GARRETT MINOR SUBDIVISION (A REPLAT OF LOS ALTOS SUBDIVISION, A REPLAT OF LOT 17, BLOCK 13, THE RIDGES FILING NO. FIVE) POINT OF BEGINNING IN CONCRETE **DEDICATION** KNOW ALL MEN BY THESE PRESENTS: That the undersigned, G.H. GARRETT is the owner of that real property situated in the S 1/2 of Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as recorded in Book 2129 at Page 483 in the records of the Mesa County Clerk and Recorders Office, being more particularly described as follows: LOS ALTOS SUBDIVISION, MESA COUNTY, COLORADO. That said owner has caused the said real property to be laid out and surveyed as GARRETT MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. FOUND W.C. L.S. 15698 3" STEM CAP IN ROCK 20.00' R= 37.50' FOUND PIN & CAP LS. 12770 IN CONCRETT IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed FOUND PIN & CAP L.S. 12770 IN CONCRET STATE OF COLORADO COUNTY OF MESA LOT 1 155,743.5 SQ. FT. 3.58 ACRES The foregoing instrument was acknowledged before me this by G.H. Garrett My Commission expires: 3-4-99 FOUND PIN & CAP LS. 12770 IN CONCRETE CLERK AND RECORDERS CERTIFICATE STATE OF COLORADO FOUND PIN & CAP L.S. 12770 S.S. MCAR COUNTY OF MESA IN CONCRETE I hereby certify that this instrument was filed in my office at 1:05 o'clock P M this 312 day of May A.D.,1996 and is duly recorded in Plat Book No. 15 , Page 17 draule CC8 CC8 Clerk and Recorder Drawer No. CITY APPROVAL This plat of GARRETT MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, SCALE: 1"=40' FOUND PIN & CAP County of Mesa, State of Colorado is approved and accepted on this____day of______A.D. 1996 . RT Martlo May Pro Tem-President of City Council L.S. 15698 IN CONCRETE O = FOUND PROPERTY CORNER AS NOTED $\Delta = 3378'50^{\circ}$ R = 350.00' FOUND PIN & CAP T = 104.72'L = 203.50'IN CONCRETE CH=N06"22"24"W 200,65 I, William O. Roy, do hereby certify that the accompanying plat of GARRETT MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct responsibility and supervision and accurately represents a field survey of same. This plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations. $\Delta = 15^{\circ}07^{\circ}22^{\circ}$ R = 310.00'T = 41.15'L = 81.82 CH=S15'28'09"E 81.58 NOTE: EASEMENTS SHOWN HEREON ARE FROM THE PLAT WILLIAM O. ROY P.L.S. 12901 OF LOS ALTOS SUBDIVISION (TRACT A, TRACT B AND 15' UTILITY EASEMENT) AND ARE HEREBY EXTINGUISHED WITH THE RECORDING OF THIS PLAT. FOUND PIN & CAP L.S. 9960 FOUND PIN & CAP L.S. 9960 IN CONCRETE IN CONCRETE S79"33'29"W 69.15" TRACT "A" $\Delta = 33'30'20°$ R = 160.00' PRIVATE OPEN SPACE AND UTILITY EASEMENT T = 48.16'FOUND PIN & CAP L = 93.57' LS. 12770 AREA SUMMARY CH=N0616'39"W 92.24 $\Delta = 35'09'09''$ IN CONCRETE R = 200.00'T = 63.35'AREA IN LOTS = 3.58 ACRES OR 100% L = 122.71CH=N05"27'15"W GARRETT MINOR SUBDIVISION 120.79 $\Delta = 47^{\circ}34'09''$ R = 50.00' T = 22.04''(A REPLAT OF LOS ALTOS SUBDIVISION, A REPLAT OF LOT 17, BLOCK 13, THE RIDGES FILING NO. FIVE) L = 41.51'FOUND PIN & CAP HILLVIEW DRIVE NOTICE: ACCORDING TO COLORADO STATE LAW YOU MUST COMMENCE ANY LEGAL. ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

CH=N7179'51"W

L.S. 9960

IN CONCRETE

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LOCATED IN THE S 1/2 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M.