

Mitchell Replat

A replat of Lots 9, 10 and 11, Block 7, Elmwood Plaza according to the refiling thereof in the SW 1/4 Section 12, Township 1 South, Range 1 West of the Ute Meridian City of Grand Junction, Mesa County, Colorado

OWNER'S STATEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Paul J. Mitchell, is the owner of that real property situated in the SW 1/4 Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado as evidenced by warranty deed recorded in Book 2213, Page 714 being more particularly described as follows.

Lots 9, 10 and 11, Block 7, in Elmwood Plaza according to the refiling thereof, a subdivision of the City of Grand Junction, Mesa County, Colorado, together with the east half of that portion of the vacated alley adjacent to said lots on the west as set forth in Ordinance No. 1826 recorded August 8, 1979 in Book 1213, Page 198

That said owner has caused the real property to be laid out and platted as MITCHELL REPLAT, a subdivision of a part of the City of Grand Junction, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

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

All Utility Easements to the City of Grand Junction for the use of City of Grand Junction approved public utilities 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, telephone lines, equivalent other public providers and appurtenant facilities.

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 or tracts hereby platted shall not burden or over burden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement;

That there are no lienholders;

IN WITNESS WHEREOF, said owner, Paul J. Mitchell, has caused his name to be hereunto subscribed this 4th day of April, A. D. 2002

Paul J. Mitchell
Paul J. Mitchell

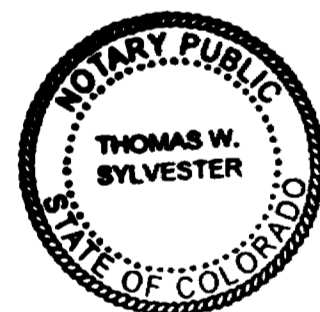
STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me by Paul J. Mitchell this 4th day of April, A. D. 2002

Witness my hand and official seal

Thomas W. Sylvester
Notary Public

My commission expires 7/03/04



CITY COUNCIL'S CERTIFICATE

Approved this 5th day of April, A.D. 2002 by the City Council of the City of Grand Junction, County of Mesa, State of Colorado.

Cindy Conroy Mayor, City of Grand Junction
Al Paul City Manager

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 2:16 o'clock P.M. this 10th day of April, A.D., 2002, and is duly recorded in Plat Book No. 18, Page 378, Reception No. 2050092, Drawer No. LL-124

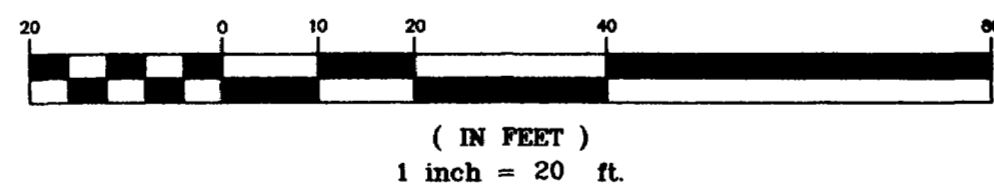
Clerk and Recorder Deputy Fees \$10.00

LAND USE SUMMARY

LOTS	Acres	Percent
LOTS	0.50	100%
ROADS	0.00	0%
TOTAL	0.50	100%



GRAPHIC SCALE



BASIS OF BEARING:

The bearing between the found City of Grand Junction Block Monument at the southwest corner of Block 7 and the found City of Grand Junction Block Monument at the southeast corner of Block 7 both in the amended Elmwood Plaza subdivision, City of Grand Junction is assumed to be N90°00'00"E.

NOTICE:

According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

Grand Junction Block Mon. SW Block 7 Int. North Ave. & West Line

LEGEND

- Found City of Grand Junction Block Monument
- Found Monument as described
- Set 2" Alum. Cap on #5 Rebar PLS 31160
- ◆ Set 1.5" Galv. Washer w/ PK nail in concret PLS 31160

Note: Monuments found within 0.25' of record are accepted as being in position of record

SURVEYOR'S STATEMENT:

I, Robert A. Larson, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of the Mitchell Replat, was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information.

Robert A. Larson
Robert A. Larson, S.P.L.S. 31160

4-01-02

Date



Merritt IS, L.L.C.
2004 N. 12th St., #4, Grand Junction, CO. 81501
PHONE (970) 255-7386 FAX (970) 243-8515

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a replat of Lots 9, 10 and 11, Block 7
Elmwood Plaza according to the refiling thereof
in the SW 1/4 Section 12
Township 1 South, Range 1 West, Ute Meridian
City of Grand Junction, Mesa County, Colorado

DATE: March 26, 2002	SCALE: 1" = 20'
DRAWN: TWS	CHK: RAL
PROJECT NO: 0151	SHEET 1 OF 1