

VICINITY MAP Not To Scale

GENERAL NOTES

- 1) Title information from Western Colorado Title Co. File No. 93-10-228 effective date 10-26-93 and from Mesa County Records
- 2) Basis of bearing based upon Mesa County Survey Markers at the S E Corner of the SW1/4SE1/4 and at the N E Corner of the SW1/4SE1/4 in Section 33 T1N R1W U M as per Payton Subdivision Bearing equals N 00 07 32 W
- 3) No fences or structures shall be built within 10 feet of the west boundary line
- 4) Setback requirements for all lots not on south or west per meter (Includes Lot 7 Block 1)

Front - 20 feet Rear - 15 feet Sideyard - 5 feet

Setback requirements for lots on south and west perimeter Front - 20 feet Rear - 20 feet Sideyard - 5 feet

5) All perimeter monuments found within a 0.20 positional tolerance of record location

NORTH VALLEY SUBDIVISION FILING ONE

KNOW ALL MEN BY THESE PRESENTS

That the undersigned G Road LLC is the owner of a parcel of land being a part of the SE1/4 of Section 33 Township 1 North Range 1 West of the Ute Meridian previously described as

Lot 49 of Pomona Park situated in the SE 1/4 of Section 33 Townsh p One North Range One West of the Ute Meridian Mesa County Colorado excepting that Road right-of-way as recorded in Book 898 at Page 604 Mesa County Records said property being previously déscribed in Book 2056 at Page 287 Mesa County Records and being more particularly described as a result of survey as follows:

Commencing at a Mesa County brass cap for the SE Corner of the SW1/4SE1/4 of said Section 33 from whence a Mesa County brass cap for the NE Corner of the SW1/4SE1/4 of said Section 33 bears N 00 07 32 W 1317 68 feet; thence N 00 07 32 W 658 98 feet, thence N 89 57 57 W 25 00 feet to the point of beginning; thence N 89 57 57 W on the North line of Payton Subdivision 502 82 feet to the NW Corner of said Payton Subdivision; thence N 89 56 41 W 132 00 feet to the SW Corner of Said Lot 49; thence N 00 05 23 W 659 05 feet to the NW Corner of said Lot 49 thence S89 55 23 E on the North line of said Lot 49 634 41 feet to

the West right-of-way line of 24 3/4 Road, thence S 00 07 32 E 658 70 feet to the beginning

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 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 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,

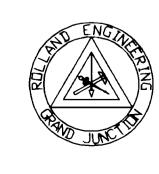
All Dra mage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas through natural or man-made facilities above or below ground,

All easements include their ght of ingress and egress on along over under and through and across by rfering trees Furthermore recting or easement

IN WITNESS WHEREOF said or	wher has caused its name to be hereunto subscribed this
day of	October A D 1994
a Wis Carne	
G Road LLC	
STATE OF COLORADO>	
) ss	
COUNTY OF MESA > The foregoing instrument of A D 1994	was acknowledged before me this <u>25</u> day of <i>October</i>
My commission expires	2-8-95
WITNESS MY HAND AND OFFIC	IAL SEAL Condy & Bernson
IN WITNESS WHEREHE SOUND I	NOTARY PUBLIC renholder has caused to name to be hereunto subscr bed this
_	CTOBER AD 1994
A Joyce Miller	ميول
,, soyee in the	
STATE OF COLORADO>	
) 55	
The foregoing instrument	was acknowledged before me this 25 day of October
н в 1994	
	2.0.95
	2.0.95
My comm ss on exp res WITNESS MY HAND AND OFFIC CLERK AND RECORDER S CERT STATE OF COLORADO)	1AL SEAL CONST SENDENOTARY PUBLIC
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My comm ss on exp res WITNESS MY HAND AND DFFIC CLERK AND RECORDER S CERT STATE OF COLORADO) > ss COUNTY OF MESA I hereby certify that this this	IAL SEAL CONSTANT PUBLIC IFICATE Sinstrument was filed in my office at
My comm ss on exp res WITNESS MY HAND AND DFFIC CLERK AND RECORDER S CERT STATE OF COLORADD) > ss COUNTY OF MESA I hereby certify that this this	IAL SEAL CONTARY PUBLIC IFICATE Sinstrument was filed in my office at
My comm ss on exp res WITNESS MY HAND AND DFFIC CLERK AND RECORDER S CERT STATE OF COLORADD) COUNTY OF MESA I hereby certify that this this	IAL SEAL CONSTRUCT NOTARY PUBLIC IFICATE Sinstrument was filed in my office at
My comm ss on exp res WITNESS MY HAND AND DFFIC CLERK AND RECORDER S CERT STATE OF COLORADO) SS COUNTY OF MESA I hereby certify that this this	IAL SEAL CONTARY PUBLIC IFICATE Sinstrument was filed in my office at
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My comm ss on exp res WITNESS MY HAND AND DFFIC CLERK AND RECORDER S CERT STATE OF COLORADO SS COUNTY OF MESA I hereby certify that this this	IAL SEAL CONTARY PUBLIC IFICATE SINSTRUMENT WAS FILED IN MY OFFICE at
My comm ss on exp res WITNESS MY HAND AND DFFIC CLERK AND RECORDER S CERT STATE OF COLORADD) SS COUNTY OF MESA I hereby certify that this this Jan day of No Number 100943 Inclusive Drawer AF Clerk and Recorder CITY OF GRAND JUNCTION CEI Approved this	IAL SEAL CONSTRUCT SECURITION OF ICE AT
My comm ss on exp res WITNESS MY HAND AND DFFIC CLERK AND RECORDER S CERT STATE OF COLORADO SS COUNTY OF MESA I hereby certify that this this	IAL SEAL CONTARY PUBLIC IFICATE SINSTRUMENT WAS FILED IN MY OFFICE at
My comm ss on exp res WITNESS MY HAND AND DFFIC CLERK AND RECORDER S CERT STATE OF COLORADO) SS COUNTY OF MESA I hereby certify that this this June day of No Number June Drawer Clerk and Recorder CITY OF GRAND JUNCTION CEI Approved this President of Council SURVEYOR S CERTIFICATE I Richard A Mason do here	IAL SEAL NOTARY PUBLIC IFICATE So instrument was filed in my office at
My comm ss on exp res WITNESS MY HAND AND DFFIC CLERK AND RECORDER S CERT STATE OF COLORADO) SS COUNTY OF MESA I hereby certify that this this	IAL SEAL NOTARY PUBLIC IFICATE Sinstrument was filed in my office at

Registered Professional Land Surveyor PLS No 18469

10-24-94 Date



NORTH VALLEY SUBDIVISION FINAL PLAT FILING ONE LOCATED IN THE

SE1/4 SEC 33 T 1N R 1W U M ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct CD 81503

GRAND JUNCTION, CO Designed TDR Checked (303) 243-8300 TAB Date 6/94 rv:10/24/94

NOTICE According to Colorado law you must commence any legal action based upon any defect in this survey w thin 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 the certification shown hereon

