

WEAVER MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Merle W. Weaver, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2290 at Pages 223-224 of the Mesa County Clerk and Recorders Office, and being situated in the SE1/4 NE1/4 Section 19, Township 1 South, Range 1 East, Ute Meridian being described as follows:

The S 1/2 of Lots 1 and 2, Bevier's Subdivision; EXCEPT Beginning at the Southwest Corner of Lot 2 of said Bevier's Subdivision; thence North 192 feet; thence East 132 feet; thence West 132 feet to the Point of Beginning; AND EXCEPT Beginning at the Northeast Corner of the S 1/2 of Lot 1 of said Bevier's Subdivision; thence West 200 feet; thence South 193 feet; thence East 200 feet; thence North 193 feet to the Point of Beginning, Mesa County, Colorado

That said owner has caused the said real property to be laid out and surveyed as WEAVER MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever;

All Multi-purpose 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, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

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 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 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, 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 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.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 25th day of June, A.D., 1999.

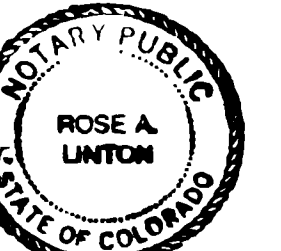
Merle W. Weaver
MERLE W. WEAVER

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 25th day of June, A.D., 1999, by Merle W. Weaver.

My commission expires: 9-28-99

Rose A. Linton
Notary Public
Address 2415 E. 7th, Grand Junction, CO



ENCUMBRANCER'S RATIFICATION AND APPROVAL

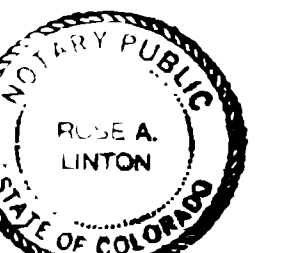
The undersigned holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of WEAVER MINOR SUBDIVISION.
Bank of Grand Junction
by *Cary B. Horton, V.P.*

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 25th day of June, A.D., 1999 by *Cary B. Horton, V.P., at Bank of Grand Junction*.

My commission expires: 9-28-99

Rose A. Linton
Notary Public



STATE OF COLORADO)
COUNTY OF MESA) S.S.

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 11:08 o'clock A. M. this 30th day of June, A.D., 1999, and is duly recorded in Plat Book No. 17, Page 109.

Reception No. 1909257 Drawer No. GG 178 Fee 10.00 1.00
Monika Todd Clerk & Recorder *Carol J. Smith* City Approval

This plat of WEAVER MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 29th day of JUNE, A.D., 1999.

David Varley
City Manager

Gene Kinsey
President of Council

WEAVER MINOR SUBDIVISION

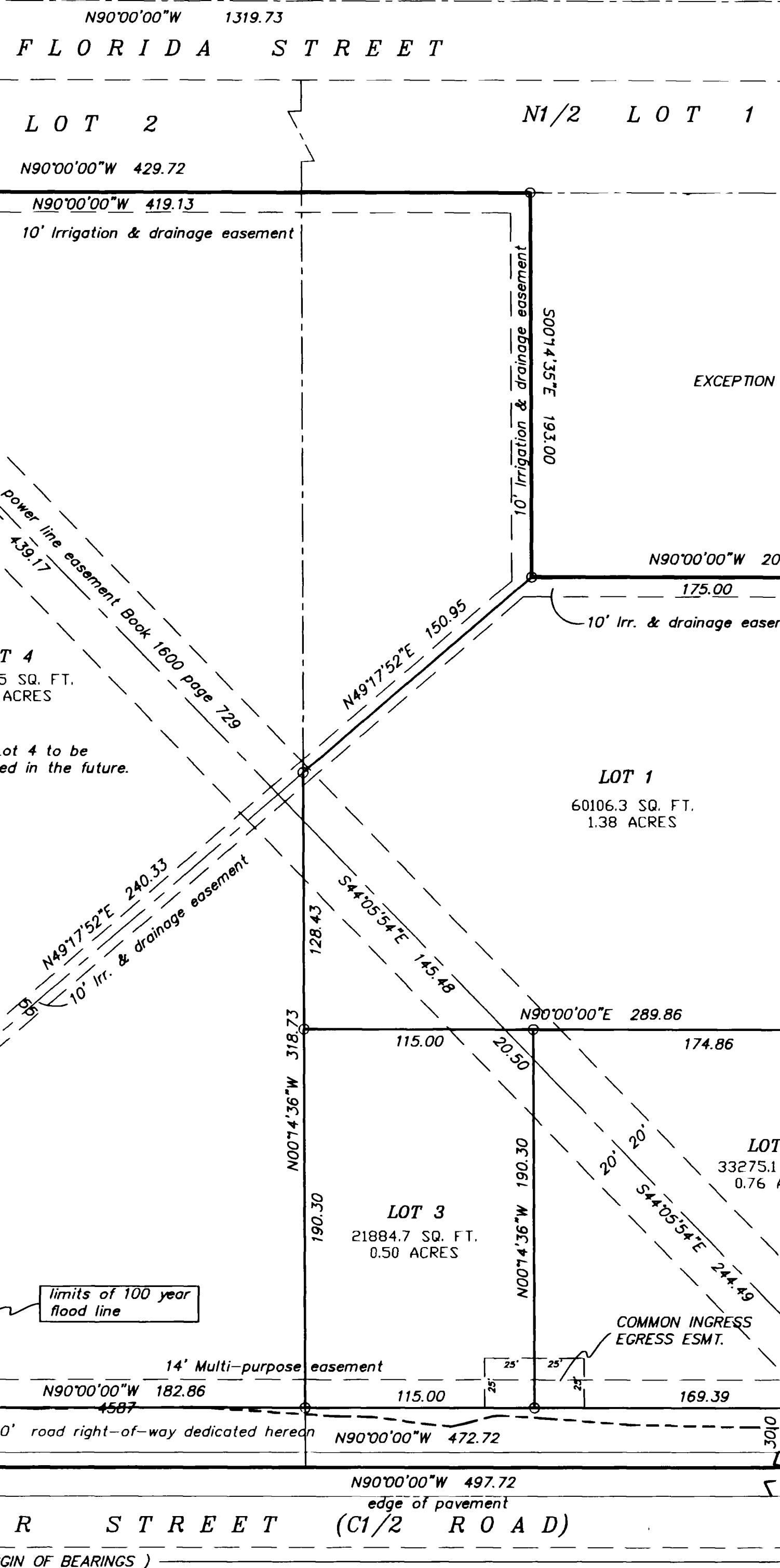
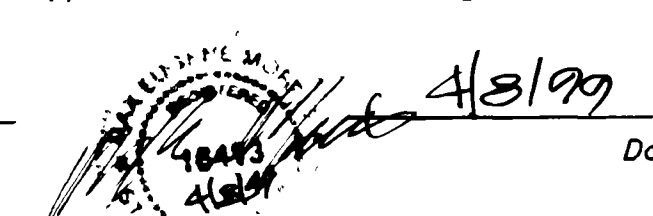
FINAL PLAT

SITUATED IN THE SE1/4 NE1/4 SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR: WEAVER	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568	SURVEYED BY: RM
SCALE: 1 IN = 50 FT		DRAWN BY: MEM
DATE: 4/7/99		ACAD ID: WEAVERFIN
		SHEET NO.
		FILE: 98305

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of WEAVER MINOR 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, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413



- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR NO CAP UPGRADED W/PLASTIC CAP L.S.16413
 - SET NO. 5 RE-BAR W/CAP L.S. 16413
 - ◆ MESA COUNTY SURVEY MARKER

Note: No vehicular access allowed from 29 Road to Lot 2.
A common access to C1/2 Road for Lots 2 and 3 located within the common ingress egress easement is required.

NOTE: Flood plain permit and engineered foundations will be required for Lots 2, 3, & 4.
Engineered foundations must comply with the City of Grand Junction's build code.

AREA SUMMARY

LOTS = 7.20 ACRES = 92.54%
ROAD = 0.58 ACRES = 7.46%
TOTAL = 7.78 ACRES = 100%

THIS SUBDIVISION IS LOCATED IN A AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO C.R.S. 35-3.5-101.

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 THE CERTIFICATION SHOWN HEREON.