

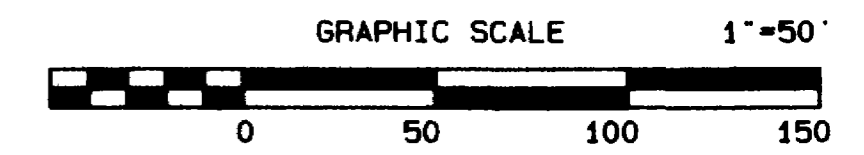
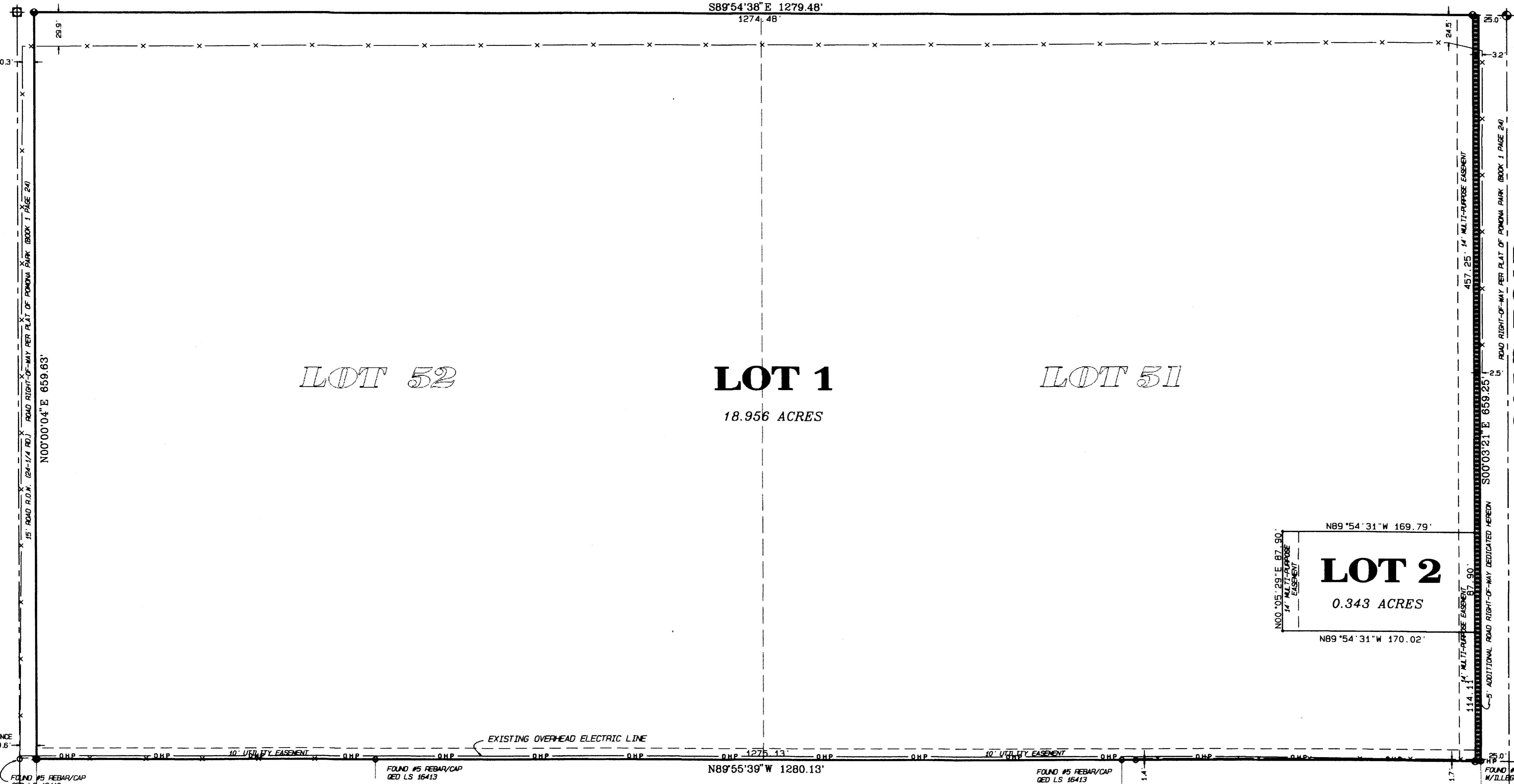
REIMER MINOR SUBDIVISION

A REPLAT OF LOTS 51 AND 52, POMONA PARK

MESA COUNTY, COLORADO

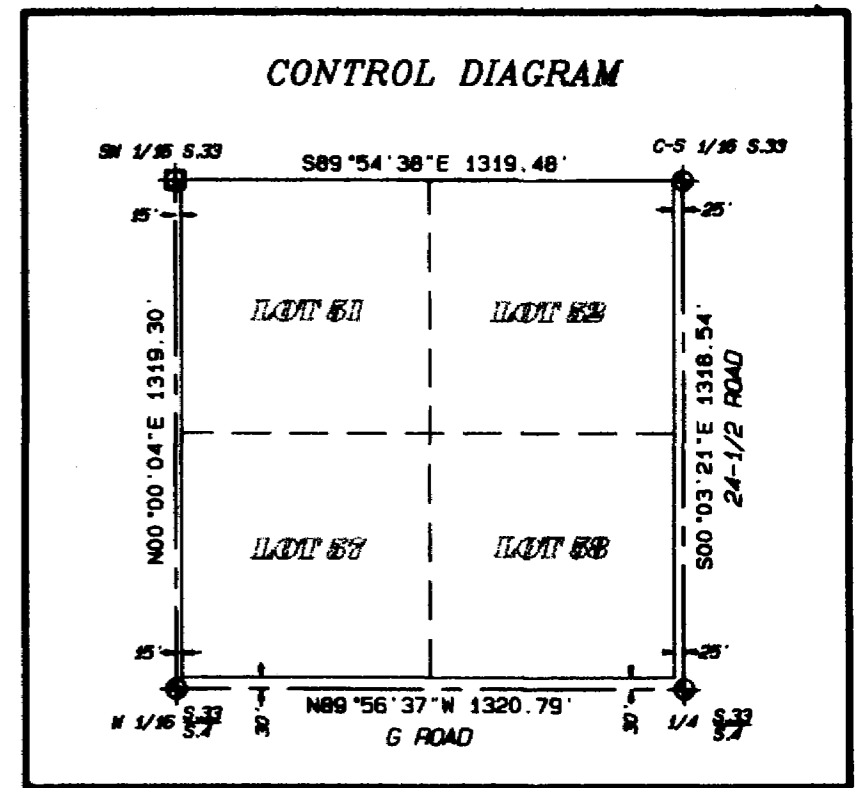
S 1/16 CORNER
S.33
ALUM. CAP
GED LS 16413

C-S 1/16 CORNER
S. 33
BRASS CAP
MESA COUNTY SURVEY MARKER



BASIS OF BEARINGS STATEMENT
Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on Mesa County survey markers at the S 1/4 corner and the C-S 1/16 corner of Section 33, as described hereon. The measured bearing of this line is N00°03'21\"/>

● SET #5 REBAR/w 2\"/>



LAND USE SUMMARY		
LOTS	19.299 ACRES	99.6%
STREETS	0.075 ACRES	0.4%
TOTAL	19.374 ACRES	100%

SURVEYOR'S STATEMENT:
I, Dennis R. Shellhorn, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of REIMER MINOR SUBDIVISION were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and all applicable requirements of the zoning and development codes of the City of Grand Junction.
Dennis R. Shellhorn
Dennis R. Shellhorn
Date: 10/19/2000

LOT 2 MENDECELLI SUBDIVISION DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Reimer Development, L.L.C., a Colorado limited liability company is the owner of that real property in the County of Mesa, State of Colorado, described in Book 2605 at Page 339 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:
Lots 51 and 52, Pomona Park, according to the plat thereof on file with the Mesa County Clerk and Recorder in Plat Book 1 at Page 24;
That said owner has caused said real property to be laid out and surveyed as REIMER MINOR SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado.
That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:
* All streets and rights-of-way dedicated to the City of Grand Junction for the use of the public forever.
* All multi-purpose easements 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 lines, telephone lines, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.
* All utility easements 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 lines, telephone lines, and irrigation lines.

LOT 1 MENDECELLI SUBDIVISION

REC #1832763
All easements include the right of ingress and egress, on, along, over, under, 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/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots hereby platted shall not burden or 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 owner has caused his name to be hereunto subscribed this 20TH day of SEPTEMBER, A.D. 2000.
Reimer Development, L.L.C.
By: *Kevin Reimer*
Kevin Reimer
State of Colorado)
County of Mesa) ss
This plat was acknowledged before me by Kevin Reimer on this 20th day of September, A.D. 2000, for the dedication purposes.
Notary Public: *Kevin Reimer*
My Commission expires: April 20, 2002
My address is: 200 Grand Ave

CITY APPROVAL

This plat of REIMER MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 9 day of October, 2000.
City Manager: *David Valley*
Mayor: *Gene Kinsay*

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 2:48 o'clock P. M., this 14th day of November 2000, and is duly recorded in Plat Book No. 18, Page 53, as Reception No. 1972635, Drawer No. 09-24.
Fees: _____
Clerk and Recorder of Mesa County

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.

REIMER MINOR SUBDIVISION

REIMER DEVELOPMENT LLC

SECTION: SE 1/4 SW 1/4 S.33 T14N R10W E1E MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION

589 25 1/2 ROAD - B-210 (970) 245-0067

Grand Junction CO 81505 tlc@tlowest.com

S:\Survey\0410 reimer\MINORSUB.pro Job No. 0410-003
Drawn: DRS Checked: KST Date: Sep 19, 2000 Sheet 1 of 1