

HARUTUN WESTGATE MINOR SUBDIVISION

A REPLAT OF LOT 2, SWD FIRST ADDITION AND A PORTION OF THE SE 1/4 SW 1/4, SEC. 31, T1N, R1W, U.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, John T. Harutun, Lee Biesecker and Mary Biesecker are the owners of that real property as described in Book 2319 at Page 919 and Book 1011 at Page 639 of the records of the Mesa County Clerk and Recorder, situated in the SW 1/4 of Section 31, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Lot 2, SWD First Addition, Mesa County, Colorado and, Commencing at the found Mesa County survey marker for the S 1/4 corner of said Section 31, the basis of bearing being N89°47'30"W, along the center line of G Road to a set #5 rebar and aluminum cap stamped D H Surveys LS 20677; thence N89°47'30"W a distance of 179.00 feet to the point of beginning; thence N89°47'30"W a distance of 58.35 feet to a point on the northerly right-of-way of U.S. Highway 6 & 50; thence N55°11'34"W a distance of 146.14 feet along said right-of-way; thence N23°08'30"E a distance of 331.12 feet to a point on the south line of said Lot 2, SWD First Addition; thence S89°47'30"E a distance of 200.00 feet along the south line of said Lot 2, to a point on the west line of said Lot 2; thence S00°11'41"W a distance of 355.82 feet to a point on the northerly R.O.W. of G Road; thence N89°47'30"W a distance of 129.41 feet; thence S33°23'30"W a distance of 35.85 feet to the point of beginning. Said parcel of land contains 6.25 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as HARUTUN WESTGATE MINOR SUBDIVISION a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

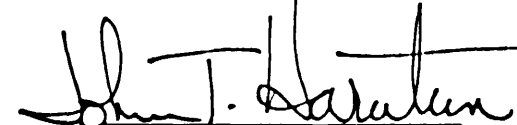
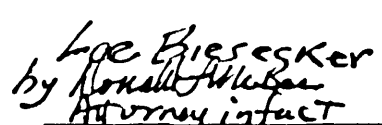
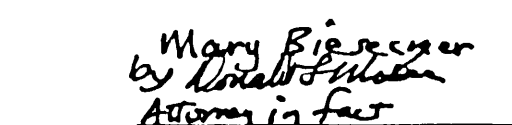
All Multi-purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary 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, telephone lines.

All Ingress / egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and City of Grand Junction.

All Detention / Retention Easements to the owners (Property / Homeowners Association) of the lots and tracts hereby platted for the purpose of conveying and detaining / retaining runoff water which originates in the area hereby platted, and also for the conveyance of runoff from upstream areas; 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, provide, 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.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 20th day of NOVEMBER 1997.

 John T. Harutun
 Lee Biesecker
 Mary Biesecker

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged to me this 20 day of November 1997, by John T. Harutun, Lee Biesecker and Mary Biesecker.
My commission expires 9/22/2000
Witness my hand and official seal E. SUZANNE MCGONE
Address Grand Junction, Colorado

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged to me this 20 day of November 1997, by Lee Biesecker and Mary Biesecker.
My commission expires 9/22/2000
Witness my hand and official seal E. SUZANNE MCGONE
Address Grand Junction, Colorado

CITY APPROVAL

This plat of HARUTUN WESTGATE MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 21st day of NOVEMBER, 1997.

 Charles Deben
City Manager
 Janet L. Terry
City Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss
I hereby certify that this instrument was filed in my office at 3:31 o'clock P.M. this 24 day of December, A.D., 1997, and is duly recorded in Plat Book No. 116 Page 50
Fee \$ Drawer No. DD1163
Reception No. 172338

Clerk and Recorder _____ Deputy _____

SURVEYOR'S CERTIFICATE

I, Michael M. Drissel, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.

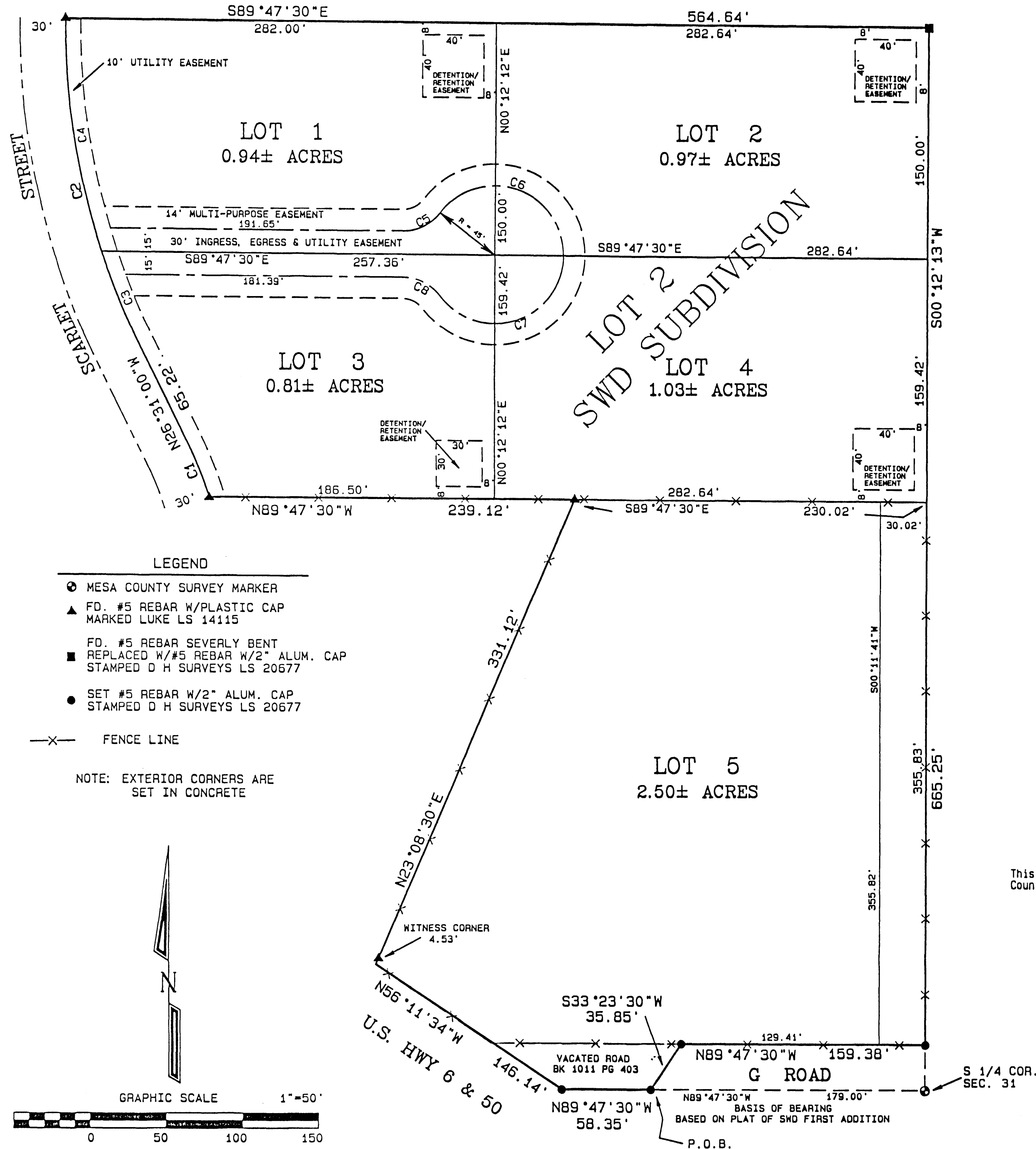
 Michael M. Drissel PLS 20677
 Date 11-12-97

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D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By M.W.D. Checked By S.L.H. Job No. 366-97-01
Drawn By THODEL Date MAY 1997 Sheet 1 OF 1

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- LEGEND**
- MESA COUNTY SURVEY MARKER
 - ▲ FD. #5 REBAR W/PLASTIC CAP MARKED LUKE LS 14115
 - FD. #5 REBAR SEVERLY BENT REPLACED W/#5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
 - SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677

—X— FENCE LINE
NOTE: EXTERIOR CORNERS ARE SET IN CONCRETE

C	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	09°42'46"	237.85'	40.32'	N21°39'37"W	40.27'
C2	26°30'59"	479.29'	221.81'	N13°15'30"W	219.84'
C3	08°16'02"	479.29'	69.16'	N22°22'58"W	69.10'
C4	18°14'57"	479.29'	152.66'	N09°07'29"W	152.01'
C5	53°07'48"	30.00'	27.82'	S63°38'36"W	26.83'
C6	143°07'48"	45.00'	112.41'	S71°21'24"E	85.38'
C7	143°07'48"	45.00'	112.41'	S71°46'24"W	85.38'
C8	53°07'48"	30.00'	27.82'	S63°13'36"E	26.83'

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.