

NW Corner NE1/4 SE1/4 SW1/4
SECTION 23, T1S, R1W, UTE MERIDIAN
MCSM #522

TERRILL SUBDIVISION

A REPLAT OF LOTS 1 THRU 7 BLOCK 1 GIFFORD'S REPLAT, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

That the undersigned John Anderson, Harley Terrill and Ruth Terrill are the owner's of that real property situated in the NE 1/4 SE 1/4 SW 1/4 of Section 23, Township 1 South, Range 1 West, Ute Meridian, Mesa County, State of Colorado being Lots 1 thru 7 of Gifford's Replat as recorded in Book 7, at Page 54, of the official records of the Clerk and Recorders Office of Mesa County, Colorado.

All Utility Easement to the City of Grand Junction for the use of City-approved: public utilities as perpetual easement 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 Easement to the City of Grand Junction for the use of City-approved: utilities and public providers as perpetual easement for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV line, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

IN WITNESS WHEREOF, said owner's, has caused their name's to be hereunto subscribed this 23rd day of July, 2002 A.D.

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, HEREBY VERIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE OWNERS THEREOF AND AGREES THAT ITS SECURITY INTEREST WHICH IS RECORDED IN BOOK 19 PAGE 76 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID INDIVIDUAL(S) HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 10th DAY OF July, 2002

Ruth Terrill _____
Ruth Terrill
Harley Terrill _____
Harley Terrill

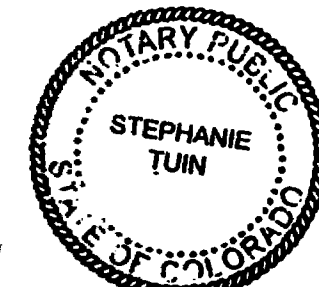
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Ruth and Harley Terrill this 10th day of July, A.D., 2002.

Witness my hand and official seal
Stephanie Tuin
Notary Public

My Commission Expires 10-10-02



LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, HEREBY VERIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE OWNERS THEREOF AND AGREES THAT ITS SECURITY INTEREST WHICH IS RECORDED IN BOOK 19 PAGE 76 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID INDIVIDUAL(S) HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 9 DAY OF July, 2002

John Anderson _____
John Anderson

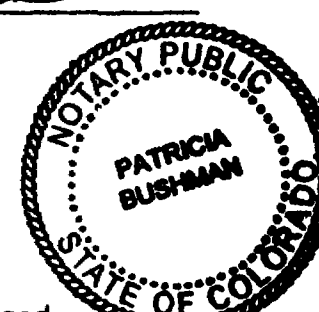
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by John Anderson this 9th day of July, A.D., 2002.

Witness my hand and official seal
Patricia Bushman
Notary Public

My Commission Expires 5/6/06



CITY OF GRAND JUNCTION APPROVAL

This plat of TERRILL SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 22nd day of July, A.D., 2002.

Mark Anderson _____
City Manager
David Westlund _____
President of City Council

CLERK AND RECORDER'S CERTIFICATE

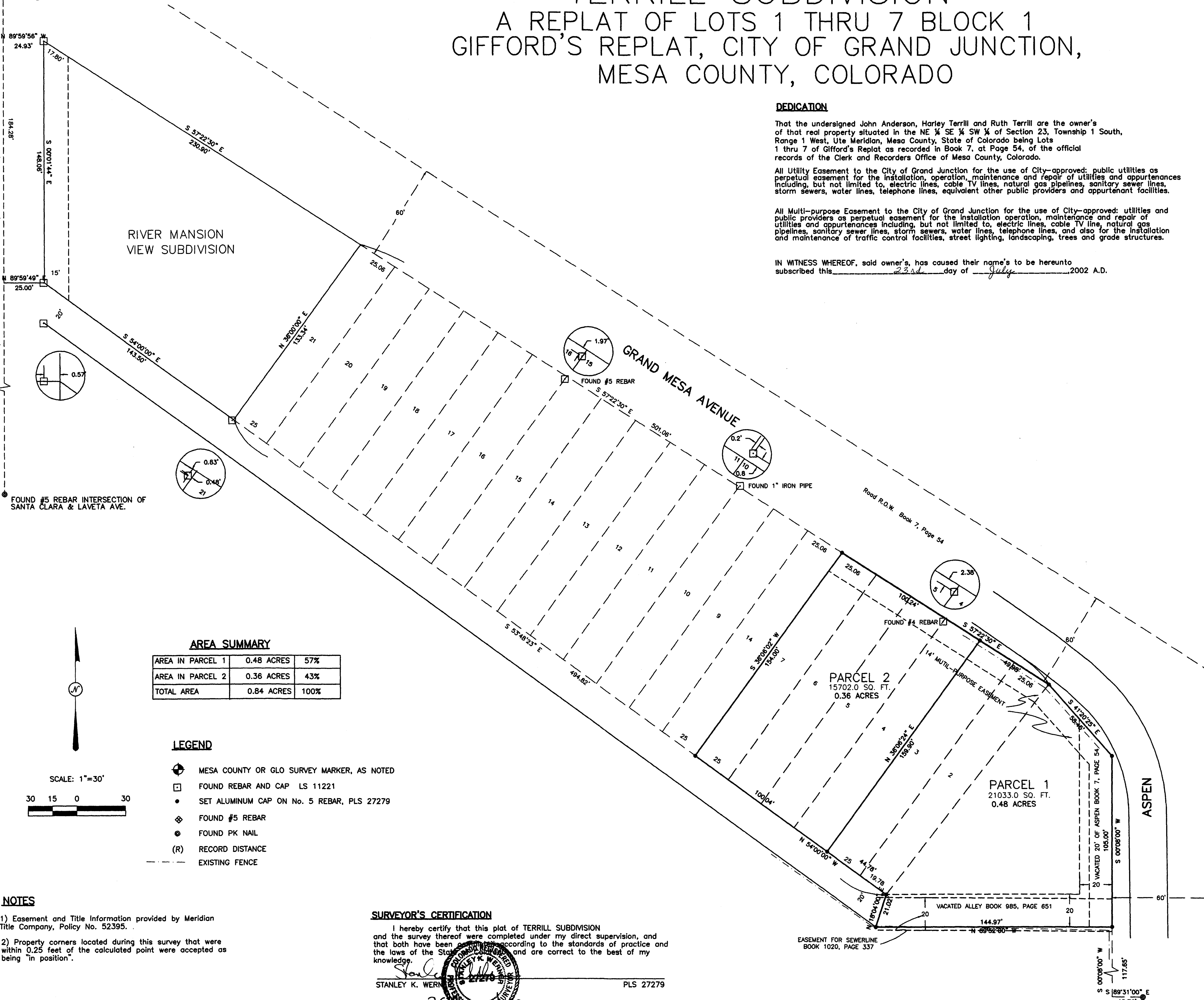
STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 2:57 o'clock P. M., July 23 A.D., 2002, and was duly recorded in Plat Book No. 19 Page No. 76

2067409 _____
Reception No. _____ Clerk and Recorder
MM-46 _____
Drawer No. _____ By: _____ Deputy

Prepared for: John Anderson
1675 Aspen
Grand Junction, CO 81503

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|---|--------------------|
| TERRILL SUBDIVISION | |
| LOTS 1 THRU 7, BLOCK 1 GIFFORD'S REPLAT, NE 1/4 SE 1/4 SW 1/4 OF SECTION 23, T1S, R1W, UTE MERIDIAN, MESA COUNTY, STATE OF COLORADO | |
| High Desert Surveying, LLC 2591 B 3/4 Road, Grand Jct., CO 81503 970-254-8649 Fax 970-241-0771 | |
| SUR. BY: JS/BH | DRAWN BY: SKW |
| JOB NO. 02-14 | SHEET 1 OF 1 |
| DATE: 3/08/02 | |
| REVISION DATE: 5/13/02 | REVIEW CORRECTIONS |



AREA SUMMARY

| | | |
|------------------|------------|------|
| AREA IN PARCEL 1 | 0.48 ACRES | 57% |
| AREA IN PARCEL 2 | 0.36 ACRES | 43% |
| TOTAL AREA | 0.84 ACRES | 100% |

LEGEND

- ⊕ MESA COUNTY OR GLO SURVEY MARKER, AS NOTED
- ⊠ FOUND REBAR AND CAP LS 11221
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
- ⊕ FOUND #5 REBAR
- FOUND PK NAIL
- (R) RECORD DISTANCE
- - - EXISTING FENCE

NOTES

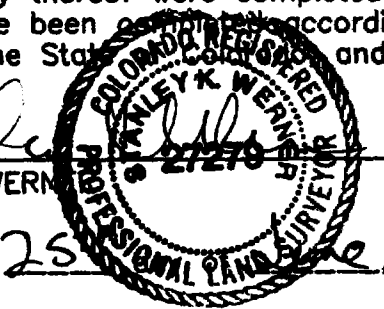
- 1) Easement and Title Information provided by Meridian Title Company, Policy No. 52395.
- 2) Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of TERRILL SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Stanley K. Wernick _____
STANLEY K. WERNICK, PLS 27279

Certified this 25th day of July, 2002



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.