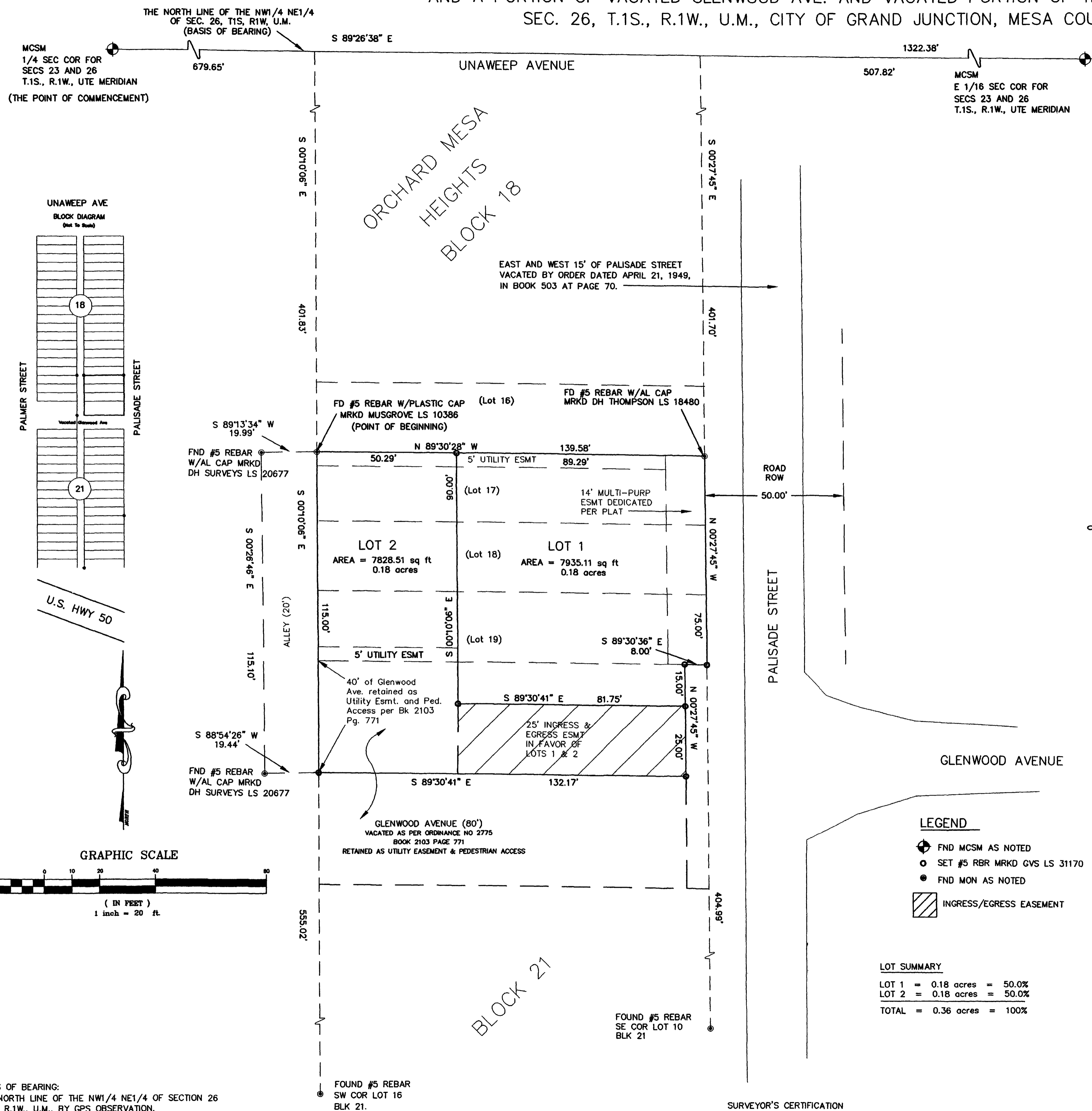


O'CONNOR SUBDIVISION
 A REPLAT OF LOTS 17, 18, 19 IN BLOCK 18 OF ORCHARD MESA HEIGHTS
 AND A PORTION OF VACATED GLENWOOD AVE. AND VACATED PORTION OF THE PALISADE STREET R.O.W.
 SEC. 26, T.1S., R.1W., U.M., CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS:
 TRAVIS O'CONNOR AND NICOLE O'CONNOR ARE THE OWNERS OF THE REAL PROPERTY WITHIN THE NE 1/4 OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO. SAID PROPERTY BEING LOTS 17, 18, AND 19 AND A PORTION OF VACATED GLENWOOD AVENUE (BK 2103 PG 771) AND THE VACATED PORTION OF PALISADE STREET (BK 503 PG 70) IN BLOCK 18 OF ORCHARD MESA HEIGHTS AS SHOWN IN PLAT BOOK 1 PAGE 18 OF THE MESA COUNTY RECORDERS OFFICE & BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED WITHIN THE NE 1/4 OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN AND BEING LOTS 17, 18, AND 19 AND A PORTION OF VACATED GLENWOOD AND THE VACATED PORTION OF PALISADE STREET IN BLOCK 18 OF ORCHARD MESA HEIGHTS BEING OF RECORD AT THE MESA COUNTY CLERK AND RECORDERS OFFICE IN PLAT BOOK 1 PAGE 18. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT N1/4 CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, WHENCE THE NORTH LINE OF THE NW1/4 NE1/4 BEARS S89°26'38"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S89°26'38"E ALONG THE NORTH LINE OF THE NW1/4 NE1/4 OF SAID SECTION 26, A DISTANCE OF 679.65 FEET; THENCE S00°10'06"E A DISTANCE OF 401.83 FEET TO THE NW CORNER OF LOT 17, BLOCK 18 OF ORCHARD MESA HEIGHTS AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE S00°10'06"E, A DISTANCE OF 115.00 FEET; THENCE S89°30'41"E, A DISTANCE OF 132.17 FEET; THENCE N00°27'45"W, A DISTANCE OF 25 FEET; THENCE N00°27'45"W, A DISTANCE OF 15 FEET; THENCE S89°30'36"E, A DISTANCE OF 8.00 FEET; THENCE N00°27'45"W, A DISTANCE OF 75.00 FEET; THENCE N89°30'28"W, A DISTANCE OF 139.58 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.35 ACRES AS DESCRIBED.

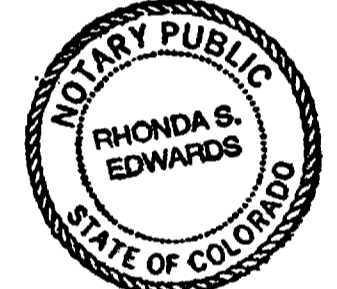
ALL UTILITY EASEMENTS TO THE CITY OF GRAND JUNCTION FOR THE USE OF CITY-APPROVED: PUBLIC UTILITIES AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF UTILITIES AND APPURTENANCES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, TELEPHONE LINES EQUIVALENT OTHER PUBLIC PROVIDERS AND APPURTENANT FACILITIES.

ALL MULTI-PURPOSE 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 SEWER, WATER LINES, TELEPHONE LINES, AND ALSO FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND. OWNER DOES HEREBY DEDICATE ALL GRAND VALLEY PROJECT EASEMENTS TO THE GRAND VALLEY WATER USERS ASSOCIATION/USA, THEIR SUCCESSORS AND ASSIGNS, AND TO THE CITY ON BEHALF OF THE PUBLIC, FOR NON-VEHICULAR USE OF CANAL ROADS AND BANKS AND FOR THE INSTALLATION OPERATION AND MAINTENANCE OF THE GRAND VALLEY PROJECT IRRIGATION FACILITIES.

IN WITNESS WHEREOF SAID OWNER TRAVIS AND NICOLE O'CONNOR HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 7th DAY OF June A.D. 2002

Travis O'Connor
 TRAVIS O'CONNOR

Nicole O'Connor
 NICOLE O'CONNOR



NOTARY CERTIFICATION

STATE OF COLORADO) ss
 COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF June A.D. 2002 BY TRAVIS AND NICOLE O'CONNOR.

WITNESS BY HAND AND OFFICIAL SEAL *Rhonda S. Edwards*

MY COMMISSION EXPIRES 11/28/2005

CLERK AND RECORD'S CERTIFICATE

STATE OF COLORADO) ss
 COUNTY OF MESA)

I HEREBY CERTIFY THAT HIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:59 O'CLOCK THIS 7th DAY OF June A.D. 2002 AND WAS DULY RECORDED

AS RECEPTION NUMBER 2060127 IN PLAT BOOK 19 AT PAGE 38 THRU _____ INCLUSIVE FEE \$10.00 DRAWER NO. MM-22

CLERK AND RECORDER _____ DEPUTY _____

CITY OF GRAND JUNCTION APPROVAL

STATE OF COLORADO) ss
 COUNTY OF MESA)

THIS PLAT OF O'CONNOR SUBDIVISION, A SUBDIVISION WITHIN THE CITY OF GRAND JUNCTION, COUNTY OF MESA STATE OF COLORADO, IS APPROVED AND ACCEPTED THIS 4th DAY OF June A.D. 2002

Cindy Lyons-Marty
 CITY MANAGER

Marty
 MAYOR

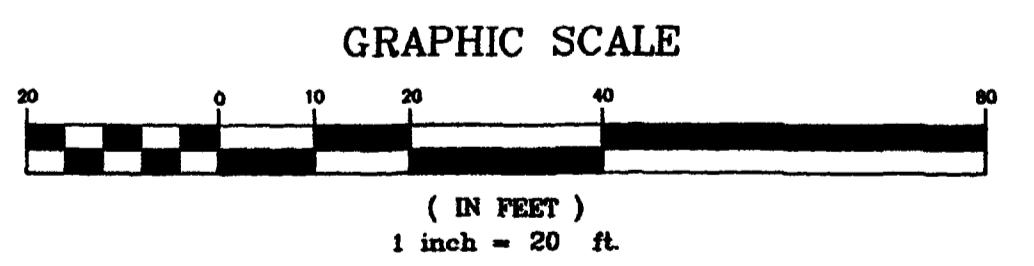
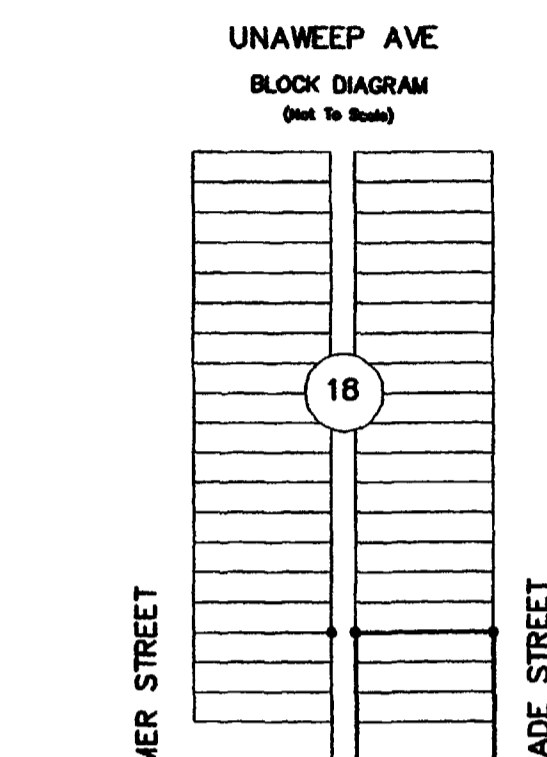
- LEGEND**
- FND MCSM AS NOTED
 - SET #5 RBR MRKD GVS LS 31170
 - FND MON AS NOTED
 - ▨ INGRESS/EGRESS EASEMENT

LOT SUMMARY

LOT 1	=	0.18 acres	=	50.0%
LOT 2	=	0.18 acres	=	50.0%
TOTAL	=	0.36 acres	=	100%

SURVEYOR'S CERTIFICATION
 I, JAMES LEE WHITE, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING MARCH 2002. THIS PLAT CONFORMS TO THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

CERTIFIED THIS 31 DAY OF MAY 2002



BASIS OF BEARING:
 THE NORTH LINE OF THE NW1/4 NE1/4 OF SECTION 26 T.1S., R.1W., U.M., BY GPS OBSERVATION.

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 CERTIFICATION SHOWN HEREON.

O'CONNOR SUBDIVISION A REPLAT OF LOTS 17, 18, 19 IN BLOCK 18 IN ORCHARD MESA HEIGHTS, SEC. 26, T.1S., R.1W., UTE MERIDIAN MESA COUNTY, COLORADO		
WHITE SURVEYING P.O. BOX 873, Grand Junction, CO. 81502 Phone/Fax: (970) 243-5487		
DATE: 3/25/02 REVISION:	SURVEYED BY: JW JOB NO.: #2002-324 DRAWN BY: JW	CHECKED BY: JLW SHEET 1 OF 1