

# ORCHARD AVE. MINOR SUBDIVISION

15-1999-133 11/16/00-33 11/16/00-5

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: RMF-32

That the undersigned Lawrence J. Slater and Ed Hokanson, the owners of real property as described in Book 2177, Page 524, as described in the records in the Mesa County Clerk and Recorders office, as Lot 19 and Lot 20 of Block 1, Mesa Subdivision, in the City of Grand Junction, situated in the SE1/4 of Section 11, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found City Survey Monument located in the intersection of North 7th Street and Orchard Ave., which is located on the North line of the SE1/4 of Section 11, T. 1 S., R. 1 W., Ute Meridian and considering the North line of the SE1/4 of said Section 11 to bear N89°53'20"E to the found City Survey Monument located in the Center of Orchard Ave at 8th Street, and where all bearings contained herein are relative thereto, thence S83°07'55"E 246.89 feet to the Point of Beginning at the N.W. corner of Lot 19, Block 1 of the Mesa Subdivision, thence South 167.04 feet to the SW corner, thence N89°54'40"E 145.00 feet to the SE corner of Lot 20, Block 1, thence North 167.04 feet to the NE corner of Lot 20, Block 1, thence S89°54'40"W 145.00 feet to the true point of beginning at the N.W. corner of Lot 19 Block 1 of said Subdivision containing 0.55 Acres more or less.

That said owner has caused the said real property to be laid out and surveyed as Lots 1 thru 3 of the ORCHARD AVE MINOR SUBDIVISION.

That said Owners hereby dedicate and sets apart real property as shown & labeled on the accompanying plat as follows:

All Multi-Purpose easements are hereby dedicated 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, drainage lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

All Utility easements are hereby dedicated 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 line drainage lines, telephones lines;

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, provide 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.

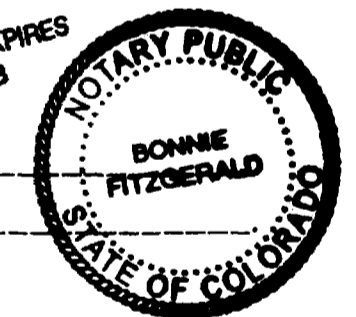
IN WITNESS WHEREOF said Lawrence J. Slater and Ed Hokanson have caused their name to be hereunto subscribed this 16th day of June 2000.

*Lawrence J. Slater* Ed Hokanson  
Lawrence J. Slater Ed Hokanson

STATE OF COLORADO }  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me this 16th day of June AD 2000.

by Ed Hokanson  
by Lawrence J. Slater MY COMMISSION EXPIRES 08/04/2003

My commission expires *Bonnie Fitzgerald*  
Notary Public

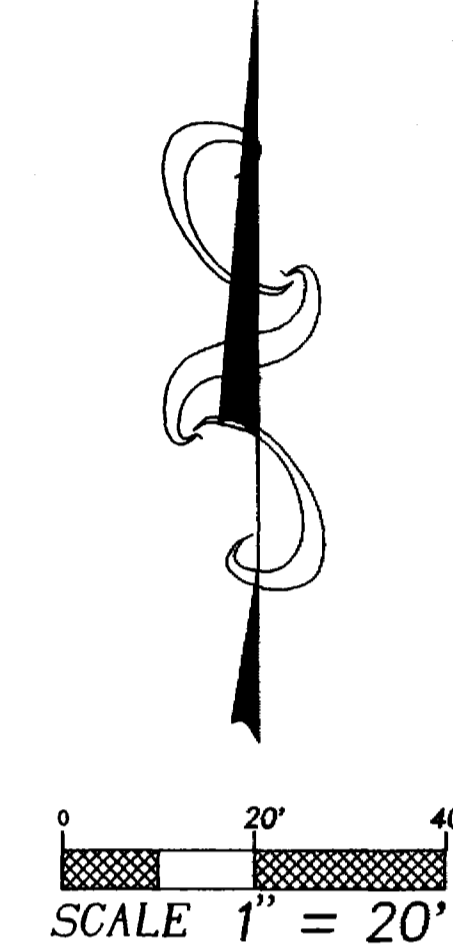
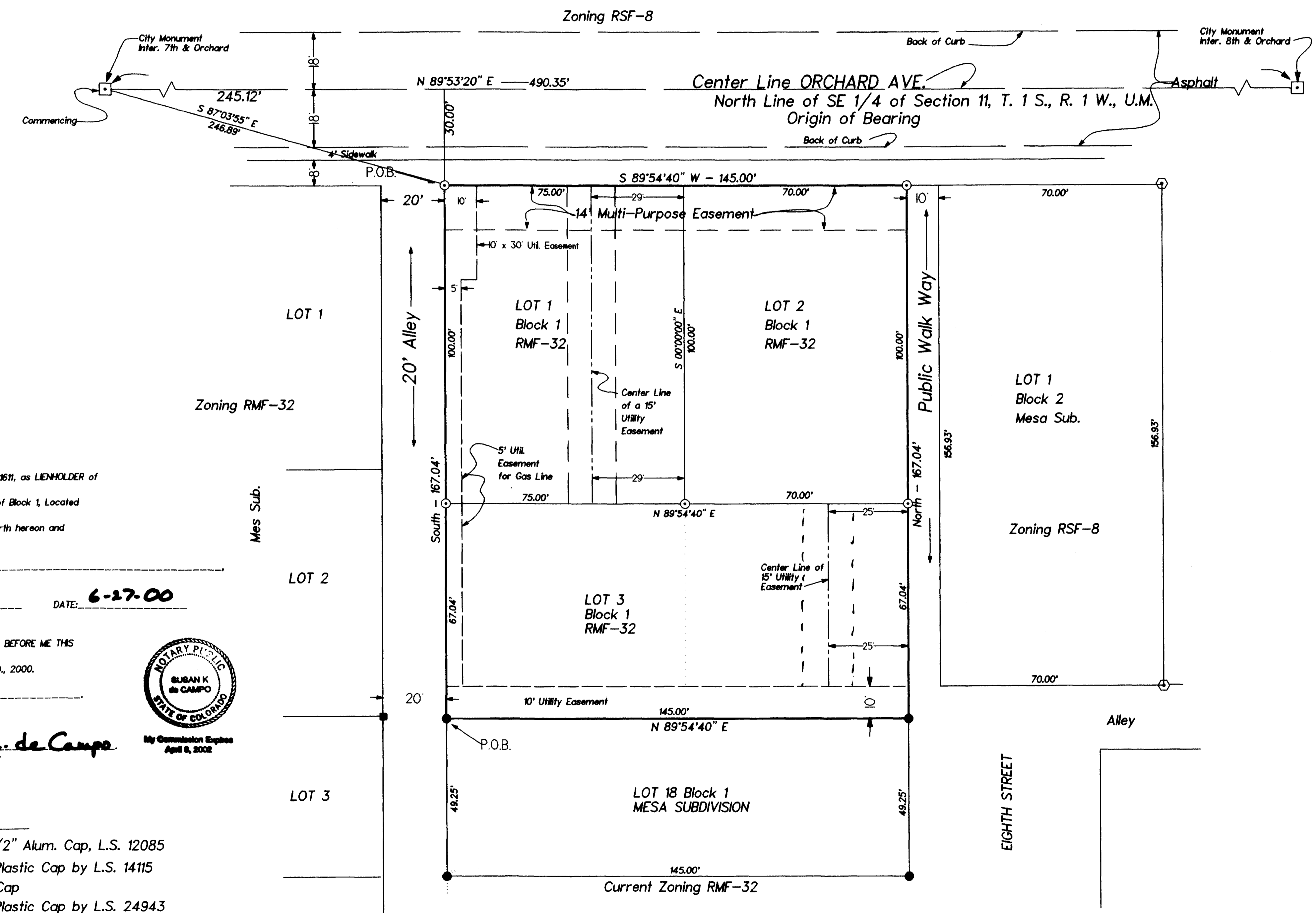


CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO }  
COUNTY OF MESA }

I here by certify that his instrument was filed in my office at 2:14 o'clock P. M. this 16th day of June A.D., 2000 and is duly recorded as Reception Number 19556527 in plat Book 11 of Page 347 - Drawer 11-120.

Clerk and Recorder Deputy Fees \$ 10.00

CITY APPROVAL  
This plat of ORCHARD AVE MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 16th day of June A.D., 2000.  
*Mark Culcher* *Gene Branstetter*  
City Manager President of Council

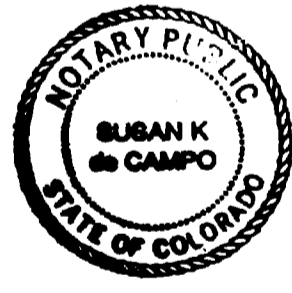


**LIENHOLDER STATEMENT**  
U.S. Bank of Fargo, 420 E. Main St., Aspen, Co. 81611, as LIENHOLDER of record on the property described hereon as ORCHARD AVE. MINOR SUBDIVISION, Lots 1, 2 & 3 of Block 1, Located in the City of Grand Junction, Colorado, hereby ratifies and confirms the dedication set forth hereon and approves the recording of this plat.

Address: \_\_\_\_\_  
ATTN: PARTIAL RELEASE  
BY: *Chih Li* DATE: 6-27-00

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF June A.D., 2000.

MY COMMISSION EXPIRES 4/8/02  
WITNESS MY HAND AND SEAL  
*Susan K. de Campo*  
NOTARY PUBLIC My Commission Expires April 8, 2002



- LEGEND**
- Set 5/8" Rebar w/1 1/2" Alum. Cap, L.S. 12085
  - Found 5/8" Rebar w/Plastic Cap by L.S. 14115
  - Found 1/2" Rebar; No Cap
  - Found 5/8" Rebar w/Plastic Cap by L.S. 24943
  - Found Monument in Alum. Box by City
  - Easement Line

**NOTE:** The owners, hereon signed, agree, in the event that either Lot 1 or Lot 3, both of which are transferred to new or separate owners, that the water and sewer service must be separated by acquiring and installing one additional water and one additional sewer tap to one of the lots, leaving the existing water and sewer tap to serve the other lot.

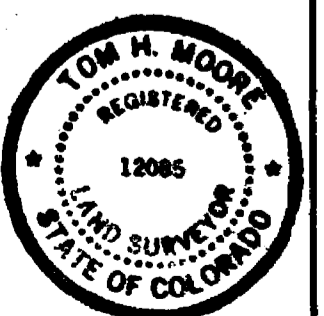
**NOTICE**  
According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action, based upon any defect in this survey, be commenced more than ten years from the date of certification shown hereon.

**SUMMARY OF ACRES**

Orchard Minor Subdivision	
LOT 1 = 0.17 acres	725 Orchard ave.
LOT 2 = 0.16 acres	749 Orchard ave.
LOT 3 = 0.22 acres	Orchard ave.
<b>TOTAL = 0.55 ACRES</b>	

**BASIS OF BEARING STATEMENT**  
Bearings are based on assumption that the North line of the SE1/4 of Section 11, T.1 S., R.1 W., Ute P.M., runs N89°53'20"E from the a City Monument located in the intersection of 7th Street and Orchard, (which is 154.20 feet N89°53'20"E of the C1/4 corner of said Sec. 11) to a City Monument located on Orchard at the intersection of 8th Street.

**SURVEYOR'S CERTIFICATE**  
I, Thomas H. Moore, do hereby certify that the accompanying plat, ORCHARD AVE MINOR SUBDIVISION, a Subdivision of part of the City of Grand Junction, Colorado 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.  
*Thomas H. Moore* DATE: 6/16/2000.  
THOMAS H. MOORE, RLS No. 12085



**ORCHARD AVE. MINOR SUBDIVISION**  
Lots 19 & 20 of the MESA SUBDIVISION, Located in Sec. 11, T. 1 S., R. 1 W., U.M. in the City of Grand Junction, Colorado, Being Re-described as Hokanson Minor Sub., Lots 1, 2, & 3 of Block 1, for Ed Hokanson.  
June 2000