

STEVENSON MINOR SUBDIVISION

A RE-PLAT OF LOT 1, ORCHARD MESA CENTER SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Rick Stevenson, is the owner of that real property as described in Book 2562 at Page 68 of the records of the Mesa County Clerk and Recorder, being more particularly described as follows:

Lot 1, Orchard Mesa Center Subdivision, Mesa County, Colorado

That said owner has caused the said real property to be laid out and surveyed as STEVENSON MINOR SUBDIVISION a subdivision of a part of the City of Grand Junction, County of Mesa, State of 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 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 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 Utility 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.

All Drainage Easements to the owners (Property / Homeowners Association) of the 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:

A 15 foot ingress / egress Easement to the Amasa West Limited Partnership and

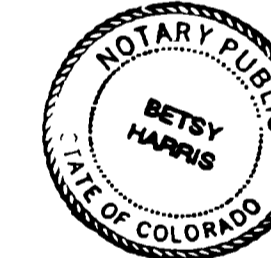
A 30 foot ingress / egress Easement to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal 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; provide, 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 has caused his name to be hereunto subscribed this 10 day of JUNE, 1999.


Rick Stevenson

Lienholder: 
John Stevenson
Grand Valley National Bank, V.P.



STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 10th day of JUNE, 1999, by Rick Stevenson
My commission expires 7-15-01
Witness my hand and official seal Betsy Harris
Notary Public
Address 925 N. 7th St., Grand Junction, CO



STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 10th day of JUNE, 1999, by John Stevenson.
My commission expires 7-15-01
Witness my hand and official seal Betsy Harris
Notary Public
Address 925 N. 7th St., Grand Junction, CO

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 2:53 o'clock P.M. this 10 day of JUNE, A.D. 1999, and is duly recorded in Plat Book No. 17, Page 96, Fees 10.00 and 1.00 Drawer No. 65170
Reception No. 170712

CITY APPROVAL

This plat of Lot 1, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 14th day of JUNE, 1999.


City Manager


City Mayor


Clerk and Recorder


Deputy

SURVEYOR'S STATEMENT

I, Michael M. Drissel, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



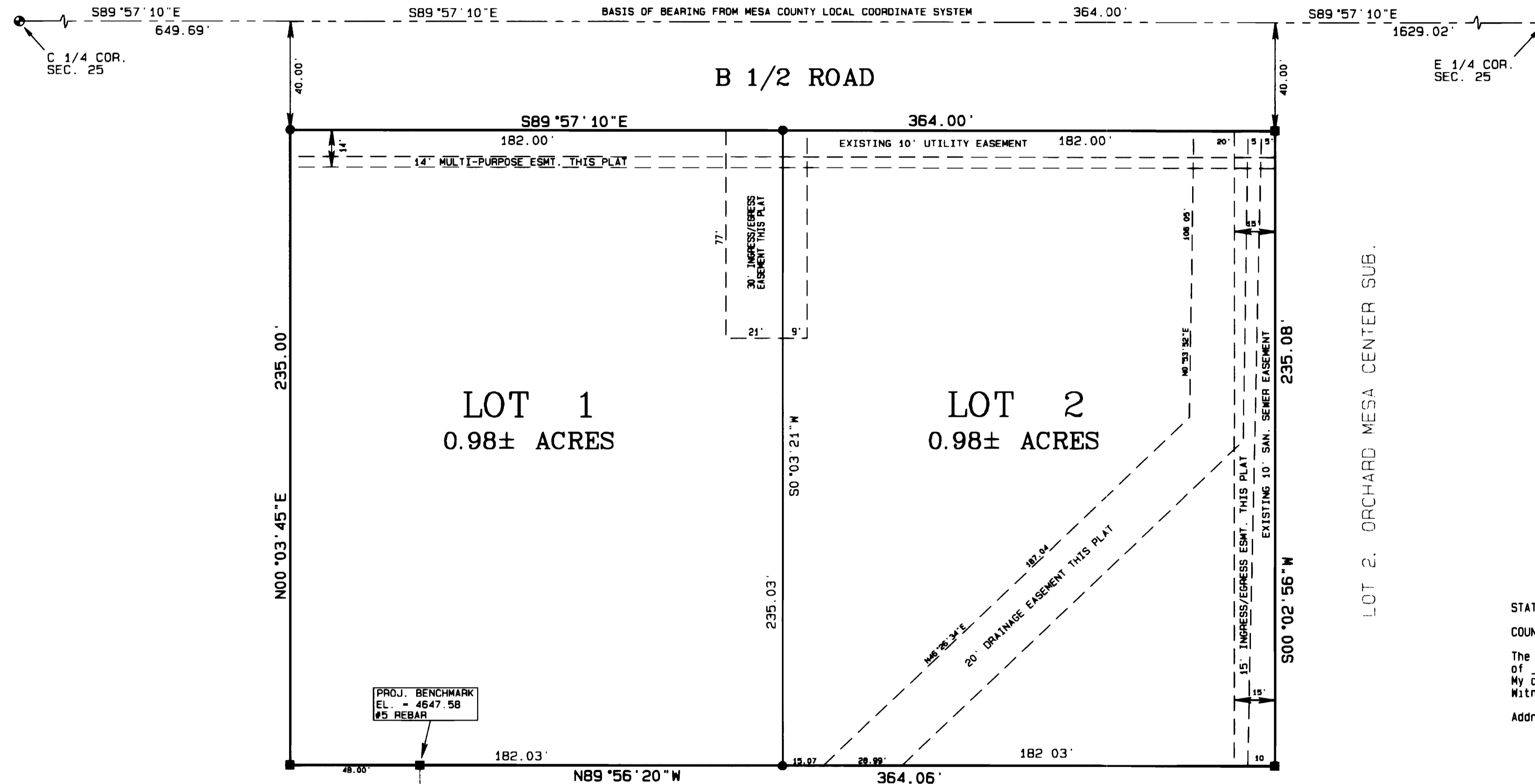
6-2-99
Date

STEVENSON MINOR SUBDIVISION

LOCATED IN THE
NW 1/4 SE 1/4, SEC. 25, T1S, R1W, U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	447-98-04
Drawn By	TMODEL	Date	MARCH 1999	Sheet	1 OF 1



PROJ. BENCHMARK
EL. = 4647.58
#5 REBAR

LEGEND

- MESA COUNTY SURVEY MARKER
- FD. #5 REBAR
- SET #5 REBAR W/ALUM CAP
- STAMPED D H SURVEYS LS 20677
- EXTERIOR CORNERS SET IN CONCRETE

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.

