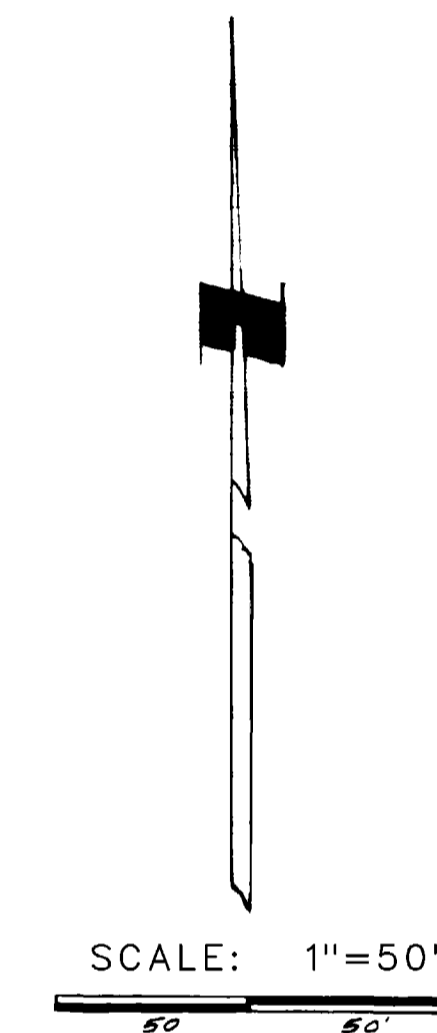
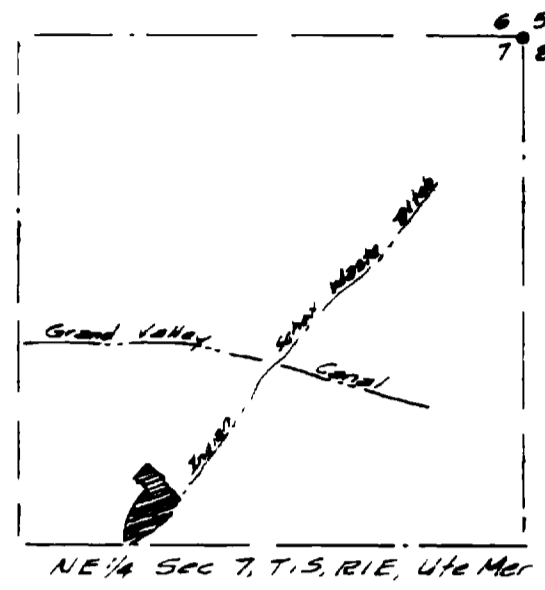
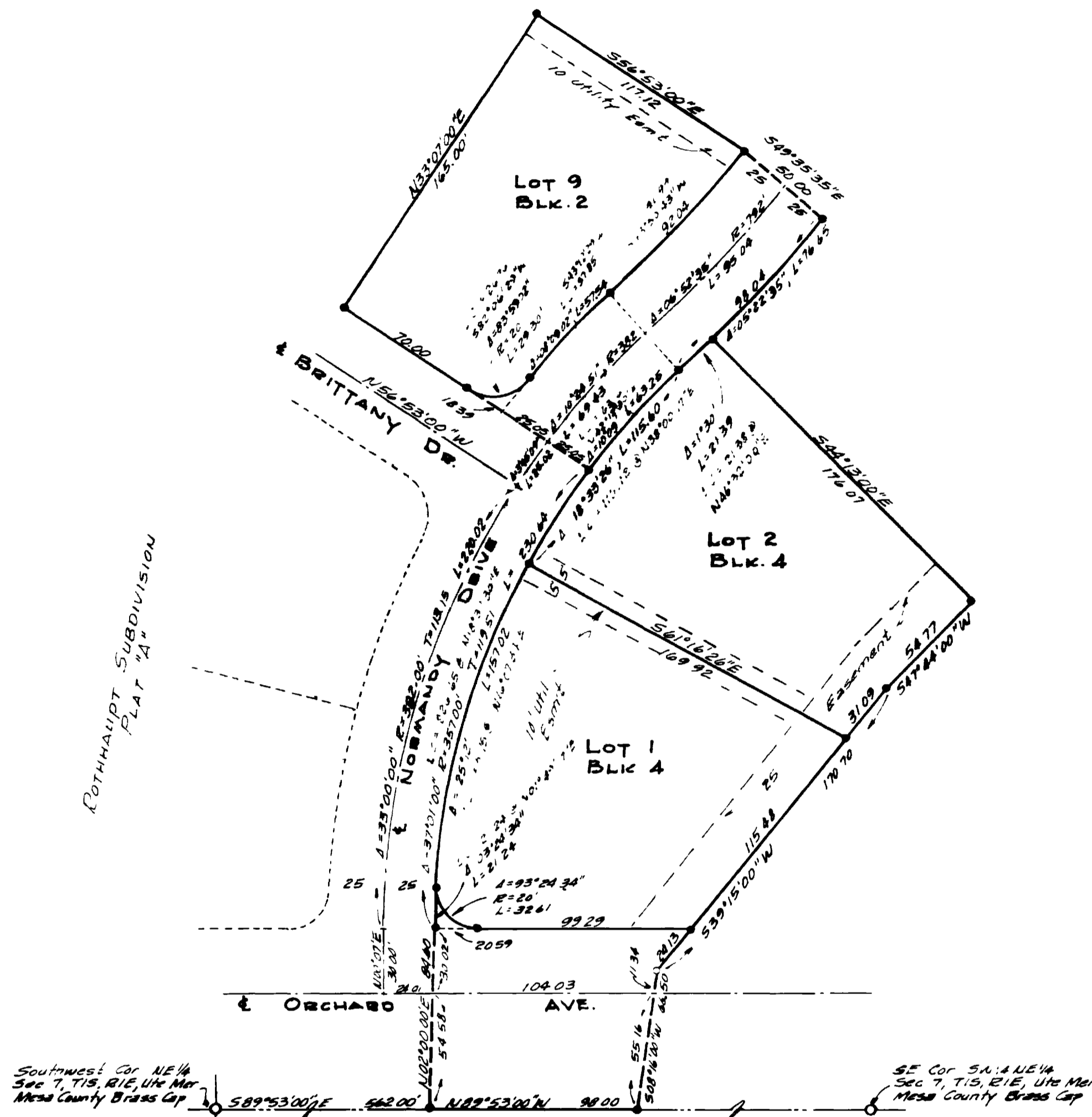


ROTHHAUPT FIRST ADDITION



• 1/2" Iron Pins Set
o Corner Not Set



SURVEYOR'S CERTIFICATE

I, W. DEAN EAST, do hereby certify that this plat, ROTHHAUPT SUBDIVISION - FIRST ADDITION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared by me and accurately represents a field survey of same.

I further certify that in preparing this plat, extensive and inconsistent mathematical errors were found to exist throughout the ROTHHAUPT SUBDIVISION - PLAT "A", hereinafter referred to as the first filing. These errors are of a nature and to an extent that it is impossible to plat additional filings contiguous to the boundaries of the first filing without first making some assumptions that in reality cannot be supported as being valid due to the inconsistency and quantity of errors existing throughout the first filing.

However, in order to facilitate the platting of this addition, I have made the following assumptions and have imposed them as conditions to the platting based upon what I believe to be a reasonable solution to the problem.

1. The centerline radius of the curve along Normandy Drive is 382.00 feet.
2. The P.C. of the curve commences at the intersection of the centerline with the Northerly right-of-way line of Orchard Ave.
3. The centerline of Brittany Drive is radial to the curve, and its bearing is N56°53'00"W thus creating an interior angle of 33°00'00" between the radial.
4. The Southwest corner to the first addition being also the Point of Beginning of the first addition is coincident with the Southwest corner of the first filing and occurs as indicated by the first filing at a point located S89°53'00"E, 562.00 feet from the center of Sec. 7, T.1S, R.1E, Ute Mer.
5. The southeasterly line of the first filing described as N02°00'00"E, 84.60 feet is valid and the southeasterly line of the first addition is contiguous thereto.

W. Dean East
W. DEAN EAST Colo. PE & LS. #6702

Approved for filing:
Roger C. Head
Roger C. Head Mesa County Surveyor

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, John P. Rothaupt and Agnes Mary Rothaupt are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado described as follows and shown on the accompanying plat thereof:

Commencing at the Southwest Corner of the Northeast Quarter (NE 1/4) of Section 7, Township 1 South, Range 1 East of the 10th Meridian and considering the South line of said Northeast Quarter (NE 1/4) to bear S89°53'00"E, and with all other bearings described hereon being relative thereto: thence S89°53'00"E along the South line of said Northeast Quarter (NE 1/4) a distance of 562.00 feet to the True Point of BEGINNING;

thence N02°00'00"E, 84.60 feet to the point of intersection of the Northerly Right of Way line of Orchard Avenue with the Northerly Right of Way line of Normandy Drive, said point of intersection being also a point on a curve having a radius of 382.00 feet, an interior angle of 33°00'00", and whose tangent at said point bears N02°00'00"E; thence along the arc of said curve to the right a distance of 130.04 feet thence N56°53'00"W, 138.49 feet; thence N56°53'00"E, 145.00 feet; thence S89°53'00"E, 111.18 feet; thence S89°53'00"E, 34.00 feet; to a point on a curve having a radius of 817.00 feet, an interior angle of 05°22'35" and whose tangent at said point bears S40°04'25"W; thence along the arc of said curve to the right a distance of 16.65 feet; thence S40°13'00"E along a radial line to the aforesaid curve a distance of 178.07 feet; thence S89°53'00"W, 54.77 feet; thence S89°53'00"W, 166.37 feet to a point of intersection with the Northerly Right of Way line of Orchard Avenue; thence continuing, S39°15'00"W, 26.13 feet; thence S08°16'00"W, 66.30 feet to a point on the South line of said Northeast Quarter (NE 1/4); thence N89°53'00"W along the South line of said Northeast Quarter (NE 1/4) a distance of 98.00 feet to the True Point of BEGINNING.

That said owners have caused the said real property to be laid out and surveyed as the ROTHHAUPT SUBDIVISION - FIRST ADDITION, 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 all of the streets and roads as shown on the accompanying plat, to the use of the public forever, and hereby dedicate these portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines, and these portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street improvements, shall be financed by the seller or purchaser - Not the City of Grand Junction.

In WITNESS WHEREOF, said John P. Rothaupt and Agnes Mary Rothaupt have caused their names to be hereunto subscribed this 28th day of November, A. D. 1967.

John P. Rothaupt
JOHN P. ROTHHAUPT

Agnes Mary Rothaupt
AGNES MARY ROTHHAUPT

CITY MANAGERS CERTIFICATE:

I hereby certify that this subdivision has been completed to my satisfaction and is in accordance with the approved preliminary plan.

Donald St. John
DIRECTOR OF DEVELOPMENT

John C. Tomlinson
CITY MANAGER

CITY PLANNING COMMISSION CERTIFICATE:

Approves this 6th day of Dec, A.D. 1967, by the City Planning Commission of the City of Grand Junction, Colorado

by Robert Baker
Chairman

CITY COUNCIL CERTIFICATE

Approved this 3rd day of Jan, A.D. 1968 by the City Council of the City of Grand Junction

by Rayle Meacham
Mayor

John C. Tomlinson
City Engineer

ACKNOWLEDGEMENT

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing dedication was acknowledged before me this 28th day of November, A.D. 1967 by John P. Rothaupt and Agnes Mary Rothaupt.

My commission expires August 23, 1970

Witness my hand and official seal

Frank A. Romm
Notary Public

CLERK & RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. _____ A.D. 1967 and is duly recorded in Plat Book No. _____ Page No. _____

_____ by _____
Clerk & Recorder Deputy

Easement Approvals

Public Service Co
W. C. ...
SAs

John C. Tomlinson
2000 7

John C. Tomlinson
Fruitvale Sanitation District

Mountain States Tel & Tel

W. C. ...

DEAN EAST & ASSOCIATES
ENGINEERING CONSULTANTS