

KAIN/KEENAN MINOR SUBDIVISION

DEDICATION

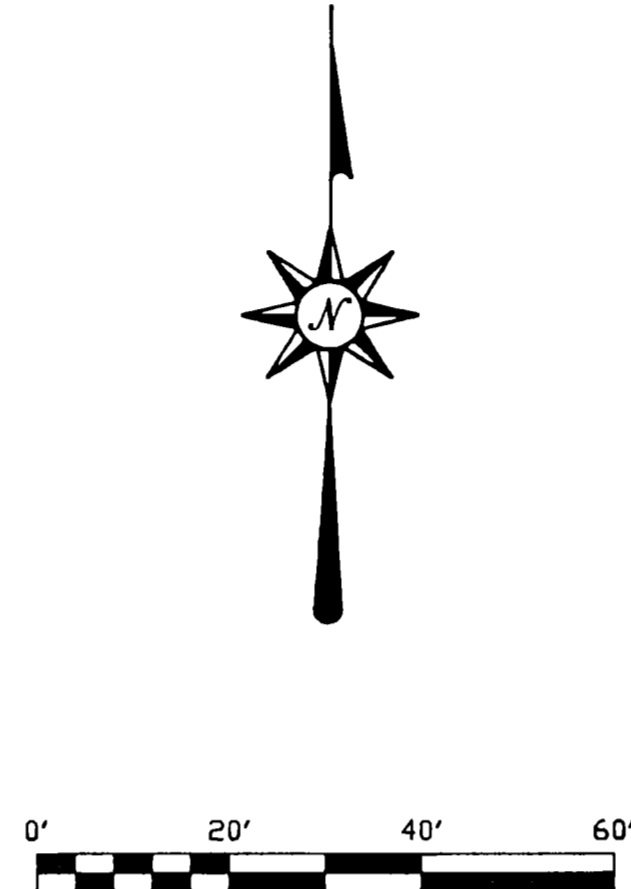
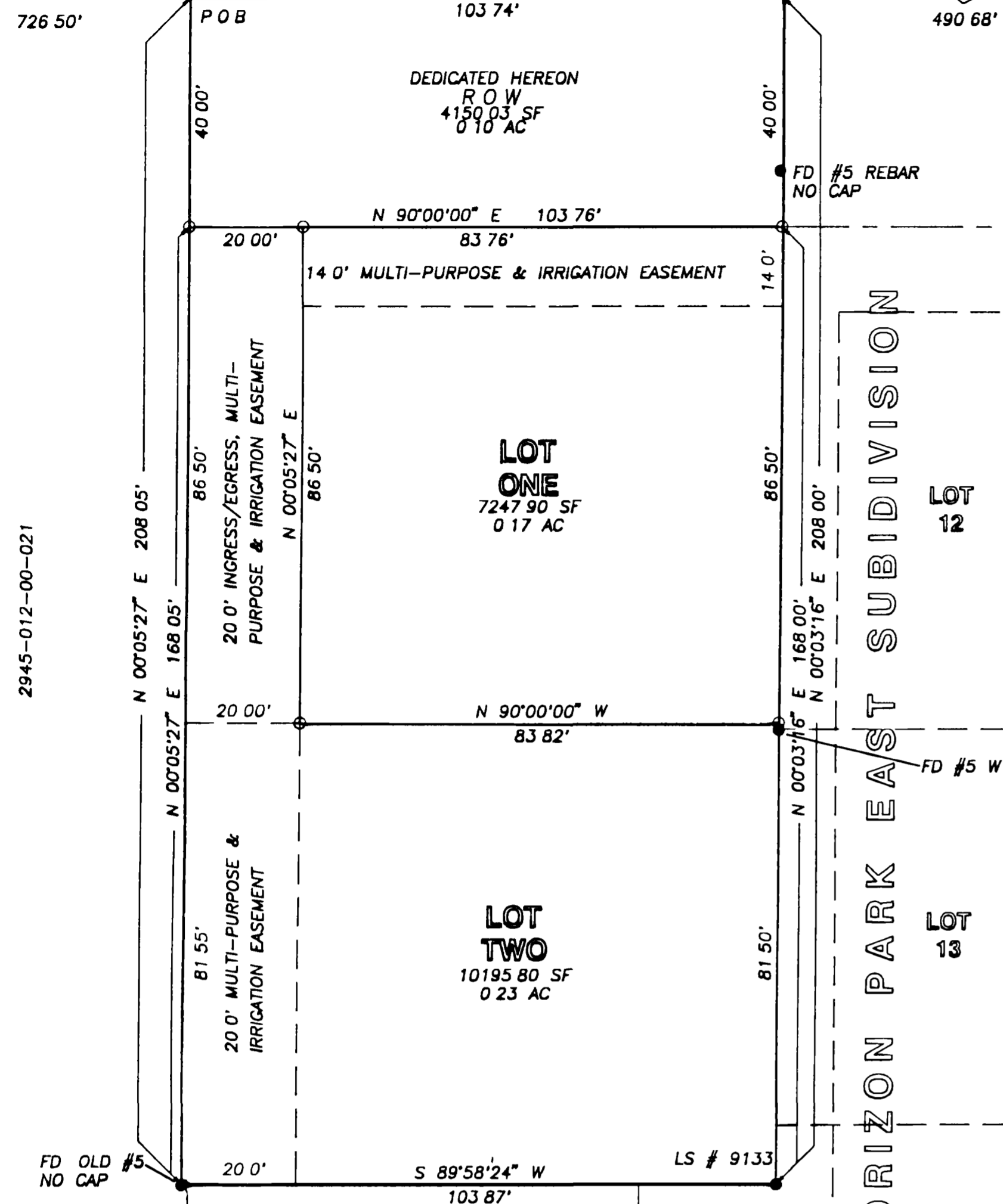
FOUND MCSM # 29
NW COR SEC 1
T1S, R1W, UTE MER

G ROAD

N 90°00'00" E 2641 83' (BASIS OF BEARING - BASED ON HORIZON PARK EAST SUBDIVISION)

FOUND HINGE NAIL
W 1/4 COR NORTH LINE
SEC 1, T1S, R1W, UTE MER
(FALLS S42°07'30"W 0 11" OF CALC COR)

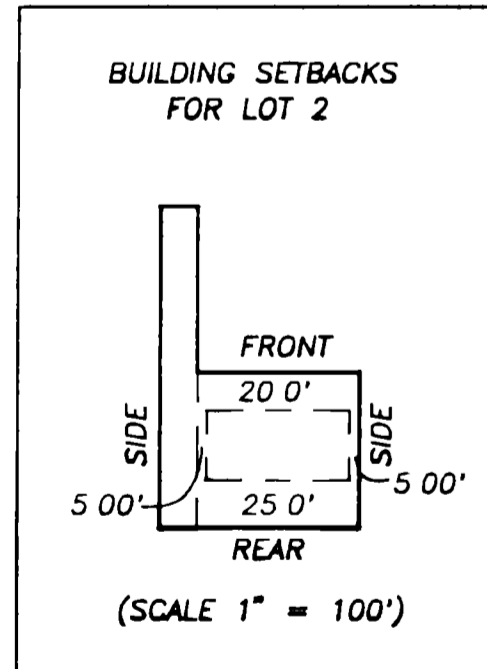
FOUND MCSM # 163-1
N 1/4 COR SEC 1
T1S, R1W, UTE MER



LEGEND & NOTES

- FOUND #5 REBAR AS NOTED
- SET NO 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
- ◆ FOUND SURVEY MONUMENT AS NOTED

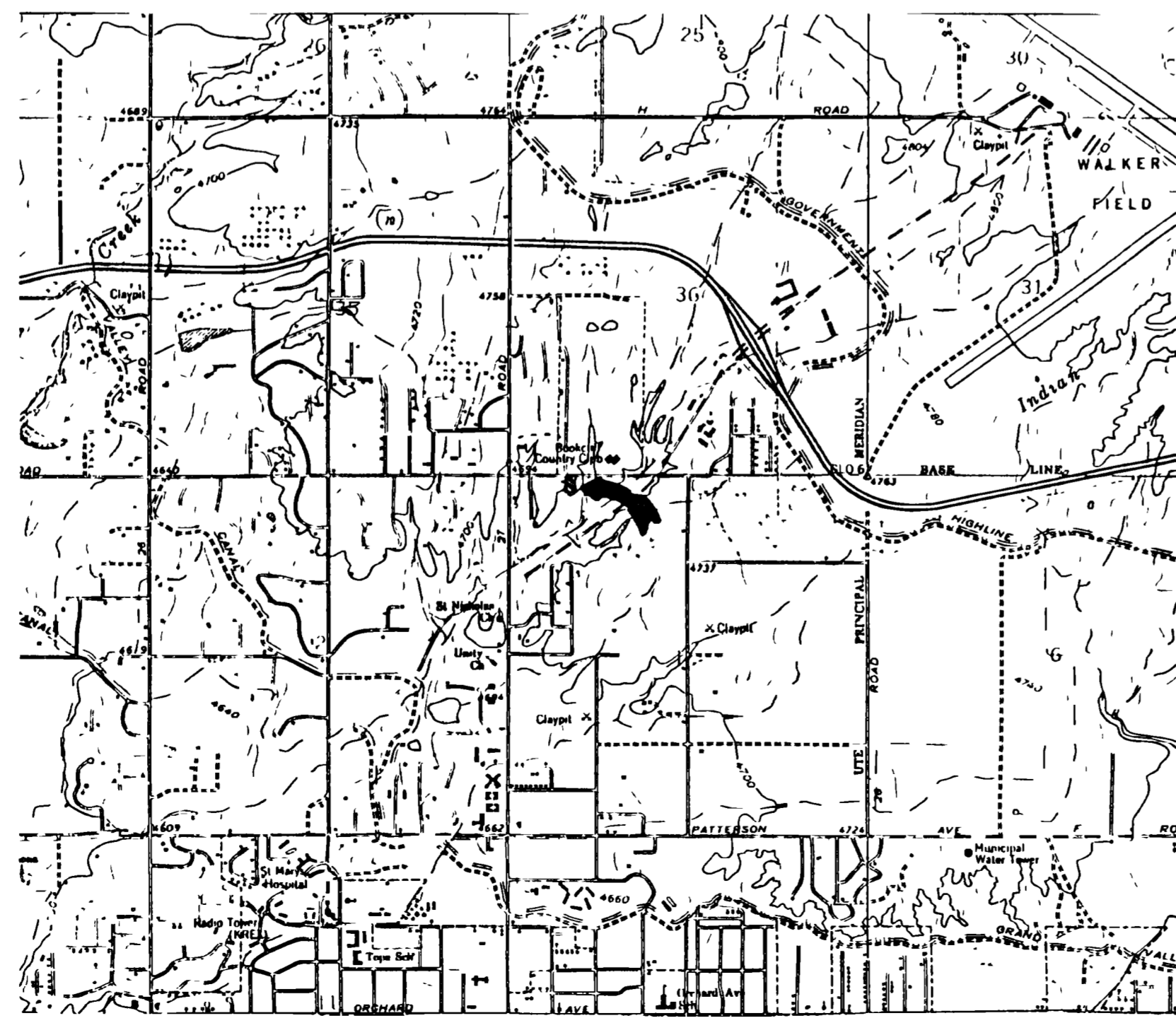
LOTS 1 AND 2 ARE LIMITED TO A SINGLE DRIVEWAY ACCESS ONTO G ROAD



AREA SUMMARY			
LOTS	0.40	ACRES	17443.70 SQ FT
ROW	0.10	ACRES	4150.03 SQ FT
TOTAL	0.50	ACRES	21593.73 SQ FT

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.



VICINITY MAP
SCALE 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, William H Kain and Kevin M Keenan, are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 2156 at Page 480 of the Mesa County Clerk and Records Office, and being situated in the NW1/4 NW1/4 Section 1, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows

A parcel of land situated in the NW1/4 NW1/4 Section 1, T1S, R1W, Ute Meridian, being described as follows

Beginning at a point which bears N90°00'00"E 726 50 feet from the NW Corner of said Section 1, and considering the North line of the NW1/4 Section 1, to bear N90°00'00"E and all bearings contained herein to be relative thereto, thence N90°00'00"E 103 74 feet, thence S00°03'16"W 208 00 feet, thence S89°58'24"W 103 87 feet, thence N00°05'27"E 208 05 feet to the Point of Beginning

That said owners have caused the said real property to be laid out and surveyed as KAIN/KEENAN MINOR SUBDIVISION, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado

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

All streets and rights-of-way as shown on the accompanying plat 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 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures,

All Irrigation Easements to the Property owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems,

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

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, and in Drainage and Detention/Retention easements, the right to dredge, provided, 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 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

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 17th day of October AD, 1995

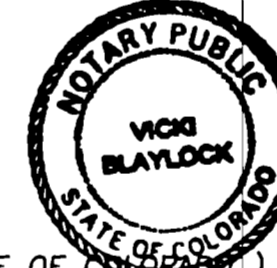
William H Kain
William H Kain

Kevin M Keenan
Kevin M Keenan

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 17th day of October AD, 1995, by William H Kain, and Kevin M Keenan

My commission expires 8/31/98



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at 4:05 o'clock P M this 03rd day of November AD, 1995, and is duly recorded in Plat Book No 14, Page 397 Drawer BB63 Rept # 1735451 Fee 10.00 + 1.00

Monika Todd by Kathy Woot Deputy Clerk
CITY APPROVAL

THIS PLAT OF KAIN/KEENAN MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 3 day of November AD 1995

Shirley Clehan
City Manager

Ron Musquin
President of Council

SURVEYOR'S CERTIFICATE

I, Max E Morris, certify that the accompanying plat of KAIN/KEENAN MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations

Max E Morris
Max E Morris, QED Surveying Systems Inc
Colorado Registered Professional Land Surveyor L.S. 16413

10/17/95
Date



KAIN/KEENAN MINOR SUBDIVISION

FINAL PLAT

SITUATED IN THE NW1/4, NW1/4, SEC 1 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MER		SURVEYED BY SB RM	
FOR KAIN/KEENAN		DRAWN BY VAP	
SCALE 1" = 20'		ACAD ID KENANFIN	
DATE 9/21/95	SHEET NO 1 OF 1		FILE 95200 3