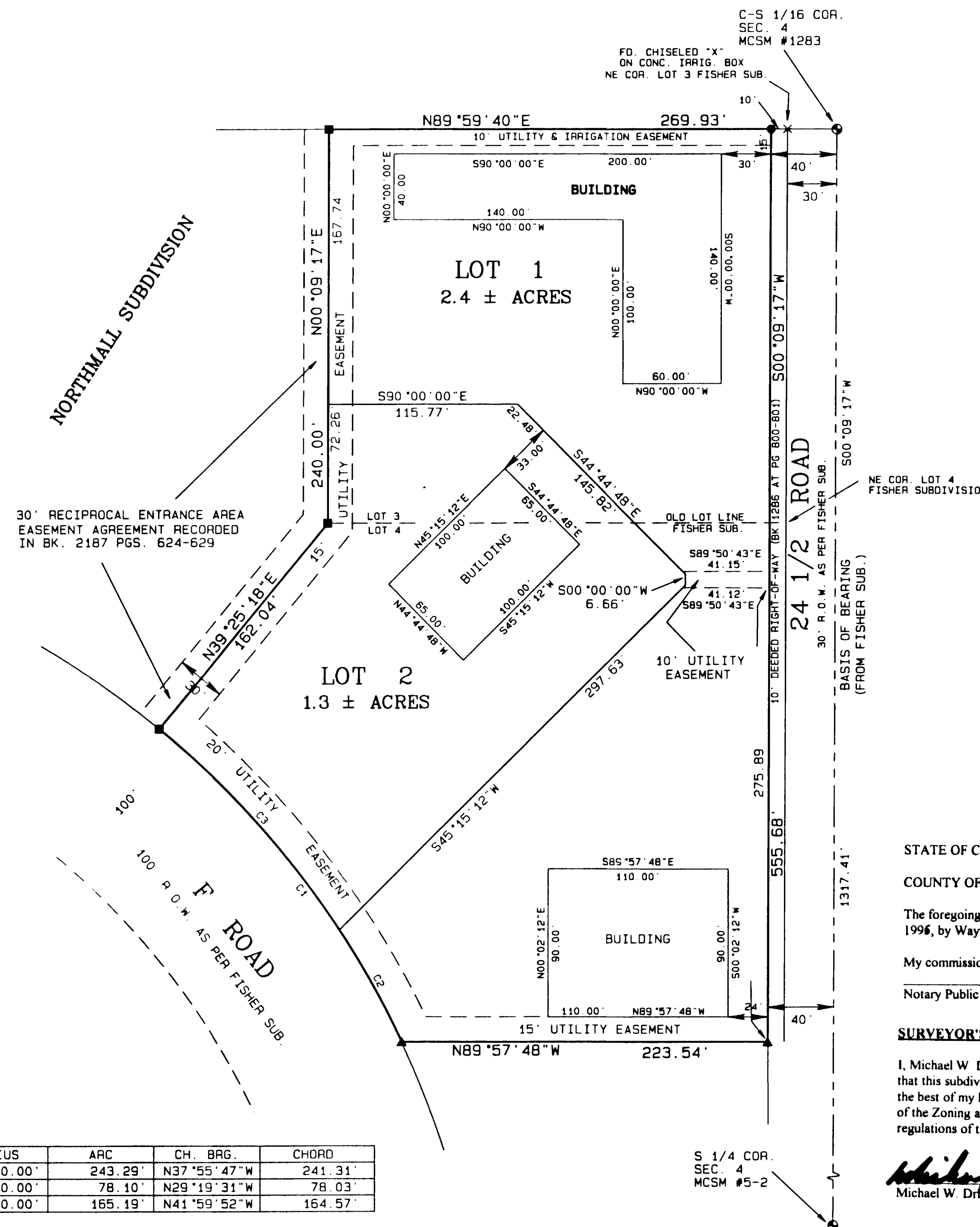


# CIMMARON MINOR SUBDIVISION

## A RE-PLAT OF LOT 3 AND A PART OF LOT 4 FISHER SUBDIVISION



C	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	25°20'40"	550.00'	243.29'	N37°55'47"W	241.31'
C2	08°08'08"	550.00'	78.10'	N29°19'31"W	78.03'
C3	17°12'32"	550.00'	165.19'	N41°59'52"W	164.57'

### LEGEND

- MESA COUNTY SURVEY MARKER
- ▲ FD. #5 REBAR W/ALUM. CAP STAMPED WESTERN ENGR. LS 18469
- FD. #5 REBAR W/ALUM. CAP STAMPED THOMPSON LS 18480
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677

**AREA SUMMARY**  
2 LOTS = 3.7 ACRES

**NOTE:** THIS SUBDIVISION IS DEDICATING A DRAINAGE EASEMENT OVER THE ENTIRE AREA OF BOTH LOTS, EXCEPT FOR AREAS UNDER BUILDINGS.

ALL OF LOT 3 AND A PORTION OF LOT 4 ARE BEING REPLATTED HEREON. A BOUNDARY LINE ADJUSTMENT WAS ACCOMPLISHED IN 1989 WHICH ADJUSTED THE LINE BETWEEN LOTS 4 AND 5. THEREFORE ONLY A PORTION OF LOT 4 IS SHOWN. NO RE-PLAT WAS REQUIRED AT THAT TIME.

NOTE: ALL EXTERIOR BOUNDARY CORNERS ARE SET IN CONCRETE.

### DEDICATION

#### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Wayne A. Fisher, is the owner of that real property as described in Book 1544 at Page 4 and Book 1739 at Pages 5 and 6 of the records of the Mesa County Clerk and Recorder, being more particularly described as follows:

Lot 3 and a part of Lot 4 Fisher Subdivision, Mesa County, Colorado. That part of Lot 4 described as follows: Beginning at the northeast corner of said Lot 4, thence S00°09'17"W along the east line of said Lot 4 a distance of 315.68 feet, thence N89°57'48"W a distance of 233.54 feet to the right-of-way line of F Road, to a point on a curve to the northwest with a radius of 550.00 feet, a central angle of 25°20'36", the chord of which bears N17°54'24"W 241.30 feet to a found #5 rebar with an aluminum cap stamped LS 18480, thence leaving said right-of-way line N39°25'18"E 162.04 feet to said found #5 rebar, being the northwest corner of said Lot 4, thence N89°57'48"E 279.93 feet to the beginning, EXCEPT the east 10.00 feet deeded for road right-of-way in Book 1286, Pages 800-801

That said owner has caused the said real property to be laid out and surveyed as CIMMARON MINOR SUBDIVISION a part of the 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 Right-of-Ways to the City of Grand Junction for the use of the public forever  
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 pipelines, sanitary sewer lines, water lines and telephone lines

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 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 easement by erecting of placing improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Cimmaron Minor Subdivision is subject to the Declaration of Restrictions and Grant of Easements recorded in Book 200, Page 323 to 336, Mesa County Records.

THAT all expenses for street paving or improvements shall be furnished by the seller or purchaser, not by the City of Grand Junction.

*Wayne A. Fisher*  
Wayne A. Fisher

Lienholder's Signature *Stephen D. ...*  
The Bank of Colorado - Vice President

### CITY APPROVAL

This plat of CIMMARON MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 19 day of JANUARY, 1996.

*David A. ...*  
City Manager

*Ken ...*  
President of Council

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 1996, by Wayne A. Fisher

My commission expires \_\_\_\_\_ Witness my hand and official seal  
Address \_\_\_\_\_  
Notary Public \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.

*Michael W. Drissel*  
Michael W. Drissel PLS 20877

1-17-96  
Date

NOTICE: According to the provisions of the Colorado Surveyors Act, you must commence any legal action based upon any defect in this survey within three years from the date 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.

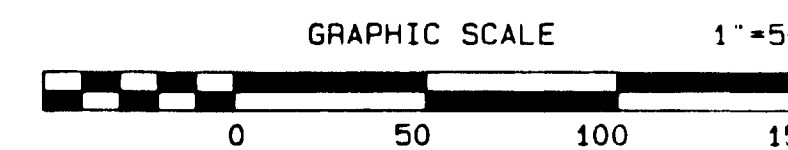
### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 8:36 o'clock A.M. this 22nd day of JANUARY, A.D. 1996, and is duly recorded in Plat Book No. 15, Page 27. Fee \$ 11.00. Drawer No. 8889. Reception No. 1743082.

Clerk and Recorder

Deputy



**CIMMARON MINOR SUBDIVISION**  
A RE-PLAT OF LOT 3 AND A PART OF LOT 4  
FISHER SUBDIVISION  
LOCATED IN THE  
SE 1/4 SW 1/4, SEC. 4, T1S, R1W, U.M.  
**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By M.W.D. Checked By S.L.H. Job No. 257-95-02  
Drawn By TMODEL Date OCT. 1995 Sheet 1 OF 1