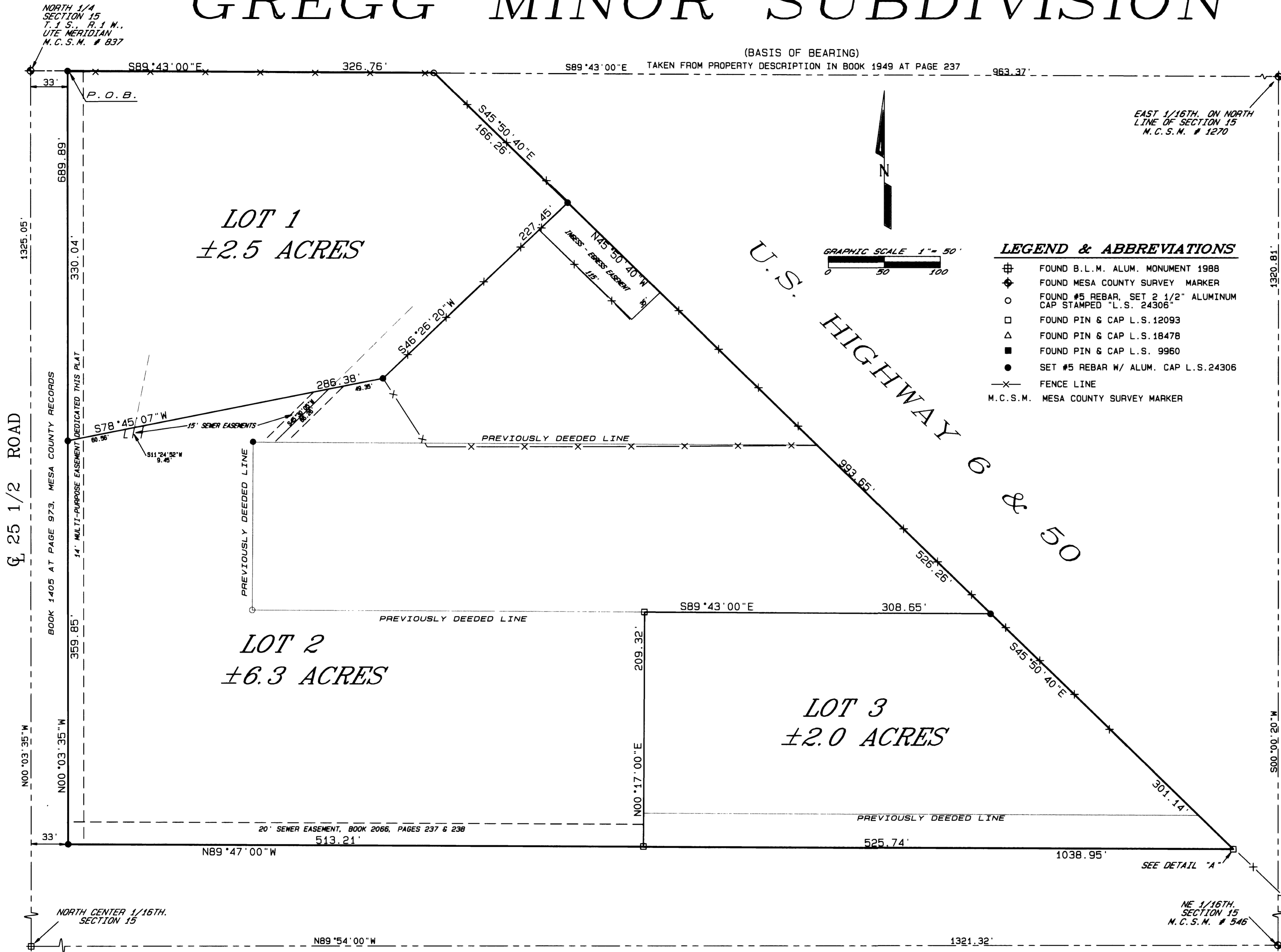


GREGG MINOR SUBDIVISION



DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Michael W. Gregg and Susan L. Gregg and BR SL LLC, are the owners of that real property as described in Book 1949 at Page 236 and 237, and Book 2376 at Page 77 of the records of the Mesa County Clerk and Recorders Office, being a parcel of land situated in the NW 1/4 NE 1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: Commencing at the found Mesa County survey marker for the north 1/4 corner of said Section 15, the basis of bearing being S89°43'00"E along the north line of said NW 1/4 NE 1/4 to the East 1/16th corner of said Section 15 also being a found Mesa County Survey Marker; thence S89°43'00"E a distance of 33.00 feet to the easterly right of way of 25 1/2 Road and the point of beginning, being a set #5 rebar with a 2" aluminum cap stamped L.S. 24306; thence S89°43'00"E a distance of 326.76 feet to the southwesterly right of way line of U.S. Highway 6 & 50, being a found #5 rebar; thence along said right of way S45°50'40"E a distance of 993.66 feet, to a found rebar and cap L.S. 12093; thence N89°47'00"W a distance of 1038.95 feet to the easterly right of way of 25 1/2 Road, being another said set rebar and cap; thence N00°03'35"W along said easterly right-of-way a distance of 689.89 feet to the point of beginning. Said parcel contains 10.8 acres more or less.

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

All Sewer Easements to the owners of lots hereby platted as perpetual easements for the installation and maintenance and repair of sanitary sewer lines and appurtenances thereto.

Ingress/Egress easement to the owners of Lot 1 as identified on the plat as perpetual easement for ingress and egress purposes for the use by said lot 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 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 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; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots 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.

That said owners have caused the said real property to be laid out and surveyed as GREGG MINOR SUBDIVISION, a land division of a part of the County of Mesa, in the State of Colorado.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 12 day of July A.D., 1999.

Michael W. Gregg
Susan L. Gregg
Bruce Rossmeier
BR SL LLC
Scott Lindsay
BR SL LLC

STATE OF COLORADO)
)ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 12 day of July A.D., 1999 by Michael W Gregg and Susan L. Gregg and Scott Lindsay
Witness my hand and official seal: *[Signature]*
Notary Public

Address 2571 Hwy 1st 50 Grand Jct Co 81505
My commission expires: 5-13-2002

STATE OF FL)
)ss
COUNTY OF Dade)
The foregoing instrument was acknowledged before me this 14 day of July A.D., 1999 by Bruce Rossmeier
Witness my hand and official seal: *[Signature]*
Notary Public

Address 1241 Obispo Ave Coral Gables FL 33134 My Commission expires 7-13-2000

LIENHOLDERS SIGNATURE'S

[Signature]
Earl J. Fuoco

[Signature]
Diana F. Gardner, President
Community First National Bank

[Signature]
Eaglemark Mortgage
Director of Credit

STATE OF CO)
)ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 12 day of JULY A.D., 1999 by Earl J. Fuoco and Diana F. Gardner, President Community First National Bank
Witness my hand and official seal: *[Signature]*
Notary Public
Address 1211 N 7th Grand Junction CO My Commission expires Nov 25 2000

GREGG MINOR SUBDIVISION
LOCATED IN THE NW 1/4 NE 1/4 SECTION 15, T.1 S., R.1 W., UTE M., MESA COUNTY, CO

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

Designed By S.L.H.	Checked By M.W.D.	Job No. 310-98-02
Drawn By TMODEL	Date JUNE, 1999	Sheet 1 OF 1

LEGEND & ABBREVIATIONS

- ⊕ FOUND B.L.M. ALUM. MONUMENT 1988
- ◆ FOUND MESA COUNTY SURVEY MARKER
- ◇ FOUND #5 REBAR, SET 2 1/2" ALUMINUM CAP STAMPED "L.S. 24306"
- FOUND PIN & CAP L.S. 12093
- △ FOUND PIN & CAP L.S. 18478
- FOUND PIN & CAP L.S. 9960
- SET #5 REBAR W/ ALUM. CAP L.S. 24306
- x- FENCE LINE
- M.C.S.M. MESA COUNTY SURVEY MARKER

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, do hereby certify that the accompanying plat of GREGG MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision, and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Steven L. Hagedorn 24306
Date 7-21-99

CITY APPROVAL

This plat of GREGG MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 11 day of July 1999.

[Signature] David Vandy City Manager
[Signature] Gene Binney City Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
)ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 9:40 o'clock A.M. this 30th day of July A.D., 1999, and is duly recorded in Plat Book No. 17 Page 134 Fees 10.00 Drawer No. H-15
Reception No. 1913705

[Signature] Monika Todd Clerk and Recorder
[Signature] Olivia Jensen Deputy

