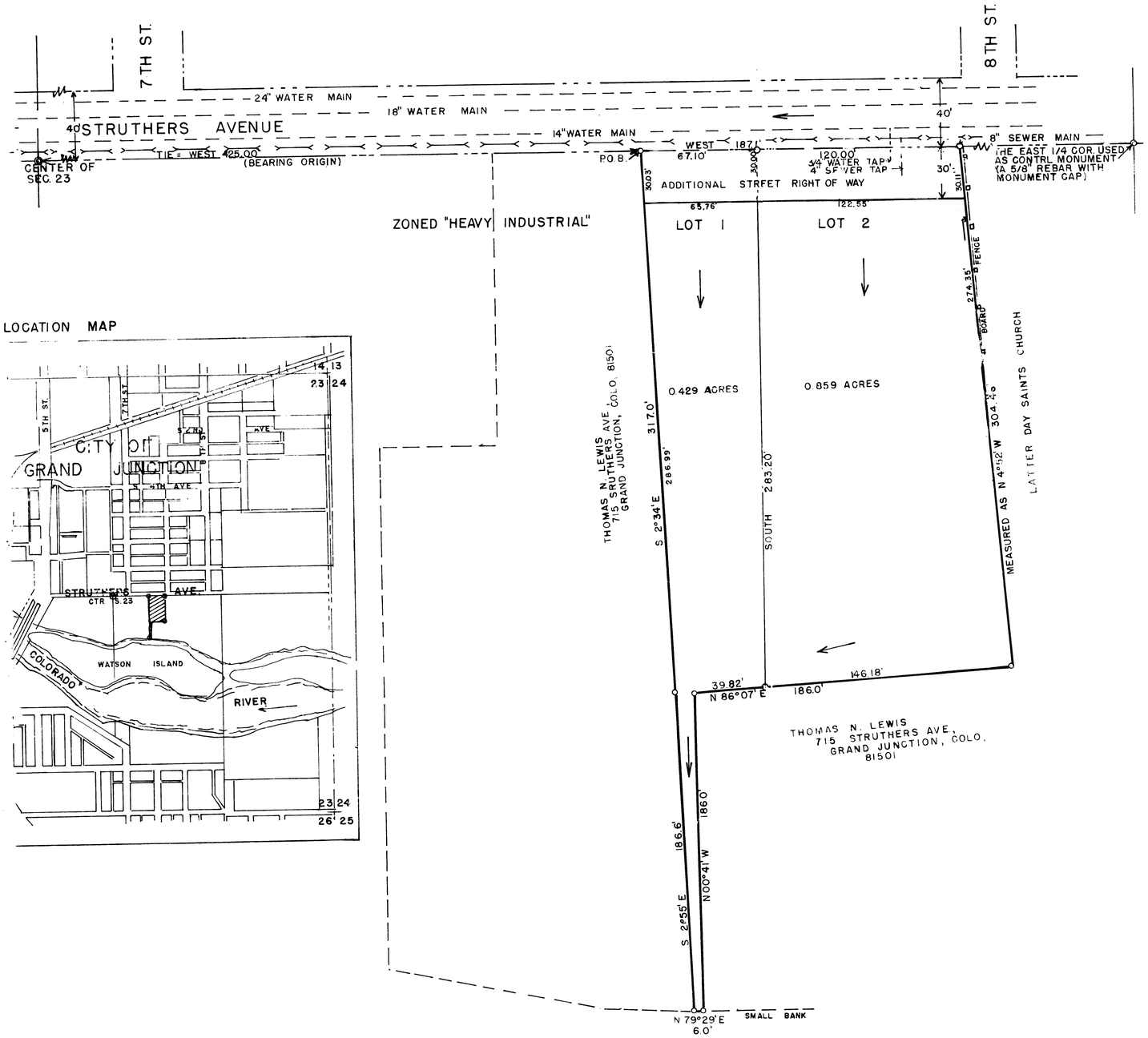
PLAT OF ARCIERI SUBDIVISION



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, MARTHA ARGIERI AND LORRAINE WILLIAMS ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE CITY OF GRAND JUNCTION, THE COUNTY OF MESA, STATE OF COLORADO AND BEING A PLAT OF ARGIERI SUBDIVISION LOCATED IN PART OF THE NW1/4 NW1/4 SE1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE PRINCIPAL MERIDIAN AS SHOWN ON THE ACCOMPANYIG PLAT THEREOF, SAID REAL PROPEPTY BEING MORE PAPTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS THE CENTER OF SEC. 23, T 1 S, R 1 W, UTE P.M., THENCE EAST 425.00 FEET FOR A POINT OF BEGINNING, THENCE S 2°34' E 317.00 FEET TO A POINT, THENCE S 2°55'E 186.60 FEET TO A POINT ON THE RIGHT BANK OF THE COLO RIVER, THENCE N 79°29'E 6.00 FEET TO A POINT ALSO ON THE RIGHT BANK OF THE COLO RIVER, THENCE N 0°41' W 186.0 FEET TO A POINT, THENCE N 86°07' E 186.00 FEET TO A POINT, THENCE N 4°52' W 304.46 FEET, THENCE WEST 187.10 FEET TO THE POINT OF BEGINNING TOGETHER WITH ALL DITCH AND WATER RIGHTS THERETO BELONGING AND ALSO ALL IMPROVEMENTS OF WHATSOEVER NATURE THEREON, COMMONLY KNOWN AS 721 STRUTHERS AVE, GRAND JUNCTION, COLO. THE ABOVE DESCRIBED PARCEL CONTAINS 1.417 ACRES MORE OR LESS.

THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAYED OUT AND SURVEYED AS THE ARGIERI SUBDIVISION LOCATED IN THE CITY OF GRAND JUNCTION IN MESA COUNTY COLORADO.

THE SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL THE STREETS, AVENUES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF PUBLIC THE PUBLIC UTILITIES FOREVER AND DEDICATE TO THE UTILITY COMPANIES THOSE PORTIONS OF SAID REAL PROPERTY, WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES TELEPHONE, ELECTRIC LINES, POLES AND CABLES STORM AND SANITARY SEWER LINES WITH FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM ANY DESCIBED UTILITY EASEMENTS, AND THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS IRRIGATION EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF IRRIGATION DITCHES, FLUMES AND CONDUITS, AND THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS DRAINAGE EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE DITCHES, FLUMES AND CONDUITS.

IN WITNESS WHEREOF SAID OWNERS MARTHA ARGIERI AND LORRAINE WILLIAMS HAVE CAUSED THIER NAMES TO BE HERETO SUBSCRIBED THIS 21st DAY OF September, A.D. 1979.

Martha Argieri
MARTHA ARGIERI

Lorraine Williams
LORRAINE WILLIAMS

STATE OF COLORADO
ss
COUNTY OF MESA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF September A.D. 1979 BY MARTHA ARGIERI AND LORRAINE WILLIAMS

MY COMISSION EXPIRES: 10/23/81
WITNESS MY HAND AND OFFICIAL SEAL

Betty Jane Cope
NOTARY PUBLIC

CITY APPROVAL

THIS PLAT OF THE ARGIERI SUBDIVISION, A SUBDIVISION OF ORCHARD MESA SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA AND STATE OF COLORADO WAS APPROVED AND ACCEPTED ON THIS 12th DAY OF DECEMBER A.D. 1979.

James E. Wysocki
CITY MANAGER

Jane S. Quimby
PRESIDENT OF COUNCIL

Jeanne Rimmell
CHAIRMAN, GRAND JUNCTION CITY PLANNING COMMISSION

Kurt M. Fisher
DIRECTOR OF DEVELOPMENT

Ronald P. Rish
GRAND JUNCTION CITY ENGINEER

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO
ss
COUNTY OF MESA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:58 O'CLOCK P M THIS 7 DAY OF MAY A.D. 1980 AND IS DULY RECORDED IN PLAT BOOK 12, PAGE 260 REC. NO. 1223468

Earl Sawyer
CLERK AND RECORDER

Mary Baker
DEPUTY

FEES $ 10.00

SURVEYORS CERTIFICATE

I, HAROLD R. COPE, DO HEREBY CERTIFY THAT THE SUBDIVISION PLATTED AND DESCRIBED ABOVE WAS SURVEYED APRIL 5, '79 AS DESCRIBED AND IS TO MY KNOWLEDGE ACCURATE AND COMPLETE. ALL WORK WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THIS 7 DAY OF June A.D. 1979.

Harold R Cope
HAROLD R. COPE, REGISTERED LAND SURVEYOR
NO. 11221

COPE SURVEYING COMPANY 242-3716
1625 N 17TH STREET,
GRAND JUNCTION, COLO.

AREA QUANTITIES

TOTAL ACRES IN LOTS	1.288 AC.	91%
TOTAL ACRES IN STREET	0.129 AC OR	9%
TOTAL ACRES	1.417 AC. OR	100.00%

LEGEND

◎ INDICATE MESA COUNTY SURVEY MARKER

o INDICATES 5/8" REBAR AND MONUMENT CAP

GENERAL NOTES

1. TOTAL ACREAGE OF THE TWO LOTS OF THE SUBDIVISION = 1.288
2. THERE ARE NO MAJOR WATER DRAINAGE COURSES ON OR ADJACENT TO THE PPOPERTY EXCEPT THE COLO. RIVER TO THE SOUTH. THE LAND DRAINS TO SOUTH AND EAST
3. ARROWS (←——) INDICATE DIRECTION OF SURFACE DRAINAGE.
4. FLOOD PLAIN DESIGNATION IS "FLOOD FRINGE"
5. ADJACENT ZONING IS "HEAVY INDUSTRIAL".

ARCIERI SUBDIVISION

COPE SURVEYING COMPANY,
1625 N17TH ST, GRAND JUNCTION, COLO., 81501

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