HOLY FAMILY SUBDIVISION

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 OF MINUTES OF SECONDS EAST. A DISTANCE OF 33.00 FEET: POINT OF COMMENCMENT -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: NE COR. NW 1/4 NE 1/4, SEC. 35 NORTH LINE OF THE NW 1/4, NE 1/4 OF SECTION 35, TIN, RIW, U.M. -EXISTING 30 FOOT R.O.W. FOR H ROAD NW COR. NW 1/4 NE 1/4, SEC. 35 THENCE SOUTH OO DEGREES OI MINUTES 52 SECONDS EAST, A DISTANCE OF 985.47 FEET; TAS PER BOOK 822, PAGE 329 (BASIS OF BEARINGS) TIN. RIW, U.M. THENCE SOUTH 89 DEGREES 54 MINUTES 49 SECONDS EAST, A DISTANCE OF 268.77 FEET: N 90'00'00" E TIN, RIW, U.M. THENCE SOUTH OO DEGREES OI MINUTES 52 SECONDS EAST. A DISTANCE OF 260.00 FEET TO THE SOUTH MCSM N 9000'00" E MCSM LINE OF THE NW 1/4, NE 1/4 OF SAID SECTION 35: 33.00 THENCE SOUTH 89 DEGREES 54 MINUTES 49 SECONDS EAST, A DISTANCE OF 467.30 FEET; S 00'05'14" W THENCE NORTH OO DEGREES 07 MINUTES 08 SECONDS EAST, A DISTANCE OF 153.37 FEET; 48,47' N 90'00'00" THENCE SOUTH 61 DEGREES 03 MINUTES 38 SECONDS WEST, A DISTANCE OF 12.47 FEET; S 00'01'52" E THENCE NORTH 49 DEGREES 10 MINUTES 22 SECONDS WEST, A DISTANCE OF 208.05 FEET: 70.00 FOUND & ACCEPTED THENCE NORTH 19 DEGREES 44 MINUTES 06 SECONDS EAST, A DISTANCE OF 187.29 FEET; 160.76 25'MULTI-PURPOSE S 90'00'00" W NO. 5 REBAR W/CAP 1259.33 THENCE NORTH 65 DEGREES 47 MINUTES 58 SECONDS EAST, A DISTANCE OF 719.29 FEET TO THE EAST LINE -- DRAINAGE EASEMENTS OF THE NW 1/4, NE 1/4, OF SAID SECTION 35; -S 44°59'04" W 40.00' R.O.W. THENCE NORTH OO DEGREES 08 MINUTES 09 SECONDS EAST, A DISTANCE OF 522.08 FEET; S 54'32'08" E -AN ADDITIONAL 10 FEET OF RIGHT-OF-WAY THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1259.33 FEET TO THE POINT TO BE DEDICATED BY THIS PLAT THENCE SOUTH 44 DEGREES 59 MINUTES 04 SECONDS WEST, A DISTANCE OF 42.41' FEET TO THE POINT POINT OF BEGINNING SOUTHERLY LINE OF GVULA7-7 EASEMENT AS PER BK 2334, PG. 833 S 82'27'06" E 25.03' OF BEGINNING. SAID PARCEL CONTAINING AN AREA OF 27.256 ACRES AS DESCRIBED. S 07'32'54" W -S 89'36'44" E 23.00'
UTILITY & DRAINAGE EASEMENT -1156.71 --- 15'MULTI-PURPOSE & DRAINAGE EASEMENT 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 STRREETS AND RIGHTS-OF-WAY TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER: ALL MULTI-PURPOSES EASEMENTS TO THE CITY OF GRAND JUNCTION FOR THE USE OF PUBLIC UTILITIES AS PERPETUAL 0 EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF UTILITIES ANAD APPURTENANCES THERETO INCLUDING, BUT NOT LIMITED TO ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELLINES, SANITARY SEWER LINES, WATER LINES, 15' UTILITY EASEMENT PER TELEPHONE LINES, AND ALSO FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL FACILITIES, STREET LIGHTING, STREET BK. 1599, PG 644 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, MAINTENANCES AND REPAIR OF PRIVATE IRRIGATION SYSTEMS: ALL DRAINAGE EASEMENTS TO THE OWNERS (PROPERTY/HOMEOWNERS ASSOCIATION) OF LOTS HEREBY PLATTED AS PERPETUAL 20' DRAINAGE & UTILITY EASEMENTS FOR THE CONVEYANCE OF RUNOFF WATER WHICH ORIGINATES WITHIN THE AREA HEREBY PLATTED OR FROM UPSTREAM LOT 1 EASEMENT AREAS. THROUGH NATURAL OR MAN-MADE FACILITIES ABOVE OR BELOW GROUND; 23.597 ACRES 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 EFASEMENTS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE, THE OWNERS OF LOTS HEREBY PLATTTED SHALL NOT BURDEN NOR OVERBURDEN SAID EFASEMENTS 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 FND REBAR 1.4' SWLY OF SET I.P. BY VIRGINIA SACCOMANNO 15' EASEMENT FOR INGRESS & EGRESS DORLYNN IN FAVOR OF HARLEY MUDOFSKY PER BOOK 1599, PG. 844 NOTARY PUBLIC CERTIFICATION STATE OF COLORADO) SS HARLEY RUDOFSKY COUNTY OF MESA. **BOOK 1599, PAGE 644** FOUND MCSM S 89'54'49" THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY VIRGINIA SACCOMANNO NO.5 REBAR W/ALUM CAP S 89'47'52" E " N 83'45'38" E. N 78'37'38" E STAMPED PLS 24320 SET IN CONCRETE __236.50' ___ 234.50 178.40'-WITNESS MY HAND AND OFFICIAL SEAL S 89°54'49" E 268.77 NOTARY Commission apriles : 6-9-2001 A DENOTES CHISELED "X" ON THE 33.00'-CORNER FELL ON 1-STORY CONCRETE IRR. DITCH FENCE POST. SET - S 61'03'38" W BRICK HOME I.P. MARKED W.C. 12.47 CLERK AND RECORDER'S CERTIFICATE 1.00' SOUTHERLY STATE OF COLORADO) SS OF TRUE CORNER LOT 2 SE COR. NW 1/4, COUNTY OF MESA O.8' NE'LY OF SET I.P. NE 1/4, SEC. 35 TIN, RIW. U.M. FND REBAR -**BARBARA** TO BE SET BY THE CITY CROLEY OF GRAND JUNCTION OF SET I.P. A.D. 199% AND WAS DULY SE COR. NE 1/4 CORNER FELL IN FENCE POST SET I.P 1.15' EASTERLY AND NE 1/4. SEC. 35 BARN TIN, RIW, U.M. MARKED W.C. 468.45' TO W.C. S 89"54'49" E 547.21' TO W.C. 467.30 _THROUGH_ _____INCLUSIVE. FEE S 89'54'49" E 548.36 THE SOUTH LINE OF THE NW 1/4, NE 1/4, SECTION 35, TIN, RIW, U.M. SW COR NW 1/4 S 89"54"49" E NE 1/4 SEC. 35 **—** 1321.05' N 89"54"49" W 1318.59 DEPUTY CLERK TIN, R1W, U.M. GRAPHIC SCALE -SE COR. SW 1/4, NW 1/4 SEC. 35, TIN, RIW, U.M. \$ 0008'09" BASIS OF BEARING: ASSUME THE NORTH LINE OF THE NW 1/4, NE 1/4 OF SECTION 35 HOLY FAMILY SUBDIVISION 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. (IN FEET) 1 inch = 100 ft. GRAND JUNCTION, COLORADO CITY OF GRAND JUNCTION APPROVAL THIS PLAT OF HOLY FAMILY SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, PART OF THE NW 1/4, NE 1/4, SEC. 35 LOT SUMMARY SURVEYOR'S CERTIFICATION: LOT 1 23.597 AC. 86.58% I WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF HOLY FAMILY SUBDIVISION, A COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED THIS_ TOWNSHIP 1N. RANGE 1W. U.M. LOT 2 3.658 AC. 13.42% SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS ANTIELD SURVEY OF THE SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED LIDOTHE BLY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLUMN ST TOTAL 27.183 ACERS 100% PREPARED BY: APPLIED EARTH SCIENCES 737 HORIZON DRIVE, #204 GRAND JUNCTION, CO. 81506 CITY MANAGER 970-248-3559 WILLIAM S. MAURER PL 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 THS SURVEY BE COMMENCED MORE THAN JOB NO. 97020 SURV.BY: WSM DATE: AUGUST, 1997 TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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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)