

HOLY FAMILY SUBDIVISION

DEDICATION: KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED VIRGINIA SACCOMANNO IS THE OWNER OF THAT PART OF THE NW 1/4, NE 1/4, SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (ORIGINAL DEED RECORDED IN BOOK 968, PAGE 314)

COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4, NE 1/4 OF SAID SECTION 35 WHICH LIES SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1322.41 FEET FROM THE NORTHEAST CORNER OF THE NW 1/4, NE 1/4 OF SAID SECTION 35 FOR A BASIS OF BEARING, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 52 SECONDS EAST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;

THENCE SOUTH 00 DEGREES 01 MINUTES 52 SECONDS EAST, A DISTANCE OF 985.47 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 49 SECONDS EAST, A DISTANCE OF 268.77 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 52 SECONDS EAST, A DISTANCE OF 260.00 FEET TO THE SOUTH LINE OF THE NW 1/4, NE 1/4 OF SAID SECTION 35;

THENCE SOUTH 89 DEGREES 54 MINUTES 49 SECONDS EAST, A DISTANCE OF 467.30 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 08 SECONDS EAST, A DISTANCE OF 153.37 FEET; THENCE SOUTH 61 DEGREES 03 MINUTES 38 SECONDS WEST, A DISTANCE OF 12.47 FEET; THENCE NORTH 49 DEGREES 10 MINUTES 22 SECONDS WEST, A DISTANCE OF 208.05 FEET; THENCE NORTH 19 DEGREES 44 MINUTES 06 SECONDS EAST, A DISTANCE OF 187.29 FEET; THENCE NORTH 85 DEGREES 47 MINUTES 58 SECONDS EAST, A DISTANCE OF 719.29 FEET TO THE EAST LINE OF THE NW 1/4, NE 1/4, OF SAID SECTION 35;

THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS EAST, A DISTANCE OF 522.08 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1259.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 27.256 ACRES AS DESCRIBED.

THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS HOLY FAMILY SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, 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, STREET TREES AND GRADE STRUCTURES;

ALL IRRIGATION EASEMENTS TO THE OWNERS (PROPERTY/HOMEOWNERS ASSOCIATION) OF THE LOTS HEREBY PLATTED AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS;

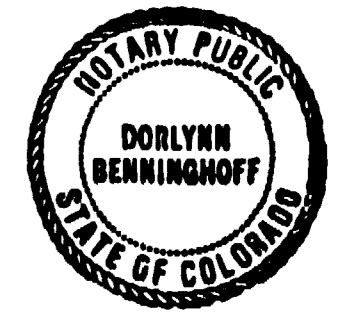
ALL DRAINAGE EASEMENTS TO THE OWNERS (PROPERTY/HOMEOWNERS ASSOCIATION) OF LOTS HEREBY PLATTED AS PERPETUAL EASEMENTS FOR THE CONVEYANCE OF RUNOFF WATER WHICH ORIGINATES WITHIN THE AREA HEREBY PLATTED OR FROM UPSTREAM AREAS, THROUGH NATURAL OR MAN-MADE FACILITIES ABOVE OR BELOW GROUND;

ALL 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 PROVIDED, HOWEVER, THAT THE BENEFICIARIES OF SAID EASEMENTS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE, THE OWNERS OF LOTS HEREBY PLATTED SHALL NOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERECTION OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

SAID OWNER OF HEREIN DESCRIBED REAL PROPERTY HEREBY DECLARES THERE ARE NO LIENHOLDERS TO SAID PROPERTY.

IN WITNESS WHEREOF SAID OWNER VIRGINIA SACCOMANNO, HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS 18th DAY OF August A.D. 1997.

Virginia Saccomanno
BY VIRGINIA SACCOMANNO



NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO } SS
COUNTY OF MESA.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY VIRGINIA SACCOMANNO

THIS 18th DAY OF August A.D. 1997.

WITNESS MY HAND AND OFFICIAL SEAL
Dorlynn Benninghoff
Commission Expires: 6-9-2001
NOTARY

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO } SS
COUNTY OF MESA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:24 O'CLOCK

P M. THIS 15 DAY OF April A.D. 1998 AND WAS DULY

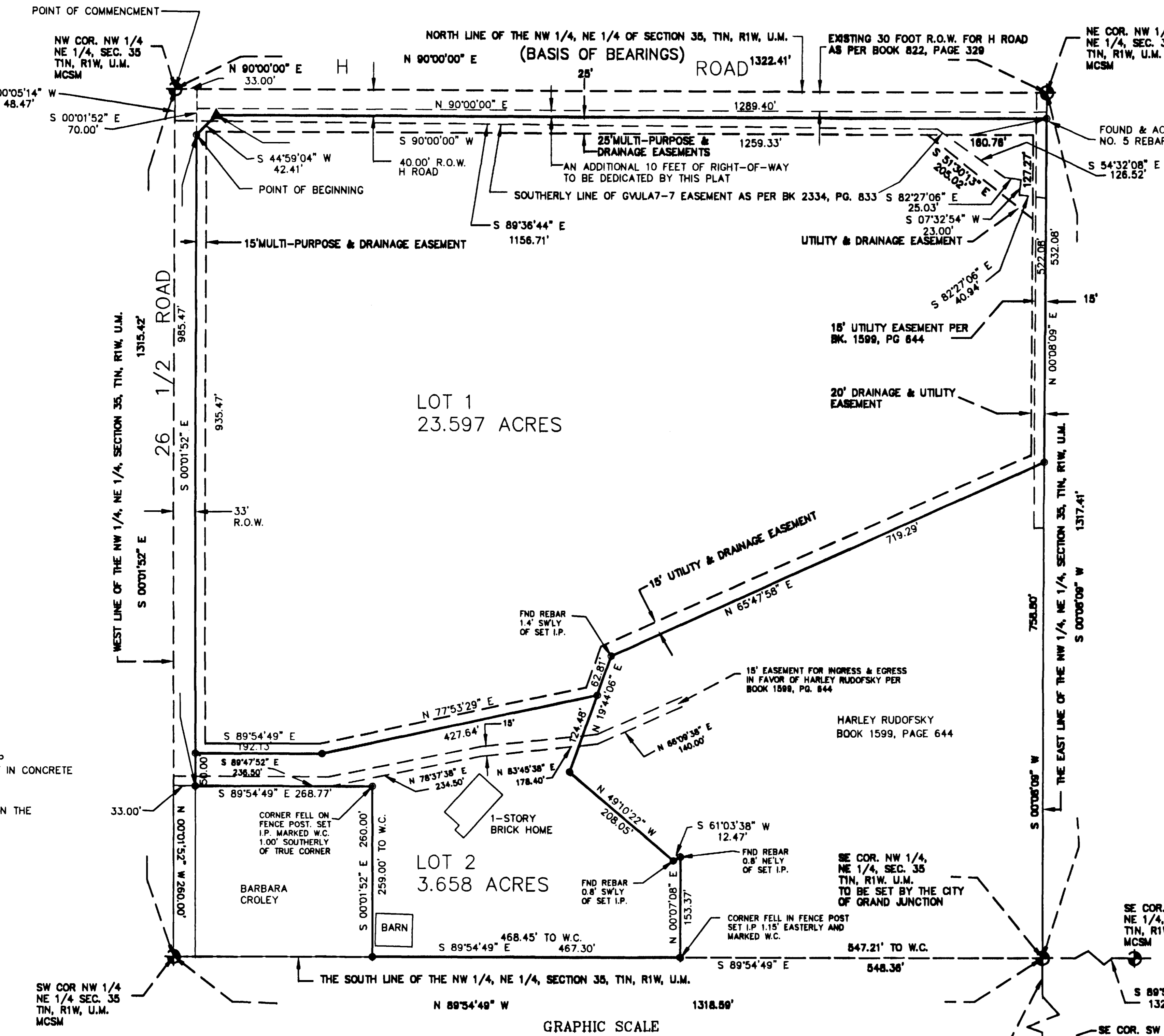
RECORDED AS RECEPTION NUMBER 184653 IN PLAT BOOK 16

AT PAGE NO. 130 THROUGH --- INCLUSIVE. FEE ---

CLERK _____ DEPUTY _____

HOLY FAMILY SUBDIVISION
GRAND JUNCTION, COLORADO
PART OF THE NW 1/4, NE 1/4, SEC. 35
TOWNSHIP 1N, RANGE 1W, U.M.
PREPARED BY: APPLIED EARTH SCIENCES
737 HORIZON DRIVE, #204
GRAND JUNCTION, CO. 81506
970-248-3559

DATE: AUGUST, 1997 SURVY: WSM JOB NO. 97020



BASIS OF BEARING: ASSUME THE NORTH LINE OF THE NW 1/4, NE 1/4 OF SECTION 35 TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE U.M. TO BEAR NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST. ORIGINAL MONUMENTS FOUND ON THIS LINE WERE MESA COUNTY SURVEY MARKERS.

LOT SUMMARY
LOT 1 23.597 AC. 86.58%
LOT 2 3.658 AC. 13.42%
TOTAL 27.183 ACERS 100%

CITY OF GRAND JUNCTION APPROVAL
THIS PLAT OF HOLY FAMILY SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED THIS 26th DAY OF August A.D., 1997.

Shari L. Cohen
CITY MANAGER
Garret L. Terry
MAYOR

SURVEYOR'S CERTIFICATION:
I WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF HOLY FAMILY SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF THE SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.

William S. Maurer
WILLIAM S. MAURER PLS 24320
24320
AUG. 25, 1997
DATE



ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.