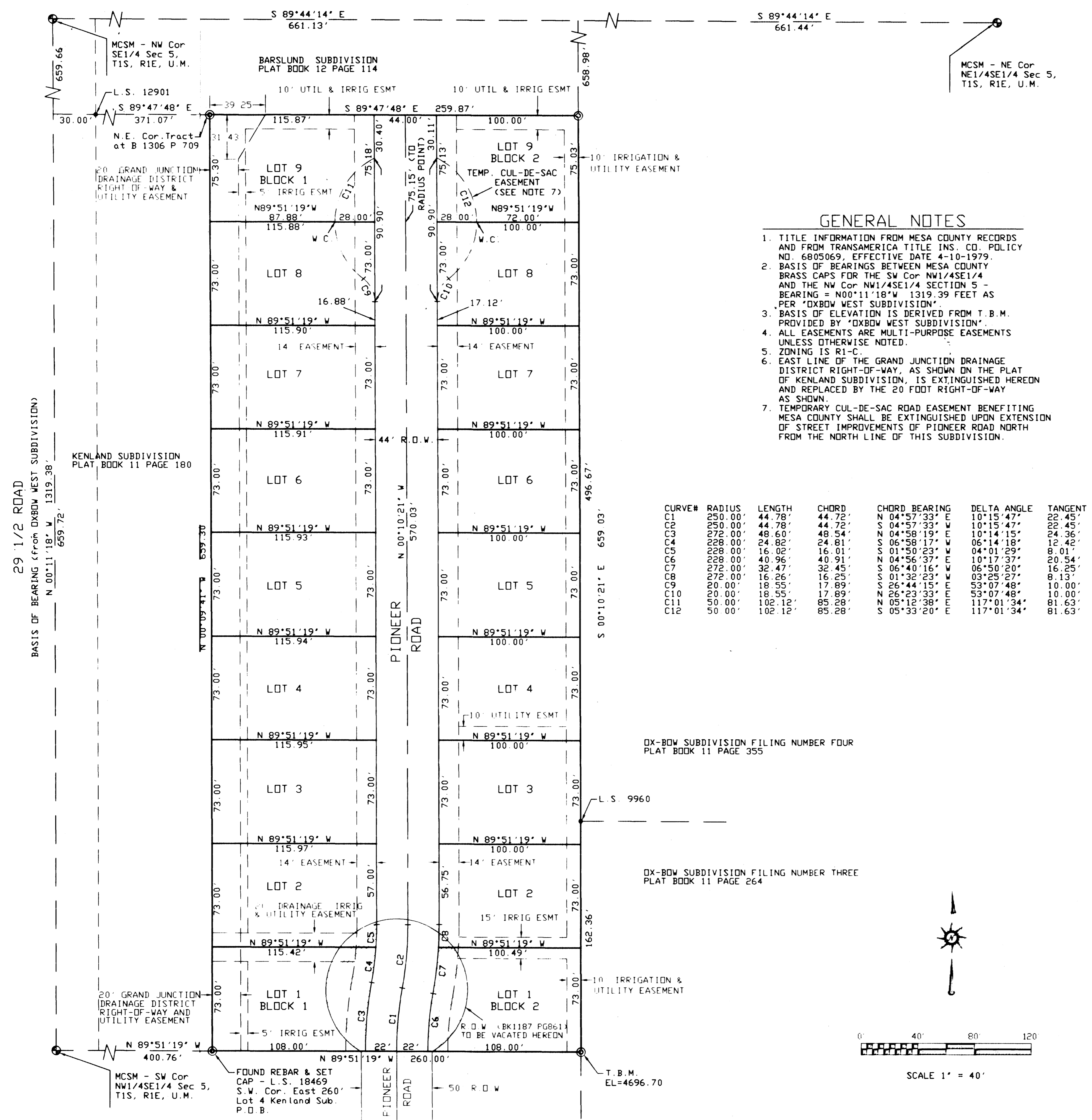


# OXBOW NORTH SUBDIVISION

A REPLAT OF THE EAST 260 FEET OF LOT 4 OF KENLAND SUBDIVISION



## GENERAL NOTES

- TITLE INFORMATION FROM MESA COUNTY RECORDS AND FROM TRANSAMERICA TITLE INS. CO. POLICY NO. 6805069 - EFFECTIVE DATE 4-10-1979.
- BASIS OF BEARINGS BETWEEN MESA COUNTY BRASS CAPS FOR THE SW COR NW1/4SE1/4 AND THE NW COR NW1/4SE1/4 SECTION 5 - BEARING = N00°11'18"W 1319.39 FEET AS PER 'OXBOW WEST SUBDIVISION'.
- BASIS OF ELEVATION IS DERIVED FROM T.B.M. PROVIDED BY 'OXBOW WEST SUBDIVISION'.
- ALL EASEMENTS ARE MULTI-PURPOSE EASEMENTS UNLESS OTHERWISE NOTED.
- ZONING IS R1-C.
- EAST LINE OF THE GRAND JUNCTION DRAINAGE DISTRICT RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF KENLAND SUBDIVISION, IS EXTINGUISHED HEREON AND REPLACED BY THE 20 FOOT RIGHT-OF-WAY AS SHOWN.
- TEMPORARY CUL-DE-SAC ROAD EASEMENT BENEFITING MESA COUNTY SHALL BE EXTINGUISHED UPON EXTENSION OF STREET IMPROVEMENTS OF PIONEER ROAD NORTH FROM THE NORTH LINE OF THIS SUBDIVISION.

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	250.00'	44.72'	44.72'	N 04°57'33" E	10°15'47"	22.45'
C2	250.00'	44.78'	44.78'	S 04°57'33" W	10°15'47"	22.45'
C3	272.00'	48.50'	48.54'	N 04°58'19" E	10°14'15"	24.36'
C4	228.00'	24.82'	24.81'	S 06°58'17" W	06°14'18"	12.42'
C5	228.00'	16.02'	16.01'	S 01°50'23" W	04°01'29"	8.01'
C6	228.00'	40.96'	40.91'	N 04°56'37" E	10°17'37"	20.54'
C7	272.00'	32.47'	32.45'	S 06°40'16" W	06°50'20"	16.25'
C8	272.00'	16.26'	16.25'	S 01°32'23" W	03°25'27"	8.13'
C9	228.00'	18.55'	17.89'	S 26°44'15" E	53°07'48"	10.00'
C10	50.00'	18.55'	17.89'	N 26°23'33" E	53°07'48"	10.00'
C11	50.00'	102.12'	85.28'	N 05°12'38" E	117°01'34"	81.63'
C12	50.00'	102.12'	85.28'	S 05°33'20" E	117°01'34"	81.63'

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, OXBOW COMPANY, a partnership composed of John L. Fitzgerald, Diane A. Fitzgerald, John S. Fitzgerald and David C. Fitzgerald are the owners of a parcel of land situated in NW1/4 SE1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, as recorded in Book 1195 at Page 177, Mesa County Records and being more particularly described as follows:

The East 260 feet of the SW1/4 NW1/4 SE1/4, Section 5, Township 1 South, Range 1 East of the Ute Meridian; (the said described property is one and the same property as the East 260 feet of Lot 4 of Kenland Subdivision), Mesa County, Colorado, more particularly described as follows:

Commencing at a Mesa County marker for the S.W. Corner of the NW1/4SE1/4 of Section Five, Township One South, Range One East of the Ute Meridian, from whence a Mesa County marker for the N.W. Corner of the SE1/4 of said Section Five bears, according to the plat of Oxbow West Subdivision, N00°11'18"W thence S89°51'19"E 400.76 feet to the S.W. Corner of the east 260 feet of Lot Four of Kenland Subdivision and the point of beginning; thence N00°09'41"W 659.03 feet to the N.E. Corner of that tract described at Book 1306, Page 709 of the Mesa County real property records; thence S89°47'48"E on the north line of said Lot Four 259.87 feet to the west line of Oxbow Subdivision, Filing Number Four; thence S00°10'21"E 659.03 feet to the S.E. Corner of said Lot Four; thence N89°51'19"W 260.00 feet to the beginning.

That said owners have caused the said real property to be laid out and surveyed as OXBOW NORTH SUBDIVISION, Mesa County, Colorado.

That said owners do hereby dedicate and set apart all streets and roads as shown on the accompanying plat to the use of the public forever, together with perpetual right of ingress and egress in the easements adjacent to said streets and roads for the purpose of maintenance and future construction; and hereby dedicate to the public utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and subsequent maintenance of utilities, irrigation, and drainage facilities, including but not limited to electrical lines, gas lines, and telephone lines, together with the right to trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and subsequent maintenance of such lines, said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be borne by the seller or purchaser, not MESA COUNTY.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1995.

Oxbow Company, John S. Fitzgerald, General Partner

STATE OF COLORADO )  
 COUNTY OF MESA ) ss  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1995.

My commission expires: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public

CLERK AND RECORDER'S CERTIFICATE  
 STATE OF COLORADO ) ss

COUNTY OF MESA ) ss  
 I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1995 and is duly recorded as Reception Number \_\_\_\_\_ in Plat Book \_\_\_\_\_ Page \_\_\_\_\_ through \_\_\_\_\_ inclusive.

Clerk and Recorder Deputy Fees

BOARD OF COUNTY COMMISSIONERS CERTIFICATE  
 Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1995, Board of County Commissioners of Mesa County, Colorado

Chairperson

COUNTY PLANNING COMMISSION CERTIFICATE  
 Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1995, County Planning Commission of Mesa County, Colorado

Chairperson

SURVEYOR'S CERTIFICATE  
 I, Richard A. Mason, do hereby certify that the accompanying plat of OXBOW NORTH SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same.

Richard A. Mason  
 Registered Professional Land Surveyor  
 P.L.S. No. 18469

Date

## AREA SUMMARY

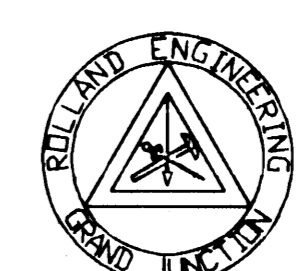
AREA IN LOTS	- 3.26 ACRES	83.0%
AREA IN RIGHT-OF-WAY	- 0.67 ACRES	17.0%
TOTAL AREA	- 3.93 ACRES	100.0%

OXBOW WEST SUBDIVISION  
 PLAT BOOK 12 PAGE 140-141

## LEGEND

- - MESA COUNTY SURVEY MARKER
- - FOUND 5/8" REBAR
- ⊙ - SET 5/8" REBAR IN CONC-L.S. 18469
- ⊔ - SET REBAR & CAP AT LOT CORNERS-L.S. 18469 (EXCEPT WITNESS CORNERS AS NOTED)

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.



**OXBOW NORTH SUBDIVISION**

LOCATED-SW1/4 NW1/4 SE1/4 SEC 5, T1S, R1E, U.M.

Designed	CFO	Checked	RAM	OX-PLAT.DWG	Sheet 1
Drawn	CFO	Date	8/94	RV 4/7/95	DP 1

ROLLAND ENGINEERING  
 405 Ridges Blvd  
 Grand Jct, CO 81503  
 (303) 243-8300