

# CANTRELL SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, EMORY CANTRELL - IN SEVERALTY, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2785 at Page 523, of the Mesa County Clerk and Recorders Office, and being situated in the SE1/4 SW1/4 Section 8, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

S1/2 W1/4 SE1/4 SW1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN; EXCEPT THE WEST 165 FEET THEREOF; AND ALSO EXCEPT THE SOUTH 40 FEET THEREOF FOR HIGHWAY PURPOSES AS EVIDENCED BY INSTRUMENT RECORDED MAY 4, 1960 IN BOOK 779 AT PAGE 181, MESA COUNTY, COLORADO.

That said owner has caused the said real property to be laid out and surveyed as CANTRELL SUBDIVISION, a subdivision of a part of the City of Grand Junction, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:  
All streets, roads and Rights-of-Way are dedicated 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 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 sewers, water lines, irrigation lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping trees and grade structures.

Drainage easements are dedicated to the owners (Property/Homeowner's Association) of the lots and tracts hereby platted as a perpetual easement for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the use of the City and any water provider, for the installation, operation, maintenance, and repair of irrigation and storm water facilities.

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/owners 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.

All expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction, Colorado.

IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 9<sup>TH</sup> day of OCTOBER A.D., 2001.

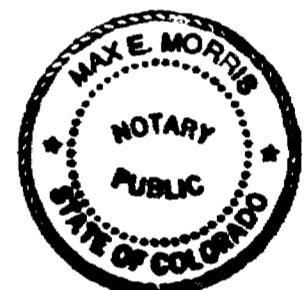
*Emory Cantrell*  
EMORY CANTRELL

STATE OF COLORADO } S.S.  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 9<sup>TH</sup> day of OCT A.D., 2001, by Emory Cantrell.

11/18/03  
My commission expires:

*Max E. Morris*  
Notary Public



CITY APPROVAL

This plat of CANTRELL SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 22<sup>ND</sup> day of October A.D. 2001.

*[Signature]* City Manager  
*[Signature]* Mayor

STATE OF COLORADO } S.S.  
COUNTY OF MESA }

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 9:47 o'clock A. M. this 26<sup>TH</sup> day of

October A.D., 2001, and is duly recorded in Plat Book No. 18, Page 261  
Reception No. 2021763 Drawer No. LL-47 Fee \$10.00

CLERK AND RECORDER BY DEPUTY

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of CANTRELL SUBDIVISION, a subdivision of a part of the City County of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

*Max E. Morris*  
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413

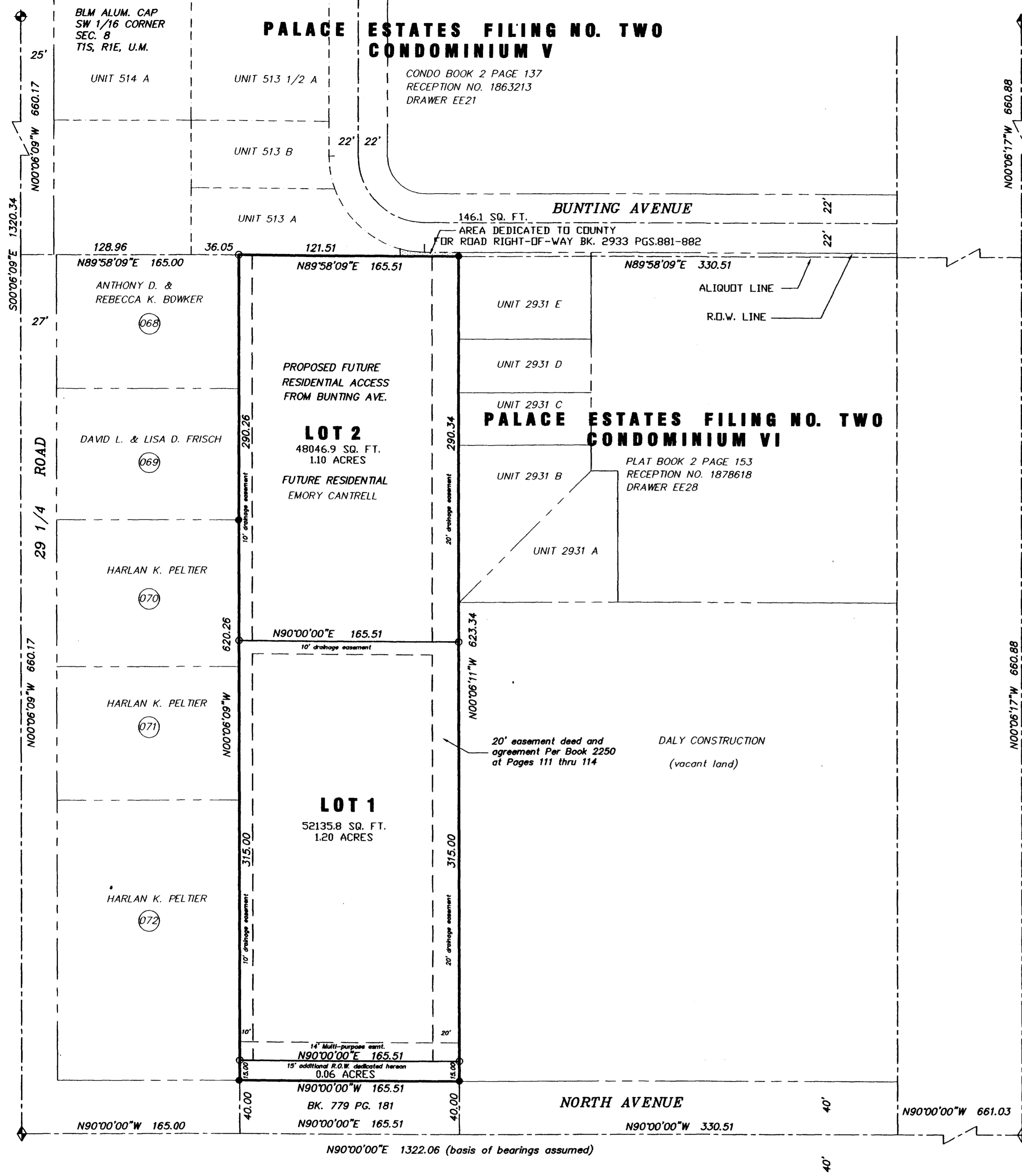
10/9/2001 Date



## CANTRELL SUBDIVISION

| FINAL PLAT   |  |                    |
|--|--|--------------------|
| SITUATED IN THE S1/2 W1/4 SE1/4 SW1/4 SEC. 8, T1S, R1E OF THE UTE MERIDIAN |  |                    |
| FOR: METRO BROKERS   |  | SURVEYED BY: SB EG |
| SCALE: 1 IN = 50 FT  |  | DRAWN BY: MEM      |
| DATE: 9/5/01   |  | ACAD ID: CanFIN    |
|  |  | SHEET NO.          |
|  |  | FILE: 2000-329     |

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.



- LEGEND & NOTES**
- FOUND SURVEY MONUMENTS SET BY OTHERS
  - SET NO. 5 RE-BAR W/CAP L.S. 16413
  - ◆ MESA COUNTY SURVEY MARKER
- BOUNDARY CORNERS SET IN CONCRETE
  - BEARINGS BASED ON N90°00'00"E BETWEEN THE MESA COUNTY SURVEY MARKERS AS SHOWN SET FOR THE S1/4 CORNER SEC. 8 AND THE W1/16TH SEC. 8-17

### AREA SUMMARY

LOTS = 2.45 ACRES = 97.22%  
ROADS = 0.07 ACRES = 02.78%

TOTAL = 2.52 ACRES = 100%