

PAYTON II SUBDIVISION

A REPLAT OF LOT 1, PAYTON SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Payton Roberson and Barbara A. Roberson, are the owners of that real property as described in Book 1650 at Pages 947 & 948 of the records of the Mesa County Clerk and Recorder, being more particularly described as follows: Lot 1, Payton Subdivision, Mesa County, Colorado.

That said owner has caused the said real property to be laid out and surveyed as PAYTON II SUBDIVISION a subdivision of a part of the 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 to the City of Grand Junction for the use of the public forever;

Tract A, Common (or Open Space) to the Payton II Homeowners Association for the purpose of open space, drainage easement and detention area;

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 Irrigation Easements to the Payton II Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements to the Payton II Homeowners Association as perpetual easements for the conveyance of runoff water which originates within the area hereby platted and from upstream areas, through natural or man-made facilities above or below ground;

All Detention / Retention Easements to the Payton II Homeowners Association for the purpose of conveying and detaining / retaining runoff water which originates from 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, and in Drainage and Detention / Retention easements, the right to dredge; 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 5th day of January, 1998.

Payton Roberson
Payton Roberson

Barbara A. Roberson
Barbara A. Roberson

Lienholder Sooper Credit Union by Andrew D. Muller
Sooper Credit Union

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 5th day of January, 1998, by Payton Roberson and Barbara A. Roberson

My commission expires 1-9-2002

Witness my hand and official seal *Barbara A. James*
Notary Public

Address 2454 Hwy 6150, Grand Jct Co. 81525

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 8th day of January, 1998, by Sooper Credit Union, *Andrew D. Muller*

My commission expires 1-9-2002

Witness my hand and official seal *Barbara A. James*
Notary Public

Address 2454 Hwy 6150, Grand Jct Co. 81525

CITY APPROVAL

This plat of PAYTON II SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 12th day of January, 1998.

Shark Achen
City Manager

Paul Jery
City Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 10:31 o'clock A.M. this 16 day of April, A.D., 1998, and is duly recorded in Plat Book

No. 16 Page 126 Fee \$ _____ Drawer No. FE 38

Reception No. 1839692

Clerk and Recorder

Deputy

PAYTON II SUBDIVISION

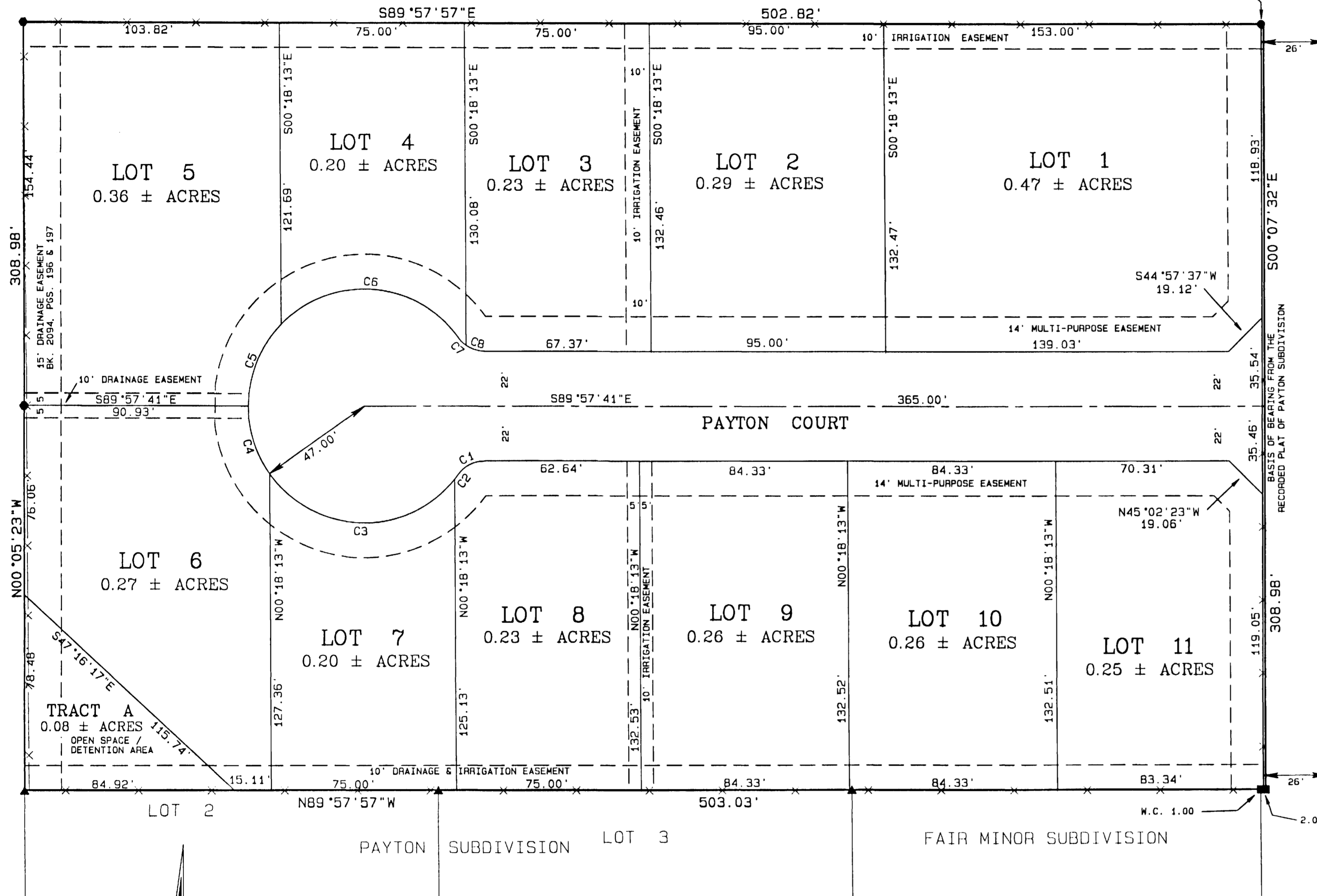
LOCATED IN THE
SW 1/4 SE 1/4, SEC. 33, T1N, R1W, U.M.

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. 363-97-01
Drawn By TMODEL Date JUNE 1997 Sheet 1 OF 1

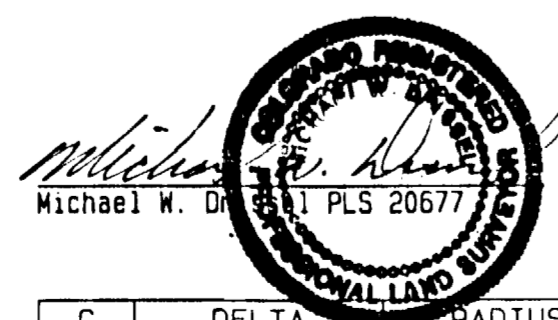
NORTH VALLEY SUBDIVISION FILING ONE

1.0' ADDITIONAL RIGHT-OF-WAY
ALONG 24 3/4 ROAD
DEDICATED THIS PLAT



SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional 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.



1-5-98
Date

LEGEND

- FD. #5 REBAR W/CAP MARKED LS 18469
- FD. #5 REBAR W/CAP MARKED QED LS 16413
- ▲ FD. #5 REBAR W/CAP MARKED LS 11221
- FD. #5 REBAR W/CAP MARKED LS 9960

NOTE: ALL EXTERIOR CORNERS SET IN CONCRETE

C	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	54°04'17"	13.50'	12.74'	N63°00'11"E	12.27'
C2	02°47'42"	47.00'	2.29'	N37°21'53"E	2.29'
C3	105°57'04"	47.00'	86.91'	S88°15'44"E	75.05'
C4	35°19'31"	47.00'	28.98'	S17°37'26"E	28.52'
C5	44°10'59"	47.00'	36.24'	N22°07'49"E	35.35'
C6	99°53'17"	47.00'	81.94'	S85°50'03"E	71.95'
C7	19°35'26"	13.50'	4.62'	S45°41'07"E	4.59'
C8	34°28'51"	13.50'	8.12'	S72°43'15"E	8.00'

AREA SUMMARY

11 EA. LOTS = 3.10 AC. /87%
TRACT A = 0.08 AC. /02%
ROAD = 0.39 AC. /11%
TOTAL = 3.57 AC. /100%

NOTE:

1.) The 15' Drainage Easement, recorded in Book 2094 at Pages 196 & 197, conveyed to North Valley Subdivision Filing One, crossing the westerly side of Lots 5, 6 and Tract A of Payton II Subdivision is the responsibility of North Valley Subdivision Filing One.
2.) Due to the rear yard swale, to be constructed along the southerly lot line of Lot 6 thru Lot 11 any fencing to be constructed by the landowners must not obstruct the flow of water in the swale. The approved subdivision plans on file with the City contain a detail for fence construction on these lots.

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.