

# INDIAN WASH SUBDIVISION

Located in the southeast quarter of the southeast quarter of  
Section 6, Township 1 South, Range 1 East of the Ute Meridian,  
City of Grand Junction, County of Mesa, State of Colorado.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Fennern Construction, Inc., a Colorado Corporation, is the owner of that real property located in the southeast quarter of the southeast quarter of Section 6, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southeast corner of said Section 6, from whence the east sixteenth corner on the south line of said Section 6 bears N89°51'17"W with all bearings contained herein relative thereto;

Thence N89°51'17"W along said south line a distance of 375.32 feet;

Thence departing said south line N00°08'43"E a distance of 50.00 feet to the point of beginning;

Thence 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 90°00'00" and a chord bearing N44°51'17"W a distance of 28.28 feet;

Thence N00°08'43"E a distance of 44.08 feet;

Thence 102.43 feet along the arc of a curve to the right having a radius of 475.00 feet, as central angle of 12°21'19", and a chord bearing N06°19'22"E a distance of 102.23 feet;

Thence N12°30'00"E a distance of 184.12 feet;

Thence 24.48 feet along the arc of a curve to the left having a radius of 755.48 feet, a central angle of 01°51'24" and a chord bearing N11°34'17"E a distance of 24.48 feet;

Thence S86°22'25"E a distance of 160.46 feet;

Thence S52°49'55"E a distance of 82.78 feet;

Thence S01°06'44"E a distance of 59.22 feet;

Thence S12°42'55"W a distance of 159.29 feet;

Thence S08°05'45"E a distance of 96.30 feet to the north right-of-way line of Patterson Road;

Thence along said north right-of-way line N89°51'17"W a distance of 241.94 feet to the point of beginning.

Containing 2.037 acres more or less.

That said owner has caused the above-described property to be laid out and surveyed as INDIAN WASH SUBDIVISION, a subdivision of the City of Grand Junction, as shown on the accompanying plat.

That said owner does hereby dedicate and set apart that portion of said property labeled as "INDIAN WASH CIRCLE" on the accompanying plat to the City of Grand Junction on behalf of the public forever.

That said owner does hereby dedicate all General Common Elements and Limited Common Elements as shown on Preliminary Condominium Map or Final Condominium Plat to the Homeowners Association and hereby dedicate to the City of Grand Junction on behalf of the Public Utilities all utility, drainage, irrigation and access easements, with perpetual right of ingress and egress for the installation and maintenance of utility, drainage, irrigation, and access facilities; including the right to trim interfering trees and brush.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 9 day of July, 1991.

FENNERN CONSTRUCTION, INC.  
a Colorado Corporation

By: *Joel Fennern*  
Joel Fennern, President

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF          )

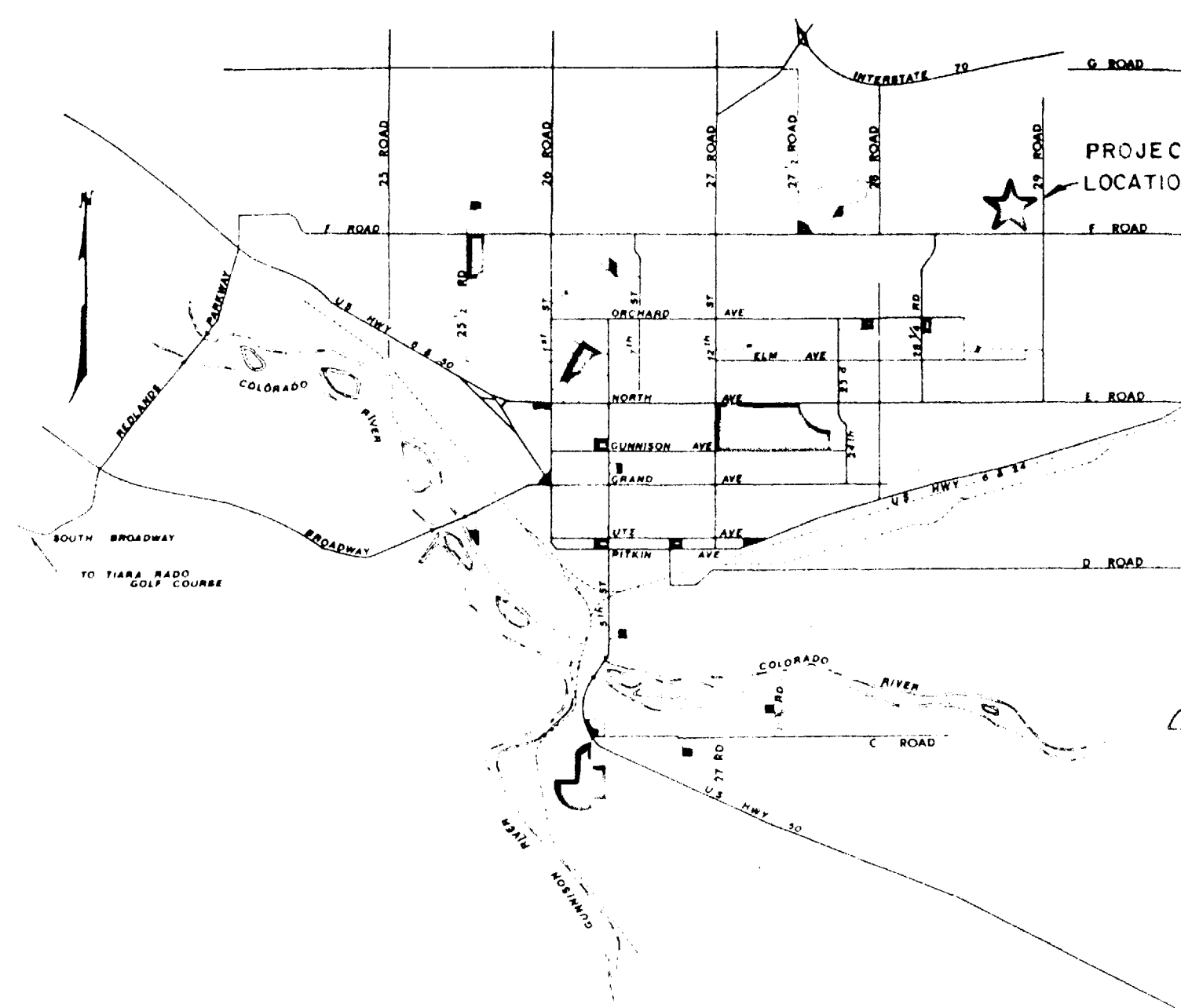
The foregoing instrument was acknowledged before me this 9th day of July, 1991,  
by Joel Fennern, President of Fennern Construction Inc.

My commission expires 09-16-92

Witness my hand and official seal *Kathy R. Heppard*  
Notary Public

Address 922 W 7th Street  
Grand Junction, CO 81501

## GRAND JUNCTION



## CITY APPROVAL

This plat of INDIAN WASH SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 14 day of August, 1991.

*Mark Achen* City Manager  
*W. J. S. L.* President of Council

Chairman, Grand Junction  
Planning Commission

*Burt Condit* Director of Development  
*James J. Shuck* City Engineer

## CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 9:17 o'clock AM, this 17th day of September, 1991, and is duly recorded in Plat Book No. 14, Page 7, 8 & 9.

*Marion* Clerk and Recorder  
*Jarvis Martin* Deputy  
Fees \$ 30.00

Drawn Z-7

## STATEMENT OF SURVEYOR

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of INDIAN WASH SUBDIVISION were performed by me or under my direct supervision; that to the best of my knowledge and belief the descriptions and plat hereon are accurate representations of said survey and that the plat hereon conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations; that said survey was performed with the care normally practised in Mesa County, Colorado.

*Kenneth Scott Thompson*  
Kenneth Scott Thompson, P.L.S. 18480  
Date July 9, 1991

INDIAN VILLAGE SUBDIVISION  
FILING NO. TWO

EAST INDIAN CREEK DRIVE

EXISTING 12' PEDESTRIAN WALKWAY & UTILITY EASEMENT  
S86°22'25"E 160.46'

LOT 1  
BLOCK 1

N12°30'00"E 184.12'

INDIAN WASH CIRCLE

LOT 1  
BLOCK 2

INDIAN WASH CIRCLE

LOT 1  
BLOCK 1

INDIAN WASH PARK  
(OPEN SPACE)  
MESA COUNTY

N00°08'43"E 44.08'

N89°51'17"W 241.94'

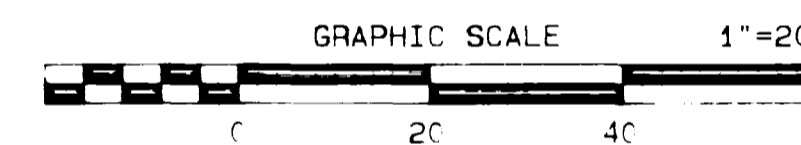
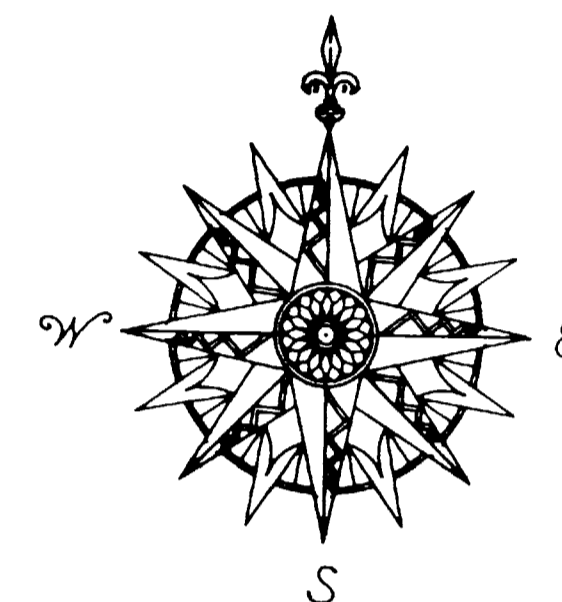
PATTERSON (F) ROAD  
BOOK 1358, PAGE 637

N89°51'17"W 375.22'

BENCHMARK  
ELEV. = 4683.11  
top of brass cap

SE COR. SEC. 6

C	ARC	RADIUS	DELTA	CH. BRG.	CHORD
C1	31.42'	20.00'	90°00'00"	N44°51'17"W	28.28'
C2	102.43'	475.00'	12°21'19"	N06°19'22"E	102.23'
C3	24.48'	755.48'	01°51'24"	S11°34'17"W	24.48'
C4	34.56'	22.00'	90°00'00"	N32°30'00"W	31.11'
C5	256.35'	83.00'	176°57'33"	N10°58'46"E	165.94'
C6	36.60'	22.00'	95°19'11"	S51°47'57"W	32.52'
C7	194.58'	63.00'	176°57'33"	N10°58'46"E	125.96'
C8	35.73'	22.00'	93°02'27"	N34°01'14"W	31.93'
C9	132.81'	43.00'	176°57'33"	N10°58'46"E	85.97'
C10	34.56'	22.00'	90°00'00"	S57°30'00"W	31.11'
C11	44.10'	475.00'	05°19'11"	N06°47'57"E	44.09'
C12	33.11'	475.00'	03°59'38"	N02°08'29"E	33.10'
C13	25.22'	475.00'	03°02'29"	S10°58'48"W	25.21'



LEGEND

- Found rebar, #5 rebar with aluminum cap # 18480 to be set in concrete following completion of overlot grading.
- #5 rebar with aluminum cap # 18480 to be set in concrete following completion of overlot grading.
- ⊙ Mesa County Surveyor Monument.

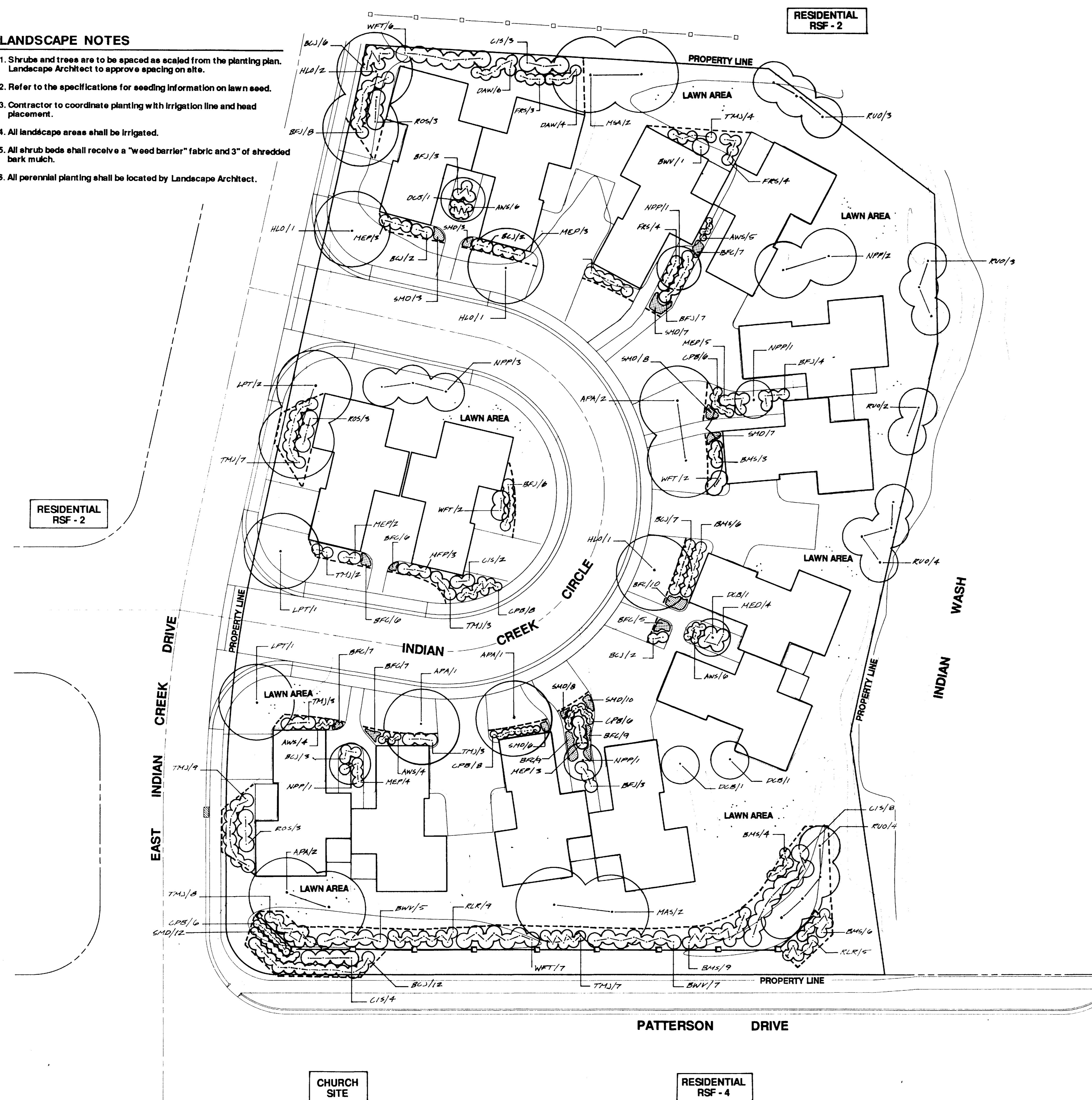
*Kenneth J. Thompson*  
July 25, 1999  
Mesa County Surveyor

SEE SHEET 1 FOR SURVEYOR'S STATEMENT

INDIAN WASH SUBDIVISION SE 1/4 SE 1/4 SEC. 6, T. 1 S., R. 1 E., UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO		
D H THOMPSON SURVEYS INC. 1231 N.23rd ST., #106 - Grand Junction CO (303) 243-6067 (303) 245-8749		
Designed By: KST	Checked By: MWD	Job No.: 0133-001
Drawn By: TMODEL	Date: JULY 1999	Sheet: 2 of 2

**LANDSCAPE NOTES**

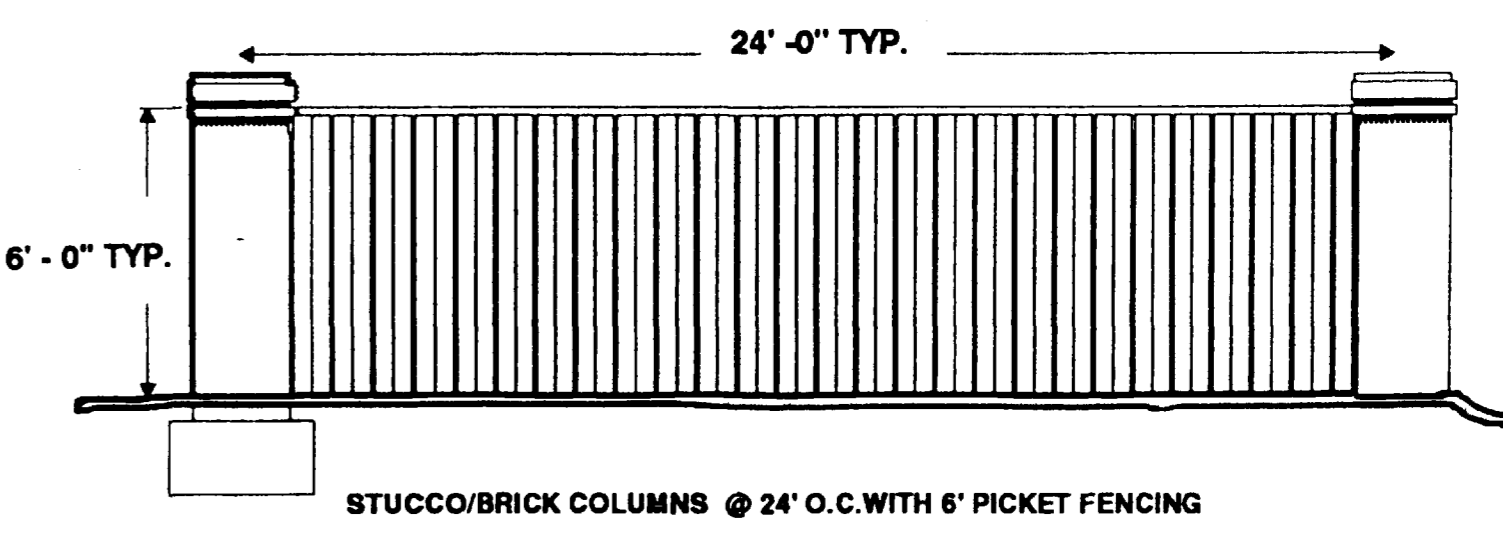
1. Shrubs and trees are to be spaced as scaled from the planting plan. Landscape Architect to approve spacing on site.
2. Refer to the specifications for seeding information on lawn seed.
3. Contractor to coordinate planting with irrigation line and head placement.
4. All landscape areas shall be irrigated.
5. All shrub beds shall receive a "weed barrier" fabric and 3" of shredded bark mulch.
6. All perennial planting shall be located by Landscape Architect.



**PLANT LIST**

QTY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE
<b>Deciduous Trees</b>				
6	APA	Autumn Purple Ash	Fraxinus americana "Autumn Purple"	1-1/2"
4	DCB	Dolgo Crab	Malus "dolgo"	1-1/2"
6	HLO	Honeylocust	Gleditsia triacanthos	1-1/2"
4	LPT	London Plane Tree	Platanus Acerifolia "Bloodgood"	1-1/2"
4	MSA	Marshall's Seedless Ash	Fraxinus pennsylvanica "Marshall's"	2"
9	NPP	Newport Plum	Prunus cerasifera "Newport"	1-1/2"
11	RJO	Russian Olive	Elaeagnus angustifolia	1-1/2"
5	SCC	Schubert's Chokecherry	Prunus virginiana "Schuberta"	5 gal.
<b>Deciduous Shrubs</b>				
25	AWS	Anthony Waterer Spiraea	Spiraea bumalda Anthony Waterer	5 gal
31	BMS	Blue Mist Spiraea	Caryopteris incana	5 gal
13	BWV	Burkwood Viburnum	Viburnum burkwoodii	5 gal
17	CS	Cistena Plum	Prunus cistena	5 gal
34	CPB	Crimson Pymy Barberry	Berberis thunbergii "Atropurpurea nana"	1 gal
10	DAW	Dwarf Arctic Willow	Salix purpurea nana	5 gal
11	FRS	Froebel's Spiraea	Spiraea bumalda Froebel	5 gal
27	MEP	Mount Everest Potentilla	Potentilla fruticosa "Mount Everest"	5 gal
14	RLR	Red-leaf Rose	Rosa rubrifolia	5 gal
9	ROS	Rose of Sharon	Althea "Arden"	5 gal
17	WFT	Wayfaring Tree	Viburnum lantana	5 gal
<b>Evergreen Shrubs</b>				
34	BCJ	Blue Chip Juniper	Juniperus "Blue Chip"	5 gal
33	BFJ	Buffalo Juniper	Juniperus sabina "buffalo"	5 gal
46	TMJ	Tammy Juniper	Juniperus sabina	5 gal
<b>Perennial/Groundcovers</b>				
60	BFC	Blue Fescue	Festuca glauca	1 gal
82	SMD	Silvermound	Artemesia schmidtiana	1 gal

**A SCREEN FENCE DETAIL**  
L-1 NOT TO SCALE



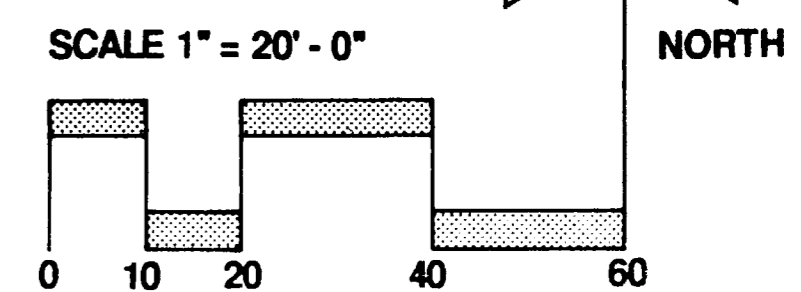
**LEGEND**

- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED STEEL EDGER
- EXISTING FENCE
- PROPOSED SCREEN FENCE

**LAND USE BREAKDOWN**

Category	SQ. FT.	ACRES	PERCENT
ROOF COVERAGE	18110	0.416	20.38%
ASPHALT ROADWAY, CURB & GUTTER, SIDEWALK	13040	0.299	14.67%
WALKS	11700	0.269	13.16%
LAWN/LANDSCAPE	46024	1.057	51.79%
<b>TOTAL AREA</b>	<b>88874</b>	<b>2.04</b>	<b>100%</b>

EXISTING COMMERCIAL



**SITE / LANDSCAPE PLAN**

**INDIAN WASH SUBDIVISION**  
**LANDSCAPE PLAN**  
 PREPARED FOR: FENNERN CONSTRUCTION INC. GUNNISON COLORADO

DRAWN GP/CR  
 CHECKED CR  
 JOB NO. 9115  
 DATE 4/30/91  
 REVISIONS:

SHEET NO. L-1

**CIAVONNE & ASSOCIATES, INC.**  
 LANDSCAPE AND PLANNING ARCHITECTS  
 336 MAIN ST. #206  
 GRAND JUNCTION, CO 80531  
 303.241.6745  
 81501