

# BOTKIN MINOR SUBDIVISION

## DEDICATION

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Opal Hopkins is the owner of that real property as described in Book 2113 at Page 478 of the records of the Mesa County Clerk and Recorders Office, being a parcel of land situated in the NE 1/4 SE 1/4 of Section 21, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found Mesa County survey marker for the C-E 1/16 corner of said Section 21, the basis of bearing being S89°29'00"E along the north line of said NE 1/4 SE 1/4, to the east 1/4 corner of said Section 21, also being a found Mesa County survey marker; thence S90°49'29"E a distance of 660.00 feet along the Colorado National Monument boundary to the point of beginning, being a found #5 rebar with a plastic cap marked Q.E.D. LS 16413; thence S89°28'00"E a distance of 520.68 feet to said found #5 rebar and also being the southeast corner of a strip of land for road right-of-way recorded in Book 937 at Page 694; thence S33°02'34"E a distance of 557.59 feet to the northerly line of Tiara Rado Subdivision, Filing No. 3 also being said found #5 rebar; thence N89°54'12"W a distance of 516.16 feet along said northerly line to the Colorado National Monument boundary, being a found #3 rebar; thence N33°12'21"W a distance of 563.37 feet to the point of beginning. Said parcel contains 5.6 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as BOTKIN MINOR SUBDIVISION, a subdivision of a part of the County of Mesa, in the State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are labeled as, multi-purpose easements and drainage easements, as shown on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for the installation of utilities or ditches referred to above, for grading or landscaping, and for street improvements, shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1996

*Opal Hopkins*  
Opal Hopkins

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 22nd day of March A.D. 1996 by Opal Hopkins

Witness my hand and official seal: *Karand P. Krimke*  
Notary Public

Address \_\_\_\_\_  
My commission expires: 10-30-99



### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 25th day of March A.D. 1996, by the Board of County Commissioners of the County of Mesa, State of Colorado.

*Kathryn A. Hall*  
Chairman

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 2:47 o'clock P.M. this 25th day of March A.D. 1996, and is duly recorded in Plat Book No. 15 at page 55 Reception No. 1750934 Fees 180 / 10 Drawer No. BB-113

*Shirley Howard* Deputy  
*Monika Jodd* Clerk and Recorder

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 21st day of March A.D. 1996 by the County Planning Commission of the County of Mesa, State of Colorado.

*Thomas R. Berts*  
Chairman

### SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision plat and survey of BOTKIN MINOR SUBDIVISION, was made by me and/or under my direct supervision and checking, and that both are accurate to the best of my knowledge and belief.

*Steven L. Hagedorn*  
Steven L. Hagedorn LS 24306  
Date 3-22-1996

**BOTKIN MINOR SUBDIVISION**

LOCATED IN THE

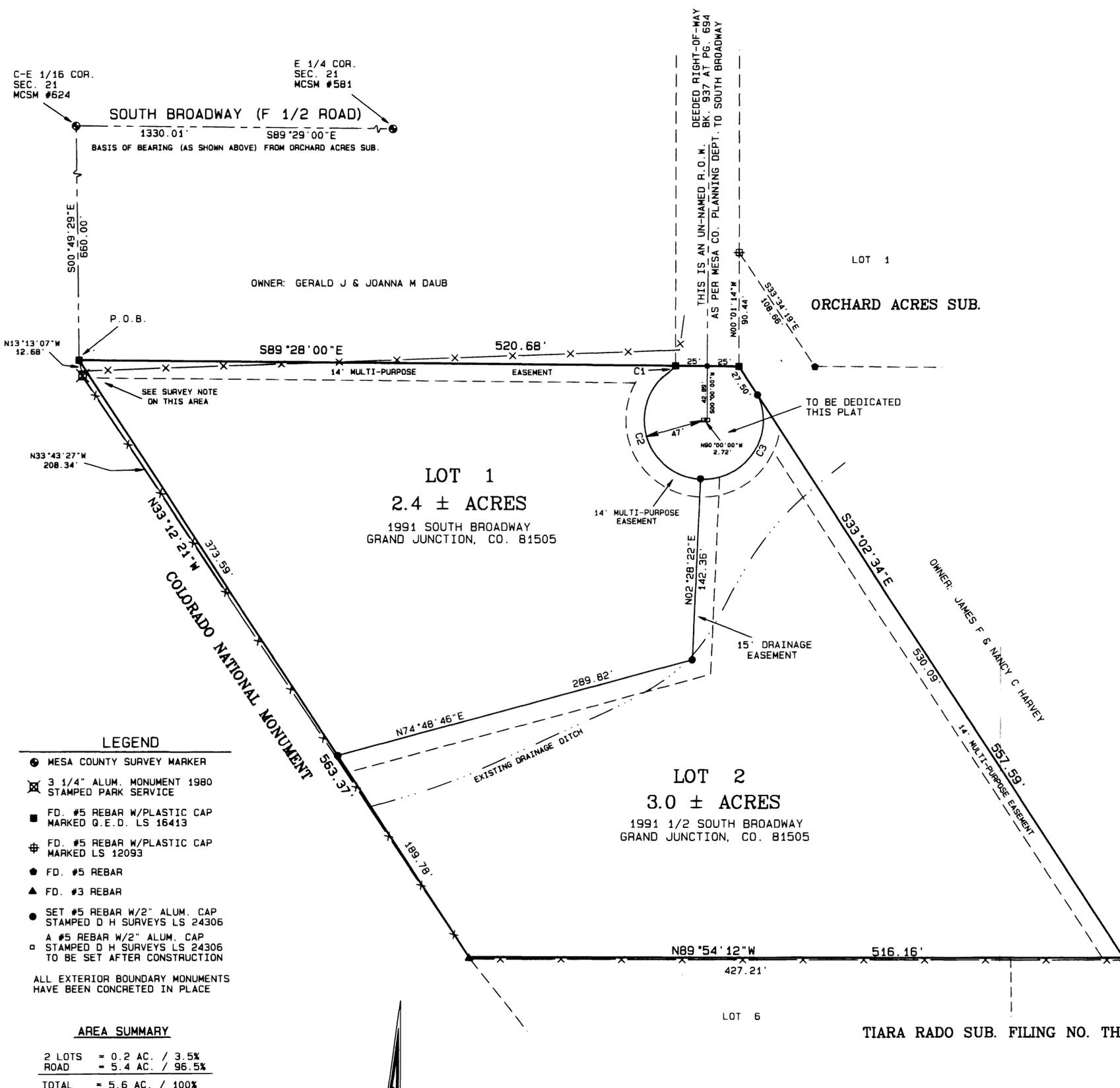
NE 1/4 SE 1/4, SEC. 21, T11S, R101W, 6th P.M.

**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. 257-95-04

Drawn By TMODEL Date OCT. 1995 Sheet 1 OF 1



### LEGEND

- MESA COUNTY SURVEY MARKER
  - ⊠ 3 1/4" ALUM. MONUMENT 1980 STAMPED PARK SERVICE
  - FD. #5 REBAR W/PLASTIC CAP MARKED Q.E.D. LS 16413
  - ⊕ FD. #5 REBAR W/PLASTIC CAP MARKED LS 12093
  - FD. #5 REBAR
  - ▲ FD. #3 REBAR
  - SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 24306
  - A #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 24306 TO BE SET AFTER CONSTRUCTION
- ALL EXTERIOR BOUNDARY MONUMENTS HAVE BEEN CONCRETED IN PLACE

### AREA SUMMARY

2 LOTS	= 0.2 AC. / 3.5%
ROAD	= 5.4 AC. / 96.5%
TOTAL	= 5.6 AC. / 100%

### BUILDING SETBACKS

- ZONED R-1-B
- FRONTYARD = 50' FROM C.L.
- SIDE YARD = 15'
- BACK YARD = 30'
- FROM DITCHES = 40' FROM TOP OF BANK
- 1/2 ACRE MINIMUM LOT SIZE

C	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	16°24'11"	25.00'	7.16'	N46°07'25"E	7.13'
C2	141°16'10"	47.00'	115.88'	S16°19'12"E	88.68'
C3	117°41'40"	47.00'	96.55'	S34°11'53"W	80.44'

NOTE: THERE ARE NO RECORDED COVENANTS ASSOCIATED WITH THIS SUBDIVISION.

### SURVEY NOTE

The B.L.M. Dependent survey plat of fractional Township 11 South, Range 101 West, 6th P.M. dated November 13, 1992 depicts an angle point in the Colorado National Monument boundary to be 660.00 feet south of the C-E 1/16 corner in Section 21. This position has been monumented by Q.E.D., LS 16413. The U. S. Park Service contracted with Thomas D. Roorda to monument the boundary of the Colorado National Monument in 1981, this survey has 10 plats filed in the Mesa County Surveyors office. On sheet 7 of this survey Mr. Roorda placed a monument 672.35 feet south of the C-E 1/16 corner in Section 21 (as shown on this plat). This monumented position was not accepted as the corner position of the Colorado National Monument. The monument set by Q.E.D. was accepted as the corner for the Colorado National Monument.

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.