

JORDAN SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, LLOYD W. JORDAN and EMOGENE B. JORDAN, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book _____ at Page _____, of the Mesa County Clerk and Recorders Office, and being situated in the NE1/4 of Section 26, Township 1 South, Range 1 West, of the 10th Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

The vacated portion of Glenwood Avenue adjoining Lot 38 in Block 21 of ORCHARD MESA HEIGHTS on the North side of Lot 38, as vacated by Ordinance No. 2775 recorded October 7, 1994 in Book 2103 at Page 771, Mesa County, Colorado.

AND

LOTS 20 THROUGH 22 in BLOCK 18 of ORCHARD MESA HEIGHTS, TOGETHER WITH vacated Glenwood Avenue adjoining said land on the South, as vacated by Ordinance No. 2775 recorded October 7, 1994 in Book 2103 at Page 771, Mesa County, Colorado.

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

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the City of Grand Junction for the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as Multi-purpose easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines and sewer lines, together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

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

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 11-5-01 day of Nov, A.D., 2001.

Lloyd W. Jordan
LLOYD W. JORDAN
Emogene B. Jordan
EMOGENE B. JORDAN

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 5th day of Nov, A.D., 2001, by Lloyd W. Jordan, and Emogene B. Jordan.

11-19-03
My commission expires: Pat J. Braunington
Notary Public

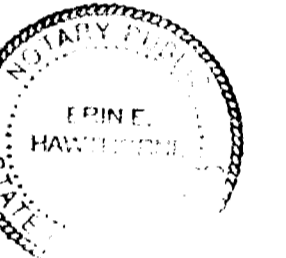


ENCUMBRANCER'S RATIFICATION AND APPROVAL

The undersigned holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of JORDAN SUBDIVISION.

BY: _____
STATE OF COLORADO)
COUNTY OF MESA) S.S.
The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 5th day of November, A.D., 2001, by _____

9-11-04
My commission expires: _____
Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.
I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., 2001, and is duly recorded in Plat Book No. _____, Page _____
Reception No. _____ Drawer No. _____ Fee _____

CLERK AND RECORDER BY DEPUTY

CITY APPROVAL

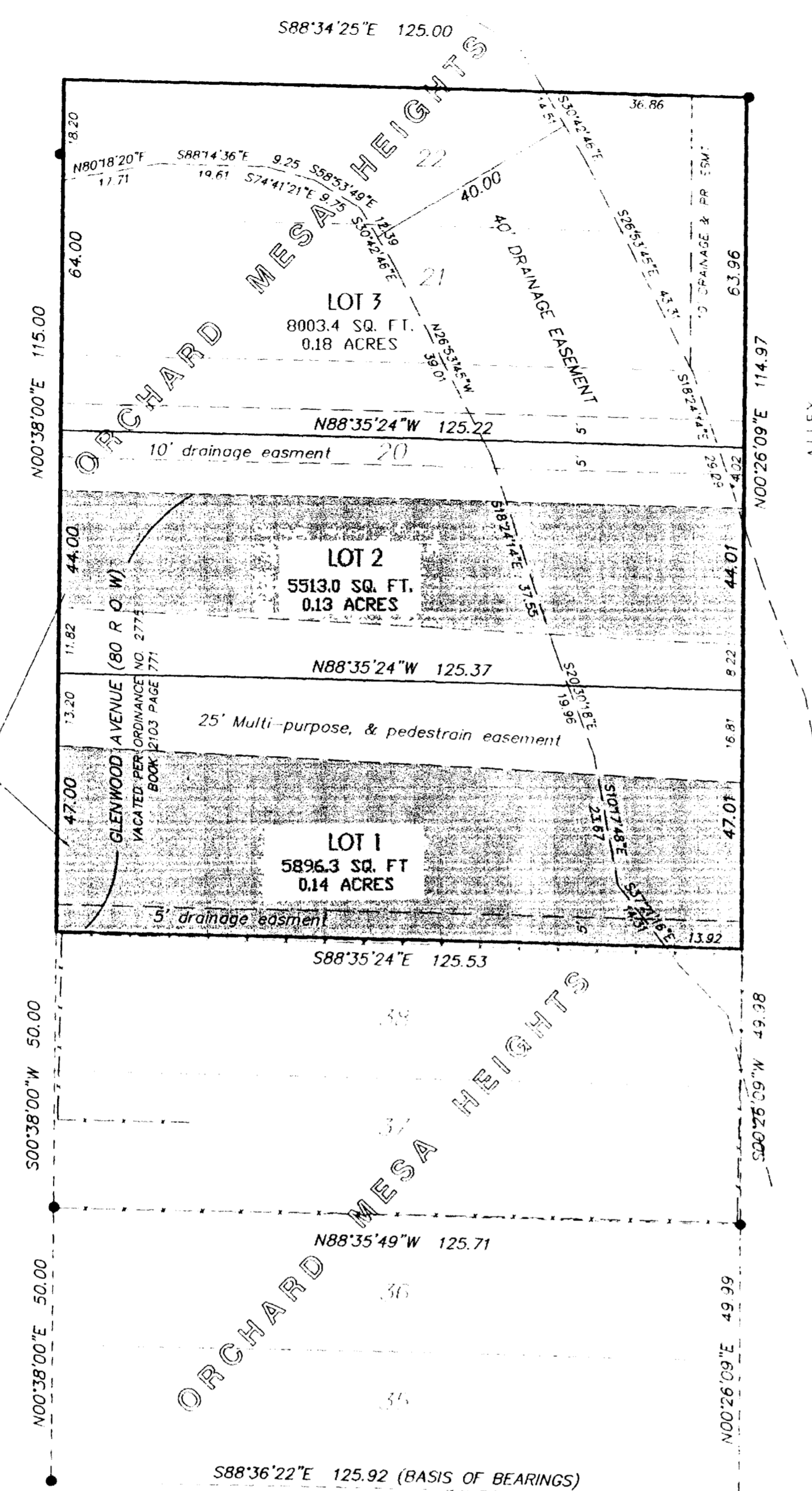
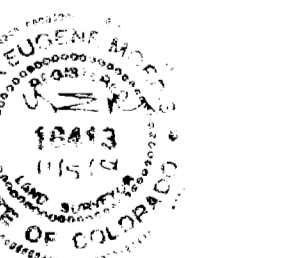
This plat of JORDAN SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 9th day of November, A.D. 2001.

Robert
City Manager
Clayton Marx
Mayor

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of JORDAN SUBDIVISION, a subdivision of a part of the City 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
11/5/2001
Date

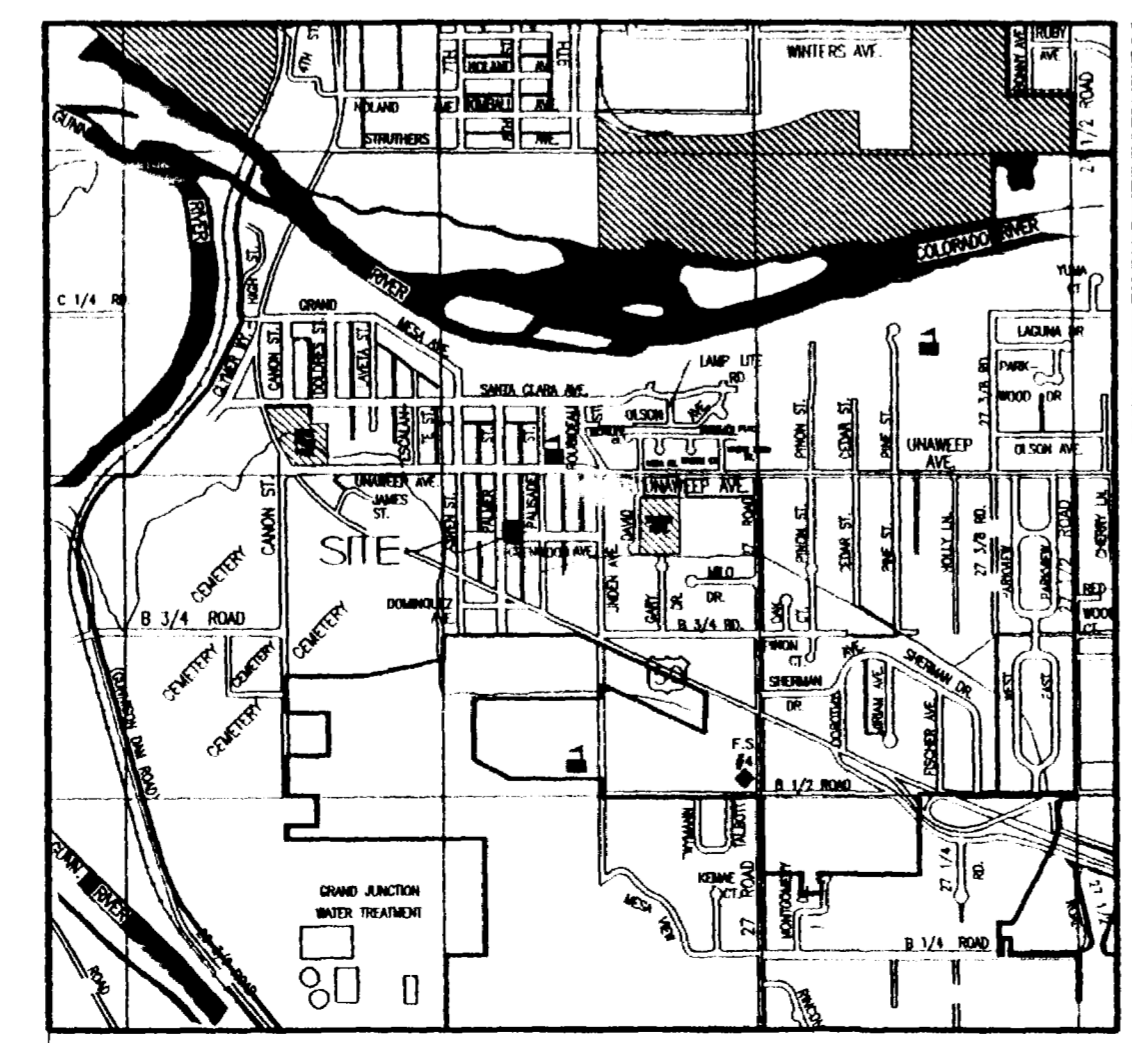


NOTE: Hatched areas indicate that part of easements mentioned in Book 2103 at Page 771 being vacated per this plat.



AREA SUMMARY

LOTS = 0.45 ACRES = 100.00%
TOTAL = 0.45 ACRES = 100%



Vicinity Map (NOT TO SCALE)

- LEGEND**
- ◆ FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
 - FOUND SURVEY MONUMENT AS DESCRIBED
 - SET NO.5 REBAR W/CAP L.S. 16413 (PERIMETER SET IN CONCRETE)
 - SET NO.6 REBAR W/2 1/2" ALUMINUM CAP L.S. 16413

BASIS OF BEARINGS STATEMENT:
Bearings are based on the ASSUMED bearing between monuments set for the SW corner and the SE corner of Lot 35 ORCHARD MESA HEIGHTS, as shown on the Boundary Survey, prepared by D.H. Surveys Inc., for the Habitat for Humanity, and deposited with the Mesa County, Land Survey Deposits on March 3, 1995, in Book 1 at Page 32, Reception No. 1170-95.

The bearing between said monuments is N88°36'22"W.

JORDAN SUBDIVISION

FINAL PLAT		
SITUATED IN THE SW1/4 SECTION 16, T15S, R1E OF THE UTE MERIDIAN		
FOR: Jordan	Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2470 Fax: 241-7095	SURVEYED BY: SB EG
ACAD ID: JORDANfin		DRAWN BY: MEM
SCALE: 1"=20'		CHECKED BY: DMM
DATE: 8/28/2001		SHEET NO:
		FILE: 2001-157

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 HEREON.