

# TIMM MINOR SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Robert H. Timm and Mary B. Timm, Trustees of the Timm Trust, are the owners of that real property as described in Book at Page of the records of the Mesa County Clerk and Recorder, being more particularly described as follows:

The East 3/8 of the NW 1/4 NW 1/4, Section 15, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as TIMM MINOR SUBDIVISION a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners do 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 Drainage Easements to the owners 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.

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 or tracts hereby platted shall not burden nor overburden said easements by erecting of placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 21<sup>st</sup> day of December, 1999.

*Robert H. Timm*  
Robert H. Timm, Trustee

*Mary B. Timm*  
Mary B. Timm, Trustee

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me on this 21<sup>st</sup> day of December, A.D. 1999 by Robert H. Timm and Mary B. Timm, Trustees of the Timm Trust

Witness my hand and official seal: *[Signature]* Public

Address 620 Darren Way, Grand Junction, Colorado  
My commission expires: October 27, 2001

## CITY APPROVAL

This plat of TIMM MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 22<sup>nd</sup> day of January, 1999.

*Shirley Achen*  
City Manager

*Gene Kinsey*  
City Mayor

## CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 10:03 o'clock A.M., this 18<sup>th</sup> day of January, A.D. 1999, and is duly recorded in Plat Book No. 17 at page 253, Reception No. 1935821.  
Fees 10.00 Drawer No. JJ-41

Deputy

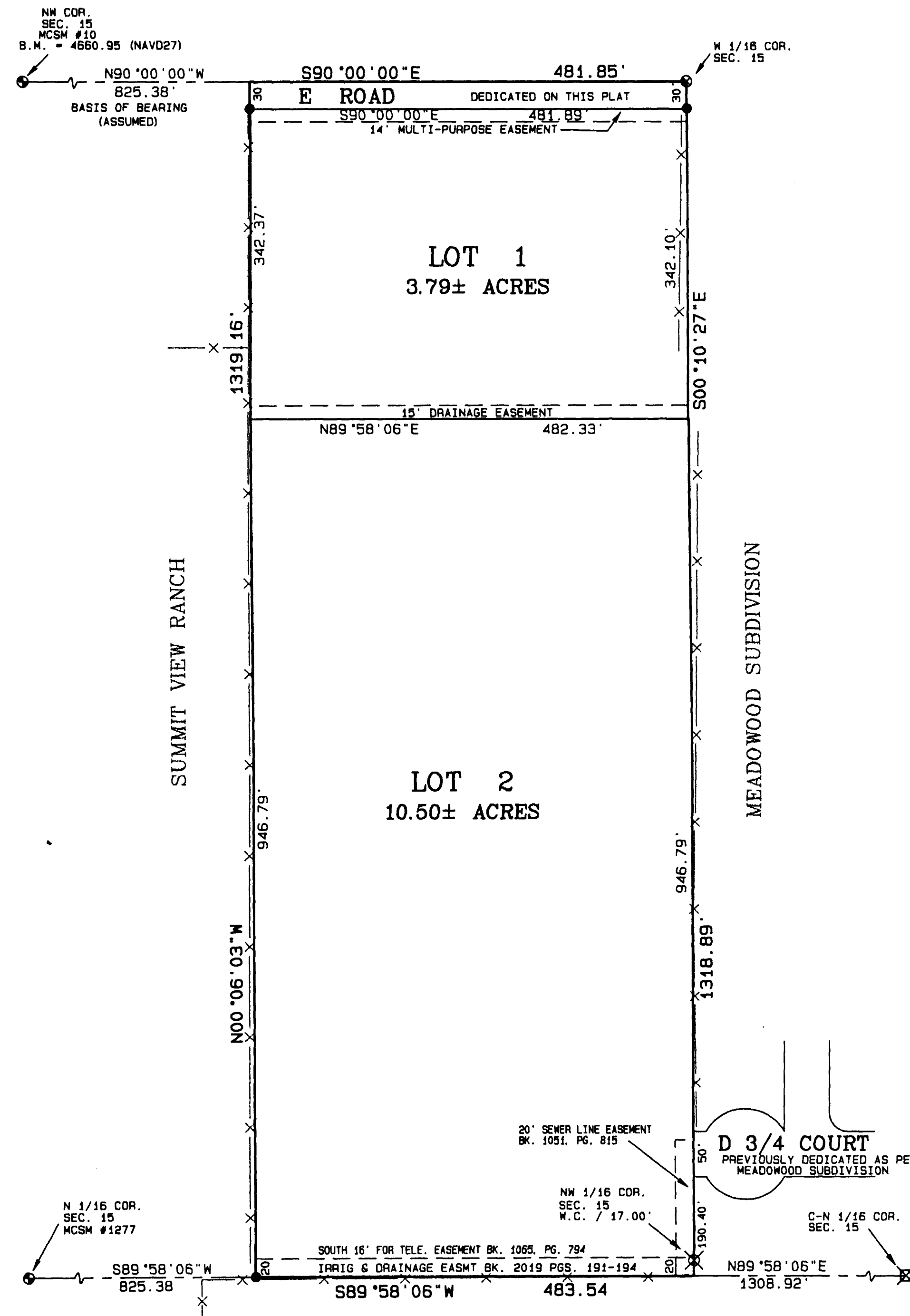
Clerk and Recorder

## SURVEYOR'S CERTIFICATE

I, Michael W. 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. Title search was done by Transamerica Title Insurance Company under title policy number 144-107088.

*Michael W. Drissel*  
Michael W. Drissel, PLS #20677

12-16-99  
Date



## LEGEND

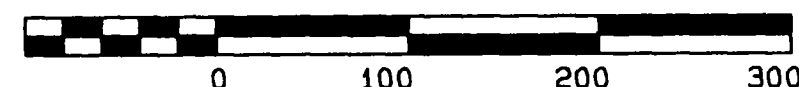
- MESA COUNTY SURVEY MARKER
- ⊗ 3" B.L.M. ALUM. MONUMENT
- ⊙ FD. #6 REBAR W/2" ALUM. CAP STAMPED ATKINS PE-PLS 12291
- ⊗ SET 3.25" ALUM. MONUMENT STAMPED D H SURVEYS INC. LS 20677
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS INC. LS 20677
- X— FENCE LINE

## AREA SUMMARY

LOTS 1 & 2	14.29 AC. / 98%
DED. ROAD	00.33 AC. / 02%
TOTAL	14.62 AC. / 100%



GRAPHIC SCALE 1"=100'



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.

## TIMM MINOR SUBDIVISION

LOCATED IN THE  
NW 1/4 NW 1/4, SEC. 15, T1S, R1E, 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.	280-99-06
Drawn By	TWDEL	Date	AUG. 1999	Sheet	1 OF 1

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