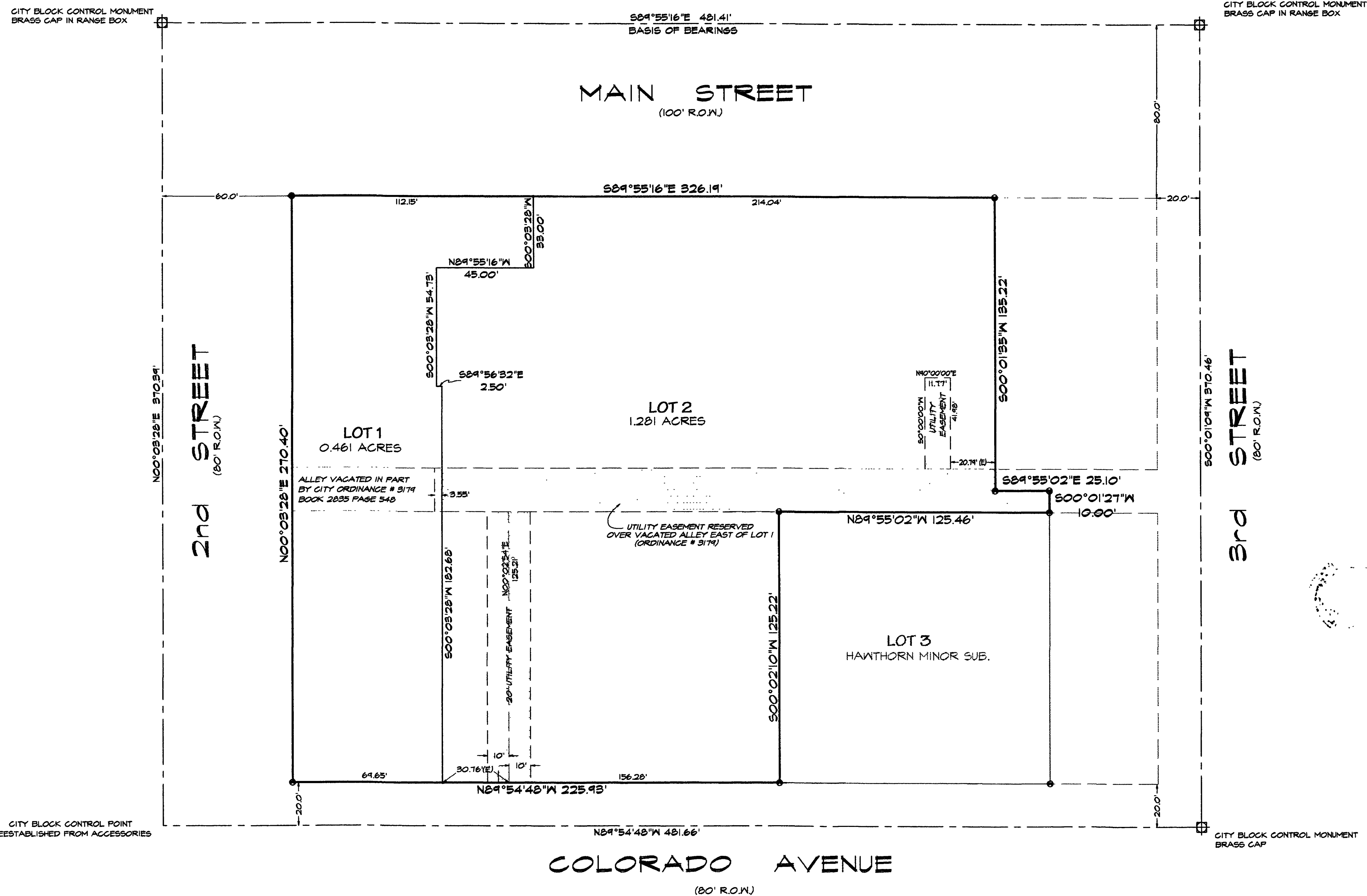


# HAWTHORN REPLAT

## A REPLAT OF LOTS 1 AND 2, HAWTHORN MINOR SUBDIVISION, GRAND JUNCTION, COLORADO



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Western Hospitality LLC, is the owner of that real property in the City of Grand Junction, County of Mesa, State of Colorado, described in Book 2657 at Pages 778/780, at Reception No.'s 1930434 and 1930435 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 1 and 2, Hawthorn Minor Subdivision, Grand Junction, Colorado, according to the plat recorded at Reception No. 1992144.

That said owner has caused the said real property to be laid out and surveyed as HAWTHORN REPLAT, a subdivision of the City of Grand Junction, Colorado.

That said owner does hereby dedicate real property as shown and labeled on the accompanying plat as follows:

\* Utility easement 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, and telephone lines.

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; provided however, the beneficiaries of said easements shall utilize same in a reasonable and prudent manner. Furthermore, the owners of lots hereby platted shall not burden or overburden said easements by erecting or placing improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 13<sup>th</sup> day of JULY A.D., 2002.

*Kevin Reimer*  
Kevin Reimer, Manager  
Western Hospitality, LLC

State of Colorado }  
County of Mesa } ss

This plat was acknowledged before me by Kevin Reimer on this 13<sup>th</sup> day of July, A.D., 2002, for the aforementioned purposes.

Notary Public *Patricia Bushman*

My Commission expires: 5-6-06

**CITY APPROVAL**

This plat of HAWTHORN REPLAT, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 13<sup>th</sup> day of July, 2002.

*Mayor*  
City Manager  
(ACTING)

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 11:06 o'clock

A.M., this 13<sup>th</sup> day of July, 2002, and is duly recorded in

Plat Book No. 19, Page 65 as Reception No. 20025718.

Drawer No. 1111-33 Fees \$10.00

Clerk and Recorder of Mesa County

**SURVEYOR'S STATEMENT:**

I, Dennis R. Shelhorn, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of HAWTHORN REPLAT were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both conform to all applicable laws and regulations of the State of Colorado and to the zoning and requirements of the zoning and development of the City of Grand Junction.

*Dennis R. Shelhorn*  
Dennis R. Shelhorn P.L.S. #478  
Date

NOTE: FOR MATTERS CONCERNING EASEMENTS, RIGHTS-OF-WAY, AND OTHER ENCUMBRANCES OF RECORD AFFECTING THIS PROPERTY REFER TO TITLE COMMITMENT PREPARED BY ABSTRACT & TITLE CO. OF MESA COUNTY, INC. No. 00902135 C, DATED MARCH 31, 1999.

NOTE: THE RECORD BASIS FOR THIS SURVEY IS THE PLAT OF THE FIRST DIVISION RESURVEY OF THE TOWN OF GRAND JUNCTION, RECORDED IN PLAT BOOK 1 AT PAGE 9 OF THE MESA COUNTY RECORDS. CITY BLOCK MONUMENTS AND ACCESSORIES ACCEPTED AS BEST EVIDENCE OF PERPETUATION OF BLOCK BOUNDARIES.

BASIS OF BEARINGS STATEMENT: BEARINGS BASED ON ASSUMED BEARING OF S89°55'16"E BETWEEN CITY OF GRAND JUNCTION CONTROL MONUMENTS AT 2nd & MAIN AND 3rd & MAIN, BOTH BEING BRASS CAPS IN MONUMENT BOXES.

DIMENSIONS FOLLOWED WITH AN (E) ARE TO EASEMENT LINES.

LAND USE SUMMARY		
LOTS	1.743 ACRES	100%
TOTAL	1.743 ACRES	100%

**HAWTHORN REPLAT**

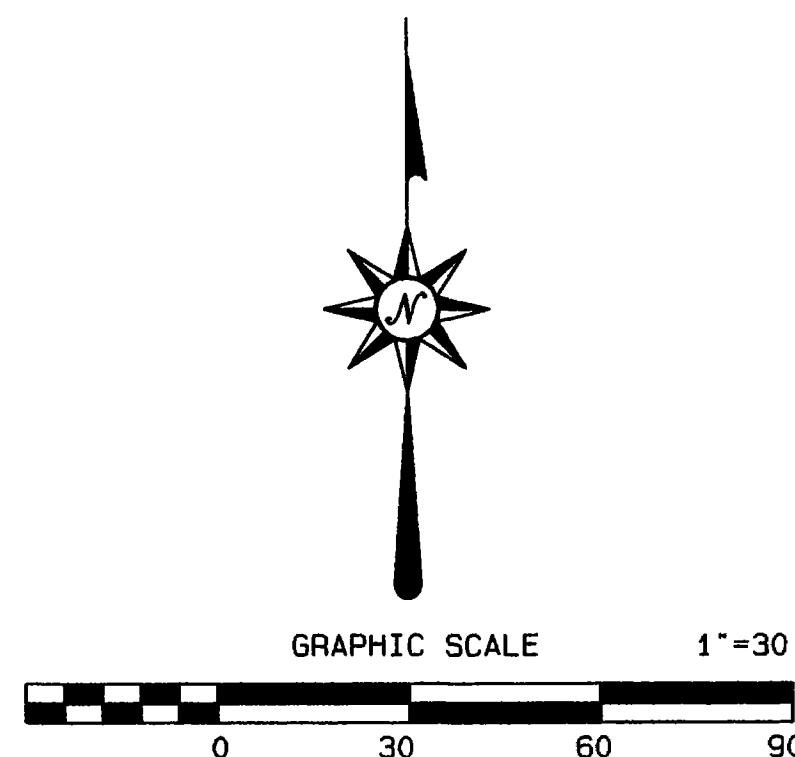
WESTERN HOSPITALITY LLC

SECTION: SW1/4 SW1/4 S.14 T14N R.1E W.1E MERIDIAN: UTE

**THOMPSON-LANGFORD CORPORATION**  
829 25 1/2 ROAD - # B-210 (970) 243-8087  
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0410 reimer\009 Hawthorn Replat\REP\Albiprno\_0410-009

Drawn: DRS Checked: KST Date: Jun 19, 2002 Sheet 1 of 1



- FOUND #5 REBAR W/2" ALUMINUM CAP "THOMPSON-LANGFORD CORP PLS 18478"
- SET #5 REBAR W/2" ALUMINUM CAP "THOMPSON-LANGFORD CORP PLS 18478"

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.