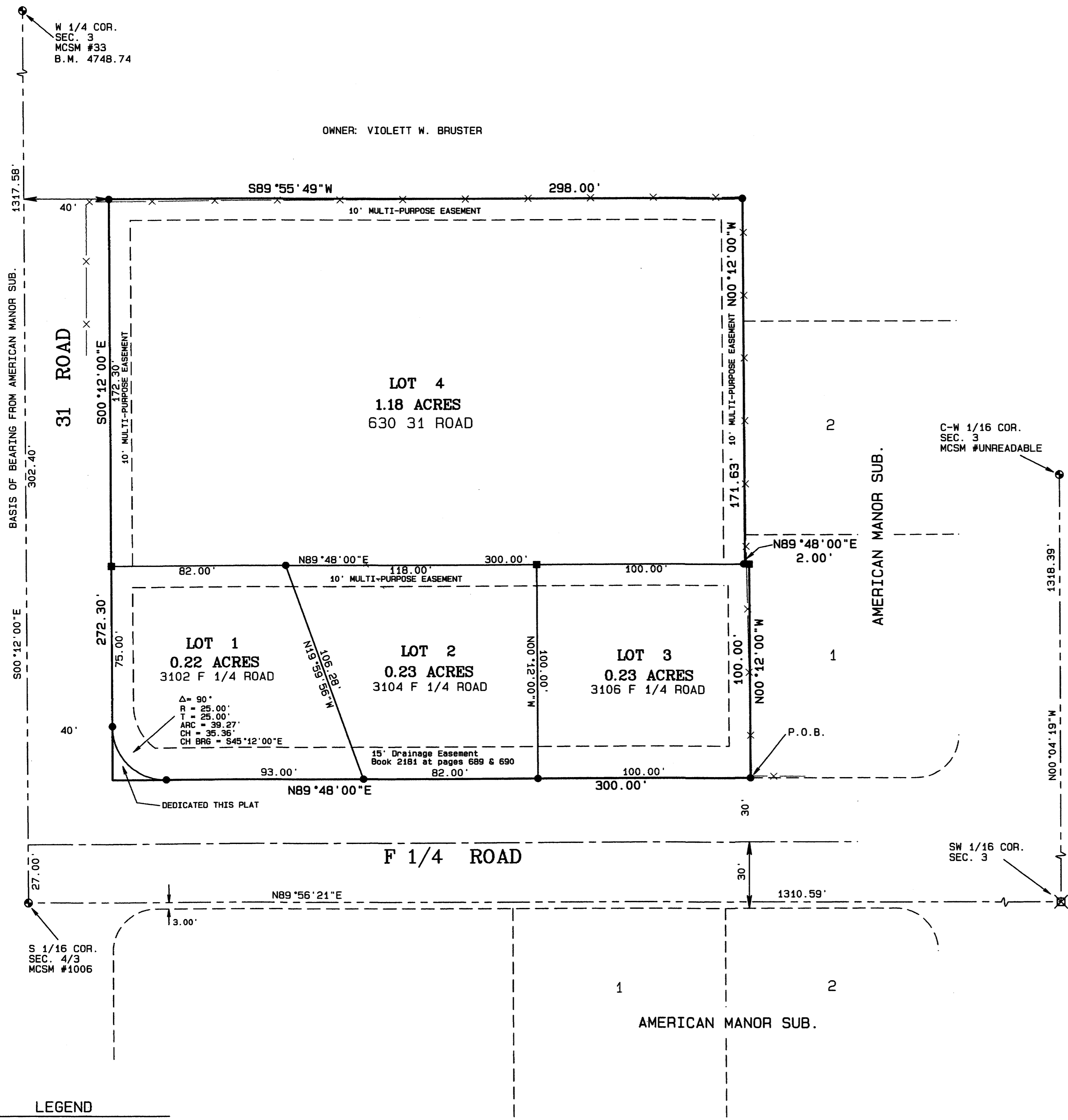


MOLLNER MINOR SUBDIVISION



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Steven Mollner and Nancy Hullinger are the owners of that real property as described in Book 2000 at Page 609 of the records of the Mesa County Clerk and Recorders Office, being a parcel of land situated in the S 1/2 S 1/2 NW 1/4 SW 1/4 of Section 3, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the southwest corner of Lot 1 in Block 2 of AMERICAN MANOR SUBDIVISION; thence N00°12'00"W a distance of 100.00 feet along the west line of said Lot 1; thence S89°48'00"W a distance of 2.00 feet; thence N00°12'00"W a distance of 171.63 feet along the west line of Lots 2 and 3 in said Block 2 to a point on the north line of the S1/2 S1/2 NW1/4 SW 1/4 of said Section 3; thence S89°55'49"W a distance of 298.00 feet to a point on the east right-of-way of 31 road; thence S00°12'00"E a distance of 272.30 feet along said right-of-way to a point on the north right-of-way of F 1/4 road; thence N89°48'00"E a distance of 300.00 feet along said right-of-way to the point of beginning. Said parcel contains 1.87 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as MOLLNER MINOR SUBDIVISION, a subdivision of a part of the County of Mesa, in the 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 use of the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are labeled as, multi-purpose easements, as shown on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for the installation of utilities or ditches referred to above, for grading or landscaping, and for street improvements, shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 23rd day of April, A.D., 1996.

Steven Mollner Nancy Hullinger
Steven Mollner Nancy Hullinger

LIENHOLDER'S SIGNATURE John P. Canning
JOHN P. CANNING

STATE OF COLORADO)
COUNTY OF MESA)ss

The forgoing instrument was acknowledged before me this 23rd day of April, 1996 by Steven Mollner and Nancy Hullinger

Witness my hand and official seal: Kenneth Schmitz
Notary Public
Address 750 Main Street Grand Junction, CO 81501
My commission expires: 30 October 1999



BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 23rd day of April, A.D. 1996, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Kathryn A. Wall
Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 12:40 p'clock P.M. this 23rd day of October, A.D. 1996, and is duly recorded in Plat Book No. 15 at page 187, Reception No. 1775301, Fees \$10.41⁰⁰ Drawer No. CC 89

Kathleen Deputy
Monika Todd Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

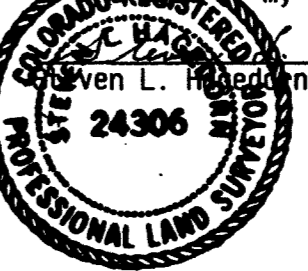
Approved this 10th day of May, A.D. 1996 by the County Planning Commission of the County of Mesa, State of Colorado.

John A. Setts
Chairman

SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision plat and survey of MOLLNER MINOR SUBDIVISION, was made by me and/or under my direct supervision and checking, and that both are accurate to the best of my knowledge and belief.

Steven L. Hagedorn LS 24306
Date 4-16-1996



MOLLNER MINOR SUBDIVISION

LOCATED IN THE
S1/2 S1/2 NW1/4 SW1/4, SEC. 3, T1S, R1E, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By M.W.D. Checked By S.L.H. Job No. 279-95-01
Drawn By TMODEL Date OCT. 1995 Sheet 1 OF 1

- ### LEGEND
- MESA COUNTY SURVEY MARKER
 - ⊗ B.L.M. ALUM. MONUMENT 1988
 - FD. #5 REBAR W/PLASTIC CAP MARKED LS 9960 PATTY JR.
 - SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 24306
- EXTERIOR BOUNDARY CORNERS ARE SET IN CONCRETE

AREA SUMMARY

| | |
|-----------|-------------------|
| 4 LOTS | = 1.86 ACRES/99% |
| DED. ROAD | = 0.01 ACRES/01% |
| TOTAL | = 1.87 ACRES/100% |

DECLARATION OF COVENANTS

Covenants pertaining to this subdivision plat have been recorded in Book 222A at Page 821 on April 16, 1996.

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.

