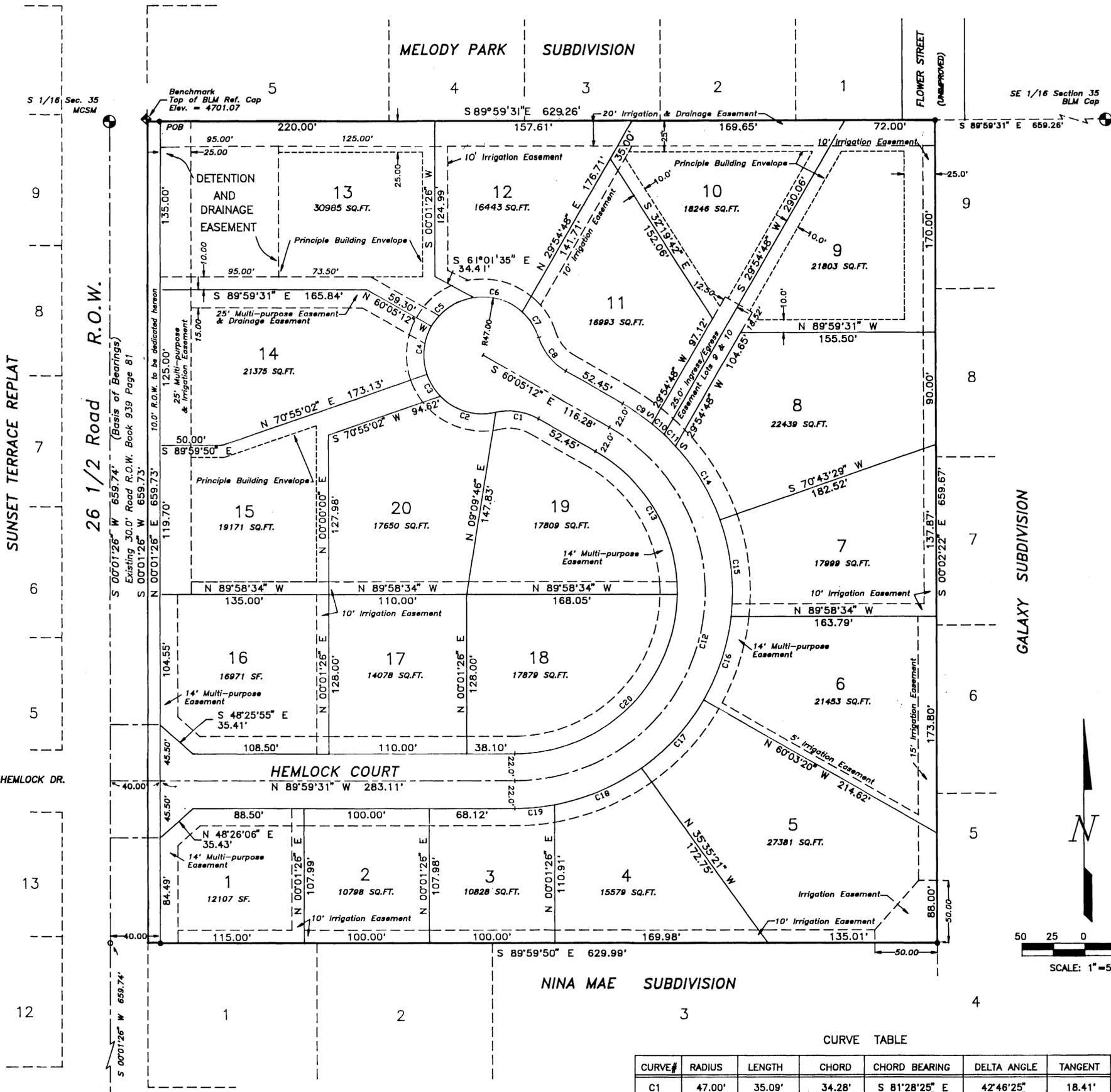


CENTRAL DRIVE

# NORTH CREST SUBDIVISION

MELODY PARK SUBDIVISION

SE 1/16 Section 35 BLM Cap



### LEGEND

- ⊙ MESA COUNTY OR BLM SURVEY MONUMENT AS NOTED
  - ⊙ CALCULATED POSITION (NOT SET)
  - SET No. 5 REBAR AND 1 1/2" ALUM CAP IN CONCRETE L.S. 16835
  - (R) RECORD MEASUREMENT
  - ◇ FOUND PROPERTY CORNER AS NOTED
  - SET ALUM CAP & No. 5 REBAR AT ALL LOT CORNERS
- BUILDING SETBACKS**
- PRINCIPAL BUILDING**  
Front 20' from ROW  
Rear 25'  
Side 10' (inc. corner Lots) or easmt width
- ACCESSORY BUILDING**  
(Limited to rear 1/2 of Lot)  
Rear 10'  
Side 5' or Easement width

### CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	47.00'	35.09'	34.28'	S 81°28'25" E	42°46'25"	18.41'
C2	47.00'	48.06'	46.00'	S 73°33'49" E	58°35'36"	26.37'
C3	47.00'	20.66'	20.49'	N 31°40'29" W	25°11'04"	10.50'
C4	47.00'	40.19'	38.98'	N 05°24'55" E	48°59'46"	21.42'
C5	47.00'	41.38'	40.06'	N 65°08'14" E	50°26'51"	22.14'
C6	47.00'	42.52'	41.09'	S 73°43'14" W	51°50'13"	22.84'
C7	47.00'	25.01'	24.72'	S 32°33'27" W	30°28'21"	12.81'
C8	47.00'	35.09'	34.28'	N 38°41'56" E	42°46'25"	18.41'
C9	174.00'	28.41'	28.38'	S 55°24'35" E	09°21'15"	14.24'
C10	174.00'	12.76'	12.75'	S 48°37'56" E	04°12'02"	6.38'
C11	174.00'	12.99'	12.98'	S 44°23'37" E	04°16'35"	6.50'
C12	152.00'	398.19'	293.71'	S 14°57'39" W	150°05'41"	569.15'
C13	130.00'	138.43'	131.98'	S 29°34'54" E	61°00'36"	76.59'
C14	174.00'	69.79'	69.32'	S 30°45'56" E	22°58'48"	35.37'
C15	174.00'	78.69'	78.03'	S 06°19'08" E	25°54'47"	40.03'
C16	174.00'	70.78'	70.29'	S 18°17'28" W	23°18'24"	35.89'
C17	174.00'	74.30'	73.74'	S 42°10'39" E	24°27'59"	37.73'
C18	174.00'	76.04'	75.44'	N 66°55'48" E	25°02'20"	38.64'
C19	174.00'	32.07'	32.02'	N 84°43'44" E	10°33'31"	16.08'
C20	130.00'	202.13'	182.37'	S 45°27'57" W	89°05'05"	127.94'

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, NORTH CREST DEVELOPMENT, a Colorado Limited Liability Company, is the owner of that real property situated in the County of Mesa, State of Colorado, and being a part of the Northwest One-quarter of the Southwest One-quarter of the Southeast One-quarter (NW1/4 SW1/4 SE1/4) of Section 35, Township One North, Range One West, of the Ute Meridian, and being more particularly described as follows: (Original deed Book 1995 Page 256 ).  
Commencing at the Northwest corner of the Southwest Quarter Southeast Quarter (SW1/4 SE1/4) of Section 35, whence the South Quarter corner of Section 35 bears S 0°01'26" W a distance of 1319.47 feet for a basis of bearings with all bearings contained herein relative thereto; thence South 89 degrees 59 minutes 31 seconds East (S 89°59'31" E), a distance of 30.0 feet along the North line of the Southwest Quarter Southeast Quarter (SW1/4 SE1/4) to the TRUE POINT OF BEGINNING; thence continuing along said line South 89 degrees 59 minutes 31 seconds East (S 89°59'31" E), a distance of 629.26 feet; thence South 00 degrees 02 minutes 22 seconds East (S 00°02'22" E), a distance of 659.67 feet; thence North 89 degrees 59 minutes 50 seconds West (N 89°59'50" W), a distance of 629.99 feet to the East right-of-way line of 26 1/2 Road; thence along said right-of-way North 00 degrees 01 minutes 26 seconds East (N 00°01'26" E), a distance of 659.73 feet to the TRUE POINT OF BEGINNING. Said parcel containing 9.536 acres.  
That said owner has caused the said real property to be laid out and surveyed as NORTH CREST SUBDIVISION, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat as follows: All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;

All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures; All Irrigation Easements to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems; All Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; All Detention/Retention Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; All Ingress/Egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

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, Kay C. Scott, Manager of North Crest Development, a Colorado Limited Liability company has caused her name to be hereunto subscribed this 14th day of Sept, A.D. 1993.

*Kay C. Scott*  
North Crest Development  
By: Kay C. Scott, Manager

STATE OF VA )  
COUNTY OF FAREHAM ) ss

The foregoing instrument was acknowledged before me this 14th day of Sept, 1993.  
My Commission Expires 2/28/95

*[Signature]*  
Notary Public

### SURVEYOR'S CERTIFICATION

I hereby certify that this plat of NORTH CREST SUBDIVISION, located in the County of Mesa, and State of Colorado, has been completed under my direction and supervision, and accurately represents a field survey of the same, and has been completed according to the standards of practice, and of The State of Colorado.

*Dennis W. Johnson* 9-17-93  
DENNIS W. JOHNSON COLORADO PLS 16835



### CITY APPROVAL

This Plat of NORTH CREST SUBDIVISION, a Subdivision of the City of Grand Junction, County of Mesa, State of Colorado is, approved and accepted on this \_\_\_\_\_ day of \_\_\_\_\_

*[Signature]*  
CITY MANAGER  
*[Signature]*  
PRESIDENT OF CITY COUNCIL

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., 16th day of Sept, A.D., 1993, and was duly recorded in plat Book No. 14 Page No. 180

### AREA SUMMARY

AREA IN LOTS = 8.448 Acres  
AREA IN ROADS = 0.936 Acres  
26.5 ROAD DEDICATION = 0.151 Acres  
TOTAL = 9.536 Acres

NOTE: Access to Lots 1, & 13-16 is not permitted from North 7th Street.

Clerk and Recorder

**NORTH CREST SUBDIVISION**

LOCATED IN  
NW1/4 SW1/4 SE1/4 SECTION 35  
T.1N., R.1W., UTE MERIDIAN  
MESA COUNTY, COLORADO

Professional Surveying Services  
P.O. Box 4506 - Grand Jct., CO

JOB NO. 9310 SHEET 1 OF 1