

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned is the owner of that real property located in the Southwest Quarter of the Southeast Quarter of Section 3, Township 1 South, Range 1 West of the Ute Principal Meridian in Mesa County, Colorado, and being more specifically described as follows:

Beginning at a point which bears S89°58'02"E 30.00 feet and N00°00'20"W 59.32 feet from the South Quarter Corner of Section 3, T1S, R1W of the Ute Principal Meridian in Mesa County, Colorado, and considering the South line of the SW 1/4 SE 1/4 of said Section 3 to bear N89°58'02"W in relation to all bearings contained herein relative thereto; thence N00°00'20"W 200.68 feet; thence S89°58'02"E 299.78 feet; thence S00°00'20"E 220.00 feet to a point on the North line of Patterson Road; thence following the North line of Patterson Road the following six courses and distances: N89°58'02"W 89.47 feet to a point of curvature; thence along the arc of a curve to the right having a radius of 899.50 feet, whose long chord bears N86°57'16"W 94.55 feet, 94.60 feet along the arc of said curve to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 910.50 feet, whose long chord bears N86°57'16"W 95.71 feet, 95.75 feet along the arc of said curve to a point of tangency; thence N89°58'02"W 8.00 feet; thence N44°58'02"W 13.19 feet; thence N89°58'02"W 3.00 feet to the point of beginning containing 1.486 acres, more or less.

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

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the public forever and hereby grants those portions of said real property which are labeled as utility, drainage and irrigation easements on the accompanying plat to the public utilities companies as perpetual easements for the installation and maintenance of utilities, drainage and irrigation facilities including but not limited to transmission lines, electric lines, gas lines, and telephone lines. 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. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street paving or improvements, shall be financed by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF, said owner has caused her name to be hereunto subscribed this 17 day of June, A.D., 1988.

Wilma Alyne Miller
Wilma Alyne Miller



STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 17 day of June, A.D., 1988 by Wilma Alyne Miller

My commission expires March 19, 1989

Barth F. Stahl
Notary Public

Witness my hand and official seal.

CITY APPROVAL

This plat of MILLER SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 7 day of June, A.D., 1988.

Mark DeLeon
City Manager

John Bennett
President of Council

Kurt Metzner
Director of Development

Charles G. ...
Chairman, Grand Junction Planning Commission

Jerry ...
Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I, hereby certify that this instrument was filed in my office at 2:05 o'clock P.M. this 7th day of July, A.D., 1988, and is duly recorded in Plat Book 13, Page 404. Reception No. 1490132.

Earl Sawyer
Clerk and Recorder

Deputy

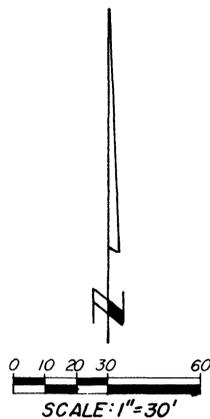
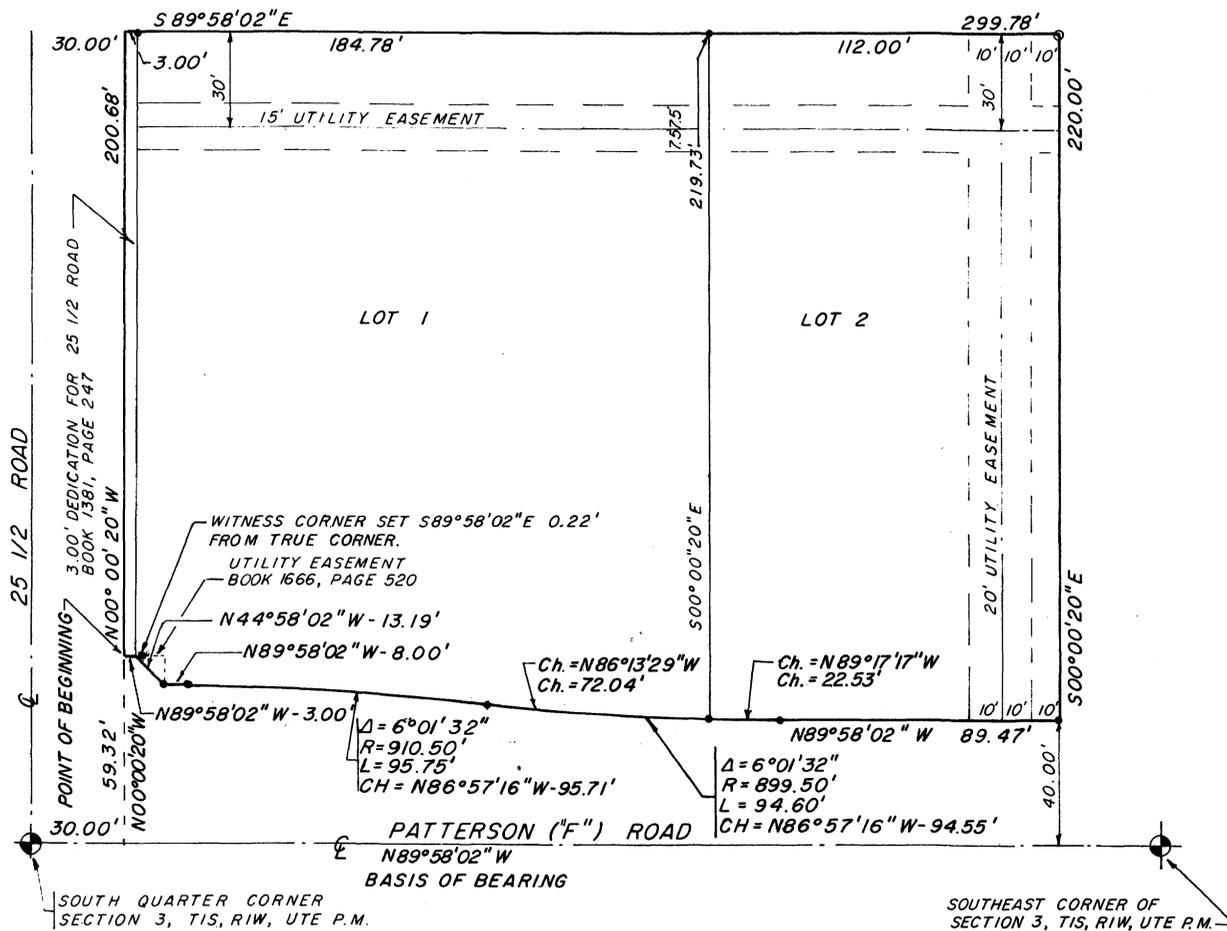
Fees: \$ 10.00

Drawer 5-2

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat was prepared from notes taken in the field by me and from deeds and plats of record and this plat of MILLER SUBDIVISION is true and correct to the best of my knowledge and belief.

Wayne H. Lizer 6/17/88
Wayne H. Lizer
Registered Professional Land Surveyor
P.E., P.L.S. No. 14113



LEGEND

- MESA COUNTY BRASS CAP.
- SET PIN WITH CAP IN CONCRETE MARKED PE., L.S. 14113.
- WITNESS CORNER - SET PIN WITH CAP IN CONCRETE MARKED PE., L.S. 14113.
- FOUND PIN WITH CAP MARKED L.S. 9960, SET IN CONCRETE.

LAND USE SUMMARY

STREETS	0.014 ACRE	1%
LOTS	1.472 ACRES	99%
TOTAL	1.486 ACRES	100%

MILLER SUBDIVISION

W.H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING
576 25 ROAD · UNIT 8 · 241-1129
GRAND JUNCTION, COLORADO · 81505