

BECKY'S SUBDIVISION

SITUATED IN THE SW1/4 SE1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M.
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Robert L. Dorssey and Rebecca H. Dorssey, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 3607 at Pages 424-425 of the Mesa County Clerk and Recorders Office, and being situated in the SW1/4 SE1/4 Section 6, Township 1 South, Range 1 East of the Ute Meridian being described as follows:

A parcel of land in the SW1/4 SE1/4 of Section 6, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:
Beginning at a point 1320 feet West and 528 feet North of the Southeast Corner of said Section 6;
thence North 264 feet;
thence West 290 feet;
thence South 264 feet;
thence East 290 feet to the place of beginning,
Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as BECKY'S SUBDIVISION, a subdivision of a part the City of Grand Junction, 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 are hereby dedicated 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, irrigation lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping trees and grade structures.
- All Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail and for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling, and other nonmotorized forms of transportation for commuting and recreational purposes with or without pets accompanying them.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, 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 impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Land owners state that there are no lien holders.

All expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction, Colorado.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 1ST day of MARCH A.D., 2006.

Robert L. Dorssey
Robert L. Dorssey

Rebecca H. Dorssey
Rebecca H. Dorssey

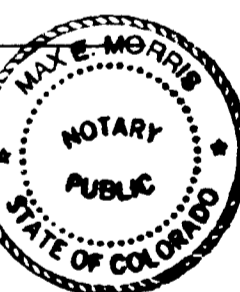
STATE OF COLORADO } S.S.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 1ST day of MARCH A.D., 2006, by Robert L. Dorssey and Rebecca H. Dorssey.

11-18-07

My commission expires:

Notary Public



CITY APPROVAL

This plat of BECKY'S SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 7 day of MARCH A.D. 2006.

David VanCey
By: City Manager

Mayor

SURVEYOR'S CERTIFICATE

I, David M. Morris, certify that the accompanying plat of BECKY'S SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

David M. Morris
David M. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 30111

3-01-07 Date



INDIAN VILLAGE SUBDIVISION
FILING NO. ONE
PLAT BOOK 11 PAGE 304 RECEPTION NO. 1143368

WEST INDIAN CREEK DRIVE

AREA SUMMARY

LOTS = 1.76 ACRES = 100.00%
ROADS = 0.00 ACRES = 0.00%
TRACTS = 0.00 ACRES = 0.00%
TOTAL = 1.76 ACRES = 100%

ABBREVIATIONS

SF & SQ. FT. SQUARE FEET
ESMT. EASEMENT
MPE MULTI-PURPOSE EASEMENT
LEN. LENGTH
C CURVE
L LINE
A ACRES
BK. BOOK
PG. PAGE
MCSM MESA COUNTY SURVEY MONUMENT
U.M. UTE MERIDIAN
MULTI MULTIPLE
R.O.W. RIGHT-OF-WAY
T1S TOWNSHIP 1 SOUTH
R1E RANGE 1 EAST
T.B.M. TEMPORARY BENCH MARK
#5 RE-BAR 5/8" REINFORCING BAR
L.S. LAND SURVEYOR
W/CAP WITH CAP
NO. NUMBER

LEGEND & NOTES

- ◆ FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
- FOUND SURVEY MONUMENT AS DESCRIBED NO. 5 RE-BAR
- SET NO.5 REBAR W/CAP L.S. 30111
- FD. 2.5" ALUMINUM CAP L.S. 23903

- No fences will be allowed in the pedestrian easement.
- Perimeter corners set in concrete.

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.

BASIS OF BEARINGS STATEMENT

Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the Survey markers at the SE corner of the SW1/4 SE1/4 Section 6, T1S, R1E, U.M. and the SE1/16th corner of Section 6, T1S, R1E, U.M.

The measured bearing is N00°00'16"E.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S.
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 2:42 o'clock P. M. this 9th day of MARCH A.D., 2006, and is duly recorded in Book No. 4372, Page 684

Reception No. 2368505 Drawer No. TT-47 Fee 10⁰⁰ 1/2

Janice Rich BY Kerwin McElroy
CLERK AND RECORDER DEPUTY

FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of other relative to the lands platted herein are recorded as follows:

15' Grand Valley Power easement is recorded in Book _____ at Page _____

Road right-of-way for 28 3/4 Road is recorded in Book _____ at Page _____

POINT OF COMMENCEMENT
MCSM#
SE CORNER
SECTION 6
T1S, R1E, U.M.

FOUND MCSM#43-1 E
SE CORNER
SW1/4 SE1/4
SECTION 6
T1S, R1E, U.M.

N89°56'34"E 1320.33 SOUTH LINE SE1/4 SE1/4 SEC. 6

616 28 3/4 ROAD
2943-064-00-057

N90°00'00"E 290.00'

500°00'16"W 528.72'

FOUND 2.5" ALUM. CAP
L.S. 23903
SE1/16TH CORNER
SECTION 6
T1S, R1E, U.M.

11
615 W INDIAN CREEK DR.
2943-064-08-011

10
613 W INDIAN CREEK DR.
2943-064-08-010

9
611 W INDIAN CREEK DR.
2943-064-08-009

8
609.5 W INDIAN CREEK DR.
2943-064-08-008

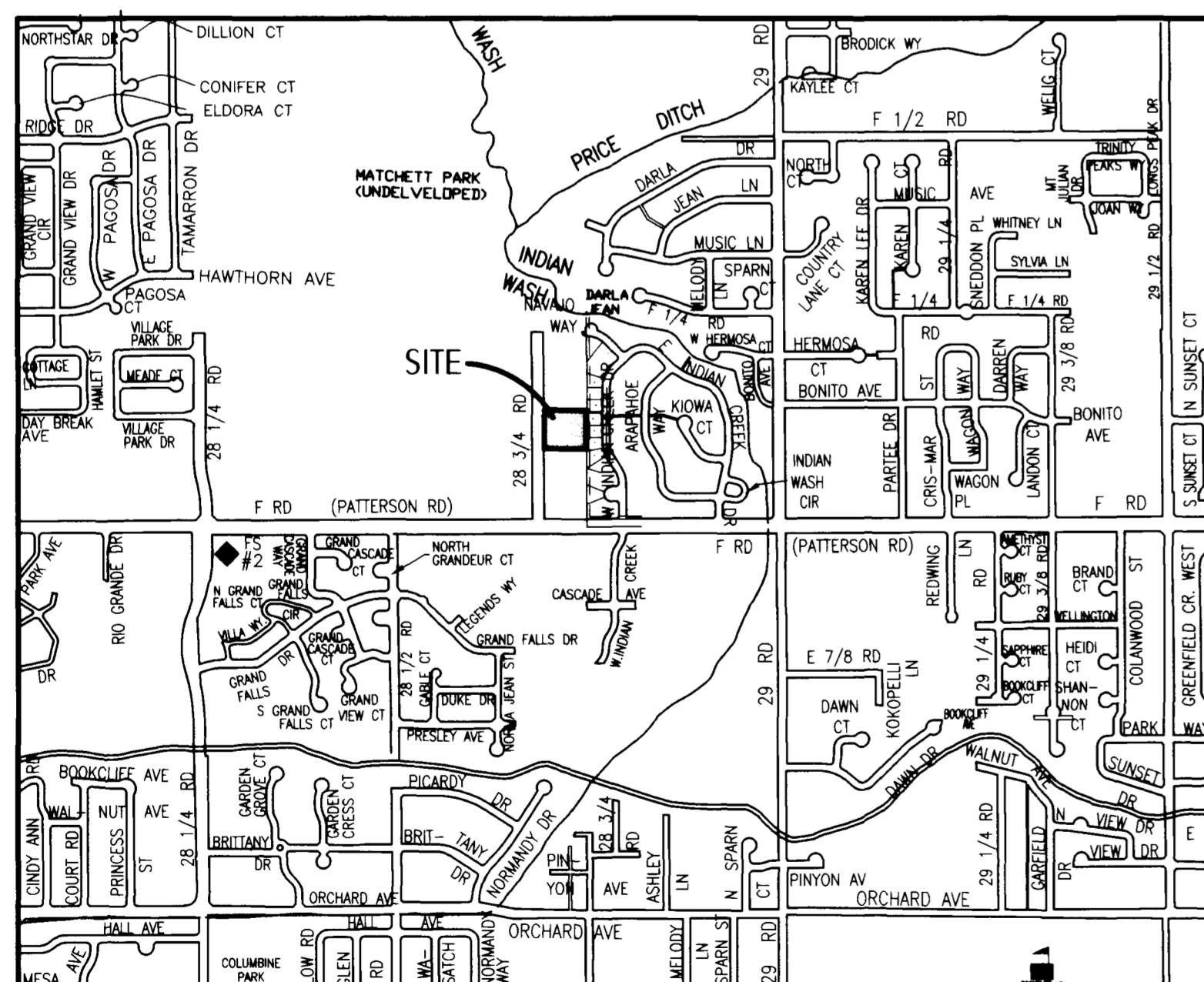
7
609 W INDIAN CREEK DR.
2943-064-08-007

20' Utility, Irrigation & drainage easement
PLAT BOOK 11 PAGE 304 RECEPTION NO. 1143368

N00°00'16"E 528.00'

N90°00'00"W 290.00'

608 28 3/4 ROAD
2943-064-00-072
SET 3.0" W.C.
FALLS 3.0" N90°W
of Property Cor.



VICINITY MAP

TITLE CERTIFICATION

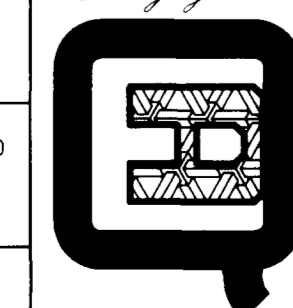
STATE OF COLORADO
COUNTY OF MESA

We, Stewart Title GJ Division, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the heron described property, that we find the title to the property is vested to Robert L. Dorssey, that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

DATE: 3-02-07

BY: Karin Farley Title Officer
* and Rebecca H. Dorssey

BECKY'S SUBDIVISION		FINAL PLAT	
SITUATED IN THE SW1/4 SE1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M.			
FOR:	DORSSEY	SURVEYED BY:	SB
SCALE:	0 15 30 1 IN = 30 FT 0 3 10 METERS	DRAWN BY:	MEM
DATE:	2/23/2007	ACAD ID:	Dorssey-SLD
		SHEET NO.	
		FILE:	2006-013.1



Q.E.D.
SURVEYING
SYSTEMS, Inc.
1018 Colorado Ave
Grand Junction, CO
81501-3521
(970) 241-2370
Fax: 241-7025