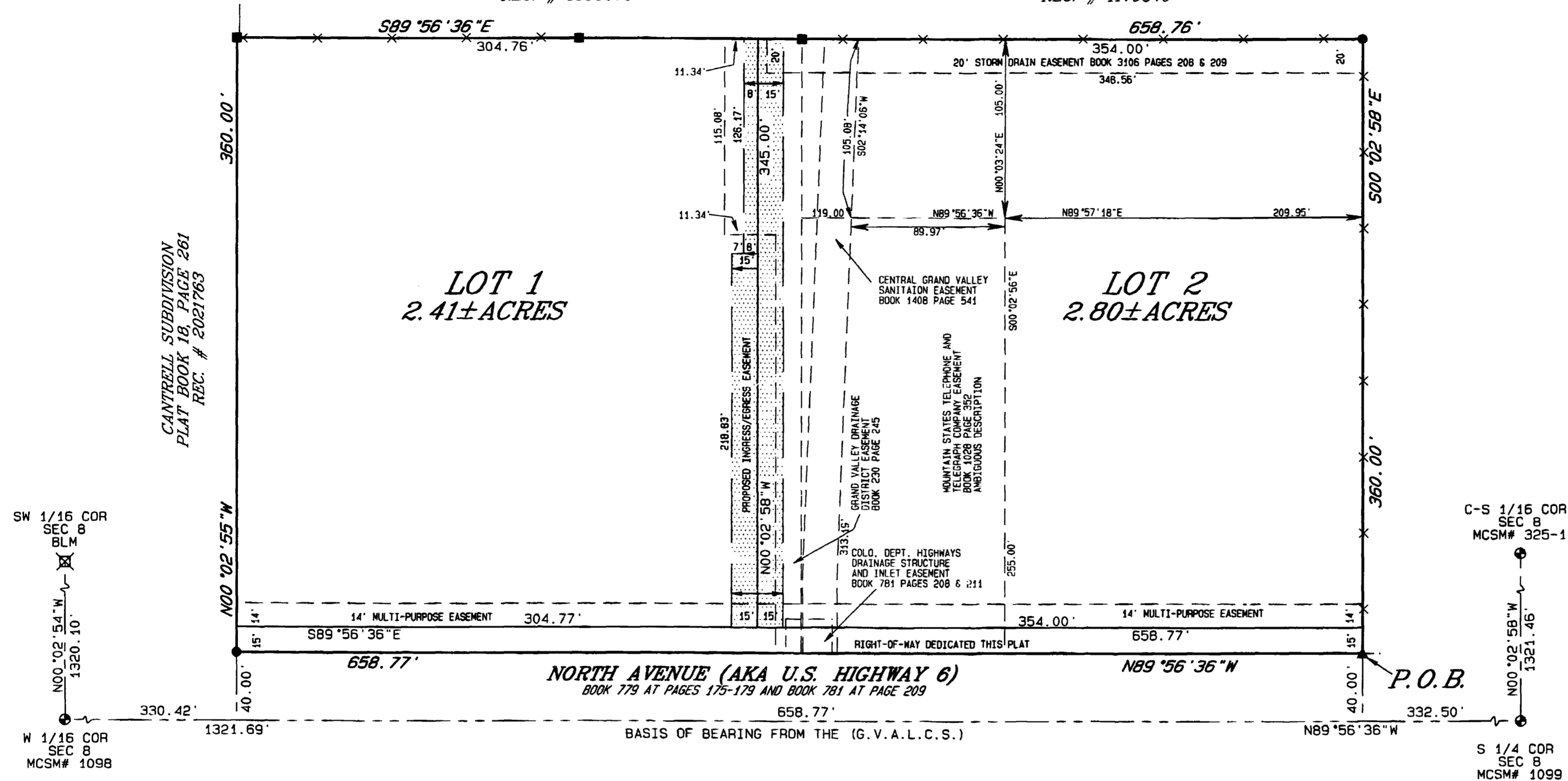


# PALACE POINT SIMPLE SUBDIVISION

PALACE ESTATES FILING No. TWO  
PLAT BOOK 16, PAGE 190  
REC. # 1850676

PALACE ESTATES FILING No. ONE  
PLAT BOOK 12, PAGE 109  
REC. # 1179340



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, North Avenue Center LLC is the owner of that real property as described in Book 3129 at Page 217 in the records of Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 8, being a found Mesa County survey marker, the basis of bearing being N89°56'36"W to the W 1/16 corner of said Section 8, being another found Mesa County survey marker; thence N89°56'36"W a distance of 332.50 feet along the south line of said SE 1/4 SW 1/4; thence N00°02'58"W a distance of 40.00 feet to the Point of Beginning; thence N89°56'36"W a distance of 658.77 feet to the SE corner of Cantrell Subdivision; thence N00°02'55"W a distance of 350.00 along the east line of said Cantrell Subdivision to the SW corner of Palace Estates Subdivision Filing No. Two; thence S89°56'36"E a distance of 658.76 feet to the SE corner of Palace Estates Subdivision Filing No. One; thence S00°02'58"E a distance of 360.00 feet to the Point of Beginning; Said parcel contains 5.44 acres more or less.

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 PALACE POINT SIMPLE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:  
All rights-of-way shown hereon, to the full width of their platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.  
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.

Ingress/Egress Easements shown hereon are hereby granted to the owners of Lots specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot owner(s), their guest(s), and invitee(s), and also for the use by the public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.

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 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 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.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 28<sup>th</sup> day of March A.D., 2003

North Avenue Center LLC  
Thomas F. Bolger

## CITY APPROVAL

This plat of PALACE POINT SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 1<sup>st</sup> day of April, 2003.

City Manager

City Mayor

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of March A.D., 2003 by North Avenue Center LLC (Thomas F. Bolger)  
Witness my hand and official seal:   
Notary Public  
Address 561 Walnut Av. CO 81501  
My commission expires: 11/10/2005

## 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. Title information provided by Abstract & Title Co. of Mesa County Inc., No. 00907859.

## CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 2:49 o'clock P.M., this 1<sup>st</sup> day of April, A.D., 2003, and is duly recorded in Plat Book No. 19 at page 296

Reception No. 2115515 Fee \$16.00 + \$4.00 Drawer No. NN-85

Deputy Clerk and Recorder

## LEGEND

- FD MESA COUNTY SURVEY MARKER
- ▲ FD BUREAU OF LAND MANAGEMENT SURVEY MARKER (BLM)
- ▲ FD 1.5" PLASTIC CAP ON #5 REBAR STAMPED GED LS 16413
- ▲ FD 2" ALUM CAP ON #5 REBAR STAMPED D H SURVEY LS 24306
- SET 2" ALUM CAP ON #5 REBAR STAMPED D H SURVEY LS 20677
- ⊘ POWER POLE
- E— ELECTRIC LINE
- X— FENCE LINE
- X— EXTERIOR CORNERS SET IN CONCRETE
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM

## AREA SUMMARY

DED. ROADS = 0.23 AC. / 04%  
LOTS 1 & 2 = 5.21 AC. / 96%  
TOTAL = 5.44 AC. / 100%

**PALACE POINT SIMPLE SUBDIVISION**  
LOCATED IN THE  
SE 1/4 SW 1/4 SEC. 8, T.1S., R.1E., U.M.  
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. 227-02-22  
Drawn By TMODEL Date FEBRUARY, 2003 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.