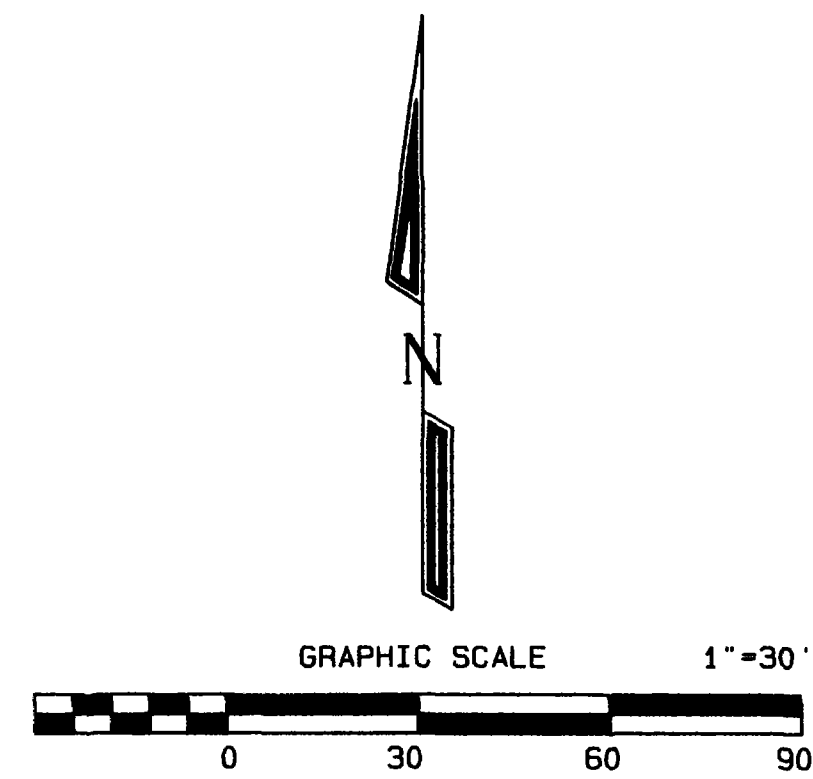


12TH STREET PLAZA SUBDIVISION



LEGEND

- FD MESA COUNTY SURVEY MARKER
- △ FD CITY SURVEY MARKER
- FD 2" ALUM CAP ON #5 REBAR STAMPED LS 24331
- FD 1.5" ALUM CAP ON #5 REBAR ILLEGIBLE
- FD 2.5" BRASS CAP ON #5 REBAR ILLEGIBLE
- SET #5 REBAR W/ 2" ALUM CAP STAMPED D H SURVEYS LS 20677
- x-x- FENCE LINE

CITY APPROVAL

This plat of 12TH STREET PLAZA SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 10 day of APRIL, 2001.

David A. Volney
City Manager

Gene Kinsey
City Mayor

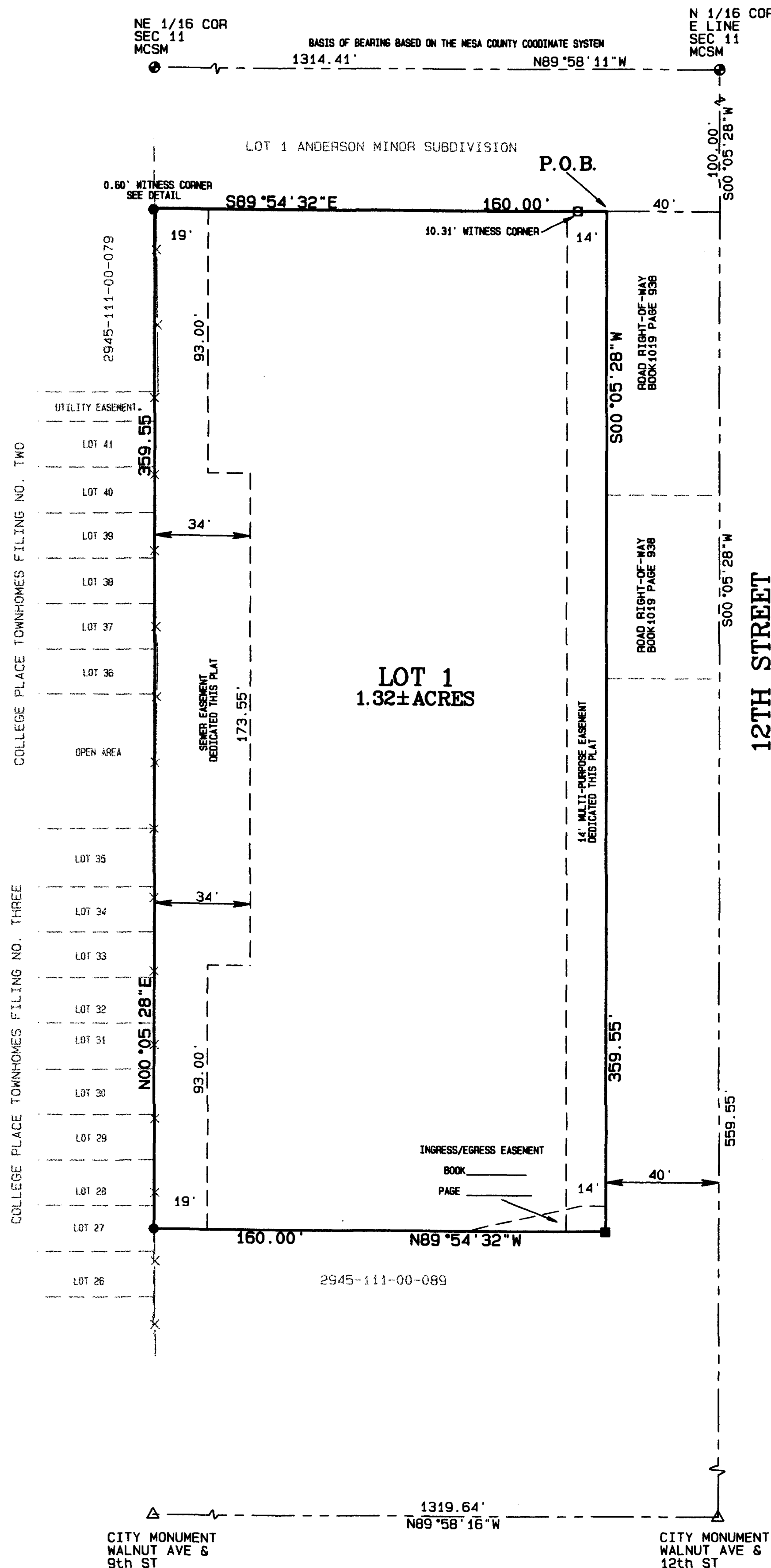
CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 2:18 o'clock P.M., this 13th day of April, A.D. 2001, and is duly recorded in Plat Book No. 18 at page 131.

Reception No. 19911032 Fee\$ _____ Drawer No. 09-104

Deputy

Clerk and Recorder



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Wylie R. Miller and Carrie J. Miller are the owners of that real property located in the NE 1/4 SE 1/4 NE 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, as described in Book 2782 at Pages 523 and 524 of the records of the Mesa County Clerk and Recorder's Office, more particularly described as follows:

Commencing at the N 1/16 corner of said Section 11, being a found Mesa County survey marker, the basis of bearing being N89°58'11\"W to the NE 1/16 corner of said Section 11, being another found Mesa County survey marker; thence S00°05'28\"W a distance of 100.00 feet along the east line of said NE 1/4 SE 1/4 NE 1/4; thence N89°54'32\"W a distance of 40.00 feet to the Point of Beginning; thence S00°05'28\"W a distance of 359.55 feet; thence N89°54'32\"W a distance of 160.00 feet; thence N00°05'28\"E a distance of 359.55 feet; thence S89°54'32\"E a distance of 160.00 feet to the Point of Beginning; Said parcel contains 1.32 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as 12TH STREET PLAZA 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 plat shown hereon as follows.

All Multi-purpose Easements to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewer, water lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Sewer Easements to the City of Grand Junction for the use of City-approved public utilities as perpetual easements for the installation, operation, maintenance and repair of sewer manholes and lines.

All Tracts/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 and in Drainage/Retention easements or tracts, the right to dredge, provided however, that the beneficiaries/owners shall utilize the same in a reasonable manner. Furthermore, the owners of said lots or tracts 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 owners have caused their names to be hereunto subscribed this 2nd day of April, A.D., 2001.

Wylie R. Miller
Wylie R. Miller

Carrie J. Miller
Carrie J. Miller

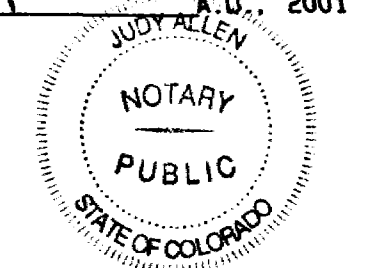
STATE OF COLORADO
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 2 day of April, A.D., 2001 by Wylie R. Miller and Carrie J. Miller

Witness my hand and official seal: Judy Allen
Notary Public

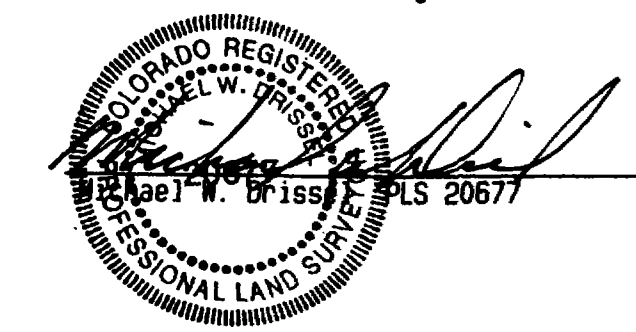
Address 1441 Ravine Fork Dr. Gnd Jct CO

My commission expires: 6-27-2001



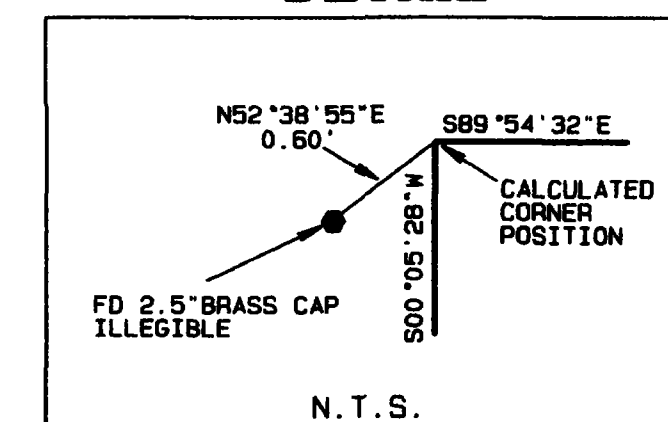
SURVEYOR'S CERTIFICATE

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.



4-02-01
Date

DETAIL



AREA SUMMARY
LOT 1=1.32 ACRES=100%

12TH STREET PLAZA SUBDIVISION
LOCATED IN THE
SE 1/4 NE 1/4 SEC. 11, T.1S., R.1W., U.M.
MESA COUNTY, COLORADO

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

Designed By	A. V.P.	Checked By	M. W. D.	Job No.	530-00-03
Drawn By	TMODEL	Date	FEBRUARY, 2001	Sheet	1 OF 1

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.