

SHARP MINOR SUBDIVISION

in the SW 1/4 Section 16, Township 1 South, Range 1 East, Ute Meridian

S 1/16
W. LINE SEC. 16
T 1 S, R 1 E, UM
MCSM 246-1
1998
LS 20877

Lowell and Rosemary Shain
416 30 Rd
Grand Junction, CO 81504

FOUND #5 REBAR, BENT, NO CAP
STRAIGHTED AND UPGRADED W/ 2" ALUM. CAP
PLS 31160

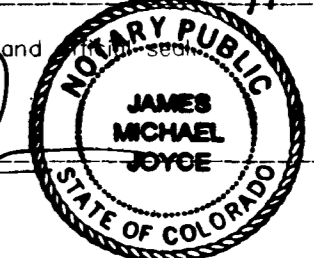
OWNERS' STATEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Herbert G. Sharp and Jeffrey G. Sharp are the owners of that real property described as follows:
Commencing at the southwest corner of Section 16, Township 1 South, Range 1 East, Ute Meridian, whence the south 1/16 corner of the west boundary of said Section 16 bears N00°00'00"E, 1319.90'; thence, N00°00'00"E, 508.75'; thence, N90°00'00"E, 40.00' to the TRUE POINT OF BEGINNING; thence, N90°00'00"E, 246.65'; thence, N00°56'04"W, 224.12'; thence, N90°00'00"W, 243.00'; thence S00°00'00"E, 224.09' to the TRUE POINT OF BEGINNING as recorded in Book 2336 Page 183 of Mesa County Clerk and Recorder's office.
That said owners have caused the same to be laid out and platted in the name and style of SHARP MINOR SUBDIVISION as shown hereon.
That said owners do hereby dedicate to the public utilities those portions of said real property which are labeled as multipurpose easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.
That all lien holders on the described property are represented hereon.

IN WITNESS WHEREOF said owners, Herbert G. Sharp and Jeffrey G. Sharp have caused their names to be hereunto subscribed this 12 day of August, 1999.
Herbert G. Sharp *Jeffrey G. Sharp*
Herbert G. Sharp Jeffrey G. Sharp

State of Colorado }
County of Mesa } SS
This plat was acknowledged before me by Herbert G. Sharp and Jeffrey G. Sharp on this 12th day of August, AD, 1999, for the aforementioned purposes.

My commission expires October 21, 2001
My address is 620 Danner Way, G.J., Co 81504

Witness my hand and
[Signature]
Notary Public


LIEN HOLDER'S CERTIFICATE:

Fleet Mortgage Corp. does hereby consent to the SHARP MINOR SUBDIVISION.
[Signature]
Loan Officer
Fleet Mortgage Corp.
Florence, South Carolina
Don Weeks vice president

State of WI }
County of Milwaukee } SS
The foregoing instrument was acknowledged before me by Don Weeks of Fleet Mortgage Corp on this 23 day of August, AD, 1999, for the aforementioned purposes.

My commission expires _____
My address is 1100 W. Portland Ave Milwaukee

Witness my hand and official seal.
Christine M. Deuby
Notary Public



CITY OF GRAND JUNCTION APPROVAL:

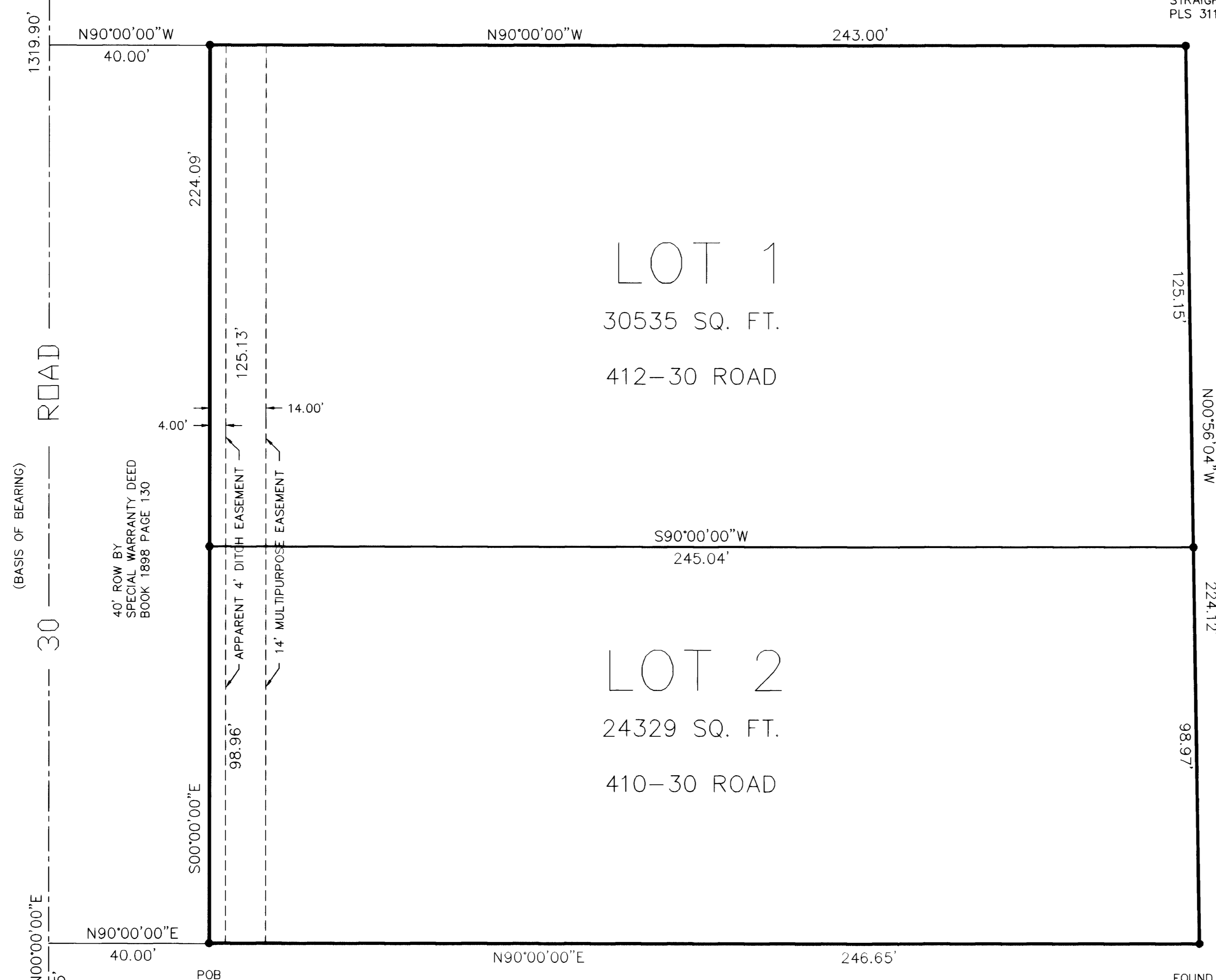
The plat of Sharp Minor Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved on this 24 day of August, 1999 A. D.
Gene Kinsey *David Volney*
Mayor, City of Grand Junction City Manager

CLERK AND RECORDER'S CERTIFICATE:



State of Colorado }
County of Mesa } SS
I hereby certify that this instrument was filed in my office at 2:15 o'clock P.M., on the 26th day of Aug, 1999 A.D. and was duly recorded in Plat Book 17, Page No. 151.
Reception No. 1917587, Drawer No. H425, Fees 10.00
By: M. L. Jinks C. Jinks
Clerk and Recorder Deputy

LAND USE SUMMERY

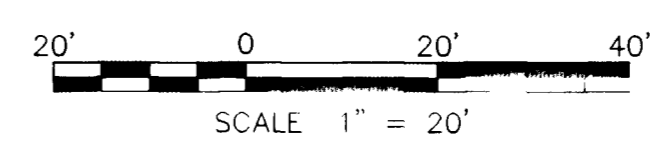
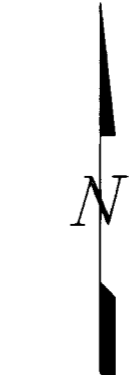
USE	ACRES	PERCENTAGE
LOTS	1.26	100.0
ROADS	0.00	00.0
TOTAL	1.26	100.0



LEGEND

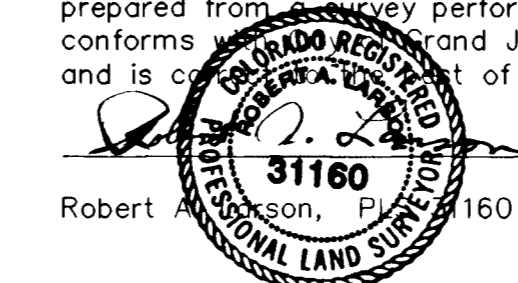
-  FOUND MCSM AS DESCRIBED
-  SET 2" ALUM. CAP ON #5 REBAR LS 31160

Lenny D. and Sharon A. Miller
3006 D Rd
Grand Junction, CO 81504



BASIS OF BEARING:
Basis of bearing assumes the bearing between the Mesa County survey marker brass cap MCSM 93-1 at the southwest corner of Section 16, T1S, R1E, Ute Meridian and the Mesa County survey marker brass cap MCSM 246-1 at the S 1/16 corner of the west boundary of Section 16, T1S, R1E, Ute Meridian bears N00°00'00"E.

SURVEYOR'S STATEMENT:
I, Robert A. Larson, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of the Sharp Minor Subdivision was prepared from a survey performed by me or under my direct supervision, conforms to Grand Junction zoning and development codes, and is correct to the best of my knowledge and information.



8-11-99
Date

Merritt LS, L.L.C.
2004 N. 12th St., #4, Grand Junction, CO. 81501
PHONE (970) 255-7386 FAX (970) 243-8515

SHARP MINOR SUBDIVISION

LOCATED IN THE
SW 1/4 Sec. 16, T1S, R1E, UM

DATE: May 25, 1999	SCALE: 1" = 20'
DRAWN: TWS	CHK: RAL
PROJECT NO: 9908	SHEET 1 OF 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 discovered 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.

MCSM 93-1
1998
LS 20877
SW COR
SEC. 16
T 1 S, R 1 E, UM