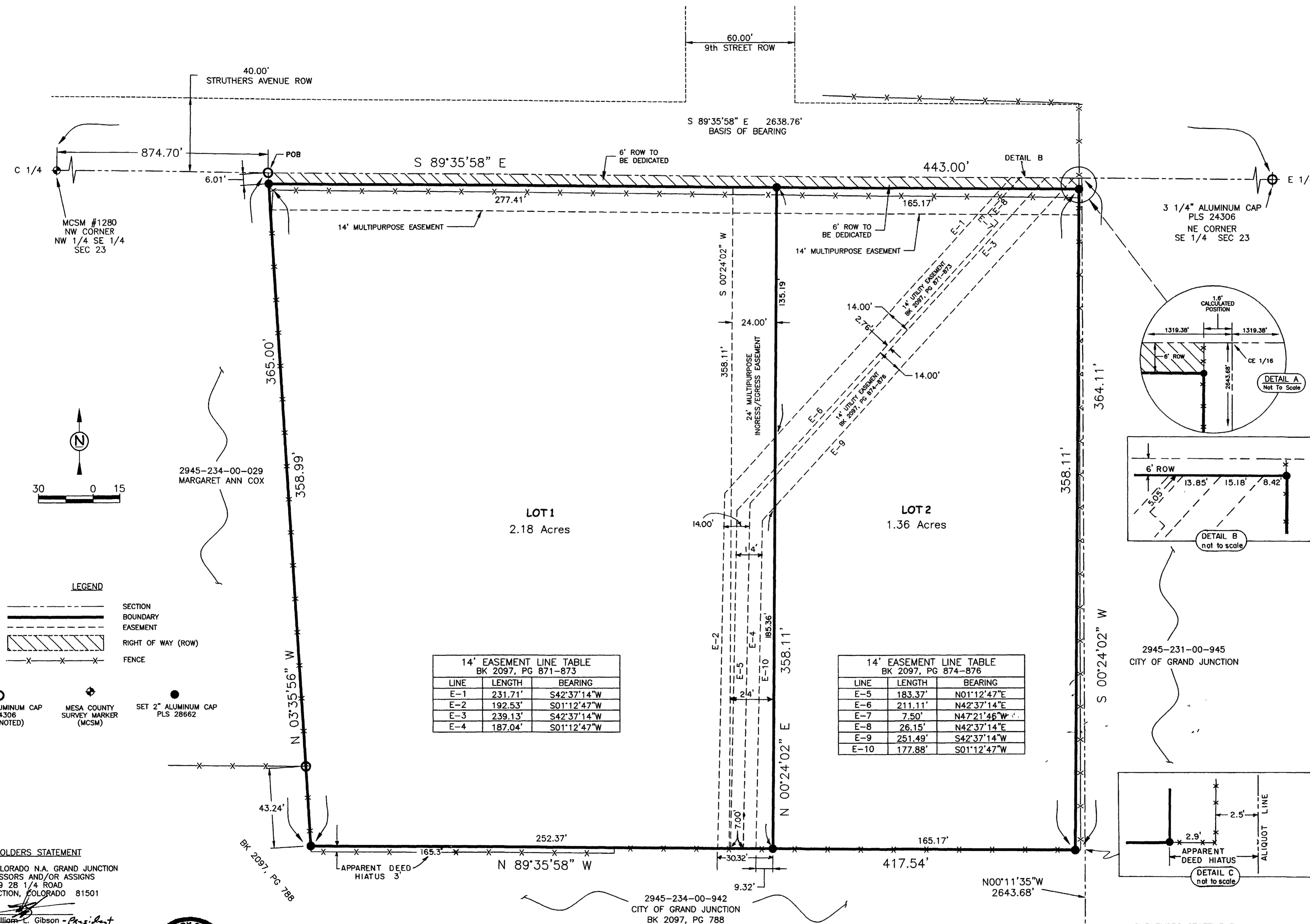


# JEFFRYES SIMPLE SUBDIVISION

LOCATED IN A PORTION OF THE NW 1/4 SE 1/4  
BEING A PART OF LOT 2, SECTION 23, TOWNSHIP 1 SOUTH,  
RANGE 1 WEST OF THE UTE MERIDIAN



**DESCRIPTION:**

KNOWN BY ALL THESE PRESENTS: That the undersigned, James P. Jeffryes, Bernadette Jeffryes, Kregg Thornburg, and Judith Thornburg as tenants in common, owner of that real property situated in Mesa County, Colorado and being a part of the NW 1/4 SE 1/4 of Section 23, Township 1 South, Range 1 West of the Ute Meridian as recorded in Book 2414, Page 676 shown on the accompanying plat thereof, said tract being more particularly described as follows:

A Tract of land in the NW 1/4 SE 1/4 being a part of Lot 2, Section 23, Township 1 South, Range 1 West of the Ute Meridian, described as follows:

Beginning at a point 874.7 feet East of the Northwest Corner of the SE 1/4 of said Section 23; Thence South 4° East 365 feet; Thence due East to a point intersecting the North bank of the old Slough, now present bank of River; Thence along the meander line of the North bank of the old Slough, now present bank of river, to a point due South of a point 1318 feet East of the Northwest Corner of the SE 1/4 of said Section 23; Thence due North to the last named point; Thence due West 443 feet to beginning.

That said owner have caused the said real property to be laid out, platted and subdivided as shown on this plat under the name of JEFFRYES SIMPLE SUBDIVISION, and all streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

1. RIGHT OF WAY: A parcel of land located in the NW 1/4 SE 1/4 being a part of Government Lot 2, Section 23, Township 1 South, Range 1 West, Ute Meridian, Mesa County Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of the SE 1/4 of said Section 23, whence the Northeast Corner of the SE 1/4 of Section 23 bears South 89°35'58" East, with all bearings contained herein relative thereto, thence South 89°35'58" East 874.70 feet to the POINT OF BEGINNING.

Thence South 89°35'58" East 443.00 feet; thence South 00°24'02" West 6.00 feet; thence North 89°35'58" West 442.58 feet; thence North 03°35'58" West 6.01 feet to the POINT OF BEGINNING.

Containing approximately 0.06 acres.

2. ALL MULTIPURPOSE 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

3. ALL INGRESS/EGRESS EASEMENTS to the owners of Lots or Tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot or Tract owner(s), their guest(s), and invitee(s), and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services. Deed of conveyance recorded at Book 3071, Page 542, subject to further conditions and restrictions as may be set forth in that instrument.

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 and Detention/Retention easements or tracts, the right to dredge; 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 overburden said easements by erecting or placing and 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 20th day of March A.D. 2002

*James P. Jeffryes* Bernadette Jeffryes  
Kregg Thornburg Judith Thornburg

STATE OF COLORADO } SS  
COUNTY OF MESA }  
The foregoing dedication was acknowledged before me  
this 20th day of March A.D. 2002

by James P. Jeffryes, Bernadette Jeffryes,  
Kregg Thornburg, Judith Thornburg  
Witness my hand and official seal: *Jacqueline Suster*  
Notary Public

Address: \_\_\_\_\_  
My commission expires: 6/23/2004

CITY OF GRAND JUNCTION APPROVAL

THIS PLAT OF JEFFRYES SIMPLE SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO IS APPROVED AND ACCEPTED THIS 22nd DAY OF April A.D. 2002

*[Signature]* City Manager  
*[Signature]* PRESIDENT OF CITY COUNCIL

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } SS  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 3:21 o'clock P.M., on the day of May 2, 2002 A.D. and was duly recorded in Plat Book 18, Page No. 393

Reception No. 2054147, Drawer No. LL-134, Fees: \$10.00  
By: \_\_\_\_\_ Clerk and Recorder Deputy

**SURVEYORS STATEMENT**  
I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY AS REPRESENTED BY THIS PLAT AND IT WAS PREPARED FROM A FIELD SURVEY COMPLETED DURING THE MONTH OF APRIL, 2002.

*Kurt R. Shepherd* 3-20-02  
KURT R. SHEPHERD PLS  
COLORADO PROFESSIONAL LAND SURVEYOR No. 28662

Prepared By: **KS PROFESSIONAL SURVEYING, INC.**  
2591 B 3/4 ROAD  
GRAND JUNCTION, CO 81503  
PHONE: (970) 257-7146 FAX: (970) 255-7047

**JEFFRYES SIMPLE SUBDIVISION**  
Located in a portion of the  
NW 1/4 SE 1/4  
Being a part of Lot 2, Sec 23  
T1S, R1W of the Ute Meridian

DATE: March 7, 2002	SCALE: 1" = 30'
FILE: Jeffryes_plat.dwg	PROJECT NO: 2001-01
DRAWN: RStark	SHEET 1 OF 1