

# SHERWOOD PARK MINOR SUBDIVISION

A REPLAT OF SHERWOOD PARK, SHERWOOD ADDITION  
S.W. 1/4 SECTION 11  
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN  
CITY OF GRAND JUNCTION  
COUNTY OF MESA

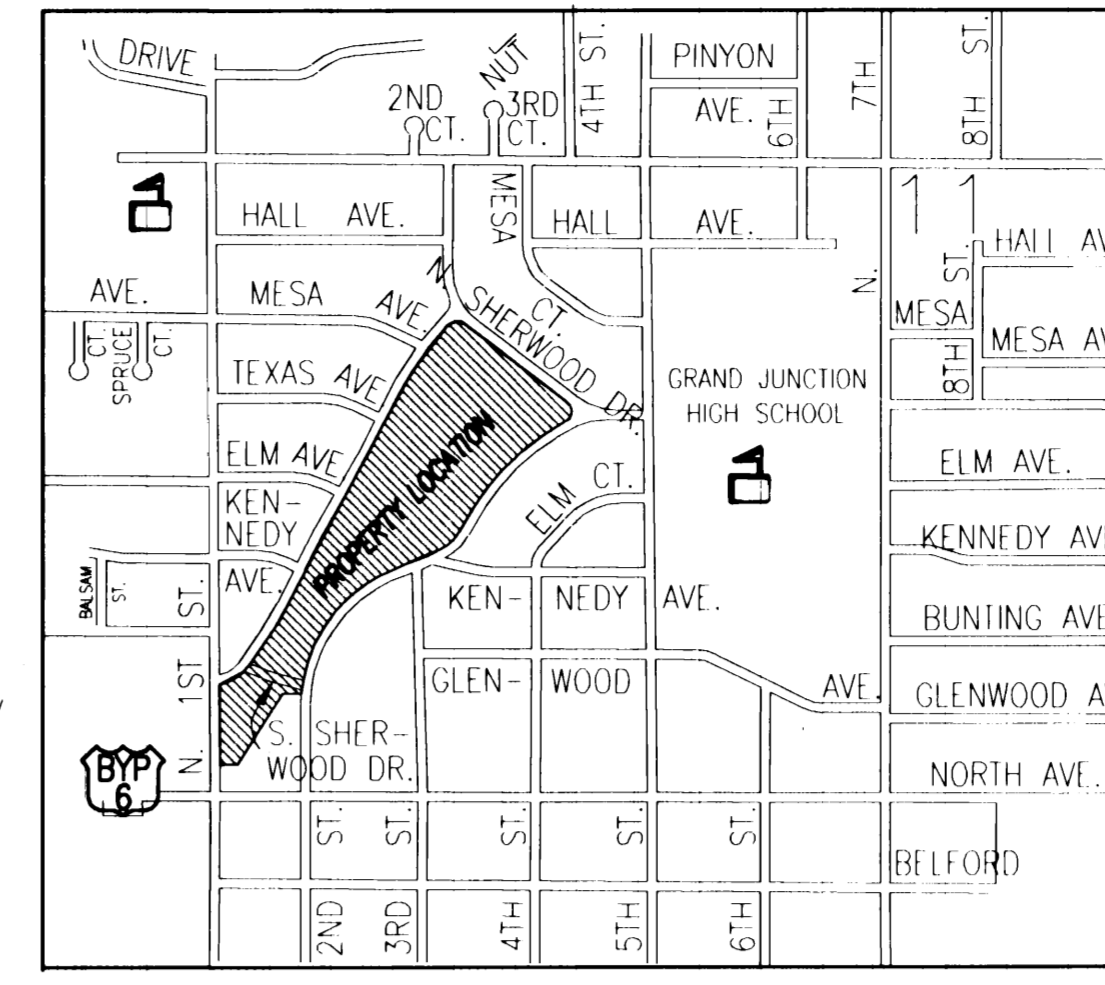
DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, The City of Grand Junction, is the owner of a parcel of land being a part of the SW 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, previously described as:

Sherwood Park, Sherwood Addition as recorded in Plat Book 7 of Page 66 and Sherwood Addition, Revised Plat of Blocks 6 to 14 and the subdivision of Blocks 6 and 7 into Lots as recorded in Plat Book 7 of Page 93 of the records of the Mesa County Clerk and Recorder, being more particularly described as follows:

- Commencing at a City Survey Marker for the Southwest corner of said Section 11 from whence a Mesa County Survey Marker for the Northwest corner of the SW 1/4 SW 1/4 of said Section 11 bears N 00° 06' 00" W a distance of 1310.92 feet with all bearings herein being relative thereto; thence N 00° 06' 00" W along the West line of said Section 11 a distance of 186.00 feet; thence S 89° 42' 00" E a distance of 40.00 feet to a point on the East right-of-way line of North First Street and true Point of Beginning of the parcel described herein; thence continuing along the East right-of-way line of said North First Street N 00° 06' 00" W a distance of 254.62 feet to the beginning of a curve to the right having a radius of 19.42 feet; thence 29.59 feet along the arc of said curve (chord bears N 43° 26' 22" E a distance of 26.82 feet) to a point on the Easterly right-of-way line of West Sherwood Drive; thence along the Easterly right-of-way line of said West Sherwood Drive the following 5 courses:
- 1) 124.24 feet along the arc of a curve to the left having a radius of 137.50 feet (chord bears N 60° 34' 37" E a distance of 107.75 feet).
  - 2) 425.11 feet along the arc of a curve to the left having a radius of 2111.30 feet (chord bears N 33° 09' 02" E a distance of 424.39 feet).
  - 3) N 27° 23' 72" E a distance of 770.51 feet.
  - 4) 441.31 feet along the arc of a curve to the right having a radius of 1743.80 feet (chord bears N 34° 38' 39" E a distance of 448.13 feet).
  - 5) N 41° 53' 39" E a distance of 28.64 feet to the beginning of a curve to the right having a radius of 30.00 feet; thence 43.82 feet along the arc of said curve (chord bears N 81° 48' 47" E a distance of 40.03 feet) to a point on the Southerly right-of-way line of North Sherwood Drive; thence S 54° 24' 00" E along the Southerly right-of-way line of said North Sherwood Drive a distance of 528.21 feet to the beginning of a curve to the right having a radius of 48.00 feet; thence 94.71 feet along the arc of said curve (chord bears S 02° 07' 25" W a distance of 80.08 feet) to a point on the Westerly right-of-way line of East Sherwood Drive; thence along the Westerly right-of-way line of said East Sherwood Drive the following 6 courses:
  - 1) 515.62 feet along the arc of a curve to the left having a radius of 1250.30 feet (chord bears S 46° 41' 19" W a distance of 519.74 feet).
  - 2) S 34° 55' 02" W a distance of 127.24 feet.
  - 3) 219.36 feet along the arc of a curve to the right having a radius of 336.75 feet (chord bears S 53° 31' 37" W a distance of 215.50 feet).
  - 4) S 71° 57' 29" W a distance of 59.62 feet.
  - 5) 587.32 feet along the arc of a curve to the left having a radius of 641.30 feet (chord bears S 46° 01' 47" W a distance of 567.13 feet).
  - 6) 145.57 feet along the arc of a curve to the left having a radius of 411.80 feet (chord bears S 09° 56' 19" W a distance of 144.62 feet) to a point on the West right-of-way line of North Second Street; thence S 00° 21' 27" E along the West right-of-way line of said North Second Street a distance of 10.00 feet; thence along said West right-of-way line of said North Second Street a distance of 10.00 feet to the beginning of a curve to the left having a radius of 10.00 feet; thence 94.71 feet along the arc of said curve (chord bears S 02° 07' 25" W a distance of 80.08 feet) to a point on the North line of a parcel of land as described in Book 1629 of Page 210, 211 of the records of the Mesa County Clerk and Recorder S 89° 38' 33" W a distance of 58.80 feet; thence S 44° 45' 22" W along a Northwesterly line of said parcel of land a distance of 298.86 feet to a point on the North line of a parcel of land as described in Book 827 of Page 49 of the records of said Mesa County Clerk and Recorder; thence along said North line N 89° 42' 00" W a distance of 58.20 feet to the Point of Beginning.



### NOTES:

- 1) BEARINGS ARE BASED ON A BEARING OF N 07° 02' 00" W 1210.92 FEET WITH FOUND MONUMENTS AT THE SW CORNER OF SECTION 11 AND THE NW CORNER OF THE SW 1/4 SW 1/4 OF SAID SECTION 11 SAID BEARING OBTAINED FROM THE SHERWOOD ADDITION PLAT AS RECORDED IN PLAT BOOK 7 OF PAGE 66 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER.
- 2) EXISTING STREET MONUMENTATION AS SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED IN 1984, SINCE THAT TIME THE STREETS HAVE BEEN OVERLAPPED, ONLY A FEW HAD BEEN REHABILITATED. MONUMENTS ARE NOTED AS TO HOW THEY EXIST AS OF THIS PLATING.

### LEGEND

- MESA COUNTY SURVEY MONUMENT
- CITY SURVEY MONUMENT (NOTED HEREON AS IN THE LOCATION OF)
- SET #5 REBAR & 2 1/2" ALUM. CAP L.S. #22580 IN CONCRETE
- SET #5 REBAR & PLASTIC CAP L.S. #22580
- SET #5 REBAR & 2 1/2" ALUM. CAP L.S. #22580 IN CONCRETE W/ MONUMENT BOX
- EXISTING ASPHALT

### AREA SUMMARY

LOT 1	1.181 ACRES
R.O.W.	0.312 ACRES
PUBLIC SITE	13.988 ACRES
<b>TOTAL</b>	<b>15.481 ACRES</b>

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	19.42	29.59	18.50	26.36	N43°26'22"E	87°03'56"
C-2	137.50	70.13	35.84	69.37	N67°40'47"E	23°13'19"
C-3	20.00	32.11	12.34	21.00	N72°00'27"E	6°22'01"
C-4	14.82	19.48	11.44	18.11	S37°25'48"E	72°19'25"
C-5	29.59	31.56	20.85	28.48	S25°41'33"E	89°38'58"
C-6	20.01	34.11	22.88	30.13	N60°38'36"E	97°40'06"
C-7	411.80	58.45	29.27	56.40	N15°38'11"E	08°07'56"
C-8	211.30	361.76	181.32	361.32	S32°12'28"W	09°49'03"
C-9	137.50	34.10	17.14	34.00	N45°57'53"E	14°12'32"
C-10	211.30	63.34	31.67	63.14	N30°03'30"E	07°43'08"
C-11	411.80	86.92	43.62	86.76	S05°51'17"W	12°05'32"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-12	107.50	66.19	31.58	61.01	N64°28'47"E	51°10'57"
C-13	206.10	419.08	210.44	419.36	N13°00'04"E	11°19'11"
C-14	1773.80	448.90	225.45	447.70	N34°38'58"E	14°30'00"
C-15	1226.30	301.26	150.63	499.70	N48°40'20"W	23°31'45"
C-16	366.75	238.82	119.41	234.62	S53°31'24"W	57°18'14"
C-17	61.30	360.00	301.27	540.74	S46°01'17"W	57°18'56"
C-18	381.80	112.21	56.10	111.81	S11°14'40"W	16°50'13"
C-19	381.80	22.57	11.29	22.57	S01°50'54"W	03°21'31"
C-20	353.60	166.41	83.20	166.26	S74°20'13"W	31°46'38"

### SURVEYOR'S CERTIFICATE

I, Steve R. Pace, do hereby certify that the accompanying plat of Sherwood Park Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accuracy represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Steve R. Pace  
Registered Professional Land Surveyor  
P.L.S. No. 22580  
Date: 06/28/96

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office of \_\_\_\_\_ Block \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1996 and is duly recorded in Reception Number \_\_\_\_\_ in Plat Book \_\_\_\_\_ Page \_\_\_\_\_ through \_\_\_\_\_

Clerk and Recorder Deputy Fees

### CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 25th day of June 1996  
Arlene Johnson, President of Council  
Steve Dehn, City Manager

That said owner does hereby dedicate and set apart that real property as shown and labeled on the accompanying plat as follows:

To the City of Grand Junction, on behalf of itself, all streets and Rights-of-Way to the City of Grand Junction for the use of the public forever.

To the City of Grand Junction, on behalf of itself, that real property labeled Multi-Purpose Easement 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 lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

To the City of Grand Junction, on behalf of itself, that real property which is labeled Drainage Easement 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.

To the City of Grand Junction, on behalf of itself and of the Public Utilities forever, that real property which is labeled Utility Easement 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, telephone lines and related facilities, and natural gas lines and related facilities.

To the City of Grand Junction, on behalf of itself, its successors and assigns forever, that real property which is labeled Telephone Easement for the installation, operation, maintenance and repair of telephone lines and related facilities.

To the City of Grand Junction forever, that real property which is labeled Public Site (Sherwood Park) for the minimum use, enjoyment and benefit by the General Public.

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 farm or remove interfering trees and brush, 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 obstruct said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

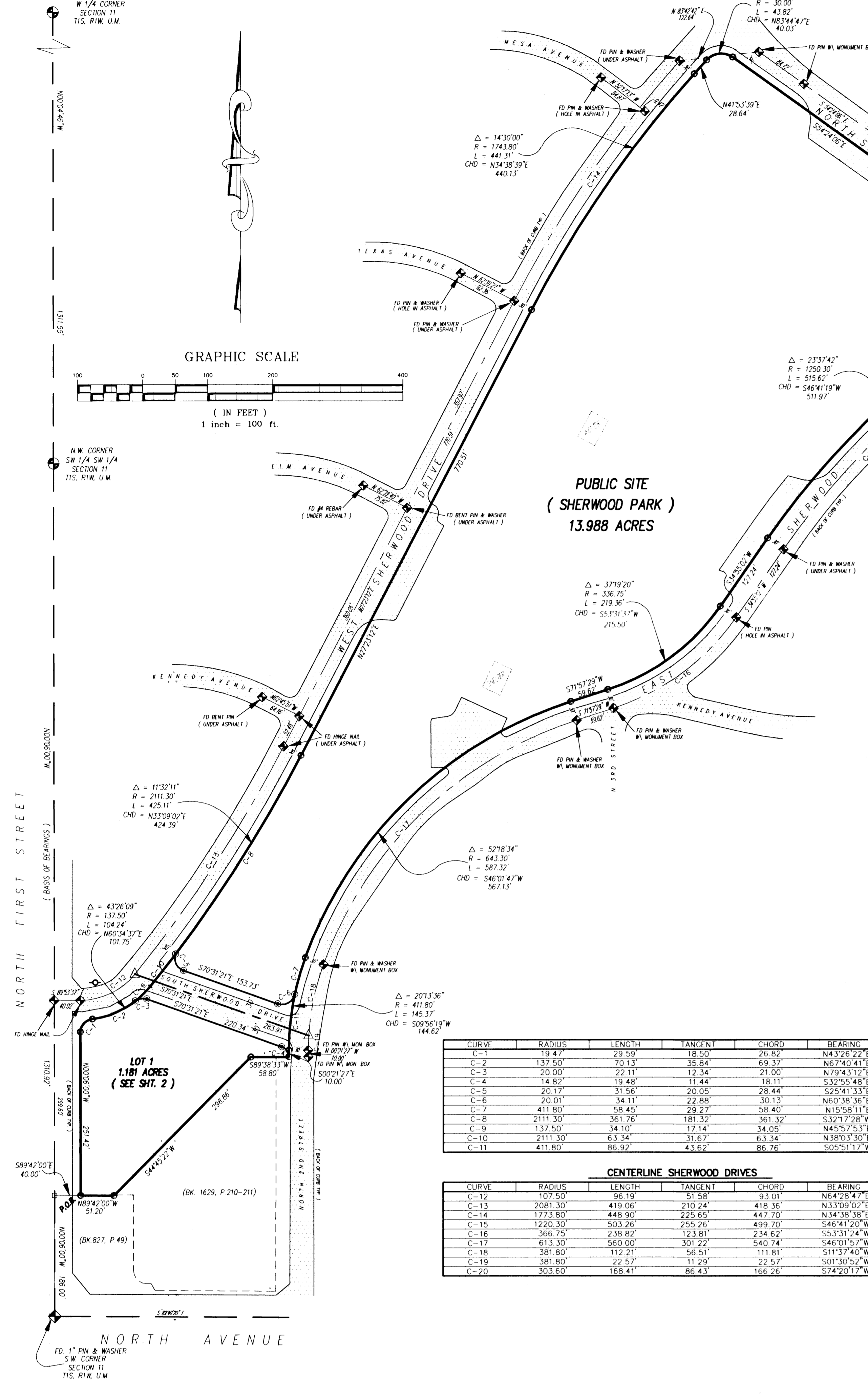
IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this 25th day of June, A.D. 1996.

Steve R. Pace  
City Manager

STATE OF COLORADO )  
COUNTY OF MESA )  
I, \_\_\_\_\_, Clerk and Recorder, do hereby certify that the foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

My commission expires: Sept. 29, 1997

WITNESS MY HAND AND OFFICIAL SEAL:  
Arlene Johnson  
Clerk and Recorder



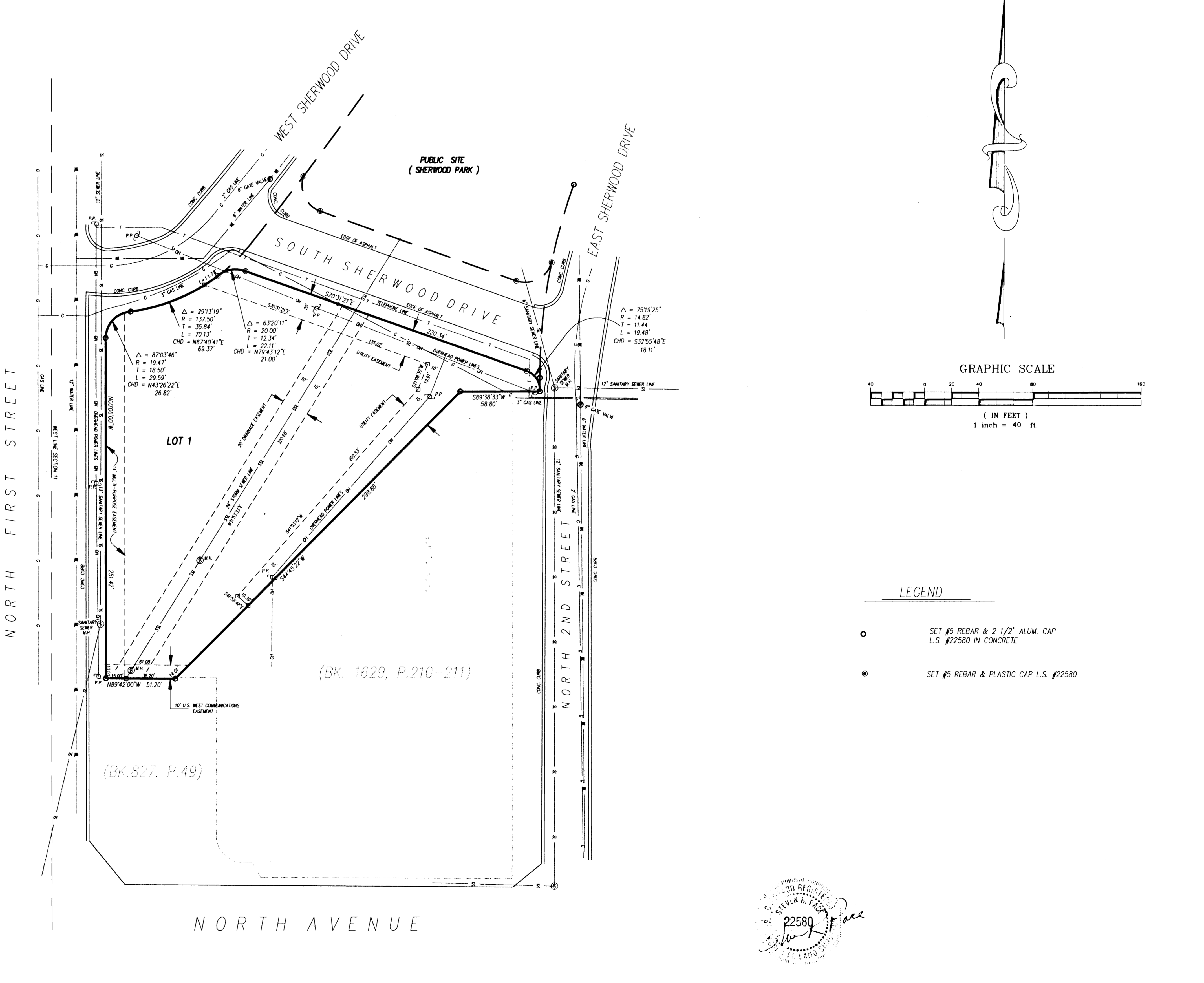
REVISION	DESCRIPTION	DATE	DRAWN BY	SRP	DATE	06-14-96	SCALE
REVISION			CHECKED BY	TW	DATE	06-14-96	1" = 100'
REVISION			APPROVED BY		DATE		
REVISION			FIELD BOOK NO.		PAGE		

DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION, COLORADO

SHERWOOD PARK MINOR SUBDIVISION  
PROPERTY LOCATED IN THE S.W. 1/4  
OF SECTION 11, T1S, R1W, UTM,  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

SHEET NO. 1  
OF 2  
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# SHERWOOD PARK MINOR SUBDIVISION LOT 1 (DETAIL)



REVISION	DESCRIPTION	DATE	DRAWN BY	SRP	DATE	06-14-96	SCALE
REVISION			CHECKED BY	TW	DATE	06-14-96	1" = 40'
REVISION			APPROVED BY		DATE		
REVISION			FIELD BOOK NO.		PAGE		

DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION, COLORADO

SHERWOOD PARK MINOR SUBDIVISION  
LOT 1 (DETAIL)

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OF 2  
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