

# HARVEY MINOR SUBDIVISION

## A REPLAT OF LOT 1 & OUTLOT 'A', HORIZON GLEN SUBDIVISION AS AMENDED, TOGETHER WITH AN UNPLATTED PARCEL OF LAND IN THE S1/4 SE1/4 NE1/4 OF SECTION 2, T.1S., R.1W., UTE MERIDIAN, AND LYING NORTHWESTERLY OF HORIZON DRIVE, CITY OF GRAND JUNCTION, COLORADO.

### DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS:

That the undersigned, Leonard E. Harvey & E. Lynne Harvey and David A. Darden & Susan S. Darden are the owners of those real properties situated in the City of Grand Junction, County of Mesa, State of Colorado, these being Lot 1 & Outlot 'A', Horizon Glen Subdivision as amended as may be found in Plat Book 14 at Pages 116-118 inclusive, and found conveyed in book 2151 at page 37, together with an unplatted parcel of land situated in the S1/4 SE1/4 NE1/4 of Section 2, T.1S., R.1W., Ute Meridian, which is found described in book 2065 at page 231, respectively, in the land records of the Mesa County Clerk and Recorder, as shown on the accompanying plat, the exterior boundary of said real properties being more particularly described as follows:

**BEGINNING** at a found Mesa County Survey Marker for the Southwest Corner of the SE1/4 NE1/4 of said Section 2, from whence a found U.S. Bureau of Land Management Marker for the Northwest Corner of the SE1/4 NE1/4 of said section 2, bears N00°01'17"E, a distance of 1320.72 feet, with all bearings contained herein being relative thereto; Thence N00°01'17"E, a distance of 477.27' to the Northwest corner of said properties; Thence S89°58'43"E, bounded Northerly by Lot 2 of the aforementioned Horizon Glen Subdivision as Amended, a distance of 289.88 feet to a point on the Northwesterly Right-of-Way line of Horizon Drive; Thence S26°30'01"W, along said Northwesterly Right-of-Way line, a distance of 533.02 feet to a point on the South line of the aforementioned SE1/4 NE1/4 of said Section 2; Thence S89°50'31"W, along said South line, a distance of 52.22 feet to the POINT OF BEGINNING.

That said owners have caused the said real properties to be laid out and surveyed as Harvey Minor Subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate: (1) To the Public Service Company of Colorado, its successors and assigns forever, that real property which is labeled Utility Easement for the installation, operation, maintenance and repair of electric lines and related facilities; (2) To the City of Grand Junction, on behalf of itself and the Public Utilities forever, that real property which is labeled Utility Easements for the installation, operation, maintenance and repair of utilities, which shall include, but not be limited to, electric lines and related facilities; Sanitary Sewer lines and related facilities, (see book 1032 at page 95), telephone lines and related facilities, and natural gas lines and related facilities, together with the right of ingress and egress on, along, over, under, through and across said easements, and also together with the right to trim interfering trees and brush; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner; (3) To rededicate any and all easements as are currently existing and affecting Lot 1 and Outlot 'A' of the aforesaid Horizon Glen Subdivision, together with any and all Covenants, Conditions, and Restrictions currently affecting said Lot 1 and Outlot 'A', as may be found in book 1864 at pages 682-703 inclusive, with exceptions as may be found in book 2194 at pages 814 & 815; (4) Expressly create and dedicate by this plat an easement in favor of Lot 'B' for ingress and egress over and across the South 12 feet of the West 51 feet of Lot 'A'; (5) To dedicate an irrigation easement ten feet in width along the west side of Lot 'B' extending North along the west line of said lot 250 feet from the Southwest corner of said lot.

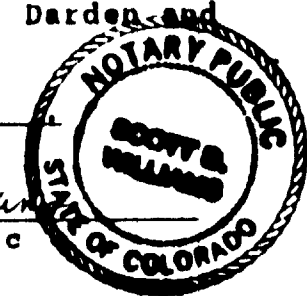
IN WITNESS WHEREOF said owners have caused their signatures to be hereunder subscribed this 17th day of June, A.D., 1996.

Leonard E. Harvey      E. Lynne Harvey  
Leonard E. Harvey      E. Lynne Harvey  
David A. Darden      Susan S. Darden  
David A. Darden      Susan S. Darden

(STATE OF COLORADO)      s.s.  
(COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 17th day of June, A.D., 1996, by Leonard E. Harvey, E. Lynne Harvey, David A. Darden and Susan S. Darden.

My Commission expires 1/13/99  
witness my hand and official seal  
Notary Public



### RELINQUISHMENT OF EASEMENT

The undersigned, David A. Darden and Susan S. Darden, are the owners of an easement for ingress and egress as described in documents recorded in Book 1147 at Page 370 and in Book 2026 at Page 397 of the records of the Clerk and Recorder of Mesa County, Colorado. The owners do hereby relinquish all of their right, title and interest in said easement and agree that said easement shall be forever abandoned.

Susan S. Darden  
Susan S. Darden

### CITY OF GRAND JUNCTION APPROVAL

This plat of the Harvey Minor Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 8th day of July, A.D., 1996.

Shirley Ober      Kinda Nelson  
City Manager      President of Council

### CLERK AND RECORDER'S CERTIFICATE

(STATE OF COLORADO)      s.s.  
(COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:51 o'clock P. M., this 17th day of July, A.D., 1996 and is duly recorded in Plat Book No. 16 at page 116 Reception No. 1762397 drawer #CC34

Fee \$ \_\_\_\_\_ Deputy \_\_\_\_\_  
Clerk and Recorder

Fleet Mortgage corp F/K/A

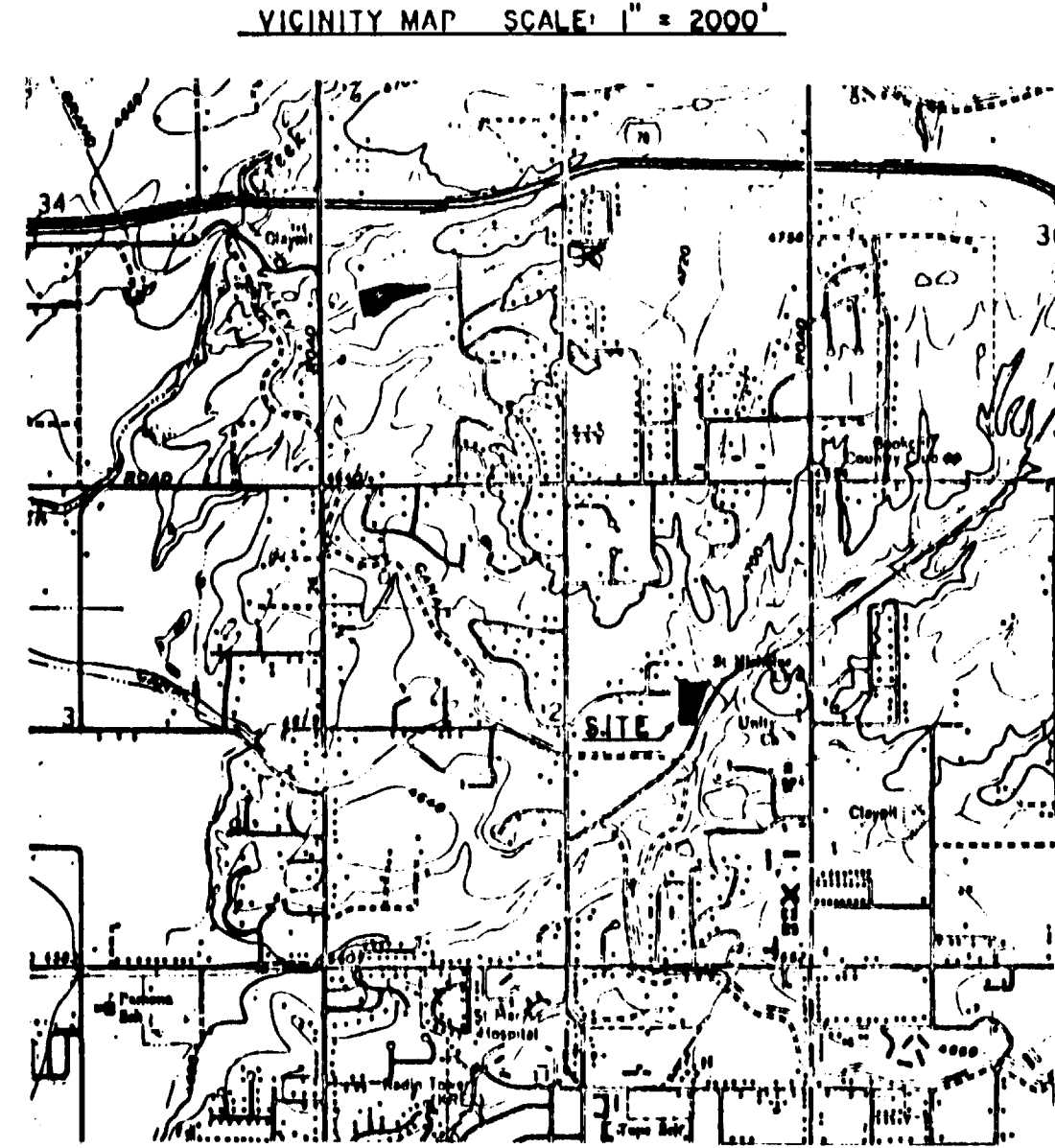
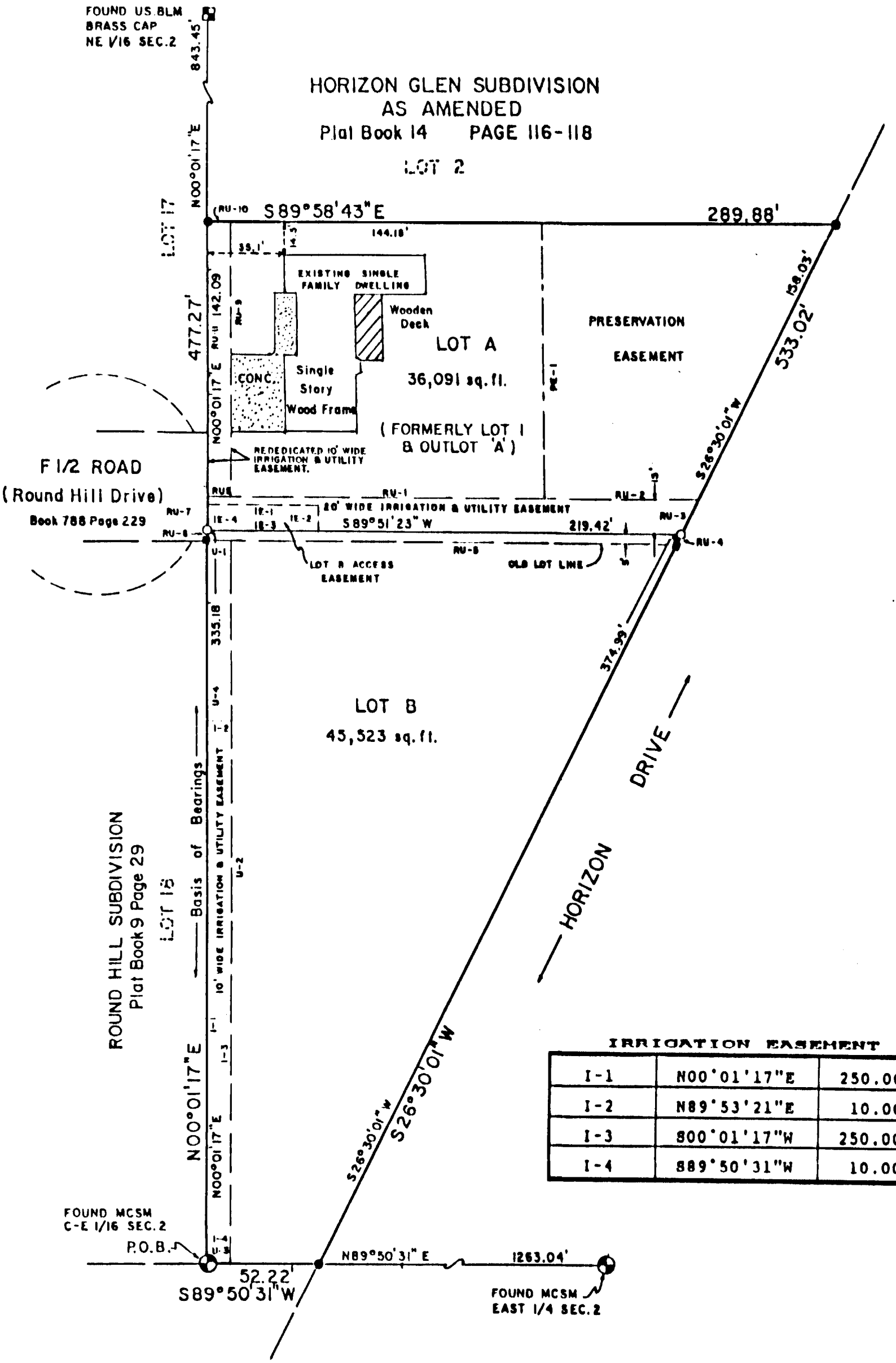
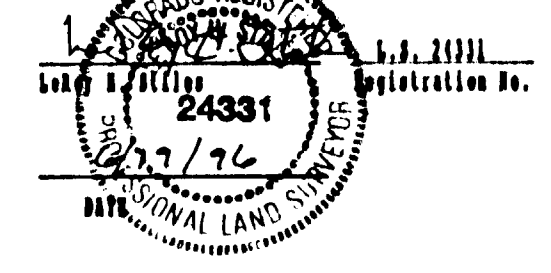
FLEET REAL ESTATE FUNDING CORP.  
LIEN HOLDER'S SIGNATURE OF CONSENT

I/WE, THE UNDERSIGNED, DO HEREBY CONSENT TO THE SUBDIVISION OF THAT LAND OF LEONARD E. HARVEY AND E. LYNNE HARVEY INTO HARVEY MINOR SUBDIVISION AS IS SHOWN HEREON.

Joan Weerts      DATE 7-1-96  
AUTHORIZED CORP. OFFICER  
Vice President

### SURVEYOR'S CERTIFICATION

I, Leroy H. Shiles, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this survey of the Harvey Minor Subdivision was actually made upon the ground under my direct supervision and responsibility. I further certify that this plat of subdivision conforms to all applicable survey requirements of the Survey and Development Code of the City of Grand Junction and all applicable state laws and regulations, to the best of my knowledge, information and belief.



### AREA SUMMARY

LOT A	0.83 ACRES
LOT B	1.05 ACRES
TOTAL	1.88 ACRES

### INGRESS/EGRESS EASEMENT TRAVERSE TABLE

IE-1	N89°51'23"E	51.00'
IE-2	800°01'17"W	12.00'
IE-3	S89°51'23"W	51.00'
IE-4	N00°01'17"E	12.00'

### IRRIGATION AND UTILITIES EASEMENTS TRAVERSE TABLE

U-1	N89°51'23"E	10.00'
U-2	800°01'17"W	330.18'
U-3	S89°50'31"W	10.00'
U-4	N00°01'17"E	330.18'

### REDEDICATED IRRIGATION AND UTILITIES EASEMENTS TRAVERSE TABLE

RU-1	N89°51'23"E	144.18'
RU-2	N89°51'23"E	72.72'
RU-3	S26°30'01"W	16.78'
RU-4	S26°30'01"W	5.59'
RU-5	S89°51'23"W	216.92'
RU-6	N00°01'17"E	5.00'
RU-7	N00°01'17"E	15.00'
RU-8	N89°51'23"E	10.00'
RU-9	N00°01'17"E	127.06'
RU-10	S89°58'43"W	10.00'
RU-11	800°01'17"W	127.09'

### PRESERVATION EASEMENT TRAVERSE TABLE

PE-1	N00°00'00"E	126.65'
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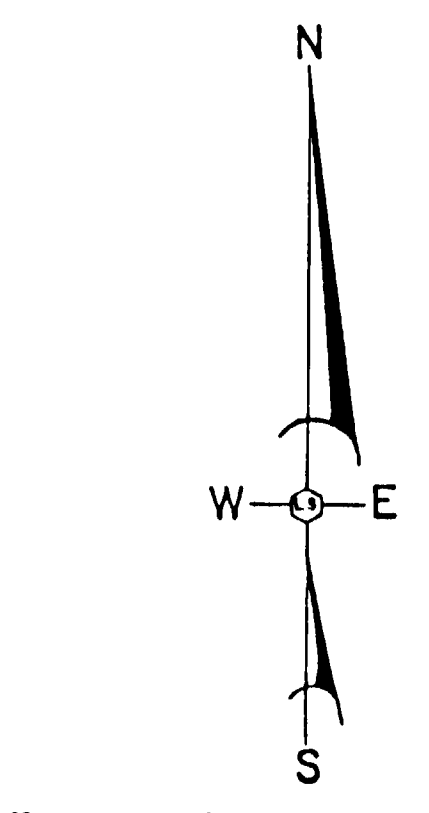
### IRRIGATION EASEMENT

I-1	N00°01'17"E	250.00'
I-2	N89°53'21"E	10.00'
I-3	800°01'17"W	250.00'
I-4	S89°50'31"W	10.00'

### NOTES

- TITLE INFORMATION FROM TRANSAMERICA TITLE INSURANCE CO. POLICY No. 144-138545 (DARDEN) AND POLICY No. 556-07723 (HARVEY).
- BASES OF BEARINGS AS SHOWN HEREON IS BASED UPON THE LINE BETWEEN A FOUND MESA COUNTY SURVEY MARKER FOR THE CENTER-EAST 1/16, SECTION 2, T.1S., R.1W., UTE MERIDIAN, AND A FOUND U.S. BUREAU OF LAND MANAGEMENT MARKER FOR THE NORTHEAST 1/16 OF SAID SECTION 2, BEARING N00°01'17"E, A DISTANCE OF 1320.72 FEET AS IS FOUND ON THE PLAT OF HORIZON GLEN SUBDIVISION AS AMENDED, AND FOUND IN PLAT BOOK 14 AT PAGE 116-118 INCLUSIVE.
- SEE BOOK 2151 AT PAGE 37 & BOOK 2065 AT PAGE 231 IN THE LAND RECORDS OF THE MESA COUNTY CLERK AND RECORDER FOR DEEDS REFERENCING RECORD TITLE TO THESE PREMISES.

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 certification shown herein.



### LEGEND AND ABBREVIATIONS

- ⊙ FOUND MESA COUNTY SURVEY MARKER.
- ⊕ FOUND U.S. BLM SURVEY MARKER.
- FOUND REBAR WITH PLASTIC CAP 1/4" DIA. SET IN CONCRETE.
- SET No. 5 REBAR IN CONCRETE WITH 1.5" ALLOT CAP 1/4" DIA.
- SET No. 5 REBAR WITH 1" ALLOT CAP 1/4" DIA.
- CONC. CONCRETE
- MCSK MESA COUNTY SURVEY MARKER.
- P.O.B. POINT OF BEGINNING.
- U.S. BLM UNITED STATES BUREAU OF LAND MANAGEMENT.

HARVEY MINOR SUBDIVISION	
DRAWN BY LHS	PROPERTY OF <b>LEONARD &amp; LYNNE HARVEY AND DAVID &amp; SUSAN DARDEN</b> SITUATED IN THE SE 1/4 NE 1/4 SECTION 2, T.1S., R.1W., UTE MERIDIAN, GRAND JUNCTION, COLORADO.
DATE 05/11/96	
SCALE 1" = 50'	
CHECKED BY LHS	
ISSUE DATE June 17, 1996	Leroy H. Shiles, P.L.S. 2016 Beakoff Ave. Grand Junction, Colorado 81504 (970) 481-3888
PROJECT No. 96103-5	