

FINAL PLAT OF FILING 3, DEL-MAR SUBDIVISION, SECTION 5, T. 1 S., R. 1 E., U.M., MESA COUNTY, COLORADO

- NOTES:**
- 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
 - BASIS OF BEARINGS:** THE SECTION LINE BETWEEN THE 1/4 CORNER TO SECTIONS 5 AND 8 AND THE WEST 1/16 CORNER TO SECTIONS 5 AND 8, MARKED WITH A MESA COUNTY SURVEY MONUMENT AT ABOVE SAID POINTS AND ASSUMED TO HAVE A BEARING OF S 89° 59' 59" W AS SHOWN BY THE RECORDS WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO.
 - BASIS OF ELEVATIONS:** CITY OF GRAND JUNCTION BENCHMARK, ELEVATION 4683.11 FEET, MESA COUNTY SURVEY MARKER AT INTERSECTION OF 29 ROAD AND F ROAD.
 - EASEMENT RESEARCH WAS DONE BY ABSTRACT AND TITLE CO. OF MESA COUNTY, INC.
 - EXISTING PROPERTY CORNERS WHICH WERE RECOVERED DURING THIS SURVEY WHICH WERE WITHIN 0.25 FEET ± OF THE POSITION OF RECORD WERE ACCEPTED AS BEING IN THE PROPER LOCATION AS SHOWN BY RECORD.
 - THE FOLLOWING SETBACKS SHALL APPLY:

PRINCIPAL BUILDING	20' FRONT 20' REAR 10' SIDE (INCLUDING CORNER LOTS)
ACCESSORY BUILDINGS	LIMITED TO THE REAR 1/2 OF LOT 5' REAR (OR EASEMENT WIDTH, WHICHEVER IS GREATER) 5' SIDE (OR EASEMENT WIDTH, WHICHEVER IS GREATER)

THE SIDE YARD SETBACK FOR PRINCIPAL BUILDING, WHERE THE GARAGE AND ASSOCIATED PARKING ARE PROPOSED TO HAVE ACCESS FROM THE SIDE YARD, SHALL BE 20' FOR THE GARAGE PORTION OF THE PRINCIPAL STRUCTURE, WITH THE REMAINING PORTIONS OF THE PRINCIPAL STRUCTURE MEETING A 10' SETBACK OR EASEMENT WIDTH, WHICHEVER IS GREATER.
 - STREET VACATION AND RELINQUISHMENT, THE BENEFICIARIES OF RECORD APPROVE OF THE VACATION AND RELINQUISHMENT OF THOSE RIGHTS-OF-WAYS, ONLY IN THE LOCATIONS AND TERMS SET FORTH IN ORDINANCE NO. 2015 AS RECORDED IN BOOK 2243 PAGE 442-444 IN THE RECORDS OF THE MESA COUNTY, CLERK AND RECORDER.

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa) ss

I hereby certify that this Final Plat of Filing 3, Del-Mar Subdivision was filed for record in the office of the County Clerk and Recorder of Mesa County at 2:19 o'clock P.M. on this 11 day of August, A.D. 1997.
Book 15, Page 379-386, Reception Number 1309039.

Clerk and Recorder _____
Deputy _____
\$ _____
Fee _____

CITY APPROVAL

This Final Plat of Filing 3, Del-Mar Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 6th day of August, A.D. 1997.

Mark K. Johnson
City Manager

Janet L. Juby
President of the Grand Junction City Council

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT Deibert E. Parmenter and Marilyn A. Parmenter being the sole owners of that Parcel as described by the instrument recorded in Book 1965 at Page 283 and that Parcel as described by the instrument recorded in Book 2149 at Page 927, said parcels being in the SE 1/4 of the SW 1/4 of Section 5, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, does hereby Plat said property listed above under the name and style of Filing 3, Del-Mar Subdivision in accordance with the Plat shown hereon:

LEGAL DESCRIPTION OF FILING 3, DEL-MAR SUBDIVISION

A tract of land located in the SE 1/4 of the SW 1/4 of Section 5, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning at the northwesterly corner of Filing 3, Del-Mar Subdivision, whence the SW 1/16 corner of Section 5, T. 1 S., R. 1 E., U. M., a Bureau of Land Management Survey Marker, bears N 89° 54' 55" W, 399.02 feet;

- Thence S 89° 54' 55" E, 261.22 feet;
- Thence S 00° 09' 59" E, 504.86 feet;
- Thence West, 109.00 feet;
- Thence N 00° 09' 59" W, 24.32 feet;
- Thence West, 166.43 feet;
- Thence N 00° 08' 22" W, 325.40 feet;
- Thence N 17° 31' 50" E, 46.14 feet;
- Thence N 00° 08' 22" W, 111.53 feet to the Point of Beginning.

Filing 3, Del-Mar Subdivision, as described above contains 3.057 acres more or less.

That said owners do hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:

All streets and rights-of-way to the City of Grand Junction for the use of the public forever.

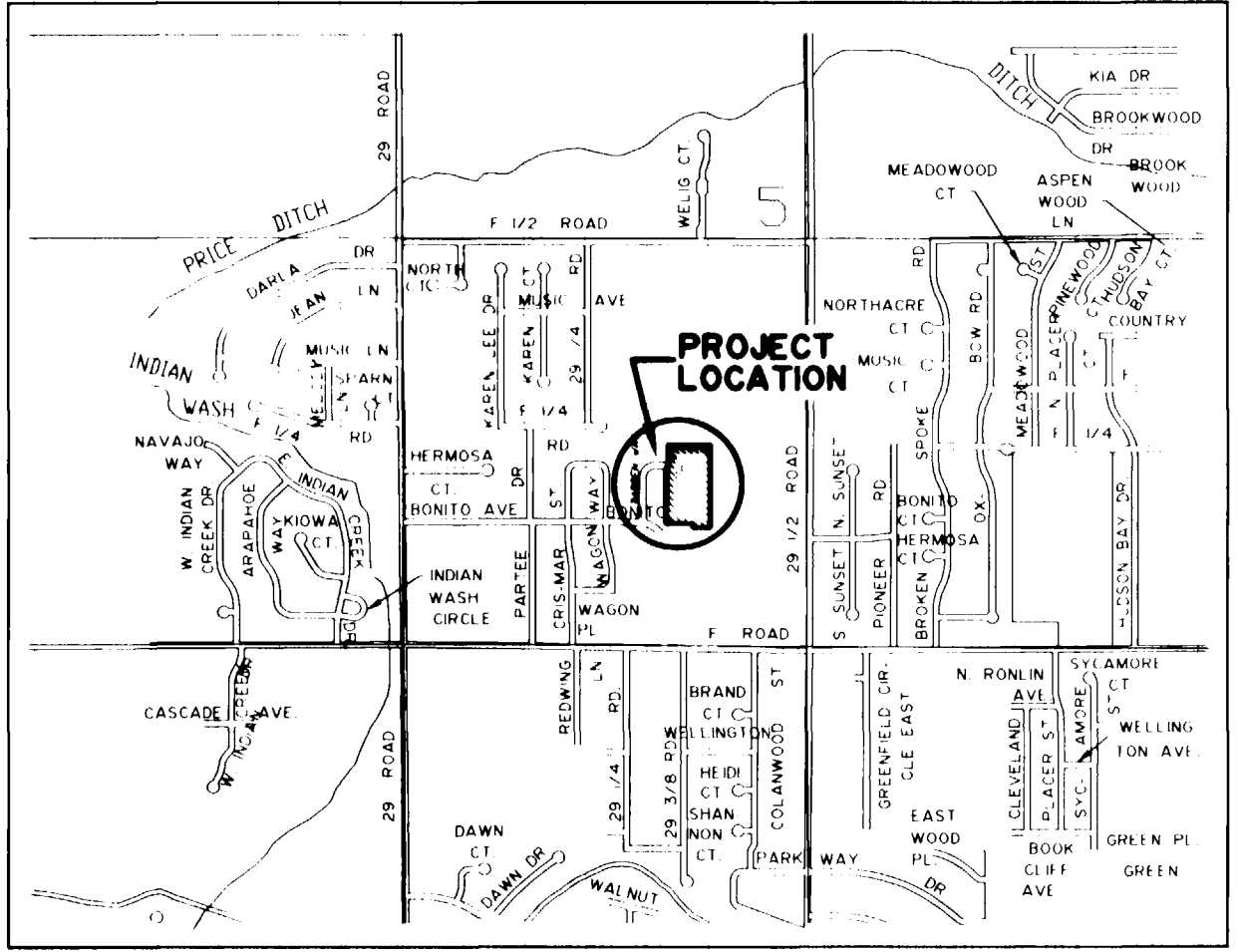
All multi-purpose easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, 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 the 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, and also for the installation and maintenance of traffic control facilities, street lighting, street trees, and grade structures.

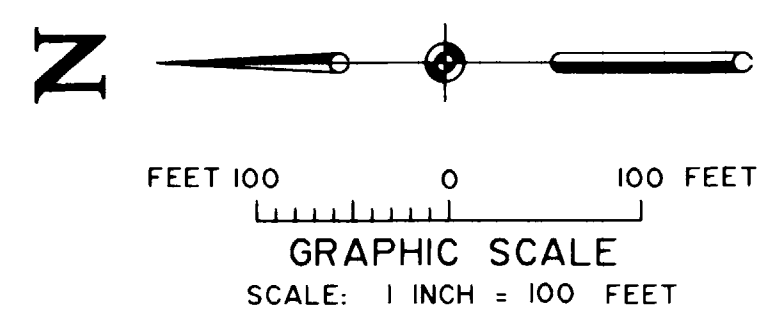
All irrigation easements to the Homeowners Association and to the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors and 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 and tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress or egress to and from the easement.

The undersigned certifies that no lending institution holds an encumbrance on the property shown hereon.

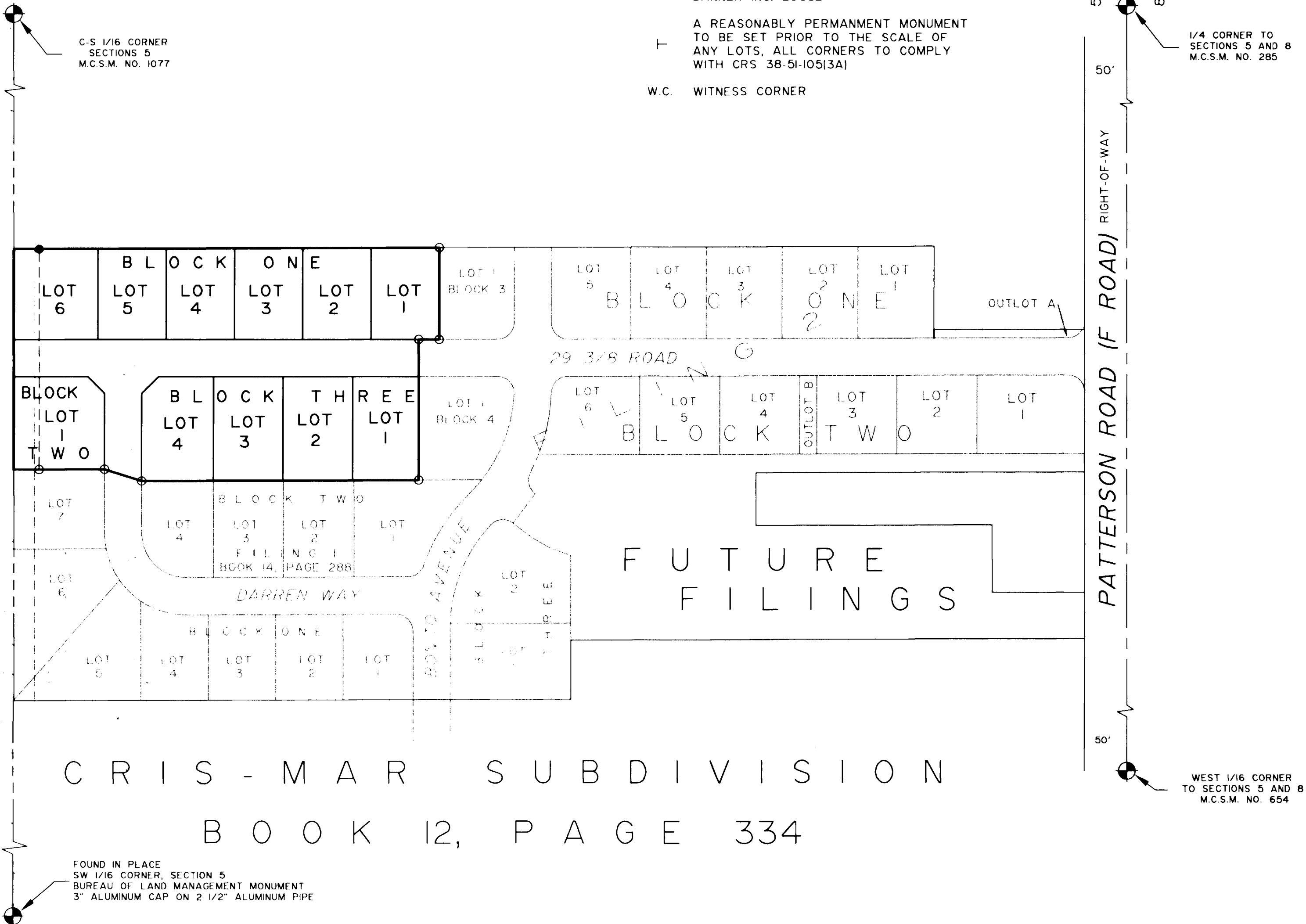


VICINITY MAP



LEGEND

- FOUND IN PLACE, MESA COUNTY SURVEY MARKER, AS DESCRIBED
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP, SET IN CONCRETE, MARKED, BANNER INC. 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP, SET IN CONCRETE, MARKED, BANNER INC. 20632
- ⊥ A REASONABLY PERMANENT MONUMENT TO BE SET PRIOR TO THE SCALE OF ANY LOTS, ALL CORNERS TO COMPLY WITH CRS 38-5-105(3A)
- W.C. WITNESS CORNER



AREA TABLE

LOTS	2.446 AC.±	80.0%
ROADS	0.611 AC.±	20.0%
TOTAL	3.057 AC.±	100%

By the Owners of Filing 3, Del-Mar Subdivision

Deibert E. Parmenter
Deibert E. Parmenter
Owner

Marilyn A. Parmenter
Marilyn A. Parmenter
Owner

OWNER'S ACKNOWLEDGEMENT

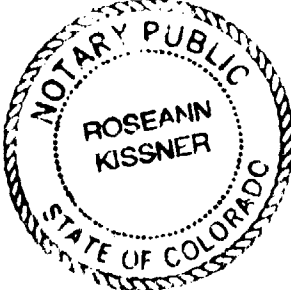
State of Colorado)
County of Mesa) ss

Before me the undersigned Notary Public, on this 23rd day of July, A.D. 1997, personally appeared Deibert E. Parmenter and Marilyn A. Parmenter, who acknowledged to me that they executed the foregoing Owner's Certificate as owners of those Parcels as described by the instruments recorded in Book 1965 at Page 283 and in Book 1746 at Page 17 for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires July 27, 1998

Roseann Kissner
Notary Public
Address 597 Ford St., Grand Junction, CO 81504



SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that the Final Plat of Filing 3, Del-Mar Subdivision, Mesa County, Colorado was prepared from a survey conducted under my supervision which said plat accurately represents and which conforms to the requirements of the Zoning and Development Code of the City of Grand Junction and to applicable laws and requirements of the State of Colorado and are true and correct to the best of my knowledge and belief.

IN WITNESS WHEREOF I hereunto set my hand and official seal this 16 day of July, A.D. 1997.

Dean E. Ficklin
Dean E. Ficklin
P.L.S. 19597



FINAL PLAT OF FILING 3
DEL-MAR SUBDIVISION
SECTION 5, T. 1 S., R. 1 E., U.M.
MESA COUNTY, COLORADO

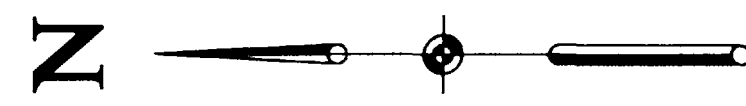
BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO

SCALE: 1" = 100'	JOB NO: 8291-09	DATE: 7-16-97	SHEET NO: 1 of 2
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FINAL PLAT OF FILING 3, DEL-MAR SUBDIVISION, SECTION 5, T. 1 S., R. 1 E., U.M., MESA COUNTY, COLORADO

C-S 1/16 CORNER SECTIONS 5 M.C.S.M. NO. 1077

1/4 CORNER TO SECTIONS 5 AND 8 M.C.S.M. NO. 285



FEET 50 0 50 FEET

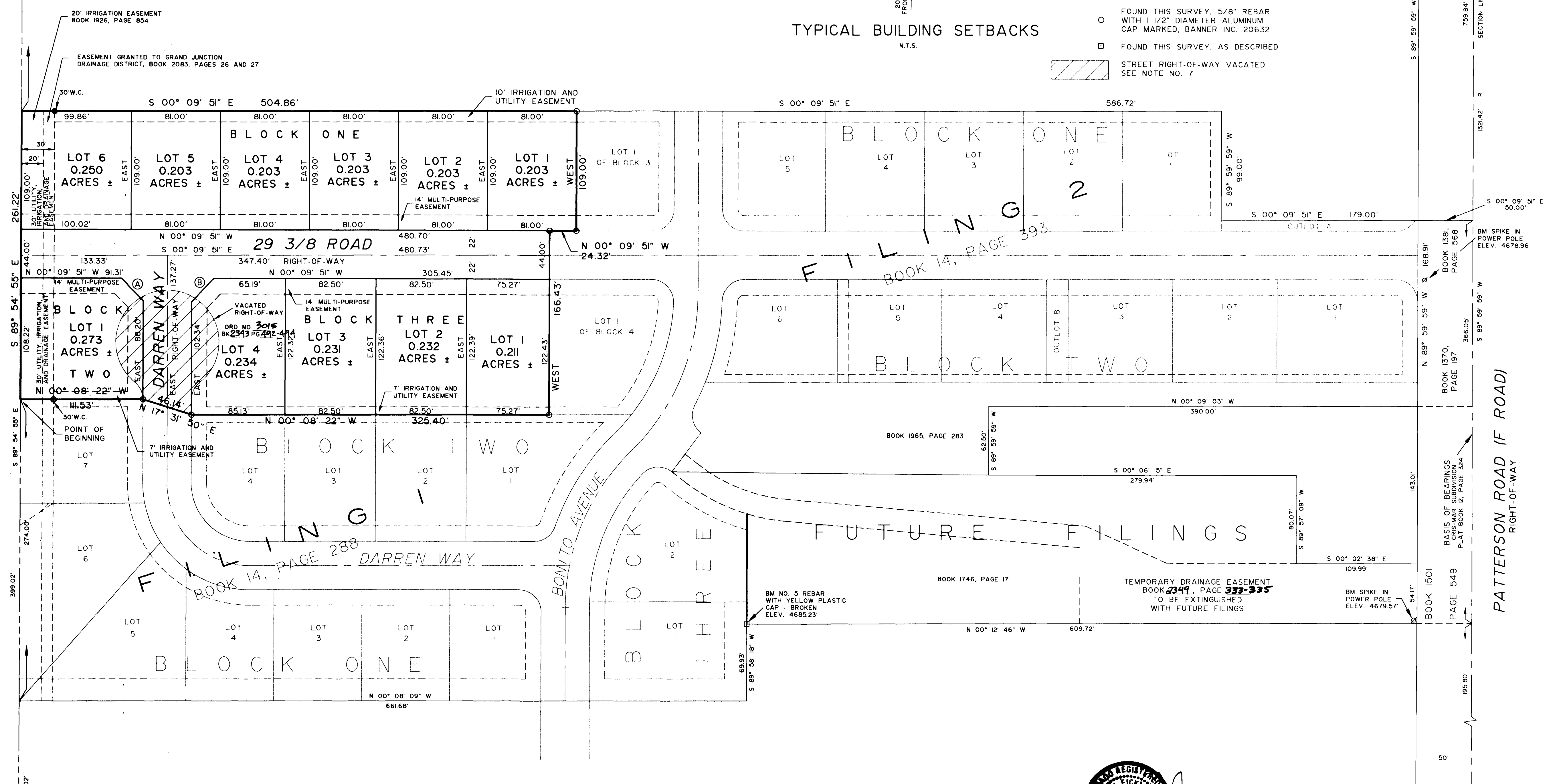
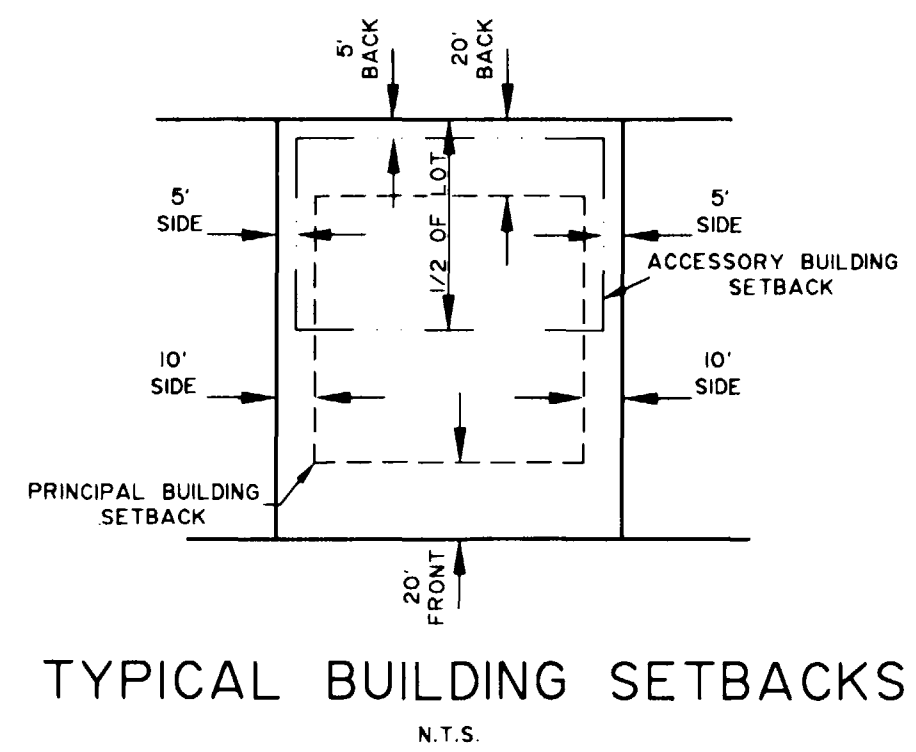
GRAPHIC SCALE
SCALE: 1 INCH = 50 FEET

LEGEND

- FOUND IN PLACE, MESA COUNTY SURVEY MARKER, AS DESCRIBED
- SET THIS SURVEY, 5/8" REBAR WITH 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED, BANNER INC. 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH 1/2" DIAMETER ALUMINUM CAP MARKED, BANNER INC. 20632
- FOUND THIS SURVEY, AS DESCRIBED
- ▨ STREET RIGHT-OF-WAY VACATED SEE NOTE NO. 7

LINE INFORMATION

LINE	DIRECTION	DISTANCE
(A)	S 44° 55' 05" W	28.32'
(B)	S 45° 04' 55" E	28.24'



CRIS - MAR SUBDIVISION
BOOK 12, PAGE 334



FINAL PLAT OF FILING 3
DEL-MAR SUBDIVISION
SECTION 5, T. 1 S., R. 1 E., U.M.
MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO

SCALE: 1" = 50'	JOB NO: 8291-09	DATE: 7-16-97	SHEET NO: 2 of 2
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