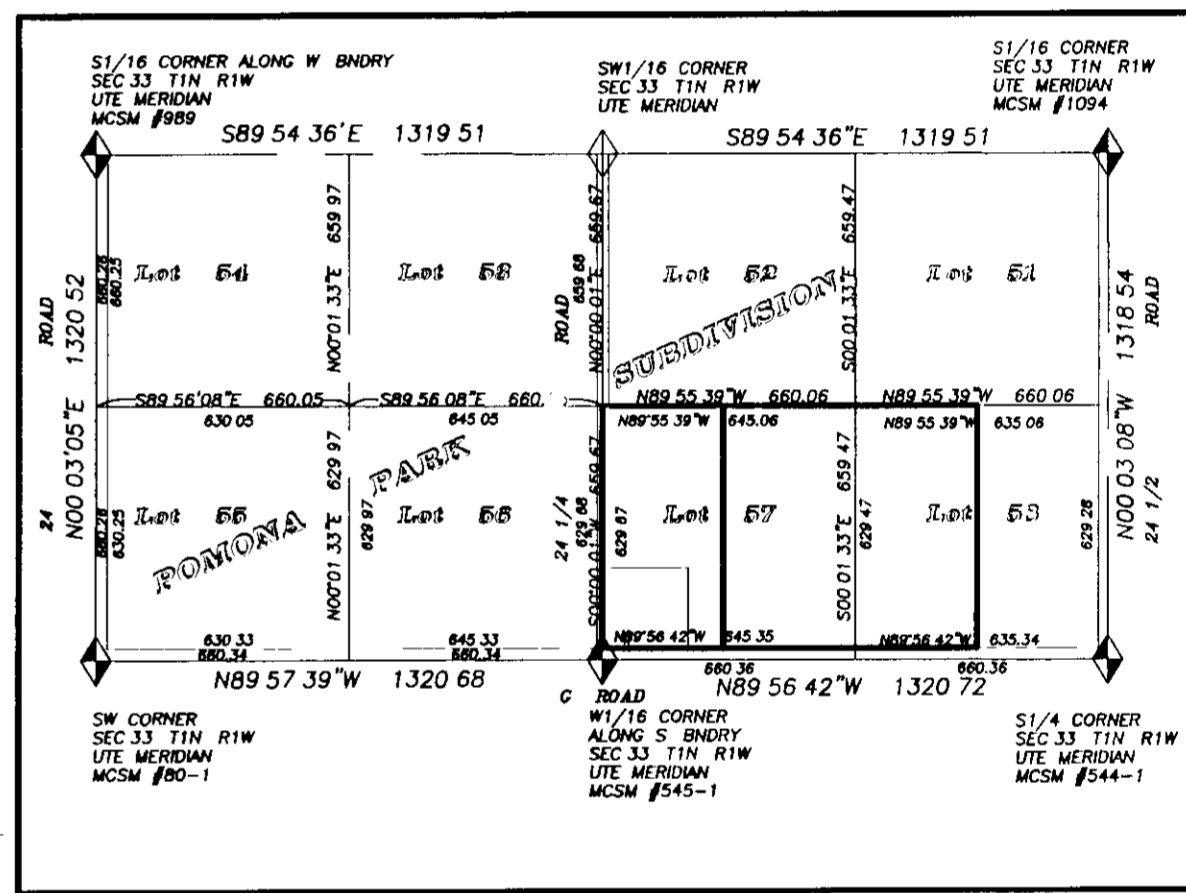
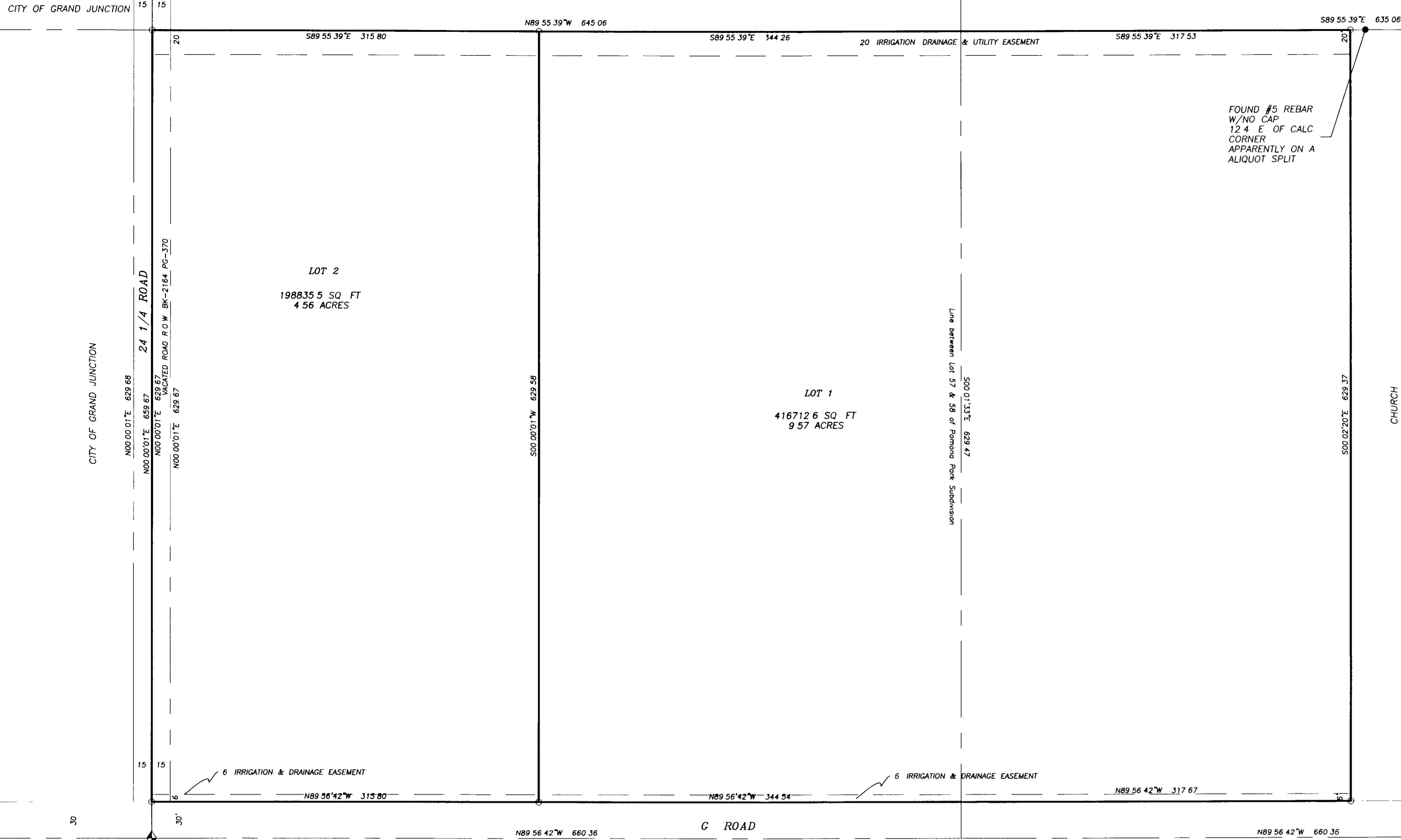


MENDICELLI SUBDIVISION

WILLIAM H JOHNSON & MARTHA L JOHNSON



- LEGEND & NOTES**
- FOUND SURVEY MONUMENTS AS DESCRIBED
 - SET NO 5 RE-BAR W/CAP L S 16413
 - ◆ FOUND MESA COUNTY SURVEY MONUMENTS
 - ◇ SET NO 5 RE-BAR W/ALUM CAP L S 16413

DEDICATION

W1/16 CORNER ALONG S BNDRY SEC 33 T1N R1W UTE MERIDIAN MCSM #545-1

6 IRRIGATION & DRAINAGE EASEMENT

6 IRRIGATION & DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Michol P Mendicelli, Sharon Ann Mendicelli and Marilea C Mendicelli are the owners of that real property situated in the City of Grand Junction County of Mesa State of Colorado and is described in Book 1079 at Pages 487 and Book 2164 Page 370 of the Mesa County Clerk and Recorders Office and being situated in the SE1/4 SW1/4 of Section 33 Township 1 North Range 1 West of the Ute Meridian Mesa County Colorado as shown on the accompanying plat said property being additionally described as follows

Lot 57 and the West 1/2 of Lot 58 of POMONA PARK Subdivision in the City of Grand Junction TOGETHER with that portion of vacated road right-of-way as described in Book 2164 Page 370 of the Mesa County Records Mesa County Colorado

That said owners have caused the said real property to be laid out and surveyed as MENDICELLI Subdivision a subdivision of a part of 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 utility easements to the City of Grand Junction for the use of the 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

All Irrigation Easements to the Property 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 Property owners of lots 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 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 or tracts hereby platted 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 day of MARCH 13th AD 1999

Michol P Mendicelli
Michol P Mendicelli

Sharon Ann Mendicelli
Sharon Ann Mendicelli

Marilea C Mendicelli
Marilea C Mendicelli

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 1st day of MARCH AD 1999 by Michol P Mendicelli Sharon Ann Mendicelli and Marilea C Mendicelli

My commission expires 8/7/2000

Sharon Ann Mendicelli
Notary Public
616 2nd ST GRAND JCT CO 81501
Address

ENCUMBRANCE RATIFICATION AND APPROVAL

The undersigned financial institution holds a first deed of trust on the herein described real property and hereby ratifies and approves this plat of MENDICELLI Subdivision

BY Keith Shaver Vice President
Home State Lending, Inc
STATE OF TEXAS)
COUNTY OF DEKALB) SS

The foregoing Encumbrance's Ratification and Approval was acknowledged before me this 2nd day of MARCH AD 1999 by Keith Shaver Vice President

My commission expires 05-19-2002

Andrea M. Jones
Notary Public
4001 McAllister Fwy S A TX
Address

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at 11:03 o'clock A.M. this 12th day of MARCH AD 1999 and is duly recorded in Plot Book No 17 Page 19 DRAWER 66-103

RECEPTION # 1892163 FEES 10⁰⁰ 1⁰⁰

Monika Todd
CLERK + RECORDER
CITY APPROVAL

Janet L. Jery
Deputy

This plot of MENDICELLI SUBDIVISION a subdivision of the City of Grand Junction County of Mesa and State of Colorado was approved and accepted this 5th day of MARCH AD 1999

Shari K. Cleburn
City Manager

Grant L. Jery
President of Council

BEARING STATEMENT

Bearings are based on the local GIS coordinates provided by Mesa County Dept of Public Works Engineering Division/ Survey Section, dated 12/28/95 revised 1/5/98 (S069) being a MCSM #544-1 the S1/4 corner of Sec 33, N=50 005 90 E=81539.4 (S068) being a MCSM #678 the C1/4 corner of Sec 33, N=52643.10 E=81537.12 the Bearing between said monuments being N00 03 04 W

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat MENDICELLI SUBDIVISION a 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. I further certify that 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.

Max E. Morris
Max E. Morris QED Surveying Systems Inc
Colorado Registered Professional Land Surveyor L S 16413

3/1/99 Date

MENDICELLI SUBDIVISION

FINAL PLAT

SITUATED IN THE SE1/4 SW1/4 SECTION 33, T1N, R1W OF THE UTE MERIDIAN

FOR MENDICELLI		SURVEYED BY RM GPS
ACAD ID MENDICELLI		DRAWN BY DMM
SCALE 1' = 50'		CHECKED BY MEM
DATE 2/17/99		SHEET NO 1 OF 1
	QED SURVEYING SYSTEMS Inc 1018 COLO AVE GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568	FILE 98341

AFFIDAVIT OF CORRECTION

STATE OF COLORADO)
) SS
COUNTY OF MESA)

I, MAX E. MORRIS of lawful age, being first duly sworn, upon oath deposes and states:

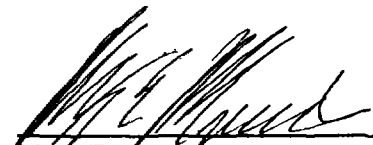
That I am a registered land surveyor of the State of Colorado and have examined and revised the Plat of MENDICELLI SUBDIVISION, a subdivision plat, being located in the SE1/4 SW1/4 of Section 33, Township 1 North, Range 1 West, Ute Meridian, said subdivision having been recorded in Plat Book 17, at Page 19, at Reception Number 1892763, of the Mesa County Records.

Affiant finds and states that the Plat should be corrected as follows: That the West 15 feet of Lot 2 was shown as vacated road right-of-way for 24 1/4 Road; however the West boundary line for Lot 2 should be the East right-of-way line of 24 1/4 Road. See exhibit "A" for the correct configuration for Lot 2 and the right-of-way for 24 1/4 Road

The resulting area for Lot 2 is 4.34 Acres and MENDICELLI SUBDIVISION is hereby corrected by this affidavit to be described as above mentioned (SEE EXHIBIT "A")


Affiant further states that the aforementioned Subdivision is hereby corrected to conform with the above described correction.

Affiant further states that the AFFIDAVIT OF CORRECTION as recorded in Book 2680 at Page 436 of the Mesa County Clerk and Recorder's Office is superseded by this Affidavit of Correction.



Max E. Morris
Colorado L S. No. 16413

Subscribed and sworn to before me this 8th day of March 2000, by Max E. Morris.

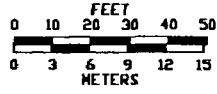
My Commission expires: 11-18-03


Patti J. Brewington
Notary Public



S89°55'39"E 300.80
20' IRRIGATION, DRAINAGE & UTILITY EASEMENT

EXHIBIT "A"



LOT 2
189390.4 SQ. FT.
4.348 ACRES

24 1/4 ROAD

N00°00'01"E 659.67

N00°00'01"E 629.67

S00°00'01"W 629.58

LOT 1

MENDICELLI SUBDIVISION

W1/16 CORNER ALONG S. BNDRY.
SEC.33, T1N, R1W,
UTE MERIDIAN
MCSM #545-1

6' IRRIGATION & DRAINAGE EASEMENT

N89°56'42"W 300.80

G ROAD

15' 15'

30'

30'