

SKUNK HOLLOW MINOR SUBDIVISION

LOCATED IN THE
NW 1/4 NW 1/4, SEC 35, T1N, R1W, U M

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned W George and M Stella Shanks are the owners of that real property as described in Book 1876 at Page 615 and Book 2175 at Page 100 of the records of the Mesa County Clerk and Recorder located in the NW 1/4 NW 1/4 of Section 35 Township 1 North Range 1 West of the Ute Meridian Mesa County Colorado being more particularly described as follows

Commencing at the found Mesa County survey marker for the northwest corner of said Section 35 the basis of bearing being S89°55'00" E along the north line of said NW 1/4 NW 1/4 to the W 1/16 corner also being a found Mesa County survey marker
thence S00°01'10" E a distance of 30 00 feet along the west line of said NW 1/4 NW 1/4 to the point of beginning
thence S89°55'00" E a distance of 412 00 feet being a set #5 rebar with a 2 aluminum cap stamped LS 24306
thence S24°08'25" W a distance of 261 30 feet to the center line of Leach Creek a k a Big Wash or Rice Wash to said set #5 rebar
thence S25°53'22" E a distance of 78 50 feet along said center line to a found #5 rebar with a 2 aluminum cap stamped LS 18480
thence S25°53'22" E a distance of 176 91 feet along said center line to said found #5 rebar
thence S52°51'52" W a distance of 43 86 feet along said center line to said found #5 rebar
thence S14°30'04" E a distance of 354 84 feet to the northerly right-of way of Kelley Drive to said found #5 rebar
thence S59°28'01" W a distance of 114 91 feet along said right of way to said set #5 rebar
thence S53°53'00" W a distance of 119 00 feet along said right of way to said set #5 rebar
thence S50°17'00" W a distance of 106 00 feet along said right of way to a found #5 rebar with a plastic cap marked Western Engr
thence S77°01'34" W a distance of 167 82 feet along said right of way to the east right of way line of 26 Road also being a said set #5 rebar
thence N00°01'10" W a distance of 263 85 feet along said east right of way line to the center line of said Leach Creek a k a Big Wash or Rice Wash
thence S50°50'39" W a distance of 38 68 feet along said center line to a point on the west line of said NW 1/4 NW 1/4
thence N00°01'10" W a distance of 833 33 feet to the point of beginning Said parcel contains 8 9 acres more or less

That said owners have caused the said real property to be laid out and surveyed as SKUNK HOLLOW Minor Subdivision, 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 all of the streets and roads as shown on the accompany plat on behalf of the City of Grand Junction forever

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

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 27th day of December, 1995

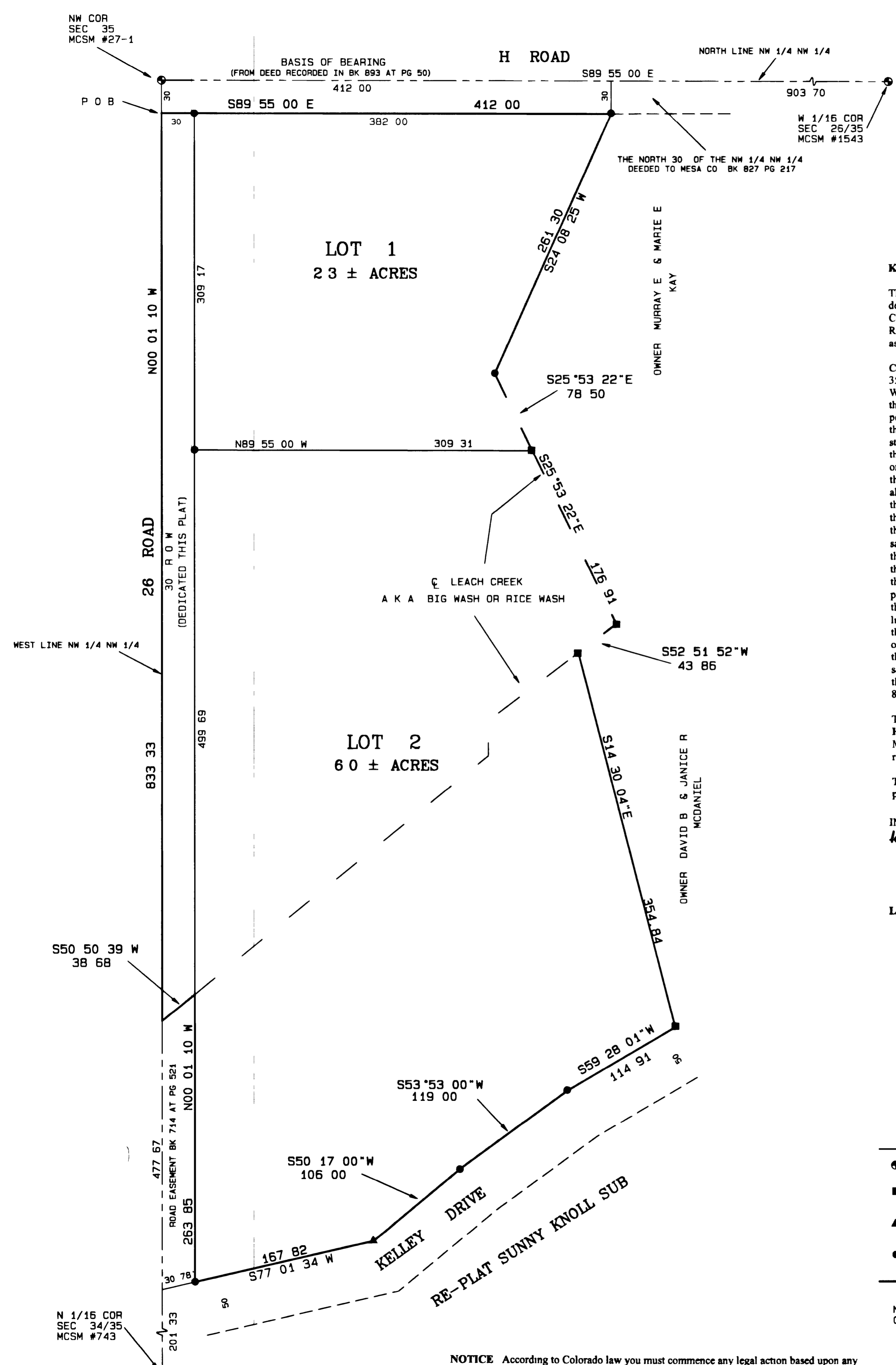
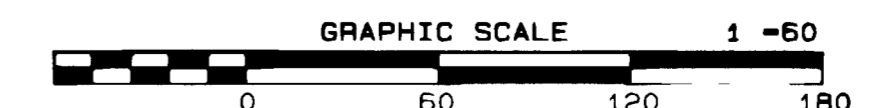
W George Shanks *M Stella Shanks*
W George Shanks M Stella Shanks

LIENHOLDER'S SIGNATURES
Alan King *G Dennis Simon*
Prudential Mortgage Mesa National Bank

AREA SUMMARY	
LOTS	8 3 AC
ROADS	0 6 AC
TOTAL	8 9 AC

- LEGEND**
- MESA COUNTY SURVEY MARKER
 - FD #5 REBAR W/ALUM CAP STAMPED LS 18480
 - ▲ FD #5 REBAR W/PLASTIC CAP MARKED WESTERN ENGR
 - SET #5 REBAR W/2 ALUM CAP STAMPED D H SURVEYS LS 24306
 - ♪ LEACH CREEK

NOTE ALL EXTERIOR BOUNDARY CORNERS SET IN CONCRETE



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 based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CITY APPROVAL

This plat of SKUNK HOLLOW Minor Subdivision a subdivision of the City of Grand Junction County of Mesa State of Colorado is approved and accepted on the 26th day of December, 1995

David A Valley *Ron Murrin*
City Manager President of Council

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)ss

I hereby certify that this instrument was filed in my office at 2:33 o'clock PM this 27th day of December, A D 1995 and is duly recorded in Plat Book No 115, Page 22.
Fee \$ 10.00 1% Drawer No 2030 Reception # 1740919
Monika Idd *Shirley Howard*
Clerk and Recorder Deputy

STATE OF COLORADO)
COUNTY OF MESA)ss

The foregoing instrument was acknowledged before me this 27th day of December, 1995 by W George Shanks and M Stella Shanks

My commission expires 10-27-98 Witness my hand and official seal
Laura Royal *1015 N 7th Street*
Notary Public Grand Junction, CO 81501



BEST COPY NOTE POOR QUALITY DOCUMENT PROVIDED FOR BEST COPY

SURVEYOR'S CERTIFICATE

I Steven L. Hagedorn 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.



11 29 95
Date

SKUNK HOLLOW MINOR SUBDIVISION

LOCATED IN THE
NW 1/4 NW 1/4, SEC 35, T1N, 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	278-95-01
Drawn By	TMODEL	Date	OCT 1995	Sheet	1 OF 1