

HARVEST SUBDIVISION

A REPLAT OF LOT 2 PATTERSON ROAD MINOR SUBDIVISION

GENERAL NOTES

There will be no Declaration of Covenants and Restrictions recorded with this subdivision plat.

Basis of bearings is the South line of SE1/4 SW1/4 Section 6 which bears South 89 degrees 59 minutes 34 seconds East, a distance of 1351.45 feet, as shown on plat of Patterson Road Minor Subdivision, recorded in Plat Book 15, Page 188, Mesa County records. Both monuments on this line are Mesa County Survey Markers, as shown on the face of this plat.

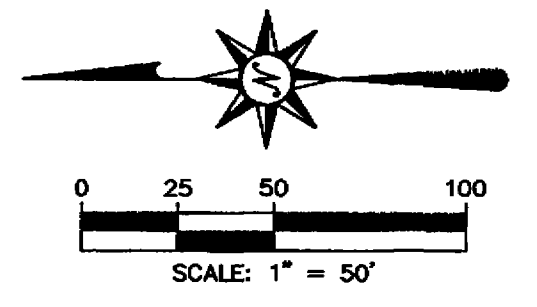
Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc., Commitment No. 00908174 C2, dated Oct. 29, 2002.

Lienholders Ratification of plat for Wells Fargo Bank West, N.A. recorded in Book 3304, Page 102, Mesa County records.

AREA SUMMARY

LOTS	=	16.924 Acres	99.64%
ROW	=	0.061 Acres	0.36%
TOTAL	=	16.985 Acres	100.00%



- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
 - EASEMENTS CREATED BY THIS PLAT

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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That World Harvest Church is the owner of that real property located in part of the SE1/4 SW1/4 of Section 6, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 2280, Page 384.)

Lot 2, Patterson Road Minor Subdivision, as shown on plat recorded in Plat Book 15, Page 188, Mesa County records.

That said owner has by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as Harvest Subdivision, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All streets, roads and rights-of-way are dedicated to the City of Grand Junction for the use of the public forever.

All Utility, Drainage, and Irrigation 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 Multipurpose 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 sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Irrigation Easements and 266' x 75' Drainage Easement are hereby granted to the Owners of Lots 1 and 2, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or as signs, together with the right to trim or remove interfering trees and brush, and in Drainage & and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or 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, John Cappelto for World Harvest Church (owner) has caused their name to be hereunto subscribed this 3rd day of April, A.D. 2003.

by: John Cappelto Title: Pastor, President
for: World Harvest Church

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by John Cappelto for World Harvest Church this 3rd day of April, A.D. 2003.

Teresa C. Romines
Notary Public
My Commission Expires 8/27/2005

CITY OF GRAND JUNCTION APPROVAL

This plat of Harvest Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 17th day of April, A.D., 2003.

City Manager [Signature]
President of City Council [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 2:49 o'clock P.M., APRIL 18, A.D., 2003, and was duly recorded in Plat Book 19, Page No. 310, Reception No. 2117459, Drawer No. NN-94, Fees: \$10.00 & \$1.00

Clerk and Recorder _____
By: _____ Deputy

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Harvest Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified April 3, 2003

LOCATED IN SE1/4 SW1/4 SECTION 6, T1S, R1E, UTE MERIDIAN

PATRICK R. GREEN
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. No. 17485

HARVEST SUBDIVISION
A REPLAT OF LOT 2
PATTERSON ROAD MINOR SUBDIVISION
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
244 NORTH 7TH STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2002-123	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: March, 2003	LED/MCW	RSK	PRG	1	1