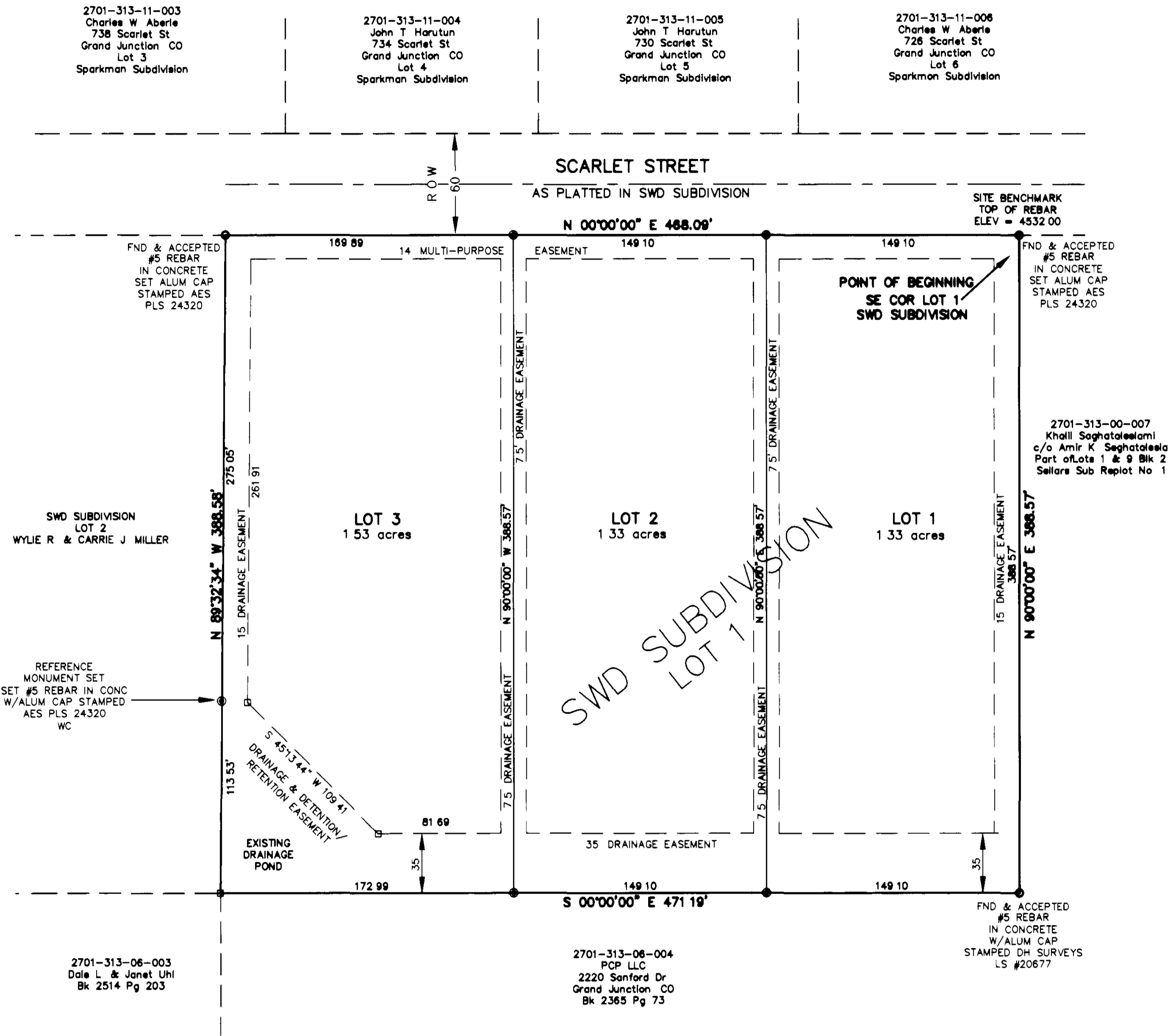


CJM SUBDIVISION

A REPLAT OF LOT 1, BLOCK ONE OF THE SWD SUBDIVISION,
A PART OF THE SW 1/4 OF SEC 31, T 1 N., R 1 W, UTE MERIDIAN
MESA COUNTY, COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WYLIE R MILLER AND CARRIE J MILLER ARE THE OWNERS OF RECORD OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 2508, PAGE 676 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDERS OFFICE, MESA COUNTY COLORADO SAID PARCEL SITUATED WITHIN THE SW 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN AND BEING LOT 1, BLOCK 1 OF THE SWD SUBDIVISION AS OF RECORD AT THE MESA COUNTY CLERK & RECORDERS OFFICE IN PLAT BOOK 12, PAGE 373, RECEPTION NO 1256271 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SE CORNER OF LOT 1, BLOCK 1 OF THE AFORE REFERENCED SWD SUBDIVISION, THENCE N 00°00'00" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SCARLET STREET AS PLATTED IN SAID SWD SUBDIVISION, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO, A DISTANCE OF 468.09 FEET, THENCE N 89°32'34" W ALONG THE NORTHERLY LINE OF LOT 1 OF SAID SWD SUBDIVISION A DISTANCE OF 388.58 FEET THENCE S 00°00'00" E ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1 OF SAID SWD SUBDIVISION A DISTANCE OF 471.19 FEET, THENCE N 90°00'00" E ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 1 OF SAID SWD SUBDIVISION A DISTANCE OF 388.57 FEET TO THE POINT OF BEGINNING SAID PARCEL CONTAINING 4.19 ACRES AS DESCRIBED

THAT SAID OWNERS HAVE CAUSED THE REAL PROPERTY TO BE LAID OUT AND PLATTED AS CJM SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART SAID REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT OF CJM SUBDIVISION AS FOLLOWS

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 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 DETENTION/RETENTION EASEMENTS TO THE OWNERS (PROPERTY/HOMEOWNERS ASSOCIATION) OF LOTS AND TRACTS HEREBY PLATTED FOR THE PURPOSE OF CONVEYING AND DETAING/RETAINING RUNOFF WATER WHICH ORIGINATES FROM THE AREA HEREBY PLATTED, AND ALSO FOR THE CONVEYANCE OF RUNOFF FROM UPSTREAM AREAS.

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, 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

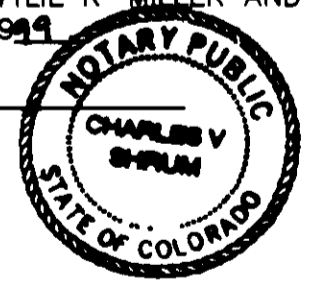
IN WITNESS WHEREOF SAID OWNER WYLIE R MILLER & CARRIE J MILLER HAS CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 17th DAY OF March, A D 1999

WYLIE R MILLER
CARRIE J MILLER

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO }
COUNTY OF MESA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WYLIE R MILLER AND CARRIE J MILLER THIS 17th DAY OF March, A D, 1999

WITNESS MY HAND AND OFFICIAL SEAL Charles V. G...
MY COMMISSION EXPIRES 02/19/03



CLERK AND RECORDS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:28 PM
31st DAY March, A D, 1999 AND WAS DULY RECORDED AS RECEPTION
NUMBER 1995595 IN PLAT BOOK 17 AT PAGE 33 THRU
INCLUSIVE FEE 10.00 DRAWER NO GG-114
Monika Todd CLERK AND RECORDER
Olivia Nemeru DEPUTY
COUNTY OF MESA, STATE OF COLORADO IS APPROVED AND ACCEPTED THIS _____ DAY OF

CITY OF GRAND JUNCTION APPROVAL

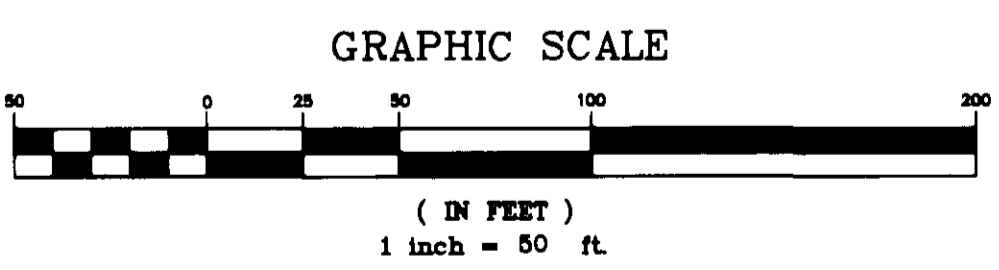
STATE OF COLORADO }
COUNTY OF MESA }
THIS PLAT OF CJM MINOR SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION,
March 19th, A D, 1999
Mark Cleben CITY MANAGER
Janet L. Terry MAYOR

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, HAVING PROPERTY INTEREST IN OR ENCUMBRANCES UPON PROPERTY INVOLVED DO HEREBY RATIFY AND AFFIRM THE PLAT OF CJM MINOR SUBDIVISION SIGNED THIS _____ DAY OF _____, A D 19____
NO LIENHOLDER OF RECORD AT THE TIME THIS PLAT IS BEING RECORDED. WSM

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
DAY OF _____, A D, 19____
BY _____
WITNESS MY HAND AND OFFICIAL SEAL _____
MY COMMISSION EXPIRES _____



- LEGEND**
- DENOTES CALCULATED POSITION (NOT SET)
 - DENOTES FOUND REBAR AS NOTED
 - DENOTES NO. 5 REBAR W/ALUM CAP STAMPED AES PLS 24320 SET IN CONCRETE AS NOTED

LOT SUMMARY

LOT 1 = 1.33 ACRES	31.82%
LOT 2 = 1.33 ACRES	31.82%
LOT 3 = 1.53 ACRES	36.36%
TOTAL = 4.19 ACRES	100.00%

SURVEYOR'S CERTIFICATION

I WILLIAM S MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF CJM SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAME THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLAT SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO
William S Maurer SURVEYOR
WILLIAM S MAURER PLS No 24320
DATE March 29, 1999

NOTE FOR THE BENCHMARK (SAME AS ON THE SITE PLAN)
BASIS OF BEARING THE BEARINGS HEREON ARE BASED UPON THE PLAT OF SWD SUBDIVISION AND ARE RELATIVE TO A BEARING OF N 00°00'00" E BETWEEN MONUMENTS SET IN CONCRETE ON THE WEST RIGHT-OF-WAY LINE OF SCARLET STREET IN LOT 1 AND LOT 5 OF BLOCK 1
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 CERTIFICATION SHOWN HEREON

	CJM SUBDIVISION GRAND JUNCTION, CO	
	A REPLAT OF LOT 1, BLOCK ONE OF THE SWD SUBDIVISION A PART OF THE SW1/4 OF SEC 31 T 1 N, R 1 W, UTE MERIDIAN MESA COUNTY COLORADO	
	737 Horizon Drive Suite 204 Grand Junction, CO 81506 Ph (970) 248-3559 Fax (970) 248-9089	
	DATE JAN 1999 REVISION	SURVEYED BY JMS EC JOB NO 99002 SCALE 1"=50'