

YO MINOR SUBDIVISION

FND. MESA COUNTY BRASS CAP
NW CORNER SEC. 12,
T. 1 S., R. 1 W., U.M.
PATTERSON ROAD
& 12TH STREET

FND. MESA COUNTY BRASS CAP
1/16 TH CORNER LS 6752 @
PATTERSON RD. & 15TH STREET
IN MONUMENT BOOK

PATTERSON ROAD

S 89°57'33"W 1322.36' MEAS.
1320' PLAT

BK.1670 P.481 BK.1670 P.481

(BK. 373 P. 367)
C/L DITCH

BK.1670 P.481

SET PIN IN
CONCRETE DITCH

WEST 100.00'

C/L CONCRETE DITCH BK. 373 P. 367
WIDTH OF EASEMENT IS NOT SPECIFIED

2.5' IRRIGATION EASEMENT /
DRAINAGE EASEMENT

LOT 2

AREA = 0.28 Ac. ±

BK. 1736 P.767
(BOTH PARCELS)

SET PIN IN
CONCRETE DITCH

EAST 75.00'

BK.1751 P.625

WEST LINE LOT 40, BK. 11 FAIRMOUNT
AS ESTABLISHED BY PRORATION FROM
FOUND ALIQUOT CORNERS

FND. 1/2" I.D. PIPE
(DEED DOES NOT DESCRIBE
ORIGINAL MONUMENT)

S 28°42'10"E
0.43'

SW CORNER
LOT 40,
BLOCK 11

LOT 1

AREA = 0.22 Ac. ±

BK.543 P.57

FND. 2" X 2" SQUARE TOP
HINGE BOLTS
(NOT CALLED FOR BY DEED)

S 16°48'56"E
3.04'

S 00°10'27" E 217.8'

N 00°10'27" W 127.00'

N 00°10'27" W 127.00'

N 00°10'27" W 127.00'

WEST 75.00'
EAST 100.00'

30.00'

1320' REG. FAIRMOUNT SUBDIVISION PLAT (1890)

WELLINGTON AVENUE

(DEDICATION FROM ORIGINAL FAIRMOUNT
SUBDIVISION (60' R.O.W.))

330.43'

TIE TO DEED CORNER
N 84°48'44"E
331.78'

SW CORNER LOT 40, BK. 11
FAIRMOUNT SUBDIVISION
RECORDED NOV. 4, 1890
DOC. #10467

BASIS OF BEARINGS: ASSUMED EAST (MEAS. DIST. 1322.23)

FND. MESA COUNTY BRASS CAP
IN ASPHALT @ 12TH STREET &
WELLINGTON 1/4 TH CORNER
UNREACHABLE IS #

LEGEND

- FOUND EXISTING MONUMENT
- SET 5/8" REBAR W/ 1.5" ALUMINUM CAP COLO. L.S. 24321
- ⊙ FOUND SECTION CORNER
- ⊕ CHISELED "X" IN CONCRETE

0 20 40
SCALE: 1" = 20'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Yo Investments, are the owners of that real property situated in the County of Mesa, State of Colorado, and being described as follows:

Beginning at the South-East corner of Lot 40 in Block 11 of Fairmount Sub-division, thence East 100 feet, thence North 217.8 feet, thence West 100 feet, thence South 217.8 feet to the point of beginning.

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 these portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits, with further right of ingress and egress to and from the above described utility easements.

IN WITNESS WHEREOF, Yo Investments have caused their names to be hereunto subscribed this ____ day of _____, A.D., 19__.

Bill Wagner
Bill Wagner for Yo Investments

NOTE:

BUILDING AND/OR CONCRETE IMPROVEMENTS NOT SHOWN AS PER CONTRACT AGREEMENT WITH CLIENT.

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 11th day of February, A.D., 1992.

My Commission Expires Oct 19, 1995

Witness my hand and official seal

Anna M. Johnson
Notary Public

CITY PLANNING COMMISSION CERTIFICATE

Approved this 11th day of August, A.D., 1992, by the City Planning Commission of the City of Grand Junction, Grand Junction, Colorado.

Mark Weisen
City Manager

Don Halsey
President of Council
Chairman, Grand Junction City Planning Commission

Jane Don Lewis
Grand Junction City Engineer

Jerry P. Tunn
Director of Development

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 1:00 o'clock A.M., 17 February A.D., 1992, and was duly recorded in plat Book No. 14 Page No. 89
Drawer 2-80

Clerk and Recorder

By: _____

Deputy

FND. MESA COUNTY BRASS CAP
IN MONUMENT BOX @ 15TH STREET
& WELLINGTON 1/4 TH CORNER
L.S. #6752

Reception No: 1629557

NOTICE:

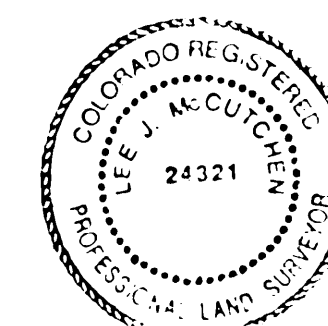
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BROUGHT UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN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

SURVEYOR'S CERTIFICATE

I, Lee J. McCutchen, do hereby certify that the accompanying plat, a subdivision 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, and conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Dated this 17 day of August, 1992.

Lee J. McCutchen
Lee J. McCutchen, L.S. #24321
State of Colorado



YO MINOR SUBDIVISION

A SUBDIVISION IN NW 1/4 NW 1/4 SEC. 12, T.1S, R.1W OF A LOT PREVIOUSLY DESCRIBED BY BK. 1736 AT P. 767 (A PORTION OF THE ORIGINAL FAIRMOUNT SUBDIVISION OF 1890)

MESA COUNTY, COLORADO

DAGGETT SURVEYING, INC.

GRAND JUNCTION, COLORADO
(303) 242-0201

SURVEYED BY: L.J. McCUTCHEN	DATE SURVEYED: 03/24, 25 & 30/92
DRAWN BY: L.M. RITZ, B.M., REF. #32, 37, 41C	DATE DRAWN: 07/21/92
CHKD BY: _____	CHKD BY: B.M., C.R.