# ADA SUBDIVISION

# A REPLAT OF LOT 3, BLOCK 5, GRANDVIEW SUBDIVISION, FILING No. One and OUTLOT A, GRANDVIEW SUBDIVISION, FILING No. Two

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That DONADA, Inc., a Colorado corporation, and MONUMENT HOMES DEVELOPMENT, INC., a Colorado corporation are the owners of that real property described as Lot 3, Block 5, GRAND VIEW SUBDIVISION, Filing No. One, a subdivision recorded in Plat Book 14 at Page No. 345 in the records of the Mesa County Clerk and Recorder and a parcel of land described as Outlot A, GRAND VIEW SUBDIVISON, Filing No. Two, as recorded in Plat Book 15, Pages 174 and 175, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Lot 3. Block 5, GRAND VIEW SUBDIVISION, Filing No. One, as recorded in Plat Book 14, Page 345, and Outlot A. GRAND VIEW SUBDIVISON, Filing No. Two, as recorded in Plat Book 15, Pages 174 and 175, of the records of the Mesa County Clerk and Recorder.

That said owners have caused the real property to be laid out and platted as ADA SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat of ADA SUBDIVISION as follows:

All Multi-Purpose Easement to the City of Grand Junction for the use of the public utilities as perpetual non-exclusive 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 easements include the right of ingress and egress on, along, over, under, through, and across by the beneficiaries, their successors, or assigns, together with the right to trim 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 overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owners hereby declare there are no Lienholders to herein described real property.

President, Monument Homes Development, Inc.

a Colorado Corporation

by: Don D. dela Motte

President, DONADA Inc., a Colorado Corporation

Ada M. dela motte by: Ada M. dela Motte

Secretary, DONADA Inc., a Colorado Corporation

#### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO SS COUNTY OF MESA

The foregoing instrument was acknowledged before me by Dennis L. Granum, President for Monument Homes Development, Inc., a Colorado Corporation, this \_\_\_/3\_\_\_day of <u>December</u>, A.D., 1996. Witness my hand and official seal:

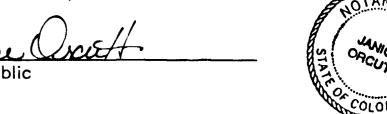


### NOTARY PUBLIC CERTIFICATION

My Commission Expires \_\_6-12-2000

STATE OF COLORADO SS COUNTY OF MESA

The foregoing instrument was acknowledged before me by Donald D. dela Motte. President and Ada M. dela Motte, Secretaty of DONADA Inc., a Colorado Corporation this \_\_\_\_\_\_ day of Decembers\_\_\_, A.D., 1996. Witness my hand and official seal:



#### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)ss COUNTY OF MESA )

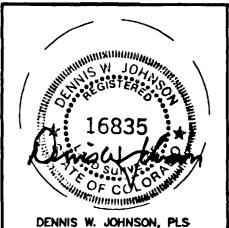
I hereby certify that this instrument was filed in my office at 2:40 o'clock P.M., December 20 A.D., 1996, and was duly recorded in Plat Book No.\_\_\_\_ No. 227 t 228, Reception No. 1782518, Drawer No. CC123

Clerk and Recorder

### CITY OF GRAND JUNCTION APPROVAL

This plat of ADA SUBDIVISION, a subdivision of a part of the City of 

The Declaration of Covenants and Restrictions are recorded at Book 2143, Page 753 as amended at Book 2199, Page 38, and Book 2244, Page 39 of the Mesa County Records.



OLORADO PROFESSIONAL LAND SURVEYOR

## ADA SUBDIVISION

LOCATED IN THE NW1/4 SW1/4, SECTION 6, T1S, R1E, U.M. MESA COUNTY, COLORADO

> ANDesign ENGINEERS \* SURVEYORS \* PLANNERS

259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099 PROJECT NO. 96035 SUR. BY: DRAWN CHECKED DATE: Dec.,1996 PG/RK

#### SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, do hereby certify that the accompanying plat of ADA SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

ADA SUBDIVISION A REPLAT OF LOT 3, BLOCK 5, GRANDVIEW SUBDIVISION, FILING No. One and OUTLOT A, GRANDVIEW SUBDIVISION, FILING No. Two SCHOOL DISTRICT 51 CITY OF GRAND JUNCTION CITY OF GRAND JUNCTION SOUTHWEST 1/16 CORNER SECTION 6, T15, R1E, U.M. FOUND 2" ALUM CAP LS 16835 S 00°01'41" W 1320.19' S 00'00'43" W 1321.85' 660.10 NORTH 1/16 WEST LINE SECTION 6, T1S, R1E, U.M. BLM BRASS CAP CENTER WEST 1/16 CORNER SECTION 6, T1S, R1E, U.M. FOUND #5 REBAR ACCEPTED BY B.L.M. 660.10 S 00'00'43" W 811.06' N89'56'01"W 100.00 Remonumented
| SET 2" ALUM CAP ON #6 REBAR LS 16835 S87'48'06"W 44.03' TRACT A NE1/4 SW1/4 NW1/4 SE1/4 SW1/4 NW1/4 NW1/4 SW1/4 10<sup>m</sup>, GRAND VIEW ESTATES ADA SUBDIVISION ADA SUBDIVISION FILING NO ONE TOTAL ACREAGE IN OVERALL OUTLOT A 1797718 SQ. FT. 41.27 ACRES S11'11'10"E 17.98' BLOCK /THREE \S29°15'08"W 33.46 S75°04'04"W/ 44.04'  $|\Delta = 06.4952"$ R=426.00' GRAND VIEW ESTATES SEE DETAIL (A=50.79' Brg=N 6750'41" E QF\_LQT\_1 FILING NO TWO Ch=50.76" OUTLOT A N89'56'01"W 22.34' (G.L.O. LOT 6) (G.L.O. | LOT 5) N 00°02'45" E 660.55'  $\Delta$ =02'58'01" R=422.00' N 00'02'45" E 660.55' 246.33 246.33' S36'38'03"W 52.55' A=21.85'Brg=N 23'42'28" W Ch=21.85' SW1/4 SW1/4 NW1/4 N04'20'59"E N 00'03'34" E 1057.08' 107.00' LS 12291 FOUND REBAR W/CAP A BLOCK TWO LS 12291 6 10 D=300'00'00" R=50.00' GRAND VIEW DRIVE A=261.79'T=28.87'C=50.00'B=N 00'03'42" E 15 GRAND VIEW ESTATES FILING NO TWO 160.57' FOUND REBAR W CAP N 00°03'42" E 335.31' 1" IRON PIPE m is m BLOCK THREE GARFIELD VIEW | SUBDIVISION EXCEPT. GRAND VIEW CIRCL 256. 556. EXCEPTION 1 FOUND #5 REBAR L.S.24943 TRACT C TRACT B FOUND REBAR W/CAP TRACT D 30.0' ROW N00'03'34"E 288.61" N 00'03'50" E 1321.99' N 00°03'34" E 1322.65' (Basis of Bearings)
28 ROAD R.O.W. NW CORNER SW1/4 SW1/4 SECTION 6, T1S, R1E, U.M. MCSM #808 SECTION LINE NORTHWEST CORNER SW1/4 NW1/4 SECTION 6, T1S, R1E, U.M. MCSM #614-1 WEST 1/4 CORNER SECTION 6, T1S, R1E, U.M. LS 16835 **LEGEND** SCALE: 1"=100' ALIQUOT SURVEY MARKER, AS NOTED 100 SET CENTERLINE MONUMENT PER CITY CODE Property Line to be moved. P.O.B. FOUND REBAR AS NOTED N 80'03'28" E 74.97' \_ BASIS OF BEARINGS SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 The bearings as shown hereon are based upon the consideration that the IN CONCRETE PER CRS-38-51-105 West line of the NW1/4 SW1/4 Section 6, T1S, R1E, of the Ute Meridian Typical Buildina AGOS RECORD MEASUREMENT EAS bears N 00°03'34" E, a distance of 1322.65 feet as shown on the Plat of GRANDVIEW SUBDIVISION, Filing No. 1 recorded in Plat Book 14, Page 345of FOUND ALUMINUM CAP ON No. 5 REBAR, PLS 16835 LOT 75.83 the Mesa County Records. Said line is monumented as shown hereon. (9559 SQ. FT.) ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR V TO SALE OF ANY LOTS, AT ALL LOT CORNERS Note: Property corners located during this survey that were within  $0.25\pm$  feet of TO COMPLY WITH CRS-38-51-105(3A) the calculated point were accepted as being "in position". ALL BOUNDARY MONUMENTS TO BE SET IN OR RESET IN CONCRETE PER CRS-38-51-105 LOT 1 DETAIL ADA SUBDIVISION SCALE: 1"=30" AREA SUMMARY NW1/4 & SW1/4 SECTION 6 SURVEYOR'S CERTIFICATION HAWTHORN THE POIS SALE TÍS, R1E, UTE MERIDIAN = 41.05 Acres 99.47% 0.22 Acres 0.53% △=06°49'52" MESA COUNTY, COLORAPP52502.t "AVENUE I, Dennis W. Johnson, do hereby certify that the accompanying plat of ADA SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado. R=426.00 16835 = 41.27 Acres 100.00% A=50.79' T≈25.43' Brg=N 67'50'41" E Ch=50.76' LANDesign ENGINEERS \* SURVEYORS \* PLANNERS TRACT A NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL 259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099 FXLING No. 1 ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS Dec 19 1996 AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY DENNIS W. JOHNSON, PLS Date certified

168.00

OUTLOT A LOT 1

ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE

THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

TOTAL

01152502.tif

SHEET

ROJECT NO. 96035 SUR. BY: DRAWN CHECKED

DATE: DEC., 1996

OLORADO PROFESSIONAL LAND SURVEYOR