

# EQUINE SUBDIVISION

BEING A SUBDIVISION IN THE SE 1/4 NW 1/4

OF SECTION 10, T.1 S., R. 1 W., U.M.

CITY OF GRAND JUNCTION

MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and that being a part of the SE 1/4 NW 1/4 Section 10, Township 1 South, Range 1 West, of the Ute Meridian, as recorded in Book 2269 at Page 729 of the Mesa County Records as shown on the accompanying plat, being more particularly described as follows:

Beginning at the C-W 1/16 Corner for said Section 10; thence N 00°04'13" E, 397.50 feet to the South Right-of-Way line for West Pinyon Avenue as recorded in Book 936 at Page 143 of the Mesa County Records; thence along said South Right-of-Way line S 89°55'00" E, 614.80 feet to the Northwest corner of Lot 1 of the Replat of Phipps and Scott Subdivision; thence S 00°12'01" E, 397.50 feet to the Southwest corner of Lot 1 of the Replat of Phipps and Scott Subdivision; thence N 89°55'00" W, 616.68 feet to the point of beginning.

That said owner has caused said real property to be laid out and surveyed as EQUINE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All MULTI-PURPOSE EASEMENTS 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 television lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and irrigation lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees, grade structures, and wheel chair ramps;
- All UTILITY EASEMENTS 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 television lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and irrigation lines;
- All IRRIGATION EASEMENTS to the owners of the lots hereon created, and downstream users of the existing irrigation ditch, as evidenced by document recorded in Book \_\_\_ at Page \_\_\_ of the Mesa County records, for their use as a perpetual easement for the operation, maintenance and repair of the existing irrigation line and appurtenances thereto;
- All DRAINAGE EASEMENTS to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of existing drainage facilities and appurtenances thereto;
- All INGRESS/EGRESS EASEMENTS to the owners of Lots 2 and 3 as perpetual easements for the ingress and egress purposes for the use of said Lot owners, their guests and invitees, and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services. Deed of conveyance recorded at Book \_\_\_ Page \_\_\_ subject to further conditions and restrictions as may be set forth in that instrument.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their assigns or successors, together with the right to trim or remove interfering trees and brush; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the above described easements.

IN WITNESS WHEREOF said owner, Bonnie G. Harris, has caused her name to be hereunto subscribed this 14th day of May, 2000.

*Bonnie G. Harris*  
Bonnie G. Harris

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 14th day of May, 2000, by Bonnie G. Harris

My Commission expires 6-27-2000  
Witness my hand and official Seal

*Clayton*  
Notary Public



- LEGEND
- MESA COUNTY SURVEY MARKER
  - BLM ALLOY CAP
  - SET #5 REBAR AND CAP - L.S. 27266
  - FOUND BENT #5 REBAR AND REPLACED WITH #5 REBAR AND CAP, L.S. 27266
  - FOUND #5 REBAR IN CONCRETE

### LEINHOLDERS CERTIFICATE

ALPINE BANK, as leinholder of record on the above described parcel, hereby acknowledges, affirms, and accepts the dedication shown hereon.

IN WITNESS WHEREOF said leinholders have caused their names to be hereunto subscribed this 14th day of May, 2000.

*Just Dennis, Vice President*  
by

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 14th day of May, 2000 by *Just Dennis*

My Commission expires 7-11-03  
Witness my hand and official Seal  
*Clayton*  
Notary Public

C 1/4 CORNER SECTION 10

SW CORNER OF REPLAT PHIPPS AND SCOTT SUBDIVISION

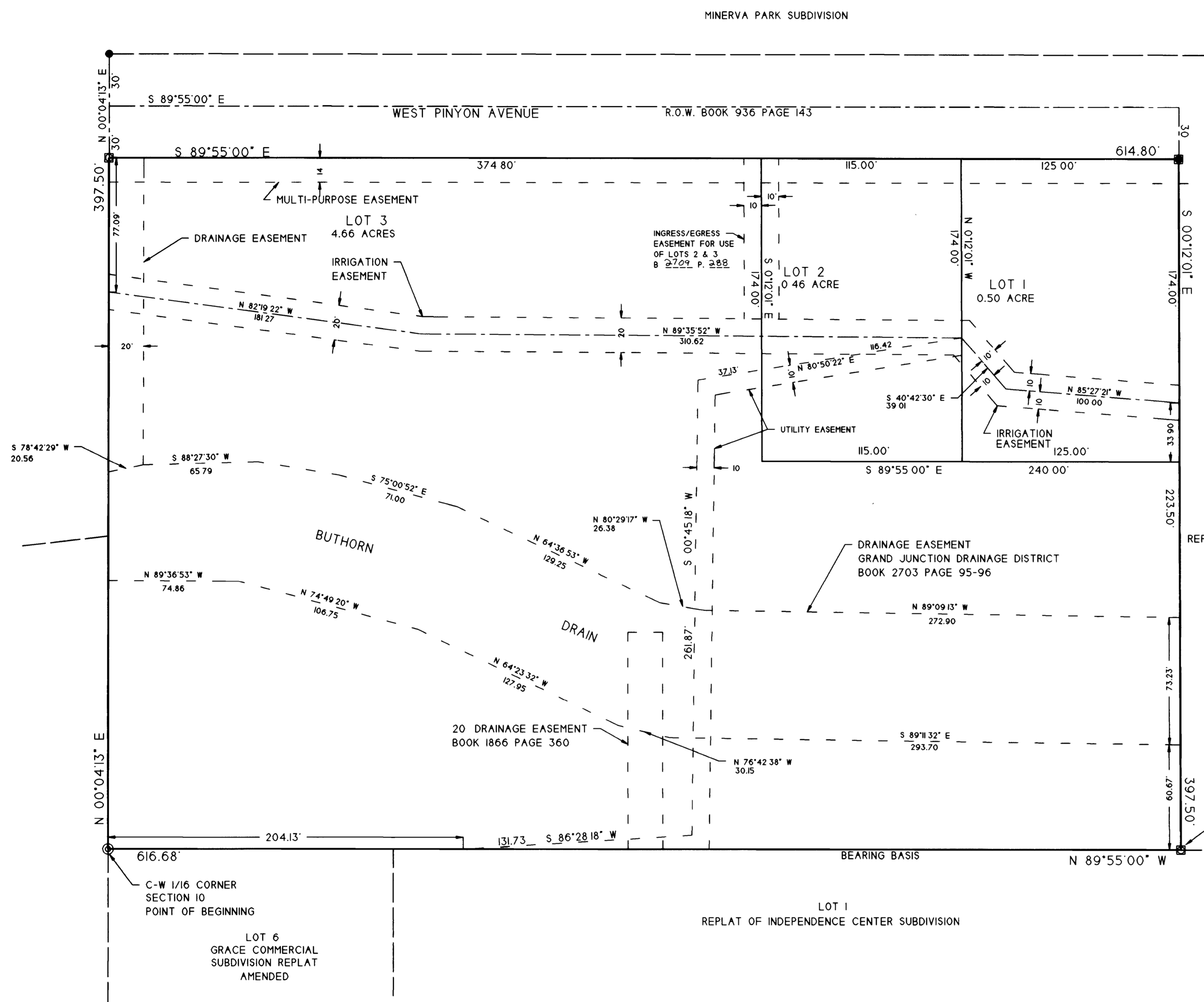
### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 2:49 o'clock P.M., this 17th day of May, 2000, and is duly recorded in Plat Book No. 17 Page 324 Reception No. 1950163, Drawer No. 11-98.

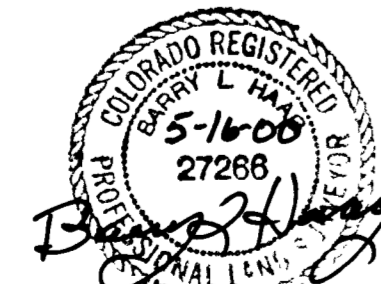
*Marika Todd* \$10 Fee  
Clerk and Recorder Deputy

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL  
This plat of EQUINE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 14th day of May, 2000.  
*Gene Emery* Mayor  
*Shay* City Manager



**SURVEYOR'S CERTIFICATE**  
I, Barry L. Haag, do hereby certify that the accompanying plat of EQUINE SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same, and that this plat conforms with all applicable regulations of the City of Grand Junction Zoning and Development Code.

BARRY L. HAAG  
P.L.S. 27266  
3004 BOOKCLIFF AVENUE  
GRAND JUNCTION, COLORADO 81504  
PHONE (970) 434-4679



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

**EQUINE SUBDIVISION**  
SITUATE  
SE 1/4 NW 1/4 SECTION 10  
TOWNSHIP 1 SOUTH - RANGE 1 WEST  
UTE MERIDIAN  
MESA COUNTY CITY OF GRAND JUNCTION COLORADO  
PREPARED FOR  
BONNIE HARRIS  
SCALE: 1"=40' MAY 15, 2000