

# S&S SUBDIVISION

## A REPLAT OF HORIZON PARK EAST SUBDIVISION

### Dedication

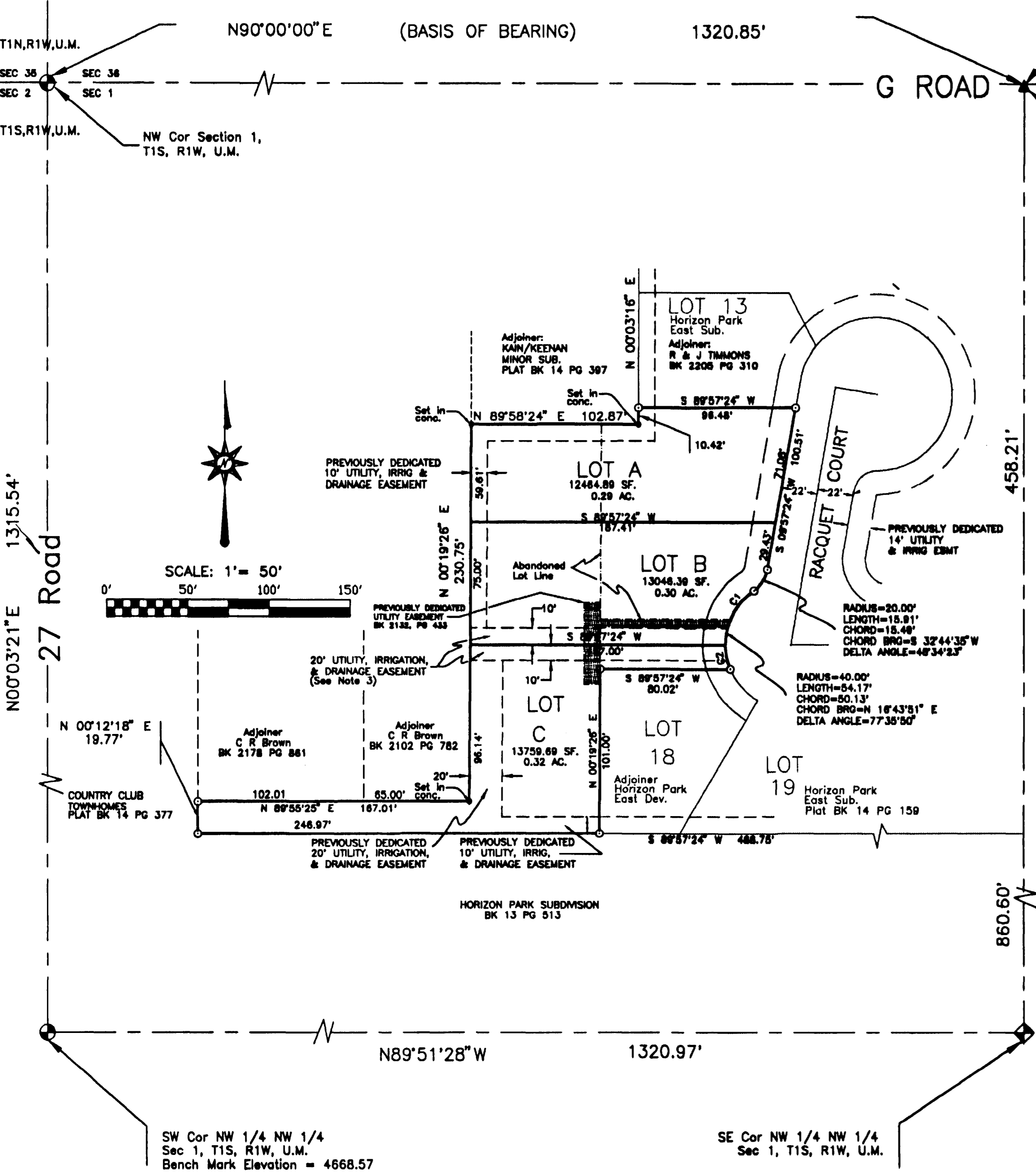
KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Mariene J. Spiecker, Sidney J. Squirrel, and Horizon Park East Development Company, LLC, are the owners of land situated in the Northwest 1/4 Northwest 1/4 of Section 1, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Mesa County, Colorado and recorded in SIDNEY J. SQUIRREL BK 2137 PG 209, MARLENE J. SPECKER BK 2089 PG 389, HORIZON PARK EAST DEVELOPMENT COMPANY LLC BK 2003 PG 207 Mesa County Records, and being more particularly described as follows: Lot 14, 15, 16, 17 of HORIZON PARK EAST SUBDIVISION, as recorded in Plat Book 14 page 158 at Mesa County Clerk and Recorder's office.

That said owners have caused the said real property to be laid out and surveyed as S&S SUBDIVISION, Grand Junction, Mesa County, Colorado.

That said owners do hereby dedicate to the City of Grand Junction for itself and for the public utilities and the property owners of said subdivision in common, those portions of said real property which are labeled as utility and/or irrigation easements on the accompanying plat as perpetual easements for the installation and subsequent maintenance of utility and/or irrigation facilities, including but not limited to electrical lines, gas lines, and telephone lines, together with the right to trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and subsequent maintenance of such lines, said easements and rights shall be utilized in a reasonable and prudent manner. That said owners do hereby dedicate to the City of Grand Junction for itself and for the public, those portions of said real property which are labeled as drainage easements for the purposes specified on the accompanying plat as perpetual easements for the installation and subsequent maintenance of storm runoff facilities, together with the right to dredge and to remove and/or trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and subsequent maintenance of such facilities, said easements and rights shall be utilized in a reasonable and prudent manner.

Covenants, conditions and restrictions recorded October 14, 1993 in Bk 2015 at Pg 275.



### LIENHOLDERS

**LOT A**  
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this day of September A.D. 1998.  
*Carol Sparker*  
Carol Sparker as Financial Services Representative of PFI-US Mortgage Corporation  
STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 18th day of September A.D. 1998.  
My commission expires: December 9, 1999  
WITNESS MY HAND AND OFFICIAL SEAL.

**LOT B**  
Owner attests that there are no lienholders of record.

**LOT C**  
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this day of September A.D. 1998.  
*G. Dennis Simon*  
G. Dennis Simon, Senior Vice President, Mesa National Bank  
STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 18th day of September A.D. 1998.  
My commission expires: December 9, 1999  
WITNESS MY HAND AND OFFICIAL SEAL.

**LOT A**  
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this day of September A.D. 1998.  
*Sidney J. Squirrel*  
Sidney J. Squirrel  
STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 18th day of September A.D. 1998.  
My commission expires: December 9, 1999  
WITNESS MY HAND AND OFFICIAL SEAL.

**LOT B**  
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this day of September A.D. 1998.  
*Mariene J. Spiecker*  
Mariene J. Spiecker  
STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 17th day of September A.D. 1998.  
My commission expires: APRIL 6, 1997  
WITNESS MY HAND AND OFFICIAL SEAL.

**LOT C**  
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this day of September A.D. 1998.  
*W. R. Bray*  
W. R. Bray, Manager, Horizon Park East Development LLC.  
STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 18th day of September A.D. 1998.  
My commission expires: December 9, 1999  
WITNESS MY HAND AND OFFICIAL SEAL.

CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO )  
COUNTY OF MESA ) ss  
I hereby certify that this instrument was filed in my office at 3:51 o'clock P. M., this 18th day of September A.D. 1998 and is duly recorded as Reception Number 133-025 in Plat Book 18, Page 161 through Drawer # 2278 inclusive.  
Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_ Fees \_\_\_\_\_

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL  
Approved this 20th day of September A.D. 1998.  
*Shirley Upman* Mayor  
*Mark Cleburn* City Manager

SURVEYOR'S CERTIFICATE  
I, Richard A. Mason, do hereby certify that the accompanying plat of S&S SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to the applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.  
*Richard A. Mason*  
Registered Professional Land Surveyor  
P.L.E. No. 18489  
9-17-98  
Date

### General Notes

1. Basis of Bearing is N 90°00'00" E between Mesa County survey marker for the N.W. corner of section 1 and Hinge bolt accepted by the BLM for the N.E. corner of the N.W. 1/4 N.W. 1/4 of section 1 according to the plat of Horizon Park East subdivision.
2. Title information is from Mesa County real property records.
3. An existing ingress/egress easement, in favor of old Lots 16 and 17, over and across the utility, irrigation, and drainage easements between Lot B and Lot C is hereon vacated and extinguished.
4. The purpose of this replat is to eliminate Lot 16 of Horizon Park East Subdivision, which will be absorbed by Lots A and B.
5. Benchmark = SW corner N.W. 1/4 N.W. 1/4 Section 1; Elevation=4668.57 (According to Horizon Park East Subdivision.)

### CURVE TABLE


CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	40.00'	38.80'	37.29'	N 27°44'35" E	55°34'22"	21.08'
C2	40.00'	15.38'	15.28'	N 11°03'20" W	22°01'28"	12.33'

### LEGEND

- FOUND 5/8" REBAR & CAP - LS 9133 & LS 24943
- └ SET 5/8" REBAR & CAP AT LOT CORNERS - LS 18469
- ⊕ MESA COUNTY SURVEY MONUMENT
- ⬠ BLM SURVEY MONUMENT
- ▲ FOUND HINGE BOLT AT 1/16" POSITION & REFERENCED BY BLM
- SET 5/8" REBAR IN CONCRETE LS 18469

### AREA SUMMARY FOR LOTS 1, 2, & 3

AREA IN LOTS:		
LOT A-----	0.29 AC	32.23%
LOT B-----	0.30 AC	33.33%
LOT C-----	0.31 AC	34.44%
<b>TOTALS</b>	<b>0.90 AC</b>	<b>100.0%</b>



**ROLLAND ENGINEERING**  
405 Ridges Blvd  
Grand Jct, CO 81503  
(303) 243-8300

FILE: E:\SPECKER\SSPLAT.DWG

**S&S SUBDIVISION**  
A REPLAT OF HORIZON PARK EAST SUB.

LOCATED: NW 1/4 NW 1/4 Section 1,  
Township 1 South, Range 1 West,  
Ute Meridian, Mesa County, Colorado

Designed	TAB	Checked	RAM	Sheet	1
Drawn	TAB	Date	7/98	RV:9/9/98	Of 1

NOTE: 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 the certification shown hereon.