

HELENA SUBDIVISION

SE 1/4 SECTION 24, T.1S., R.1W., U.M.
MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property being located in the Southeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colorado, as recorded in Book 2024, page 576 and Book 005, page 524 of the deed records of Mesa County, Colorado, and being more specifically described as follows:

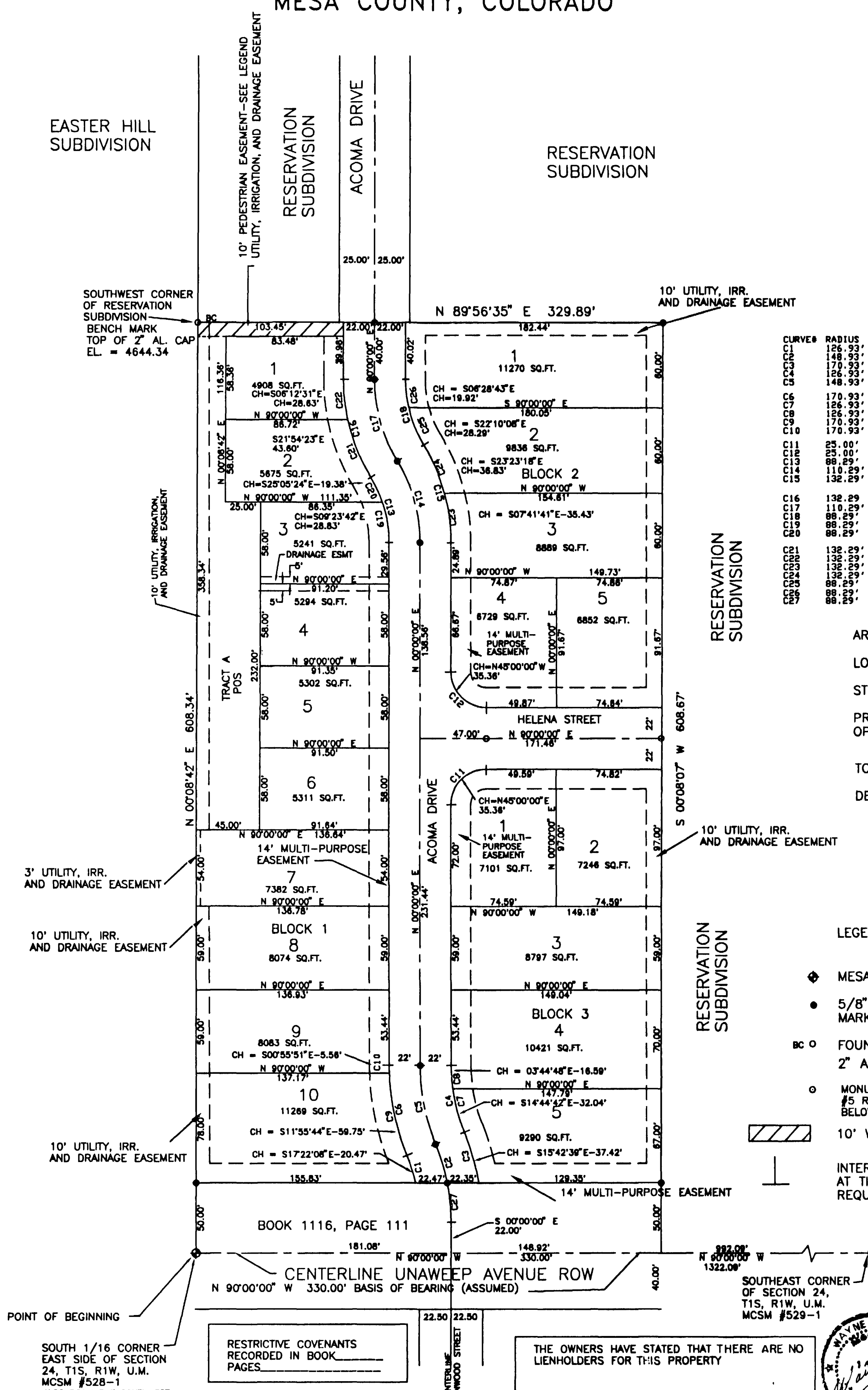
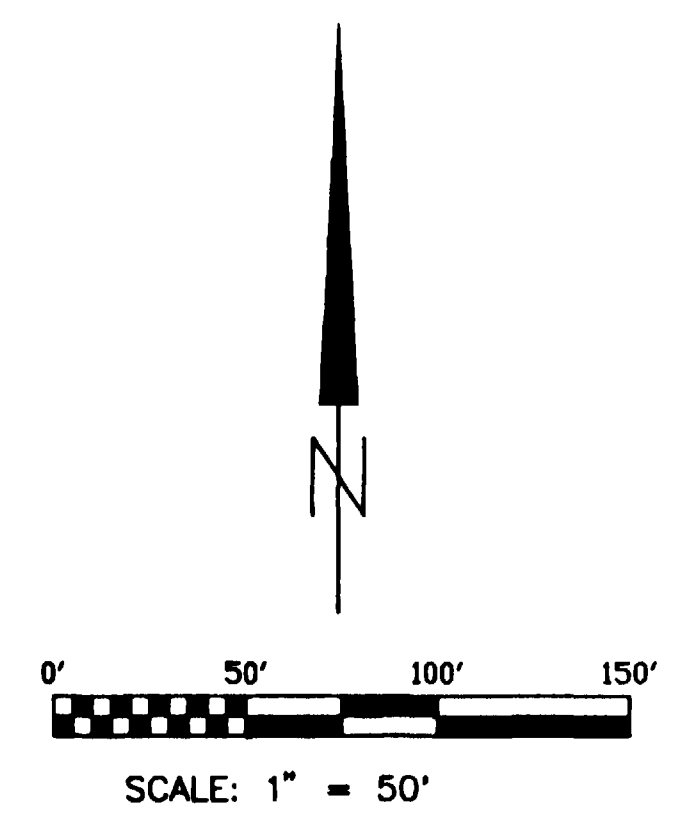
Beginning at the Southwest corner of Lot 8 of Section 24, T.1S., R.1W. of the Ute Meridian in Mesa County, Colorado; thence N00°08'42"E 658.34 feet; thence N89°56'35"E 329.89 feet; thence S00°08'07"W 658.67 feet; thence S90°00'00"W 330.00 feet along the South line of said Lot 8 to the point of beginning, EXCEPT the South 50 feet for County Road, leaving a net area of 4.609 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as HELENA 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 real property as shown and labeled on the accompanying plat as follows:

- All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;
- All Private Open Space (POS) TRACT A, to the owners (Homeowners Association) of Lots and Tracts platted for the purpose of a storm retention basin, to be maintained by the homeowner's association.
- All Multi-Purpose Easements to the City of Grand Junction 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 pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;
- All Utility Easements to the City of Grand Junction 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 pipelines, sanitary sewer lines, water lines and telephone lines.
- All Irrigation Easements to the owners (Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;
- All Drainage Easements to the owners (Homeowners Association) of lots and tracts hereby platted as perpetual easements 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;
- All Irrigation easements to the owner's (Homeowner's Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.
- All pedestrian easements to the City of Grand Junction for the use of the public forever.

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 trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; 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 overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.



CURVES	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	126.93'	20.50'	20.47'	N 17°22'06" E	09°15'06"	10.27'
C2	148.93'	29.01'	28.96'	N 16°24'55" E	11°09'33"	14.55'
C3	170.93'	37.49'	37.48'	N 15°46'39" E	12°34'03"	18.82'
C4	126.93'	48.73'	48.43'	N 10°59'49" V	21°59'44"	24.67'
C5	148.93'	57.17'	56.82'	N 10°59'49" V	21°59'44"	28.94'
C6	170.93'	65.62'	65.22'	N 10°59'49" V	21°59'44"	33.22'
C7	126.93'	32.12'	32.04'	N 14°44'42" V	14°29'58"	16.15'
C8	126.93'	16.61'	16.39'	N 03°44'48" V	07°29'46"	8.32'
C9	170.93'	60.06'	59.75'	N 11°43'44" V	20°07'35"	30.34'
C10	170.93'	5.56'	5.56'	N 00°59'51" V	01°31'49"	2.78'
C11	25.00'	39.27'	35.36'	N 45°00'00" E	90°00'00"	25.00'
C12	25.00'	39.27'	35.36'	N 45°00'00" E	90°00'00"	25.00'
C13	88.29'	48.38'	47.77'	N 15°41'39" E	31°23'35"	24.81'
C14	110.29'	60.43'	59.68'	N 15°41'39" E	31°23'35"	30.99'
C15	132.29'	72.48'	71.58'	N 15°41'39" E	31°23'35"	37.18'
C16	132.29'	72.48'	71.58'	N 15°41'38" V	31°23'35"	37.18'
C17	110.29'	60.43'	59.68'	N 15°41'38" V	31°23'35"	30.99'
C18	88.29'	48.38'	47.77'	N 15°41'38" V	31°23'35"	24.81'
C19	88.29'	29.96'	29.83'	N 09°23'42" E	18°47'31"	14.61'
C20	88.29'	19.42'	19.38'	N 25°00'24" E	12°36'04"	9.75'
C21	132.29'	43.80'	43.60'	N 21°54'23" V	18°38'07"	22.10'
C22	132.29'	28.69'	28.63'	N 06°12'31" V	12°23'28"	14.40'
C23	132.29'	35.53'	35.43'	N 07°41'41" V	15°23'23"	17.07'
C24	132.29'	36.95'	36.83'	N 07°41'41" V	15°23'23"	17.07'
C25	88.29'	28.41'	28.29'	N 22°10'08" E	16°00'12"	18.60'
C26	88.29'	19.97'	19.93'	N 08°28'43" E	18°25'09"	14.33'
C27	88.29'	148.93'	26.13'	N 06°05'51" E	10°51'42"	14.13'

AREA SUMMARY

LOTS	3.515 AC.	76.3%
STREETS	0.774 AC.	16.8%
PRIVATE OPEN SPACE (POS)	0.320 AC.	6.9%
TOTAL	4.609 AC.	100.05
DENSITY 20 LOTS/4.609 AC. = 4.34 LOTS/AC.		

- LEGEND**
- ◆ MESA COUNTY SURVEY MARKER
 - 5/8" REBAR WITH CAP SET IN CONC. MARKED PE, PLS 14113
 - BC ○ FOUND 3/4" REBAR SET IN CONC., ACCEPTED THIS SURVEY. 2" AL. CAP SET ON REBAR MARKED P.E., P.L.S. 14113, 1996
 - MONUMENT AND BOX TO BE SET WITHIN 6 MONTHS AFTER PAVING #5 REBAR W/CAP MARKED P.E., P.L.S. 14113 SET 6" BELOW GRADE IN MONUMENT BOX
 - ▨ 10' WIDE PEDESTRIAN EASEMENT
- INTERIOR LOT CORNERS TO BE SET AT TIME OF CLOSING OF LOT AS REQUIRED BY LAW.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 21st day of May, A.D., 1996.

STATE OF COLORADO)
COUNTY OF MESA) ss
Daw Hough
Lillian Hough

The foregoing instrument was acknowledged before me this 21st day of May, A.D., 1996, by Michael B. Queally, Daw Hough, and Lillian Hough.

My commission expires 9/21/99
Witness My Commission Expires September 21, 1999 Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 10:18 o'clock A.M. this 20 day of Aug, A.D., 1996, and is duly recorded in Plat Book No. 15, Page 192, Reception No. 1768423

Drawer No. CC57 Fees: \$ _____

Clerk and Recorder Deputy

CITY APPROVAL

This Plat of HELENA SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado, was approved and accepted this 8th day of May, A.D., 1996.

City Manager President of Council

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of Helena Subdivision, a subdivision of the City of Grand Junction, was prepared from notes taken in the field under my supervision and that this plat represents said survey, and that 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.

Wayne H. Lizer
Professional Land Surveyor
P.E., P.L.S. 14113

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within six 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.

HELENA SUBDIVISION

SE 1/4 SECTION 24, T.1S., R.1W., U.M.
MESA COUNTY, COLORADO

W.H. LIZER AND ASSOCIATES

ENGINEERING CONSULTING AND LAND SURVEYING
576 25 ROAD-UNIT 8
GRAND JUNCTION, COLORADO

DATE:	PROJ. NO.	SCALE:	FILE NAME:	DRAWN BY:	CHECKED BY:
MARCH, 1998	953130-4	1" = 50'	HELENA	WHL	WHL

SOUTH 1/16 CORNER EAST SIDE OF SECTION 24, T.1S., R.1W., U.M. MCSM #528-1 ALSO BEING THE SOUTHWEST CORNER OF LOT 8 OF SECTION 24.

RESTRICTIVE COVENANTS RECORDED IN BOOK PAGES _____

THE OWNERS HAVE STATED THAT THERE ARE NO LIENHOLDERS FOR THIS PROPERTY

