

TAYLOR MINOR SUBDIVISION

CURVE TABLE						
Delta	Radius	Length	Tangent	Chord	Bearing	
A 28°07'06"	109.10	53.54	27.32	53.01	N13°41'31" E	
B 57°52'02"	109.10	110.19	60.43	105.56	N28°34'10" E	
C 43°24'12"	59.10	44.77	23.52	43.71	N35°48'15" E	
D 37°45'26"	84.10	55.42	28.76	54.42	N18°30'42" E	
E 60°48'29"	59.10	62.72	34.68	59.82	N30°02'18" E	

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of TAYLOR MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same and conforms to all City of Grand Junction Development Codes.

Cecil D. Caster
Registered Professional Land Surveyor
P.L.S. Number 24943

3/17/97

Date

1/16
Sec. 2

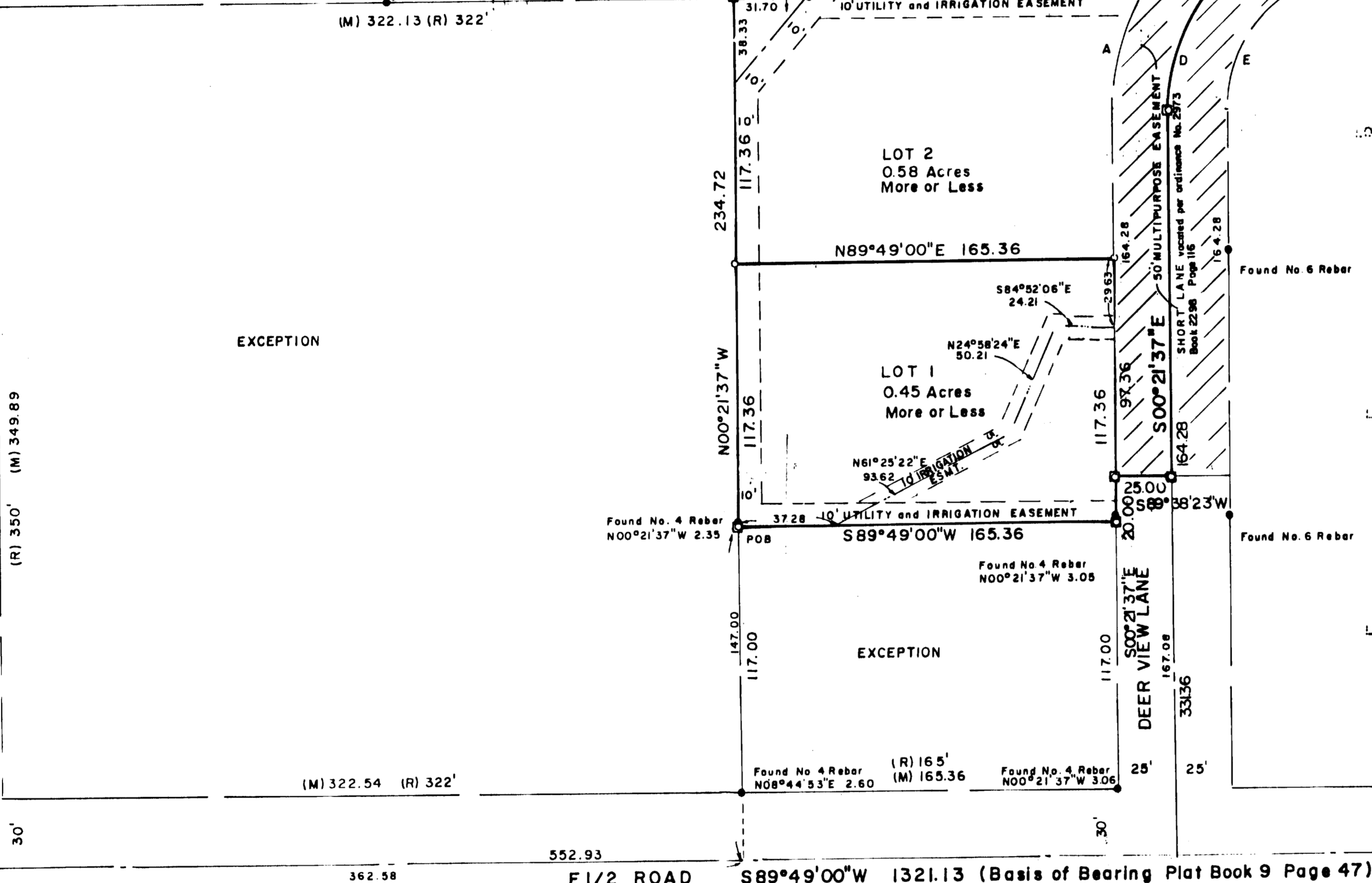
40'

NORTH 12TH STREET N00°17'35"W 1319.21

1/4

Sec. 2

Sec. 1



DEDICATION: KNOW ALL MEN THESE PRESENTS

That Phillip Scott Taylor is the owner of that real property as described in Book 2252 at Page 972 in the Mesa County Clerk and Recorder's Office, being recorded as follows: A tract of land situated in Section 1, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows: Beginning at a point 30 feet North and 40 feet East of the Southwest corner of the NW 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian; thence North 350 feet; thence East 487 feet; thence South 350 feet; thence West to the point of beginning; EXCEPT the West 322 feet thereof; AND EXCEPT that part beginning 30 feet North and 527 feet East of the Southwest corner of the NW 1/4 of Section 1, township 1 South, Range 1 West of the Ute Meridian to a point of beginning; thence North 117 feet; thence West 165 feet; thence South 117 feet; thence East to the point of beginning.

Said tract being more particularly described as follows: Commencing at the W 1/4 corner of Section 1, Township 1 South, Range 1 West of the Ute Meridian that when aligned with the W 1/6 corner of said Section 1 is recorded as bearing S89°49'W in Plat Book 9 at Page 47 in the Mesa County Clerk and Recorder's Office and all bearings contained herein to be relative thereto; thence N89°49'00"E 362.58 feet; thence N00°21'37"W 147.00 feet to the point of beginning; thence continuing N00°21'37"W 234.72 feet to the SE corner of Lot 1 in Block 7 of O'Nan Subdivision, also being the South line of Lot 1 of Horizon View; thence along said South line N89°29'26"E 207.96 feet thence along the arc of a curve to the left 55.42 feet; with a central angle of 37°45'26", Radius of 84.10 and whose long chord bears S18°30'42"W 54.42 feet; thence S00°21'37"E 164.28 feet; thence S89°38'25"W 25.00 feet; thence S00°21'37"E 20.00, thence S89°49'00"W 165.36 feet to the P.O.B. said tract contains 1.03 acres more or less.

That said Owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

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.

All Irrigation Easements 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 Multipurpose 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 easements include the right of ingress and egress on, along, over, under, through and across by 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 owner's of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said owner has caused his name to be hereunto subscribed this 12th day of June AD 1997

Phillip Scott Taylor
Phillip Scott Taylor

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 10th day of June AD 1997.
My commission expires 6-23-99

Sandra L. Spangler
Notary Public.



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:47 o'clock P.M. this 12th day of June AD 1997 and is duly recorded as Reception Number 180195 in Plat Book 15 at Page 329 Drawer 5563

Clerk and Recorder Deputy

CITY OF GRAND JUNCTION APPROVAL
Janet L. Seay 6-12-97
City Manager President City Council

NOTICE 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



Monument Surveying Co.
755 Road Avenue
Grand Junction, CO 81501
245-4189 FAX 245-4674

TAYLOR MINOR SUBDIVISION
Located in the NW 1/4 of Sec. 1, T1S, R1W, U.M.

DESIGNED CDC FIELD APPROVAL
DRAWN CDC TECHNICAL APPROVAL
CHECKED CDC APPROVED
PREPARED FOR Phillip Taylor JOB NO 96-50

Scale 1"=40'

Sandra L. Spangler
Notary Public



LIENHOLDER APPROVAL

Arthur D. Miller
Lienholder Representative
STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledge before me this 10th day of June AD 1997
My commission expires 6-23-99

