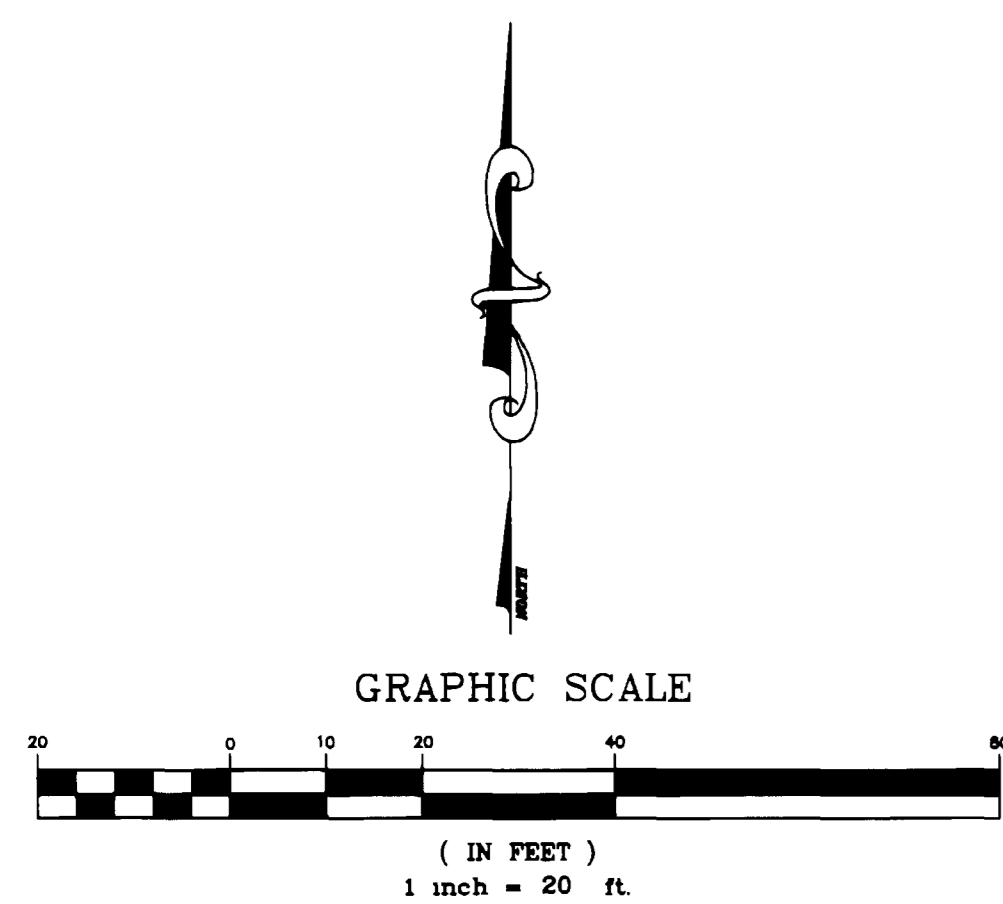
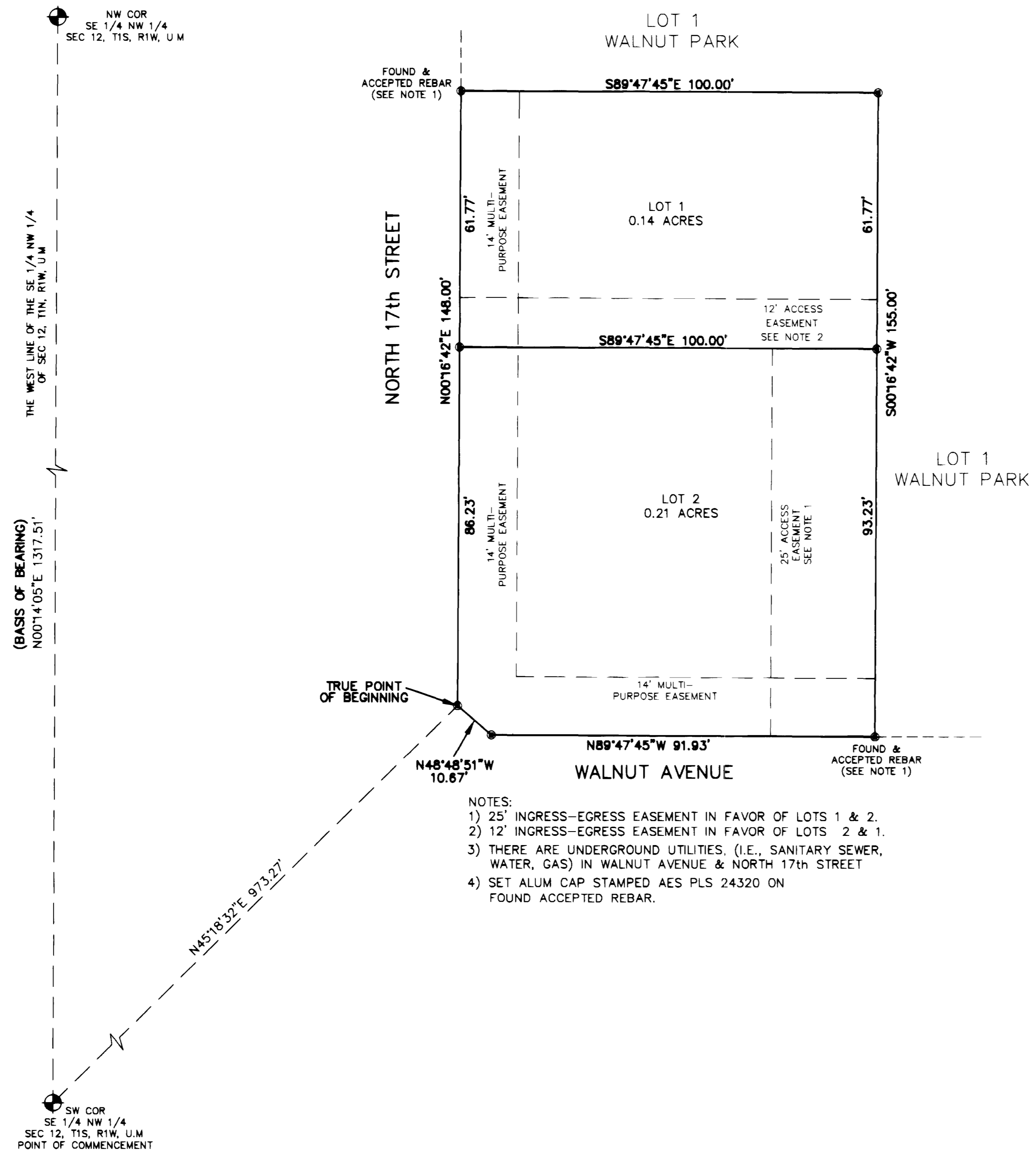


OTT SUBDIVISION

(PROPERTY LOCATED IN THE NE1/4 SE1/4 NW1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO)



LEGEND
 ⊕ DENOTES MCSM FOUND OR AS NOTED
 ⊙ DENOTES SET NO. 5 REBAR W/ALUM CAP STAMPED AES PLS 24320 SET IN CONCRETE

LOT SUMMARY
 LOT 1 = 0.14 ACRES 40%
 LOT 2 = 0.21 ACRES 60%
 TOTAL 0.35 ACRES 100%

NOTES:
 1) 25' INGRESS-EGRESS EASEMENT IN FAVOR OF LOTS 1 & 2.
 2) 12' INGRESS-EGRESS EASEMENT IN FAVOR OF LOTS 2 & 1.
 3) THERE ARE UNDERGROUND UTILITIES, (I.E., SANITARY SEWER, WATER, GAS) IN WALNUT AVENUE & NORTH 17th STREET
 4) SET ALUM CAP STAMPED AES PLS 24320 ON FOUND ACCEPTED REBAR.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT NANCY M. OTT IS THE OWNER OF THE REAL PROPERTY LOCATED IN THE NE 1/4 SE 1/4 NW 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO. AS DESCRIBED IN BOOK 2393 AT PAGES 53 & 54 OF THE RECORDS IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER SE 1/4 NW 1/4 OF SAID SECTION 12 FROM WHENCE THE NORTHWEST CORNER SE 1/4 NW 1/4 OF SAID SECTION 12 BEARS N00°14'05"E A DISTANCE OF 1317.51 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; THENCE N45°18'32"E A DISTANCE OF 973.27 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE N00°16'42"E A DISTANCE OF 148.00 FEET; THENCE S89°47'45"E A DISTANCE OF 100.00 FEET; THENCE S00°16'42"W A DISTANCE OF 155.00 FEET; THENCE N89°47'45"W A DISTANCE OF 91.93 FEET; THENCE N48°48'51"W A DISTANCE OF 10.67 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.35 ACRES AS DESCRIBED.

THAT SAID OWNERS HAVE CAUSED THE REAL PROPERTY TO BE LAID OUT AND PLATTED AS OTT 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 OTT SUBDIVISION AS FOLLOWS:

ALL INGRESS/EGRESS & ACCESS 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 MULTI-PURPOSE EASEMENT 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, AND ALSO, FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL FACILITIES, STREET LIGHTING, STREET TREES AND GRADE STRUCTURES;

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 EASEMENTS, THE RIGHT TO MAINTAIN. 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 ERRECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT

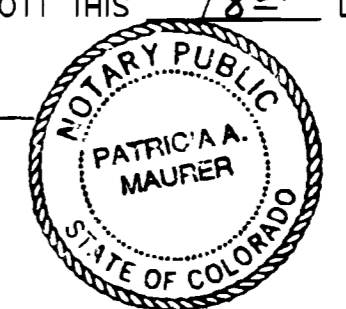
IN WITNESS WHEREOF SAID OWNER, NANCY M. OTT, HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS 18th DAY OF March, A.D., 1999

Nancy M. Ott
 NANCY M. OTT

NOTARY PUBLIC CERTIFICATION
 STATE OF COLORADO } ss
 COUNTY OF MESA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NANCY M. OTT THIS 18th DAY OF March, A.D., 1999

WITNESS MY HAND AND OFFICIAL SEAL Patricia A. Maurer



MY COMMISSION EXPIRES: 2-4-2002

CLERK AND RECORDS CERTIFICATE
 STATE OF COLORADO } ss
 COUNTY OF MESA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:45 P.M. O'CLOCK 13th DAY OF May, A.D., 1999 AND WAS DULY RECORDED AS RECEPTION NUMBER 1902036 IN PLAT BOOK

17 AT PAGE 75 THRU - INCLUSIVE, FEE 10.00 1.00 66-150
Monika Tash Debbie McCleary
 CLERK AND RECORDER DEPUTY DRAWER

CITY OF GRAND JUNCTION APPROVAL

STATE OF COLORADO } ss
 COUNTY OF MESA

THIS PLAT OF OTT MINOR SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED THIS 27th DAY OF April, A.D., 1999

Mark L. Lechen
 CITY MANAGER

Janet J. 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 OTT MINOR SUBDIVISION. SIGNED THIS 7th DAY OF April, 1999

BY: Angie Humelstein

NOTARY PUBLIC CERTIFICATION
 STATE OF COLORADO } ss
 COUNTY OF Mesa
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Angie Humelstein 7th DAY OF April, A.D., 1999

WITNESS MY HAND AND OFFICIAL SEAL Retam Bullley

MY COMMISSION EXPIRES: 11-08-2002

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN ONE YEAR AFTER YOU FIRST DISCOVER SUCH DEFECT. IN ANY CASE, ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

BASIS OF BEARING:
 THE WEST LINE OF THE SE 1/4 NW 1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN IS ASSUMED TO BEAR N00°14'05"E.

SURVEYOR'S CERTIFICATION
 I, WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF OTT 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 3/12/99
 WILLIAM S. MAURER PLS No. 24320 DATE

	OTT SUBDIVISION GRAND JUNCTION, CO.	
	PROPERTY LOCATED IN THE NE1/4 SE1/4 NW1/4 OF SECT 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO	
WILLIAM S. MAURER COLORADO REGISTERED SURVEYOR P.L.S. 24320	737 Horizon Drive, Suite 204 Grand Junction, CO 81506 Ph: (970) 248-3559 Fax: (970) 248-9069	
	DATE: JAN 1999	SURVEYED BY: JW, EC
REVISION:	JOB NO.: 98226	SCALE: 1"=20' SHEET 1 OF 1