

LAWANNA MINOR SUBDIVISION

A REPLAT OF GODBY MINOR SUBDIVISION

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Lawanna Peeples, William E. Stryers, Clayton K. Reece and Patricia A. Reece are the owners of that real property as described in Book 2726 at Page 958 and Book 2821 at Page 421 in the records of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Lot 1 and Lot 2 of Godby Minor Subdivision, City of Grand Junction, as recorded in Plat Book 17 at Page 342 with a Reception No 1955254, of the records of Mesa County, Colorado:
Said parcel contains 8.60 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as LAWANNA MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners do 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 public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;
All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, provide, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any 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 23RD day of April A.D.. 2002.

Lawanna Peeples *Clayton K. Reece*
William E. Stryers *Patricia A. Reece*

STATE OF COLORADO)
COUNTY OF MESA) ss

The forgoing instrument was acknowledged before me this 23RD day of APRIL A.D., 2002 by Lawanna Peeples, William E. Stryers, Clayton K. Reece and Patricia A. Reece

Witness my hand and official seal: *Judith M. Hobbs*
Notary Public

Address 405 ROSE DR. GRAND JCT CO 81503

My commission expires: 12/16/2003

LIENHOLDERS SIGNATURE

Washington Mutual Bank, F.A. Successor to
Washington Mutual Home Loans Inc.

Thomas K. Mitchell
Vice President

STATE OF ~~COLORADO~~ CALIFORNIA)
COUNTY OF ~~MESA~~ SAN JOAQUIN) ss

The forgoing instrument was acknowledged before me this 24th day of June A.D., 2002 by:

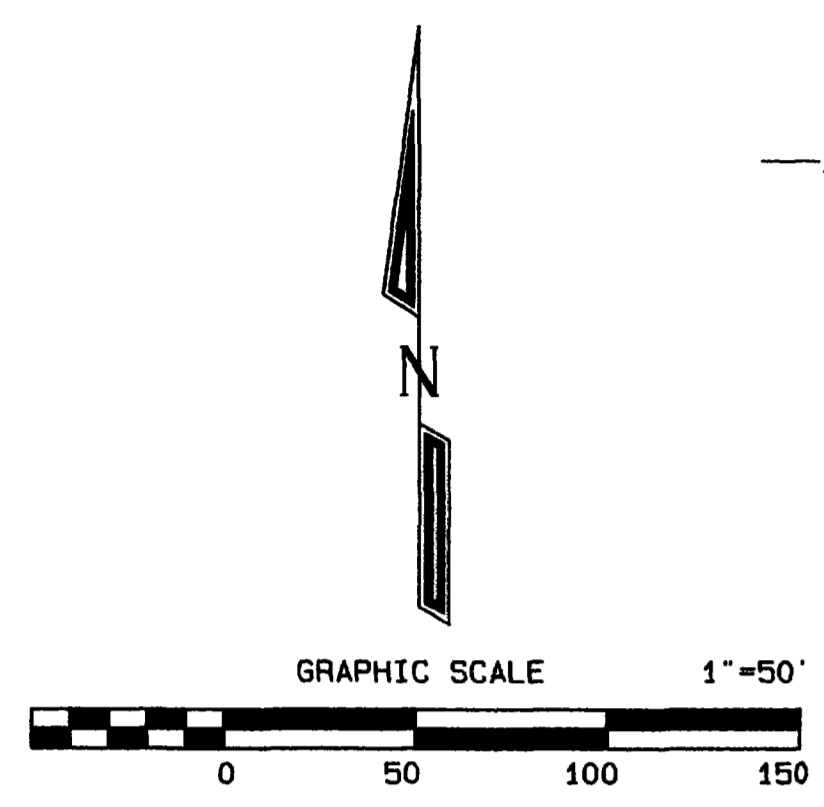
Witness my hand and official seal: *B. Williams*
Notary Public

Address 540 E. Main St. Stockton CA 95202

My commission expires: 04/25/01 Commission # 1353503

SURVEYOR'S STATEMENT

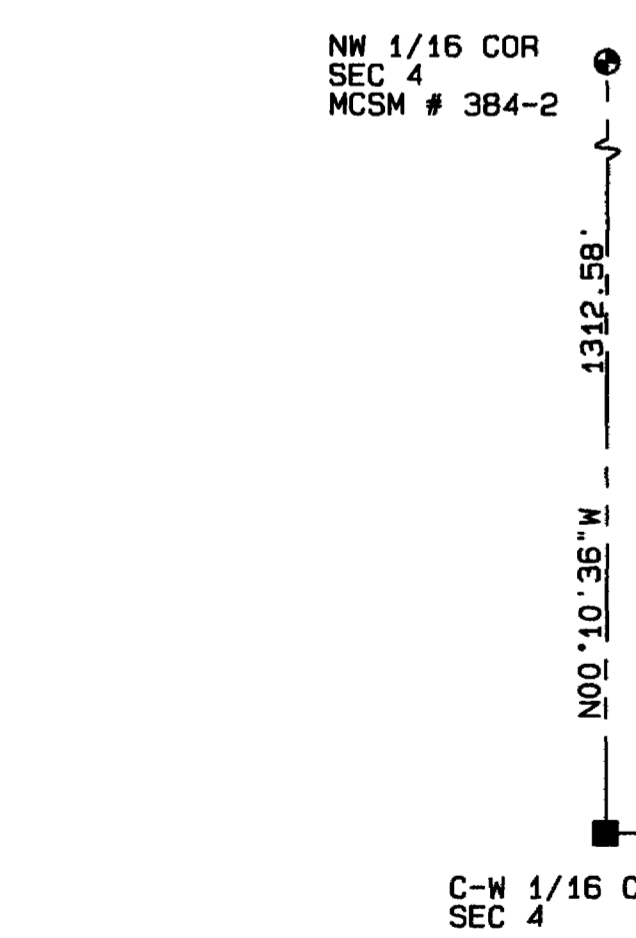
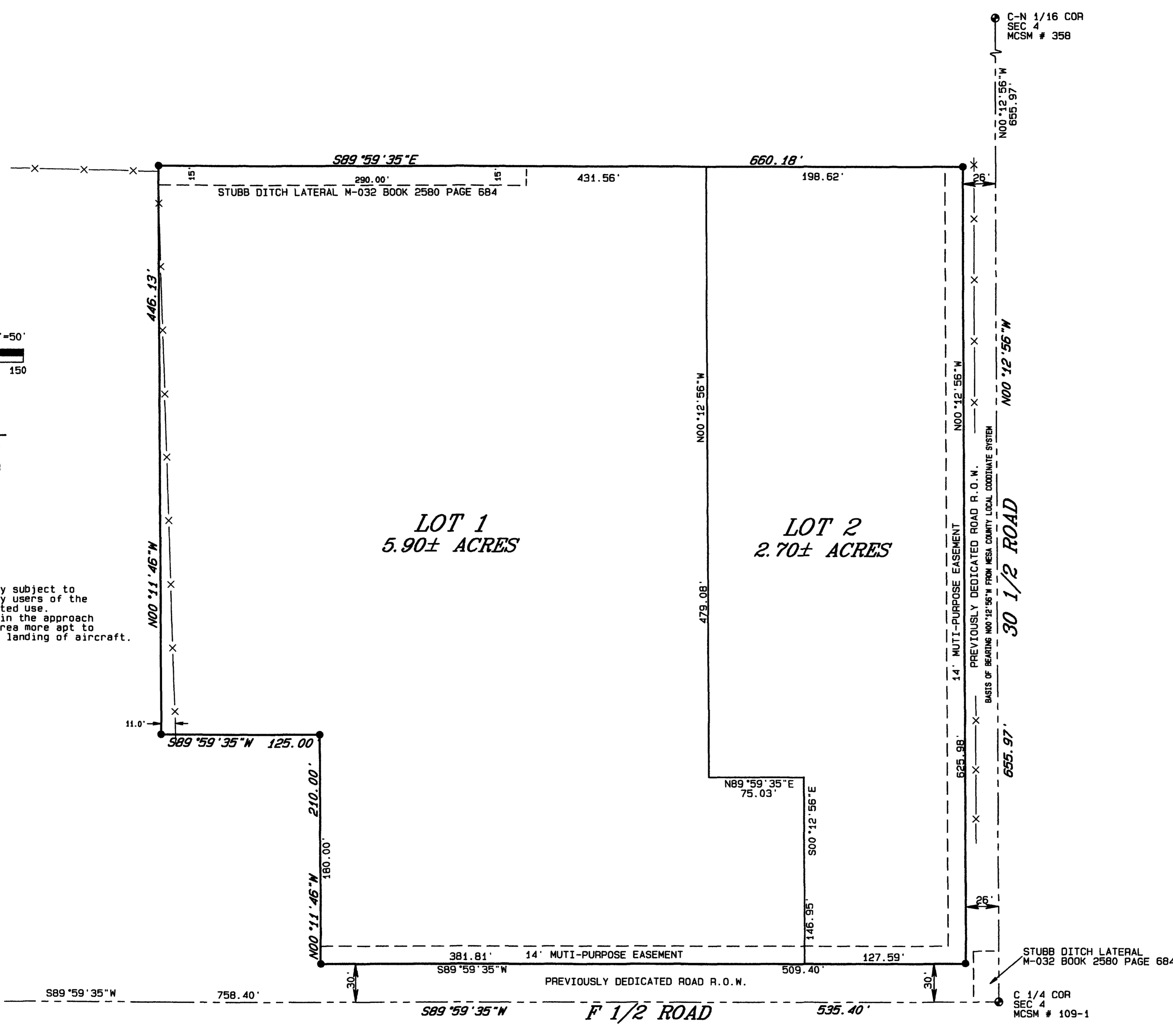
I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That no title search was made by me to determine ownership, easements or right-of-ways recorded or unrecorded, except as shown hereon.



- LEGEND**
- FD MESA COUNTY SURVEY MARKER
 - SET 3.25" ALUM CAP STAMPED
 - D H SURVEYS LS 24306 ON FD #6 REBAR
 - SET #5 REBAR W/ 2" ALUM CAP
 - STAMPED D H SURVEYS LS 24306
 - X- FENCE LINE

NOTE

1.) All of this development is potentially subject to aircraft noise levels high enough to annoy users of the property and interfere with its unrestricted use.
2.) All of this property is also located in the approach and departure path of the airport in an area more apt to have accidents because of the takeoff and landing of aircraft.



AREA SUMMARY

LOTS 1 AND 2 =	8.60 AC. / 100%
TOTAL	= 8.60 AC. / 100%

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 12:01 o'clock P.M., this 23rd day of April, A.D. 2002, and is duly recorded in Plat Book No. 17 at page 26.
Reception No. 1955254 Fees 10.00 Drawer No. 17171-34

CITY APPROVAL

This plat of LAWANNA MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 27 day of JUNE, 2002.

David A. Valley *Cindy Ann Matz*
City Manager City Mayor

LAWANNA MINOR SUBDIVISION
A REPLAT OF GODBY MINOR SUBDIVISION
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

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

Designed By	A.V.P.	Checked By	M.W.D.	Job No.	651-01-01
Drawn By	TMODEL	Date	APRIL, 2002	Sheet	1 OF 1

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 the certification shown hereon.