

# SEDONA SUBDIVISION FILING NO. 1

## A REPLAT OF LOTS 1 & 2 OF LA CASA DE DOMINGUEZ FILING THREE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, T.L. BENSON, AND MARION J. BENSON ARE THE OWNERS OF THAT REAL PROPERTY LOCATED IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, AND BEING A PART OF LOTS 1 AND 2 OF LA CASA DE DOMINGUEZ FILING THREE, IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BOOK 1975 PAGE 72 & BOOK 1975 PAGE 190.

BEGINNING AT THE THE NORTHEAST CORNER OF LOT 1 OF LA CASA DE DOMINGUEZ FILING 3; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (S 00°00'00" E), A DISTANCE OF 295.00 FEET ALONG THE EAST LINE OF LOT 2; THENCE SOUTH 05 DEGREES 26 MINUTES 25 SECONDS EAST (S 05°26'25" E), A DISTANCE OF 5.51 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST (S 45°00'00" W), A DISTANCE OF 9.22 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (S 90°00'00" W), A DISTANCE OF 119.04 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 21 SECONDS EAST (N 00°00'21" E), A DISTANCE OF 307.01 FEET TO THE NORTH LINE OF LOT 1; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (S 90°00'00" E), A DISTANCE OF 125.01 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.881 ACRE.

AND: BEGINNING AT THE THE NORTHEAST CORNER OF LOT 1 OF LA CASA DE DOMINGUEZ FILING 3; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (S 00°00'00" E), A DISTANCE OF 295.00 FEET; THENCE 05 DEGREES 26 MINUTES 25 SECONDS EAST (S 05°26'25" E), A DISTANCE OF 77.33 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 05 DEGREES 26 MINUTES 25 SECONDS EAST (S 05°26'25" E), A DISTANCE OF 7.05 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (S 00°00'00" E), A DISTANCE OF 455.14 FEET TO THE SOUTHEAST CORNER OF LOT 2; THENCE NORTH 89 DEGREES 55 MINUTES 50 SECONDS WEST (N 89°55'50" W), A DISTANCE OF 133.09 FEET TO THE SOUTHWEST CORNER OF LOT 2; THENCE NORTH 00 DEGREES 00 MINUTES 21 SECONDS EAST (N 00°00'21" E), A DISTANCE OF 466.97 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (S 90°00'00" E), A DISTANCE OF 126.90 FEET; THENCE SOUTH 47 DEGREES 43 MINUTES 13 SECONDS EAST (S 47°43'13" E), A DISTANCE OF 7.40 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.426 ACRES.

THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS SEDONA SUBDIVISION, FILING ONE, A REPLAT OF PARTS OF LOT 1 AND LOT 2 OF LA CASA DE DOMINGUEZ FILING THREE, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, STATE OF COLORADO. THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND RIGHTS-OF-WAY AS SHOWN ON THE ACCOMPANYING PLAT TO THE CITY OF GRAND JUNCTION, AND FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY DEDICATES TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY, DRAINAGE, OR MULTI-PURPOSE EASEMENTS ON THE ACCOMPANYING PLAT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, IRRIGATION AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH; WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SUCH LINES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. THAT ALL EXPENSES FOR STREET PAVING OR IMPROVEMENTS SHALL BE FURNISHED BY THE SELLER OR PURCHASER, NOT THE CITY OF GRAND JUNCTION.

IN WITNESS WHEREOF SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 29 DAY OF April, A.D., 1997

*T.L. Benson* *Marion J. Benson*  
T.L. BENSON MARION J. BENSON

STATE OF COLORADO }  
COUNTY OF MESA }  
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF April, A.D., 1997, BY: T.L. BENSON AND MARION J. BENSON.  
*Wanda M. Melman*  
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO }  
COUNTY OF MESA }  
I hereby certify that this instrument was filed in my office at 3:46 o'clock P.M., May 12, A.D., 1997, and was duly recorded in plat Book No. 14 Page No. 109. DRAWER # 2-98  
Reception # 1638669

CITY APPROVAL  
THIS PLAT OF SEDONA SUBDIVISION FILING 1, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS DAY OF

*Shariet Cohen* *James J. ...*  
CITY MANAGER PRESIDENT OF COUNCIL  
*James J. ...* *James J. ...*  
CITY COMMUNITY DEVELOPMENT CITY ENGINEER  
DIRECTOR

CHAIRMAN PLANNING COMMISSION

Located in the NE1/4 Section 35, T1N, R1W, UTE M.

**SEDONA SUBDIVISION FILING 1**  
A REPLAT OF  
LA CASA DE DOMINGUEZ FL. 3  
MESA COUNTY, COLORADO

Professional Surveying Services  
P.O. BOX 4506, Grand Junction, CO 81502  
303-241-3841

SUR. BY: JS/LD DRAWN BY: DMU  
JOB NO. 9303-4 SHEET 1 OF 1

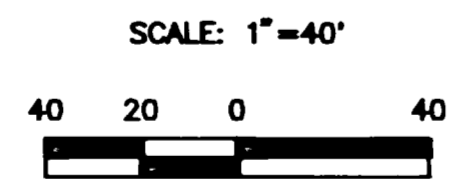
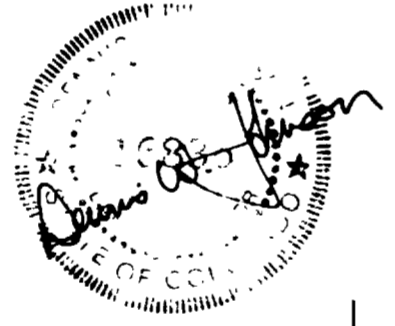
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THE SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

LOT 2 LA CASA DE DOMINGUEZ FL. 3

### SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF SEDONA SUBDIVISION FILING 1, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE AND APPLICABLE LAWS OF THE STATE OF COLORADO.

*Dennis W. Johnson*  
DENNIS W. JOHNSON, PLS  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 16835  
5/5/93  
DATE



BASIS OF BEARINGS  
Basis of bearings assume the West line of the NE1/4 NE1/4 of Section 35 to bear N 00°00'21" E.

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N 45°00'00" E	9.22'
L2	S 47°43'13" E	7.40'

AREA SUMMARY

AREA IN LOTS	= 2.307 Acres
AREA IN ROADS	= 0.000 Acres
AREA IN TRACTS	= 0.000 Acres
TOTAL	= 2.307 Acres

### LEGEND

- ⊕ MESA COUNTY SURVEY MONUMENT
- SET ALUM CAP & No. 5 REBAR AT ALL LOT CORNERS
- SET ALUMINUM CAP ON No. 5 REBAR IN CONCRETE, PLS 16835
- (R) RECORD MEASUREMENT
- ◇ FOUND PROPERTY CORNER AS NOTED

- BUILDING SETBACKS
- PRINCIPAL BUILDING  
Front 20' from ROW  
Rear 25'  
Side 10' (inc. corner Lots) or esmt width
  - ACCESSORY BUILDING  
(Limited to rear 1/2 of Lot)  
Rear 10'  
Side 5' or Easement width

Fd. #4 Rebar in conc.

1/16 line established from existing subdivision monumentation  
475.05'

S 89°55'49" E 608.14'

Fd. #5 Rebar No Cap Re-monumented with Alum. Cap.

