

KCM SIMPLE SUBDIVISION

A REPLAT OF LOTS 1 & 2, KREUTZ SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Gerald E. Ketchem is the owner of that real property located in the NE 1/4 NE 1/4, Section 2, Township 1 South, Range 1 West of the Ute Meridian as described in Book 3039 at Page 1 of the records of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

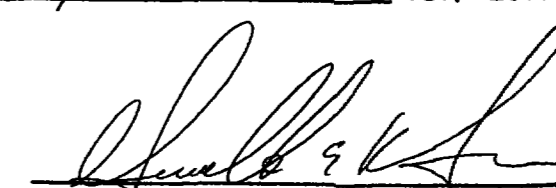
Lot 1 and Lot 2, Kreutz Subdivision as recorded in Plat Book 9 at Page 122 of the Mesa County records.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots, as shown hereon, and designated the same as KCM SIMPLE SUBDIVISION in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All Multi-purpose Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive 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 sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

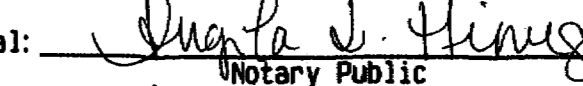
All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the conditions and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original conditions as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 10th day of MAY A.D., 2002.


Gerald E. Ketchem

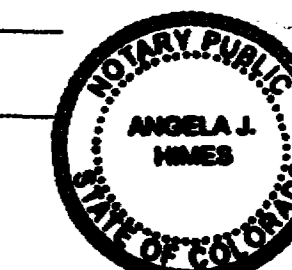
STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 10th day of May A.D., 2002 by Gerald E. Ketchem

Witness my hand and official seal: 
Notary Public

Address 200 Grand Ave. Grand Jct. CO 81501

My commission expires: 10-15-2005



My Commission Expires 10/15/2005

SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.


MICHAEL W. DRISSEL
PROFESSIONAL LAND SURVEYOR
5-10-02



LEGEND

- MESA COUNTY SURVEY MARKER
- FD #5 REBAR IN CONCRETE
SET 2" ALUM. CAP STAMPED
D H SURVEYS, LS 20677
- SET #5 REBAR 1/2" ALUM. CAP
STAMPED D H SURVEYS LS 20677

G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM

CITY APPROVAL

This plat of KCM SIMPLE SUBDIVISION a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 10 day of MAY 2002.


David A. Valley
City Manager

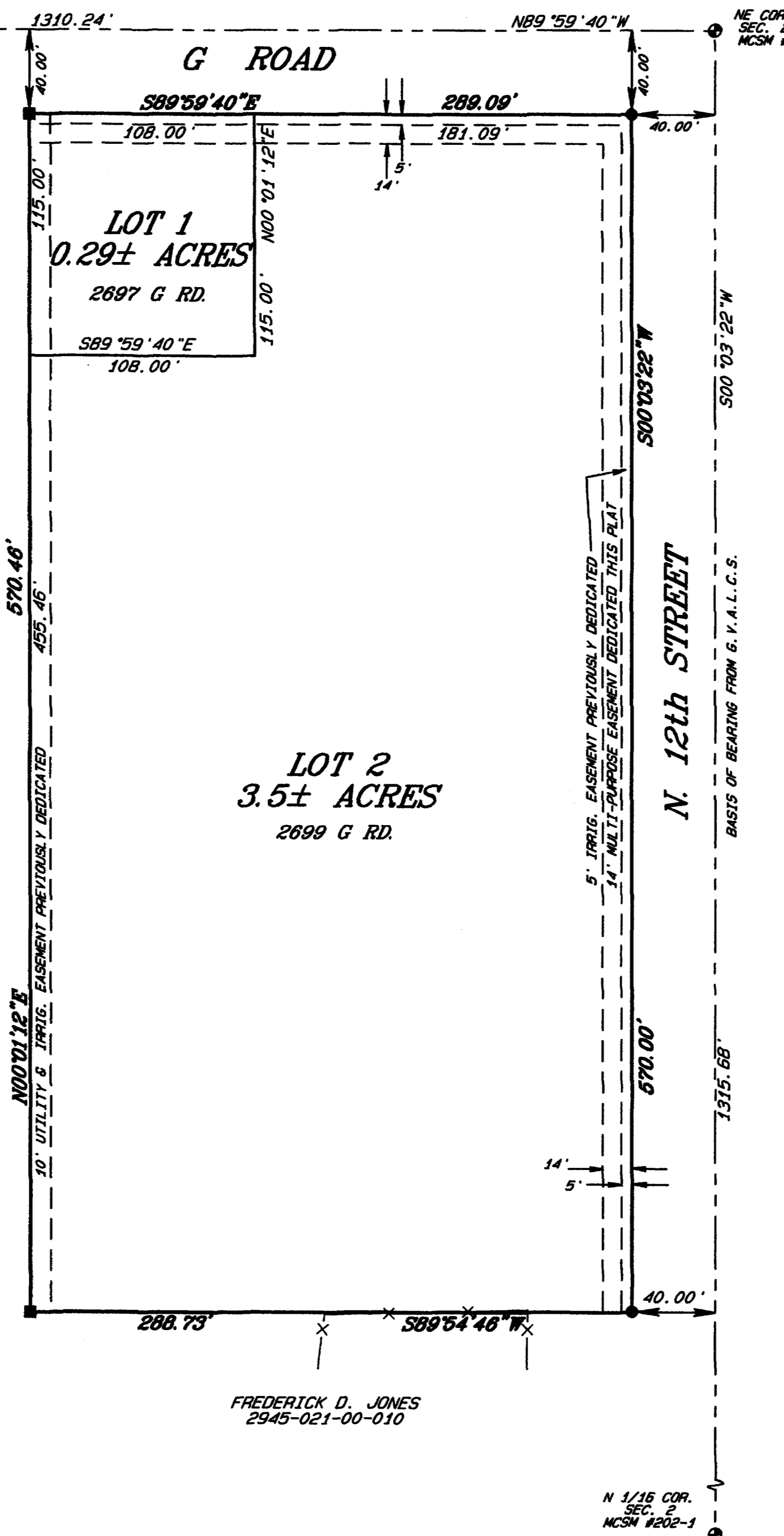

Cindy Enns Marty
City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:31 o'clock P.M. this 10 day of May A.D., 2002, and is duly recorded in Plat Book No. 19 at page 11.
Reception No. 2054673 Fee \$ 10.00 Drawer No. MM-5

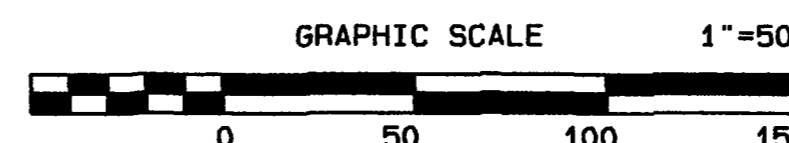
Deputy

Clerk and Recorder



FREDERICK D. JONES
2945-021-00-010

N 1/16 COR.
SEC. 2
MCSN #202-1



NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon and defect in this survey be commenced more than ten years from the date of the certification / statement shown hereon.

KCM SIMPLE SUBDIVISION

LOCATED IN THE
NE 1/4 NE 1/4, SEC. 2, T1S, R1W, U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M.W.D.	Checked By	A.V.P.	Job No.	670-02-01
Drawn By	TMODEL	Date	MARCH 2002	Sheet	1 OF 1