

BELFORD AVENUE

# LEGEND

- $\mathbf{\bullet}$ CITY SURVEY MARKER 1/2" ROD IN MONUMENT BOX
- 0 POSITION DETERMINED BY CITY OF GRAND JUNCTION REFERENCES
- FOUND ALUMINUM CAP ON No. 5 REBAR, PLS 27279
- ۲ SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 IN CONCRETE
- (R) RECORD MEASUREMENT
- (M) FIELD MEASUREMENT
- Easement and Title Information provided by Abstract & Title Company of Mesa County, Policy No. 00909439.

Basis of bearings assume between City of Grand Junction block monument references to bear N89'49'42'W a distance of 474.14 feet.

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

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.

# SURVEYOR'S CERTIFICATION

I hereby certify that this plat of FMC SIMPLE 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 the standards of my knowledge.

NER 27279 STANLEY K. Certified this 2003

# FMC SIMPLE SUBDIVISION A REPLAT OF LOTS 1 THRU 6 AND LOTS 29 AND 30, BLOCK 5, AND THE VACATED ALLEY ADJACENT TO LOT 30, PLAT OF RESURVEY OF SECOND DIVISION OF CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

8th & North

(F)

46

(X)

27

8th & Belford

SET 2" ALUM. CAP ON #5 REBAR IN

CONCRETE VALLEY PAN

16

15

28

14

29

# DEDICATION

That the undersigned of that real property Range 1 West, Ute 1 1 thru 6 and Lots Book 2, at Page 37

All Utility Easement perpetual easement including, but not li storm sewers, water

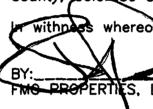
All Multi-purpose Ea public providers as utilities and appurter pipelines, sanitary se and maintenance of

That said Owners ha described real prope of the City of Grand dedications and gran

IN WITNESS WHEREOF subscribed this\_\_\_\_\_

### LIENHOLDERS

The undersigned, h and does hereby j thereof and agree County, *Polec*ido s



Witness my hand

My Commission Ex

# TITLE CERTIFI

STATE OF COLORA COUNTY OF MESA

We, Abstract & T of Colorado, here find the title to all mortgages not that there are no that all easement

Date: 11/18/03

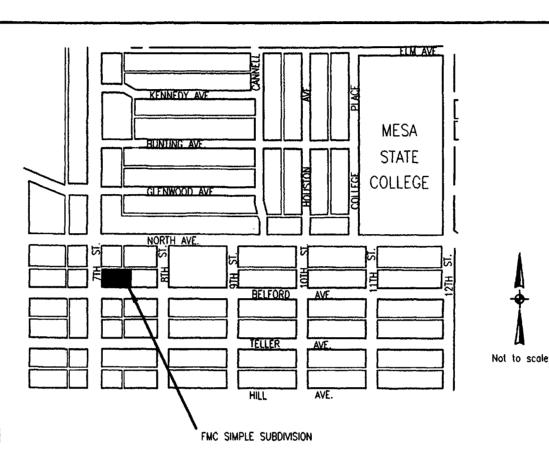
# CITY OF GRA

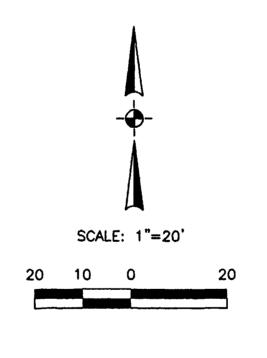
This plat of FMC City of Grand Jui accepted this 📻

City Manager

محصن سنة حماد البارة حمد بالبلة البلي فإنكا خوم حجو تقالك خمد عداد جوي عنود البلية خط

PLS 27279





# CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO COUNTY OF MESA

I hereby certify that this instrument was filed in my office at \_\_\_\_\_\_, A.D., 2004, and was duly recorded in Plat Book No. 3092 Page No. 291

220/011 Reception No.

19-42

# 10.00 + 1.00 Fees

Clerk and Recorder

Deputy

Drawer No.

Not to scale

NOTARY PUBL

STATE OF COLORAE COUNTY OF MESA

The foregoin this\_\_\_\_\_\_

d FMC PROPERTIES, LLC are the owner's v situated in the NW1/4 NE1/4 of Section 13, Township 1 South, Meridian, Grand Junction, Mesa County, State of Colorado being Lots 29 and 30, Block 5 of RESURVEY OF SECOND DIVISION CITY OF GRAND JUNCTION as recorded in 7, of the official records of the Clerk and Recorders Office of Mesa County, Colorado.			
for the installation, operat nited to, electric lines, ca	tion, maintenance and ble TV lines, natural <u>c</u>	ity—approved: public utilities repair of utilities and appur gas pipelines, sanitary sewer	tenances lines,
lines, telephone lines, equivalent other public providers and appurtenant facilities. sement to the City of Grand Junction for the use of City-approved: utilities and perpetual easement for the installation operation, maintenance and repair of nances including, but not limited to, electric lines, cable TV line, natural gas			
ewer lines, storm sewers,	water lines, telephone	lines, and also for the inste ping, trees and grade struct	allation
ive by these presents laid rty as shown hereon, and I Junction, Mesa County, C nts:	designates the same	as FMC SIMPLE SUBDIVISION	I,
F, said owner's, has cause <u>17 th       </u> day of <u>Novembe</u>	ed their name's to be <u>s    </u> , 2003 A.D.	e hereunto	
RATIFICATION OF PL	AT		
ereby certifies that is is a holder of a security interest upon the property hereon described oin in and consent to the dedication of the land described in said dedication by the owners that its security interest which is recorded in Book, Pageof the Records of Mesa hall be subordinated to the dedications shown hereon.			
the gaid individual(s) has caused these presents to be signed this 11th day of 1018 mber, 2003			
LC Manager			
IC CERTIFICATION			
DO }ss			
)	ladaad before me by	JAMES PULSIONER	
day of <u>November</u> , A.D., 2003			
and official seal	the t		
Notary Pu	[		
pires	JARED PETERSON NOTARY PUBLIC STATE OF COLORAL		
CATION			
DO	My Commission Expires D	ec. 27, 2003	
itle Company of Mesa County, A title insurance company, as duly licensed in the State by certify that we have examined the title to the hereon described property, that we the property is vest to FMC Properties, LLC; that the current taxes have been paid; that t satisfied or released of record nor otherwise terminated by law are shown hereon and to other encumbrances of record; that all easement are no other encumberances of record; t, reservations and rights of way of record are shown hereon, as of June 2, 2003 SPW			
tool Millian fres.			
By: Name and Title			
Abstract & Title Company of Mesa County, Inc.			
ND JUNCTION APPROVAL			
SIMPLE SUBDIVISION, a subdivision of a part of the			
day of Ore-A.D., 2003.			
	_7	arry L. Buttes	Pro Tem
Dred	CIT	y Mayor.	
		Prepared for: FMC Pr Grand J	operties, LLC lunction, Colorado
		FMC SIMPLE	SUBDIVISION
A REPLAT OF LOTS 1 THRU 6 AND LOTS 29 AND 30 BLOCK 5, PLAT OF RESURVEY OF SECOND DIVISION CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO			
		HIGH DESERT 2591 B 3/4 Road	Grand Junction, CO
	i i i i i i i i i i i i i i i i i i i	970-254-8649	Fax 970-255-7047
		970-254-8649 SUR. BY: <i>BE/FB</i>	Fax 970-255-7047 DRAWN BY: <u>SKW</u>

01300201.TIF