

# Woodsmoke

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned William Wayne Graff and Barbara C. Graff are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the NE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the SE Corner NE 1/4 NE 1/4 of said Section 7; Thence S 00°01'25" E along the East line SE 1/4 NE 1/4 of said Section 7, a distance of 81.00 feet; Thence S 89°58'35" W 166.50 feet; Thence S 00°01'25" E 87.70 feet; Thence N 90°00'00" W 103.27 feet; Thence S 00°00'00" W 431.00 feet; to a point on the North edge of the Grand Valley Canal; Thence N 90°00'00" W 280.00 feet to the centerline of said Grand Valley Canal; Thence along said centerline of the Grand Valley Canal by the following three (3) courses and distances; (1.) N 87°15'00" W 165.00 feet (2.) N 79°20'00" W 150.00 feet (3.) N 72°30'00" W 500.00 feet; Thence N 00°00'00" E 44.70 feet; Thence S 72°30'00" E 100.00 feet; Thence N 42°40'00" E 543.00 feet; Thence S 90°00'00" E 196.00 feet; Thence N 00°00'00" E 139.05 feet; Thence S 90°00'00" E 83.00 feet; Thence N 32°23'00" E 105.03 feet; Thence S 89°55'33" E 540.15 feet to a point on the East line NE 1/4 NE 1/4 of said Section 7; Thence S 00°00'01" W along said East line NE 1/4 NE 1/4 of Section 7 a distance of 227.21 feet to the POINT OF BEGINNING; Containing 14.587 Acres.

That said owners have caused the said real property to be laid out and surveyed as Woodsmoke, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate to the public 29 Road as shown on the accompanying plat forever, and dedicate to the Public Utilities those portions of said real property which are labeled as utility and drainage easements on the accompanying plat as easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but limited to electric lines, gas lines, telephone lines, sewer and water mains; together with the right of trim interfering trees and brush; together with the perpetual right to ingress and egress for the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

The areas shown as Ingress / Egress and Utility Easement (Private Drive) is for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 15 day of DECEMBER A.D., 1982.

*William Wayne Graff*  
William Wayne Graff

*Barbara C. Graff*  
Barbara C. Graff

STATE OF COLORADO )  
 ) ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 15 day of DECEMBER A.D., 1982 by William Wayne Graff and Barbara C. Graff.

My Commission Expires: Aug. 23 1985  
Witness My Hand and Official Seal.

*Thomas R. Davis*  
Notary Public  
Address 2784 Crossroads Blvd.  
Grand Jct. CO. 81501

## CITY APPROVAL

This plat of Woodsmoke, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 7th day of November A.D., 1982.

*James J. ...*  
City Manager  
*Ros ...*  
Chairman, Grand Junction Planning Commission  
*Karl ...*  
Director of Development  
*...*  
President of Council  
*...*  
Grand Junction City Engineer

## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
 ) ss  
COUNTY OF MESA ) # 1325170

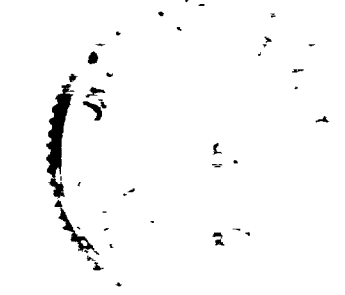
I hereby certify that this instrument was filed in my office at 2:45 o'clock P.M., this 4th day of May A.D., 1982, and is duly recorded in Plat Book No. 13, Page 150-151-152

*Earl Sawyer* Clerk and Recorder By *Harold M. Huskey* Deputy  
Fees \$ 30.00.  
Filed - 4-9

## SURVEYORS CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Woodsmoke, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

*James T. Patty, Jr.* SEPT. 23, 1982  
James T. Patty, Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960



# Woodsmoke

NE CORNER  
NE 1/4  
SECTION 7  
T1S. R1E.  
UTE MERIDIAN

EAST LINE NE 1/4 NE 1/4  
SECTION 7  
T1S. R1E.  
UTE MERIDIAN  
(ORIGIN OF BEARINGS)

SE CORNER  
NE 1/4 NE 1/4  
SECTION 7  
T1S. R1E.  
UTE MERIDIAN

EAST LINE SE 1/4 NE 1/4  
SECTION 7  
UTE MERIDIAN  
POINT OF BEGINNING

NOTE:  
OPEN SPACE FEE WILL BE PAID  
AS PER THE BUILDING PERMIT  
GUARANTEE

SCALE: 1" = 50'

LINE TABLE

LINE	BEARING	DISTANCE
1	N 80°00'00"W	41.00
2	N 80°00'00"W	8.50
3	S 00°00'01"W	10.00

CURVE TABLE

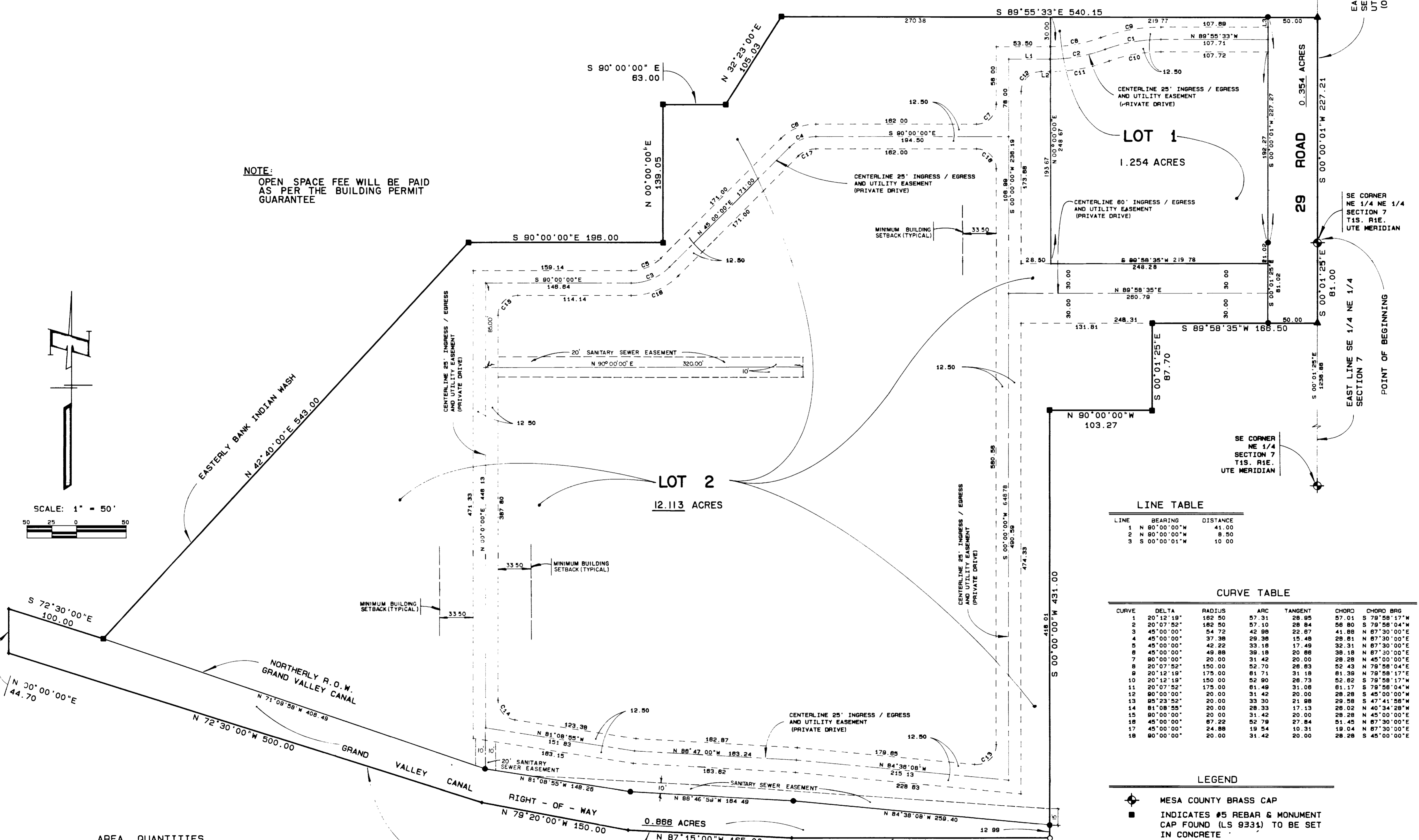
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	20°12'19"	182.50	57.31	28.95	57.01	S 79°58'17"W
2	20°07'52"	182.50	57.10	28.84	56.80	S 79°58'04"W
3	45°00'00"	54.72	42.98	22.87	41.88	N 87°30'00"E
4	45°00'00"	37.38	29.38	15.48	28.81	N 87°30'00"E
5	45°00'00"	42.22	33.18	17.49	32.31	N 87°30'00"E
6	45°00'00"	49.88	39.18	20.88	38.18	N 87°30'00"E
7	80°00'00"	20.00	31.42	20.00	28.28	N 45°00'00"E
8	20°07'52"	150.00	52.70	26.83	52.43	S 79°58'04"W
9	20°12'19"	175.00	61.71	31.18	61.38	N 79°58'17"W
10	20°12'19"	150.00	52.90	26.73	52.82	S 79°58'17"W
11	20°07'52"	175.00	61.49	31.06	61.17	S 79°58'04"W
12	80°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"W
13	85°23'52"	20.00	33.30	21.98	29.58	S 47°41'58"W
14	81°08'55"	20.00	28.33	17.13	28.02	N 40°34'28"W
15	80°00'00"	20.00	31.42	20.00	28.28	N 45°00'00"E
16	45°00'00"	87.22	82.78	27.84	51.45	N 87°30'00"E
17	45°00'00"	24.88	19.54	10.31	19.04	N 87°30'00"E
18	80°00'00"	20.00	31.42	20.00	28.28	S 45°00'00"E

LEGEND

- ⊕ MESA COUNTY BRASS CAP
- INDICATES #5 REBAR & MONUMENT CAP FOUND (LS 933) TO BE SET IN CONCRETE
- ▲ PK NAIL SET
- #5 REBAR & MONUMENT CAP SET
- #5 REBAR & MONUMENT CAP SET IN CONCRETE

SHEET 2 OF 2

Woodsmoke



AREA QUANTITIES

29 ROAD PUBLIC R.O.W.	= 0.354 ACRES	OR	2.42 %
CANAL R.O.W.	= 0.866 ACRES	OR	5.94 %
LOTS	= 13.367 ACRES	OR	91.64 %
<b>TOTAL = 14.587 ACRES OR 100.00 %</b>			
TOTAL No. OF LOTS = 2			