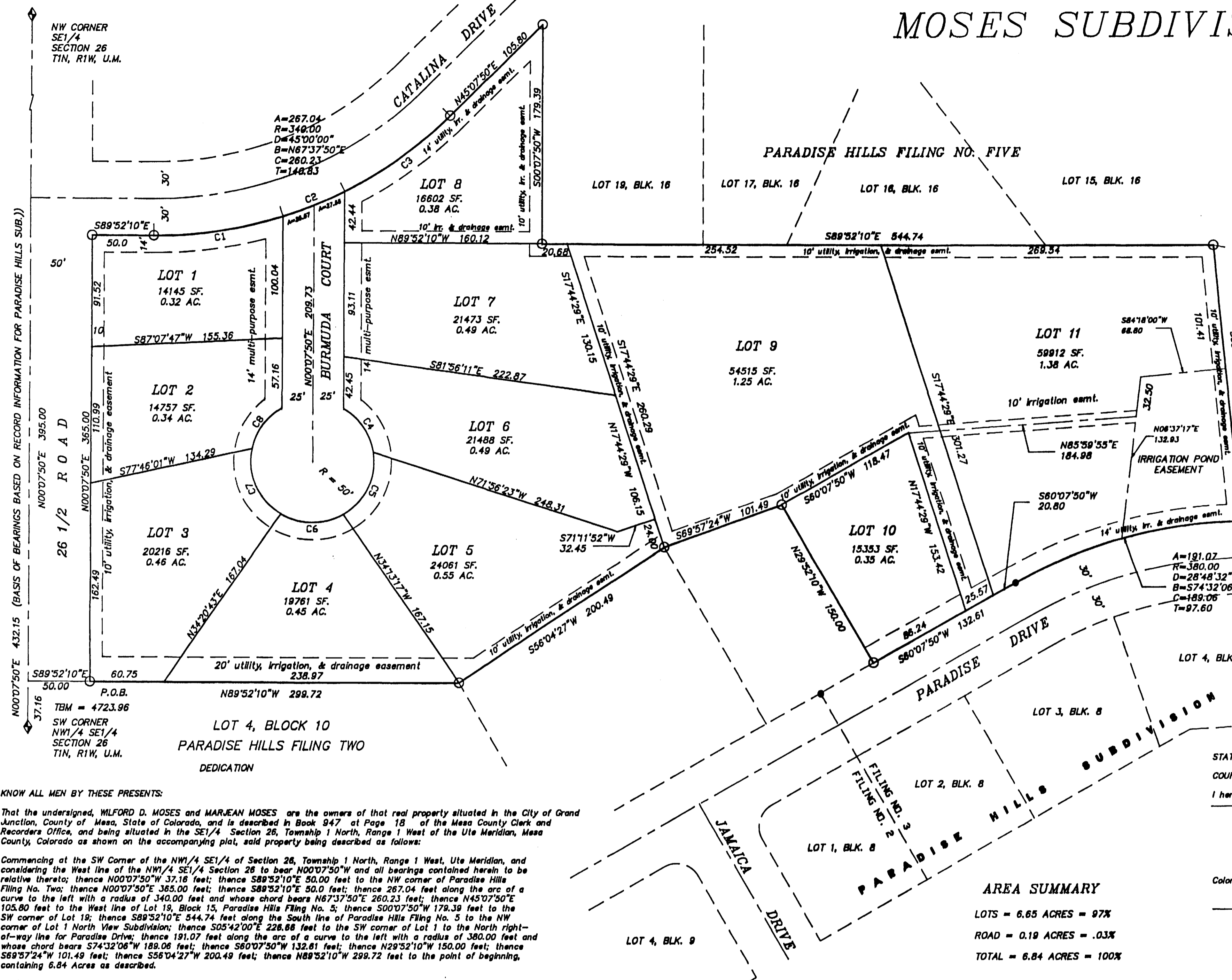


# MOSES SUBDIVISION

CURVE TABLE						
CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	340.00	106.86	106.42	N81°07'35"E	18°00'30"	53.88
C2	340.00	54.21	54.15	N67°33'18"E	09°08'05"	27.16
C3	340.00	105.97	105.54	S54°03'33"W	17°51'25"	53.42
C4	50.00	44.77	43.28	S34°13'15"E	51°17'49"	24.01
C5	50.00	59.66	58.18	S25°36'39"W	68°21'59"	33.96
C6	50.00	53.20	50.73	S83°43'26"E	60°57'51"	29.43
C7	50.00	61.97	58.08	N83°43'59"W	71°01'04"	35.68
C8	50.00	42.20	40.96	N35°57'12"E	48°21'17"	22.45



## NORTH VIEW SUBDIVISION

- LEGEND & NOTES**
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
  - ⊥ NO. 5 RE-BAR W/CAP L.S. 16413
  - ◆ MESA COUNTY BRASS CAP
  - SUBDIVISION BOUNDARY CORNERS NO. 5 RE-BAR W/CAP L.S. 16413 SET IN CONCRETE
- Lots 1 - 3 shall have no vehicular access to 26 1/2 Road. Also rear yard setbacks shall be maintained along 26 1/2 Road.
- All fences along 26 1/2 Road shall meet sight visibility/sight distance triangle requirements.
- NOTICE:**
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

STATE OF COLORADO } S.S.  
 COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 3:38 o'clock P.M. this 31<sup>st</sup> day of OCTOBER A.D., 1994 and is duly recorded in Plat Book No. 14, Page 292.

\_\_\_\_\_  
 City Manager

\_\_\_\_\_  
 President of Council

**AREA SUMMARY**

LOTS = 6.65 ACRES = 97%

ROAD = 0.19 ACRES = .03%

TOTAL = 6.84 ACRES = 100%

**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned, WILFORD D. MOSES and MARJEAN MOSES are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 947 at Page 18 of the Mesa County Clerk and Records Office, and being situated in the SE1/4 Section 26, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Commencing at the SW Corner of the NW1/4 SE1/4 of Section 26, Township 1 North, Range 1 West, Ute Meridian, and considering the West line of the NW1/4 SE1/4 Section 26 to bear N00°07'50"W and all bearings contained herein to be relative thereto; thence N00°07'50"W 37.18 feet; thence S89°52'10"E 50.00 feet to the NW corner of Paradise Hills Filing No. Two; thence N00°07'50"E 365.00 feet; thence S89°52'10"E 50.00 feet; thence 267.04 feet along the arc of a curve to the left with a radius of 340.00 feet and whose chord bears N67°37'50"E 260.23 feet; thence N45°07'50"E 105.80 feet to the West line of Lot 19, Block 15, Paradise Hills Filing No. 5; thence S00°07'50"W 179.39 feet to the SW corner of Lot 19; thence S89°52'10"E 544.74 feet along the South line of Paradise Hills Filing No. 5 to the NW corner of Lot 1 North View Subdivision; thence S05°42'00"E 226.66 feet to the SW corner of Lot 1 to the North right-of-way line for Paradise Drive; thence 191.07 feet along the arc of a curve to the left with a radius of 380.00 feet and whose chord bears S74°32'06"W 189.06 feet; thence S80°07'50"W 132.81 feet; thence N29°52'10"W 150.00 feet; thence S69°57'24"W 101.49 feet; thence S56°04'27"W 200.49 feet; thence N89°52'10"W 299.72 feet to the point of beginning, containing 6.84 Acres as described.

That owners have caused the said real property to be laid out and surveyed as MOSES SUBDIVISION, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All streets and rights-of-way as shown on the accompanying plat 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 the 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 Utility easements to the City of Grand Junction for the use of the 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 Property owners 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 Property owners 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 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, 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 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 said owners have caused their names to be hereunto subscribed this 28<sup>th</sup> day of OCTOBER A.D., 1994.

\_\_\_\_\_  
 Wilford D. Moses

\_\_\_\_\_  
 Marjean Moses

STATE OF COLORADO } S.S.  
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of OCTOBER A.D., 1994 by Wilford D. Moses and Marjean Moses.

11/1/95  
 My commission expires:

\_\_\_\_\_  
 Notary Public  
 Address 1018 COLO. AVE. G.J. CO. 81501

**SURVEYOR'S CERTIFICATE**

I, Max E. Morris, certify that the accompanying plat of MOSES SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

\_\_\_\_\_  
 Max E. Morris, Q.E.D. Surveying Systems Inc.  
 Colorado Registered Professional Land Surveyor L.S. 16413

10/28/94 Date

## MOSES SUBDIVISION

FINAL PLAT		
SITUATED IN THE SE1/4 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN		
FOR: MOSES	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: SB MF
SCALE: 1" = 50' FT		DRAWN BY: MEM
DATE: 10/29/94		ACAD ID: MSFIN
		SHEET NO.
		FILE: 94026.1