

North Star Subdivision

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Craig W. Songer and Larry D. Mattison 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 W 1/2 SW 1/4 NW 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

Commencing at the West 1/4 Corner of said Section 7.
Thence N 00°02'00"W along the West line NW 1/4 of said Section 7 a distance of 658 50 feet to the TRUE POINT OF BEGINNING.
Thence continuing N 00°02'00"W along said West line NW 1/4 of Section 7 a distance of 411 63 feet to a point on the South bank of the Grand Valley Canal
Thence along said South bank by the following four (4) courses and distances
(1) N 84°13'11"E 48 34 feet
(2) N 83°21'40"E 105 84 feet
(3) N 85°54'59"E 108 43 feet
(4) S 87°58'22"E 70 25 feet
Thence S 00°02'00"E 434 64 feet
Thence N 88°51'30"W 329 81 feet to the TRUE POINT OF BEGINNING Containing 3 236 acres

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

That said owners do hereby dedicate and set apart all the streets and roads as shown on the accompanying plat forever, and dedicate to the Public Utilities those portions of said real property which are labeled as utility 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 to 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

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 24th day of May A D . 1983

Craig W. Songer
Craig W. Songer

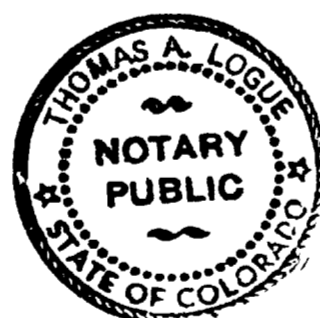
Larry D. Mattison
Larry D. Mattison

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 24th day of May . A D . 1983 by Craig W. Songer and Larry D. Mattison

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

Thomas A. Logie
Notary Public
Address 2784 Crossroads Blvd
Grand Junction, Co. 81501



CITY APPROVAL

This plat of North Star Subdivision a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 18th day of May . A D . 1983

James E. Wesseli
City Manager

Bob Peters
President of Council

Bob Zimmerman
Chairman, Grand Junction Planning Commission

Kurt Metzger
Director of Development

Ronald P. Pugh
Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 11:25 o'clock A.M. this 10th day of JUNE . A D . 1983, and is duly recorded in Plat Book No 13 . Page 169-170 REC # 13 29682

Earl Sawyer
Clerk and Recorder

Chinda K. Palmer
Deputy

Fees \$ 20.00 Filing X-24

SURVEYORS CERTIFICATE

I, James T. Patty, Jr. do hereby certify that the accompanying plat of North Star Subdivision, 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 3-31-83
James T. Patty, Jr Date
Registered Land Surveyor
Colorado Registration No 9980



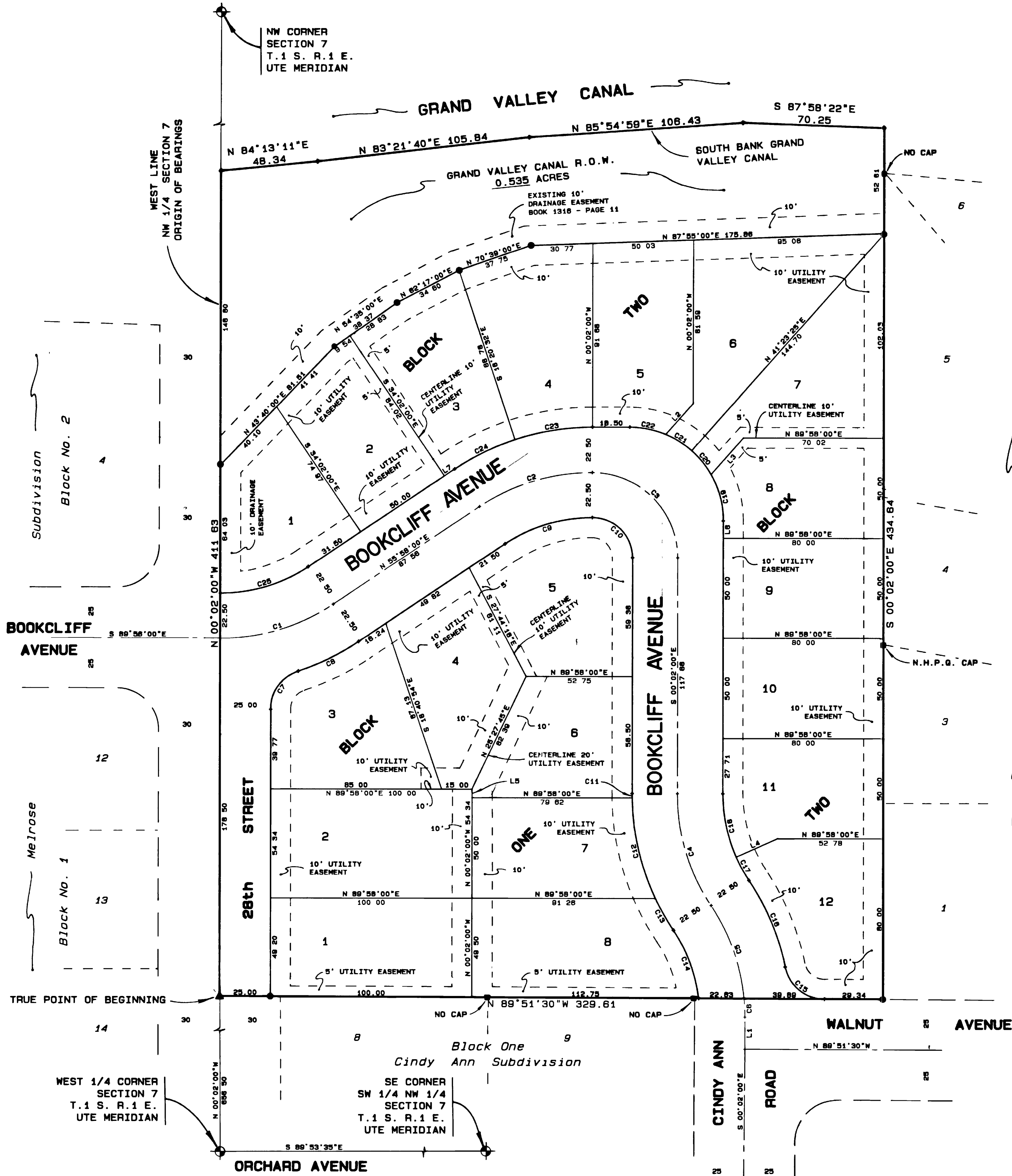
NOTICE According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect
In no event may any action based upon a defect in this survey be commenced more than ten years from the date of certification shown hereon

North Star Subdivision



PARAGON ENGINEERING, INC.
2784 Crossroads Blvd., Suite 104
Grand Junction, Colorado 81501 (303) 243-8888

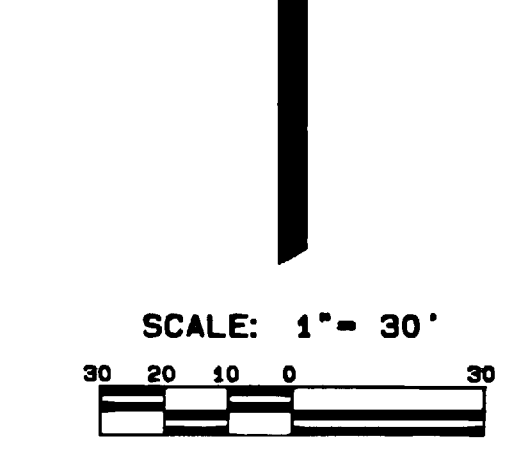
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AREA QUANTITIES

PUBLIC R.O.W.	0.619 ACRES	OR 19.13 %
LOTS	2.082 ACRES	OR 64.34 %
CANAL R.O.W.	0.535 ACRES	OR 16.53 %
TOTAL	3.236 ACRES	OR 100.00 %

- LEGEND**
- MESA COUNTY BRASS CAP
 - SET PK NAIL
 - FOUND #5 REBAR
 - #5 Rebar and Monument Cap Set in Concrete symbol"/> #5 REBAR AND MONUMENT CAP SET IN CONCRETE



LINE TABLE

LINE	BEARING	DISTANCE
1	S 00°02'00"E	10.00
2	N 41°23'25"E	20.80
3	N 41°23'25"E	24.35
4	N 68°03'48"E	22.50
5	N 00°02'00"W	4.34
6	N 00°02'00"W	8.68
7	S 55°58'00"W	6.06

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	34°08'00"	100.00	59.52	30.87	58.64	N 73°01'00"E
2	34°00'00"	100.00	59.34	30.57	58.47	N 72°58'00"E
3	90°00'00"	42.50	68.76	42.50	60.10	S 45°02'00"E
4	33°44'12"	100.00	59.88	30.32	58.03	S 16°54'06"E
5	28°34'21"	100.00	48.87	25.48	48.35	S 19°29'02"E
6	5°09'52"	100.00	9.01	4.51	9.01	S 02°38'58"E
7	71°38'58"	20.00	25.02	14.44	23.42	N 35°47'58"E
8	15°38'58"	122.50	33.49	18.85	33.39	N 63°47'58"E
9	34°00'00"	77.50	45.88	23.86	45.32	N 72°58'00"E
10	90°00'00"	20.00	31.42	20.00	28.28	S 45°02'00"E
11	1°00'34"	122.50	2.18	1.08	2.18	S 00°32'17"E
12	24°11'28"	122.50	51.72	28.25	51.34	S 13°08'17"E
13	8°32'12"	122.50	18.25	9.14	18.23	S 29°30'08"E
14	27°00'58"	77.50	38.54	18.82	38.20	S 20°15'44"E
15	78°07'58"	20.00	27.27	15.23	25.21	N 50°47'32"W
16	22°02'38"	122.50	47.13	23.86	46.84	N 22°44'53"W
17	8°50'00"	77.50	13.30	6.67	13.28	N 28°51'12"W
18	23°54'12"	77.50	32.33	16.40	32.10	N 11°58'08"W
19	28°45'28"	48.50	24.15	12.35	23.88	N 14°54'43"W
20	18°48'08"	48.50	15.27	7.71	15.20	N 38°12'01"W
21	18°48'08"	48.50	15.27	7.71	15.20	N 58°01'09"W
22	22°38'18"	48.50	18.35	9.29	18.23	N 78°43'52"W
23	18°18'32"	122.50	39.14	19.74	38.68	S 80°48'44"W
24	15°41'28"	122.50	33.55	18.88	33.44	S 63°48'44"W
25	34°07'45"	77.50	48.18	23.78	45.48	S 73°01'52"W

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