

# BENSLEY-BRISTOL MINOR SUBDIVISION

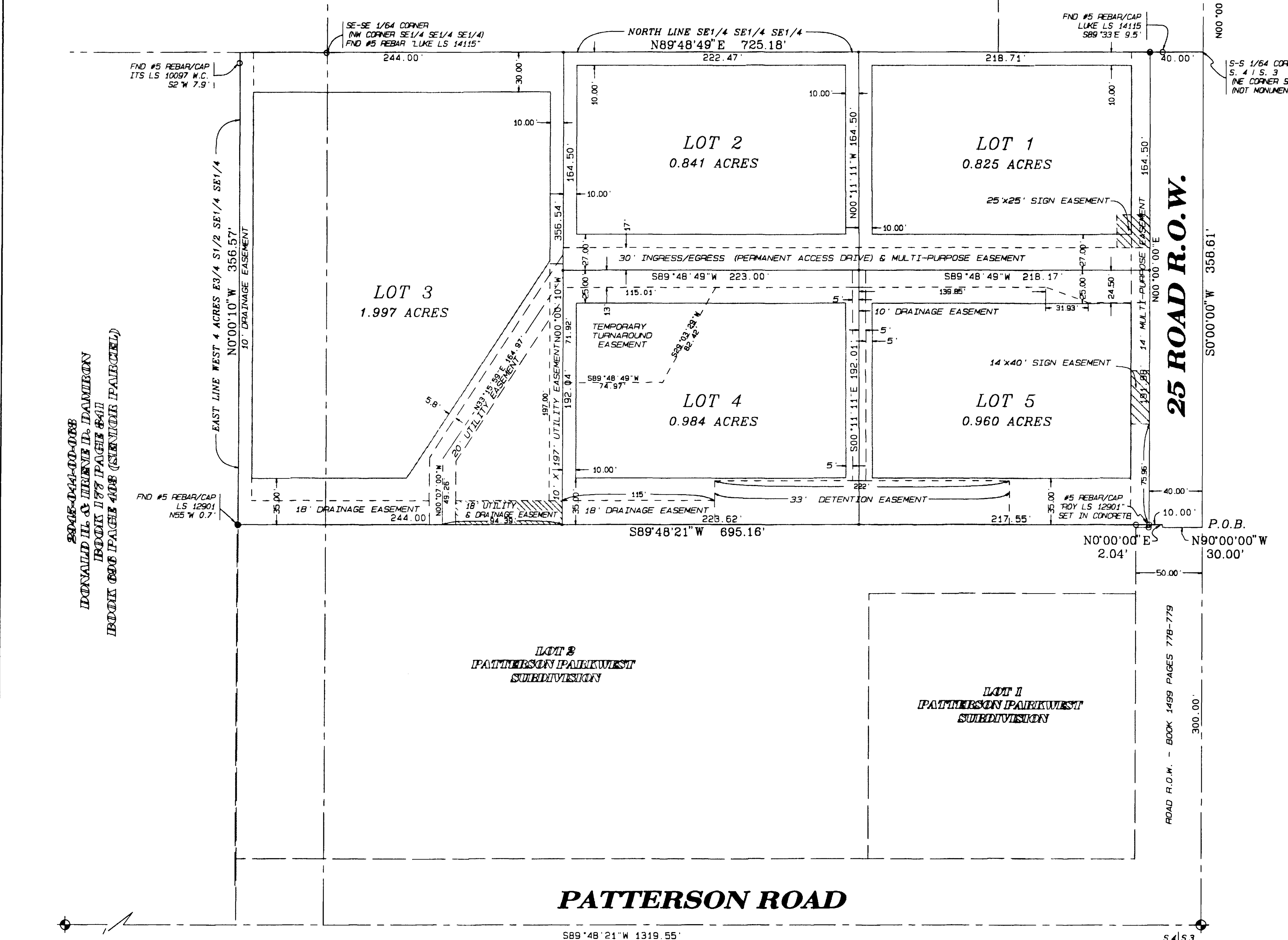
## SITUATED IN THE SE1/4 SE1/4 SECTION 4 T.1 S., R.1 W., UTE MERIDIAN

### CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

2045-044-00-083  
THE PAUL L. KERN & FRANCIS M. KERN TRUST  
BOOK 2114 PAGE 684

2045-044-00-123  
CLAUDE S. J. OAKLEY  
BOOK 1533 PAGE 634

2045-044-00-124  
HAZEL L. WILHE  
BOOK 1533 PAGE 632



2045-044-00-088  
DONALD H. & HELEN H. DAMIRON  
BOOK 177 PAGE 641  
BOOK 606 PAGE 488 (SUNNIB PARKWAY)

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, Brian A. Bensley is the owner of that real property in the City of Grand Junction, County of Mesa, State of Colorado, being situated in the Southeast one-quarter of the Southeast one-quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, described in an instrument recorded in Book 2427 at Page 910 of the Mesa County records, as shown on the accompanying plat, said property being more particularly described as follows:

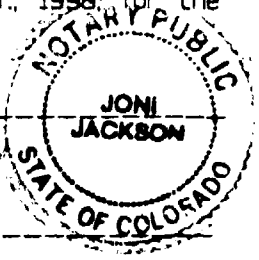
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 16th day of April A.D. 1998.

*Brian A. Bensley*  
Brian A. Bensley

State of Colorado )  
County of Mesa )

This plat was acknowledged before me by Brian A. Bensley on this 16th day of April A.D. 1998, for the aforementioned purposes.

Notary Public *Jon Jackson*  
My Commission expires 2-12-2002  
My address is: 330 Grand Ave.  
G. J., Co. 81501



DECLARATION OF COVENANTS  
This property is subject to covenants, conditions and restrictions as contained in instrument recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_ et seq.

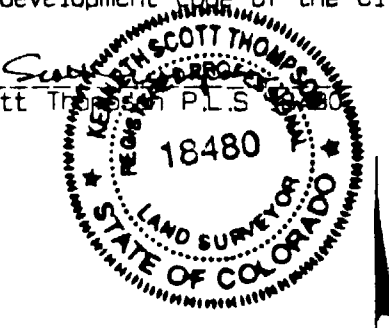
CITY APPROVAL  
This plat of BENSLEY-BRISTOL MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 16th day of April, 1998.  
*Maureen Achen*  
City Manager

COUNTY CLERK AND RECORDER'S CERTIFICATE  
I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 10:32 o'clock A.M., this 17 day of April, 1998, and is duly recorded in Plat Book No. 16, Page 139, as Reception No. 1841835 in Drawer No. EE 51.

Clerk and Recorder of Mesa County

SURVEYOR'S STATEMENT:  
I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of BENSLEY-BRISTOL MINOR SUBDIVISION were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

*Kenneth Scott Thompson*  
Kenneth Scott Thompson  
April 14, 1998  
Date



Beginning at a point on the East line of the SE1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, whence the County Survey marker for the Southeast corner of said Section 4 bears S00°00'00"W, a distance of 300.00 feet, said point being the Northeast corner of a parcel of land described in Book 1499 at Page 778;  
Thence along the Northernly line of said parcel of land, N90°00'00"W, a distance of 30.00 feet;  
Thence N00°00'00"E, a distance of 2.04 feet to the Northernly line of Patterson Parkwest Subdivision;  
Thence along said Northernly line, S89°48'21"W, a distance of 695.16 feet to the Easternly line of the West 4 acres of the E3/4 S1/2 SE1/4 SE1/4 of said Section 4;  
Thence along said Easternly line, N00°00'10"W, a distance of 356.57 feet to the North line of the S1/2 SE1/4 SE1/4 of said Section 4;  
Thence along said North line, N89°48'49"E, a distance of 725.18 feet to the East line of said SE1/4 SE1/4;  
Thence S00°00'00"W, a distance of 358.61 feet to the Point of Beginning.

That said owners have caused the said real property to be laid out and surveyed as BENSLEY-BRISTOL 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 Streets and Rights-of-Way 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 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, landscaping, and grade structures;

\* Utility Easement to the City of Grand Junction for the use of public utilities 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 Drainage and Detention Easements to the owners (Property Owners Association) of lots and tracts hereby platted as perpetual easements for the conveyance and detention of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

\* All Sign Easements to the owners (Property Owners Association) of lots and tracts hereby platted for the purpose of construction, operation and maintenance of monument signs;

\* All Ingress/Egress Easements (Permanent Access Drive) to the owners (Property Owners Association) 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 the City of Grand Junction;

\* Any future alteration of the drainage easements, ingress/egress easement, and signage easements shown hereon will require City approval.

\* Temporary Turnaround Easement to the owners of lots or tracts hereby platted as a temporary easement 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 the City of Grand Junction. This easement shall be vacated in accordance with the Community Development Department Staff recommendations.

\* Additional easements referring to Access/Parking, Landscaping, Drainage/Retention and other items associated with the Common Areas, as described in the Covenants, Conditions, and Restrictions cited hereon are hereby made a part of this plat.

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 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 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.

#### PATTERSON ROAD

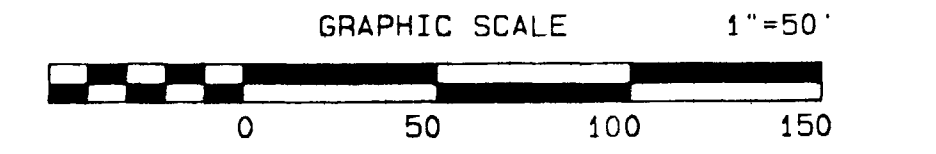
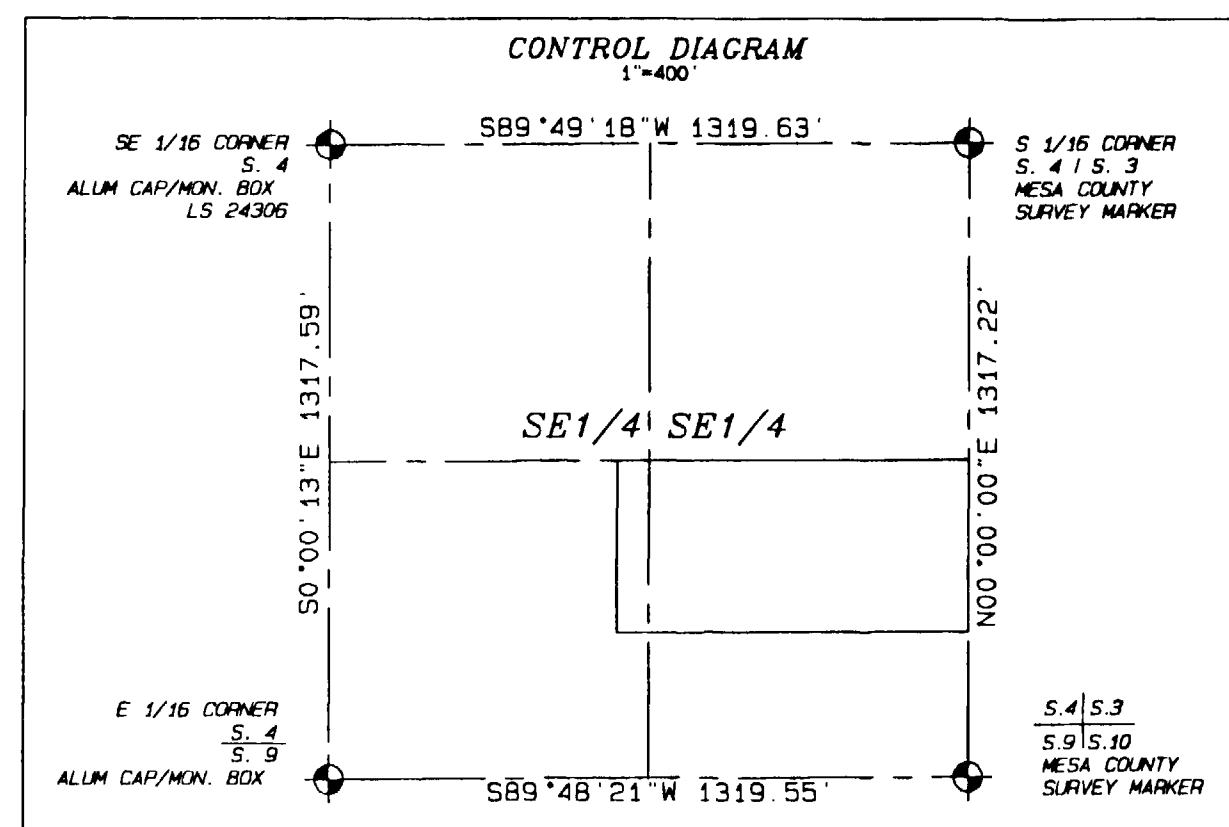
#### BASIS OF BEARINGS STATEMENT

THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N00°00'00"E BETWEEN MESA COUNTY SURVEY MARKERS AT THE SOUTHEAST CORNER AND THE SOUTH 1/16 CORNER ON THE EAST LINE OF SECTION 4

- FOUND CONTROL MONUMENT AS NOTED
- FOUND SURVEY MARKER AS NOTED
- SET #5 REBAR W/ALUMINUM CAP IN CONCRETE STAMPED "THOMPSON-LANGFORD CORP PLS 18478"
- BUILDING ENVELOPE

NOTE: A single shared access will be allowed on 25 Road. Lots 1 and 5 shall not have additional separate access onto 25 Road. Each lot shall have only one access drive on the Permanent Access Drive in addition to a shared drive between Lots 1 & 2 and Lots 4 & 5. Parking spaces shall not directly back onto the Permanent Access Drive and there shall be no parking on the Permanent Access Drive. Access to Lots 1 and 5 from the Permanent Access Drive shall be set back at least 120 feet from 25 Road. See terms of covenants, conditions and restrictions referenced hereon for parking stipulations.

NOTE: Landscaping requirement for lots fronting the Permanent Access Drive shall be calculated by the same formula for a lot fronting a public street.



## BENSLEY-BRISTOL MINOR SUBDIVISION

SUN KING C.M.

SECTION SE1/4 SE1/4 S.4	TWNSHIP: 1 South	RANGE: 1 West	MERIDIAN: UTE
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### THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210  
Grand Junction CO 81505 (970) 243-6067

Designed by: DRS	Checked by: KST	Job No.: 0346-001
D:\0346\00180Y.pro	Date: Apr 16, 1998	Sheet 1 of 1

LAND USE SUMMARY			
LOTS	5.608 ACRES	94.5%	
STREETS	0.329 ACRES	5.5%	
<b>TOTAL</b>	<b>5.937 ACRES</b>	<b>100%</b>	

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.