

# MARKET MINOR SUBDIVISION

## A REPLAT OF LOT 2

### ORCHARD MESA CENTER SUBDIVISION

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Dillon Real Estate Co., Inc., is the owner of that real property located in part of the SE1/4 of Section 25, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deeds Book 1296, Page 486 and Book 1391, Page 39.)

Lot 2 of ORCHARD MESA CENTER SUBDIVISION, as recorded in Plat Book 13, Page 105 of the Mesa County Records.

That said owner has caused the real property to be laid out and platted as Market Minor Subdivision, a subdivision of a part of the City of Grand Junction, Colorado,

That said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of Market Minor Subdivision as follows:

Tract A as right-of-way to the City of Grand Junction for the use of the public forever;

All Ingress/Egress Access Easements for the benefit of the owners of Lot 1 and Lot 2, Market Minor Subdivision, and Lot 4, Orchard Mesa Center Subdivision;

All Multipurpose 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, 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 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.

Said owner declares there are no lienholders to herein described real property.

IN WITNESS WHEREOF, said owner, Dillon Real Estate, Inc., has caused their name to be hereunto subscribed this 24<sup>th</sup> day of FEBRUARY, A.D. 2000.

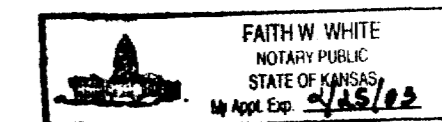
by: Robert Moresca  
for: Dillon Real Estate Co., Inc.  
Robert Moresca, Vice President  
**NOTARY PUBLIC'S CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF RENO } ss

The foregoing instrument was acknowledged before me by Robert Moresca for Dillon Real Estate Co., Inc., this 24<sup>th</sup> day of FEBRUARY, A.D., 2000.

Witness my hand and official seal:

My Commission Expires 4/15/05



David W. White  
Notary Public

#### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M.,

\_\_\_\_\_, A.D., 2000, and was duly recorded in Plat Book \_\_\_\_\_ Page No. \_\_\_\_\_

Reception No. 17485 Drawer No. \_\_\_\_\_ Fees: \_\_\_\_\_

\_\_\_\_\_  
Clerk and Recorder

By: \_\_\_\_\_  
Deputy

#### CITY OF GRAND JUNCTION APPROVAL

This plat of Market Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 24<sup>th</sup> day of April, A.D., 2000.

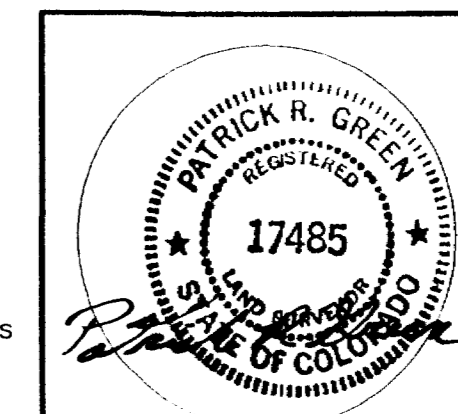
City Manager Shirley A. Johnson

City Mayor Gene Timney

#### SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of MARKET MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified Feb 2, 2000



PATRICK R. GREEN  
COLORADO PROFESSIONAL LAND SURVEYOR  
P.L.S. NO. 17485

**MARKET MINOR SUBDIVISION**  
SE1/4 SECTION 25  
T1S, R1E, UTE MERIDIAN  
MESA COUNTY, COLORADO

**LANDesign**  
ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099  
PROJECT NO. 99063 SURVEYED DRAWN CHECKED SHEET OF  
DATE: Feb, 2000 LED RSK 1 1

AREA SUMMARY		
LOT 1	=	0.772 Acres 53.09%
LOT 2	=	0.679 Acres 46.70%
Tract A	=	0.003 Acres 0.21%
TOTAL	=	1.454 Acres 100.00%

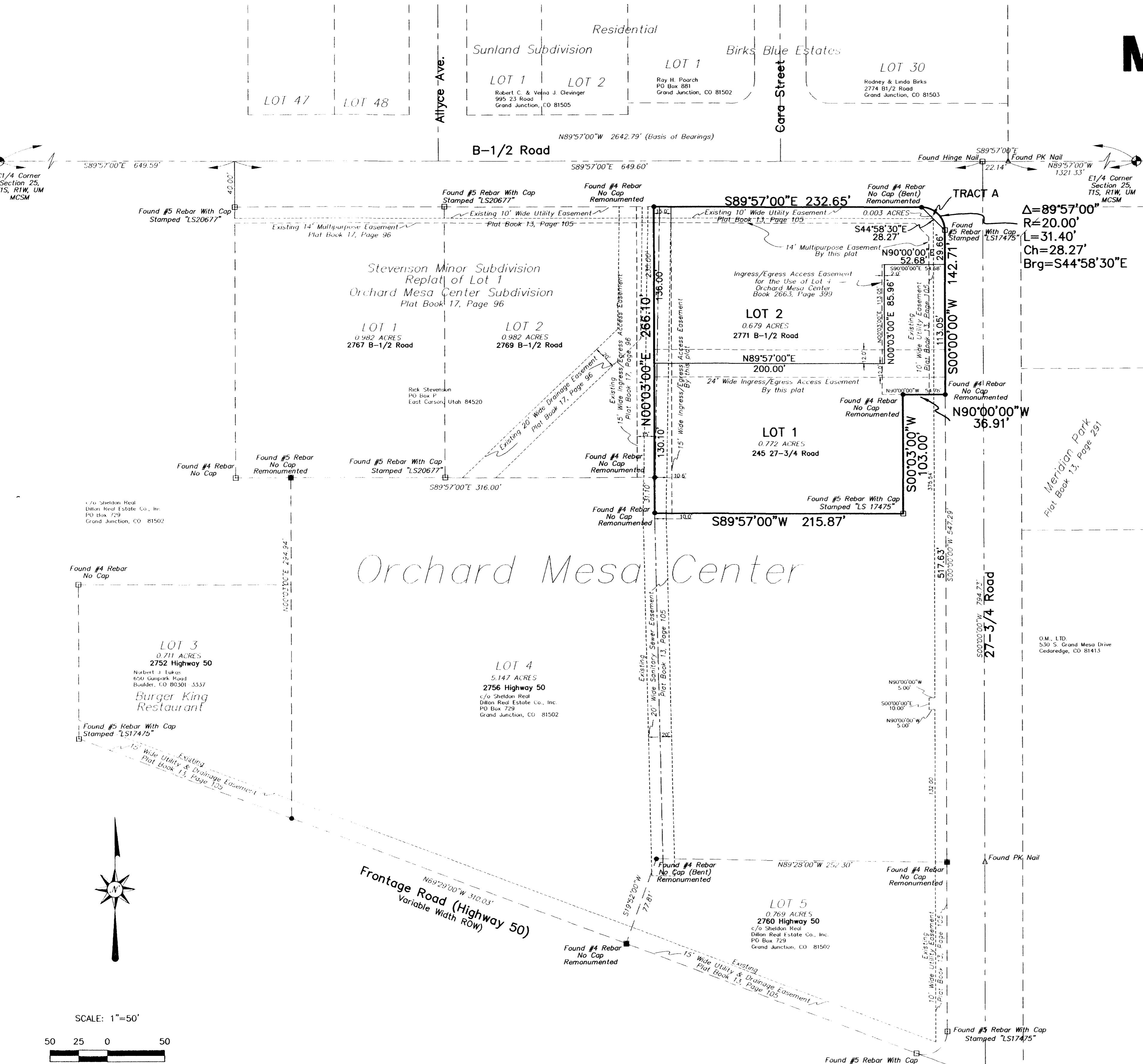
#### GENERAL NOTES:

The Declaration of Covenants and Restrictions are recorded at Book \_\_\_\_\_ Page \_\_\_\_\_ Mesa County Records.

Basis of bearings is the South line of the NE1/4 of Section 25 to bear North 89 degrees 57 minutes 00 seconds West, a distance of 2642.79 feet, as shown on the plat of ORCHARD MESA CENTER SUBDIVISION, as recorded in Plat Book 13, Page 105 of the Mesa County Records. Both monuments on this line are Mesa County Survey Markers, as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25± feet of the easement point were accepted as being "in position".

Easement and Title Information provided by Meridian Land Title Company, Policy No. 39548.

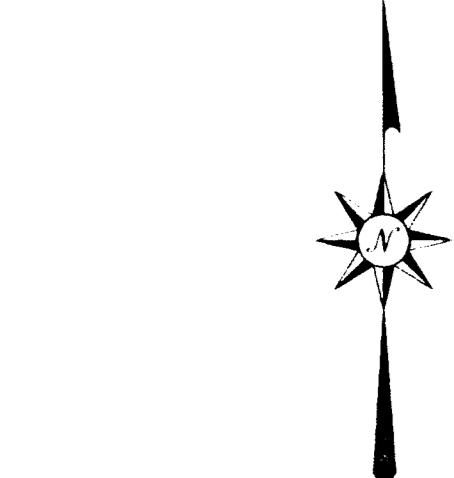


C1/4 Corner Section 25, T1S, R1W, UM MCSM

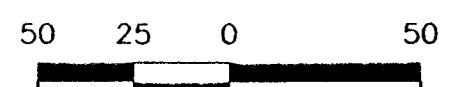
E1/4 Corner Section 25, T1S, R1W, UM MCSM

7/0 Sheldon Real Estate Co., Inc. PO Box 729 Grand Junction, CO 81502

O.M., LTD. 530 S. Grand Mesa Drive Cedaredge, CO 81415



SCALE: 1"=50'



#### LEGEND

- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
  - ⊠ FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

NOTE: ACCORDING TO COLORADO LAW THE MOST COMMONLY AND ALTERN BASED FROM ANY ERROR IN THIS SURVEY WITHIN THREE YEARS AFTER THE FIRST DISCOVERY SUCH DEFECT IN NO EVENT MAY BE ACTION BRINGED UPON ANY PARTY IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF LEGALIZATION SHOWN HEREON