

943,

BOOK

N 18*13'57' N 73*51'02'

\$ 45'45'24"

S 14°29'20' W

N 59°35'49" E

46*10'48*

65*03′22**′** 55*43′47′

64*45'41"

25*27'16"

TOTAL

DENSITY

100.0%

5.14 AC.

3.2 UNITS PER ACRE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property being located in the Southeast Quarter(SE 1/4) Northeast Quarter(NE 1/4) Northwest Quarter(NW 1/4) of Section 5, Township 1 South, Range 1 East of the Ute Meridian in Mesa County, Colo., as recorded in Book 2057, Pages 42 & 43 of the deed records of Mesa County, Colorado, and being more specifically described as follows:

Beginning at a point which bears \$00'00'00" E 662.29 feet and \$N89'53'07" W 30.00 feet from the North Quarter Corner of Section 5, \$\text{T1S}\$, \$\text{R1E}\$ of the U.M., \$\text{Mesa}\$ County, \$\text{Colorado}\$; thence \$\text{S00'00'00"} E 662.24 feet along the West line of 29 1/2 Road; thence leaving said line \$\text{N89'49'01"} W 369.82 feet along the South line of the \$\text{SE}\$ 1/4 \$\text{NE}\$ 1/4 \$\text{N SE 1/4 NE 1/4 NW 1/4 of said Section 5; thence along said line S89'53'07"E 305.81 feet to the point of beginning containing 5.078 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as SCOTT'S RUN Filing No. 1, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart real property as shown and labeled on 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 Common (or Open Space) Tracts to the owners (Homeowners Association) of lots and tracts hereby platted for the purpose of esthetics and recreational purposes and/or storm detention areas as determined appropriate by
- said owner (Homeowners Association) 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, street trees and grade
- structures;
- All Utility 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 pieplines, sanitary sewer lines, water lines and telephone lines.

 All Irrigation Easements to the owners (Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

 All GYWUA (Stub ditch) Easements to the City of Grand Junction for the use of the public and to the Grand Valley Water Users Association, its successors and assigns, for the installation and maintenance of GYWUA
- irrigation facilities;
 All Drainage Easements to the owners (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;
- areas, through natural or man—made facilities above or below ground;
 All Detention Easements to the owners (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 GJDD Easements to the City of Grand Junction for the use of the public and to the Grand Junction Drainage District, its successors and assigns, for the installation, operation, maintenance and repair of GJDD facilities;
 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.

IN WITNESS WHEREOF, said owners have caused their names to be	hereunto subscribed this 1st day of Oxfobel A.D., 1994.
Ray S. Rickard, President	
STATE OF COLORADO)	
COUNTY OF MESA	
The foregoing instrument was acknowledged perore this.	18th day of October A.D., 1994.
by Ray S. Rickard	
My commission expires 9-20-97 In EDWARDS	Bhonda S. Edwards
Witness my hand and official seal	Notary Public
COLOR	
CLERK AND RECORDER'S CERTIFICATE	
STATE OF COLORADO)	
COUNTY OF MESA)	
I hereby certify that this instrument was filed in my office	
19 <u>94</u> , and is duly recorded in Plat Book No. 14, Pag	ge 286, Reception No. 1698580
	Foes: \$
Clerk and Recorder Deputy	

CITY APPROVAL

This Plat of Scott's Run, Filing No. 1, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado, was Approved and accepted this 19th day of October

RT Manths

City Manager

1 4 1 1 3 AK

mantlo President of Council

AVIGATION EASEMENT RECORDED IN BOOK 2096 AT PAGES 969 & 970

AUGUST, 1994

l, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of SCOTT'S RUN Filing No. 1, a subdivision of the County of Mesa, was prepared from notes taken in the field by me and that this subdivision plat represents said survey, and that this plat conforms to all applicable requirements of the

Wayne H. Lizer Professional Land Surveyor P.E., P.L.S. 14113

NOTICE; According to Colorado Law you must commence any legal action based upon any defect in this survey within six 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 the certification shown hereon.

SCOTT'S RUN-FILING NO. 1 NW 1/4 SECTION 5, T 1 S , R 1 E, U.M. MESA COUNTY, COLORADO

W.H. LIZER AND ASSOCIATES ENGINEERING CONSULTING AND LAND SURVEYING 576 25 ROAD-UNIT 8-PH. 241-1129 GRAND JUNCTION, COLORADO 81505

932554-3

SCALE PROJ. NO.

1 " = 50"

DRAWN BY: MY CHK'D BY: WILL 01127601 tif