

# ELTON HEIGHTS II

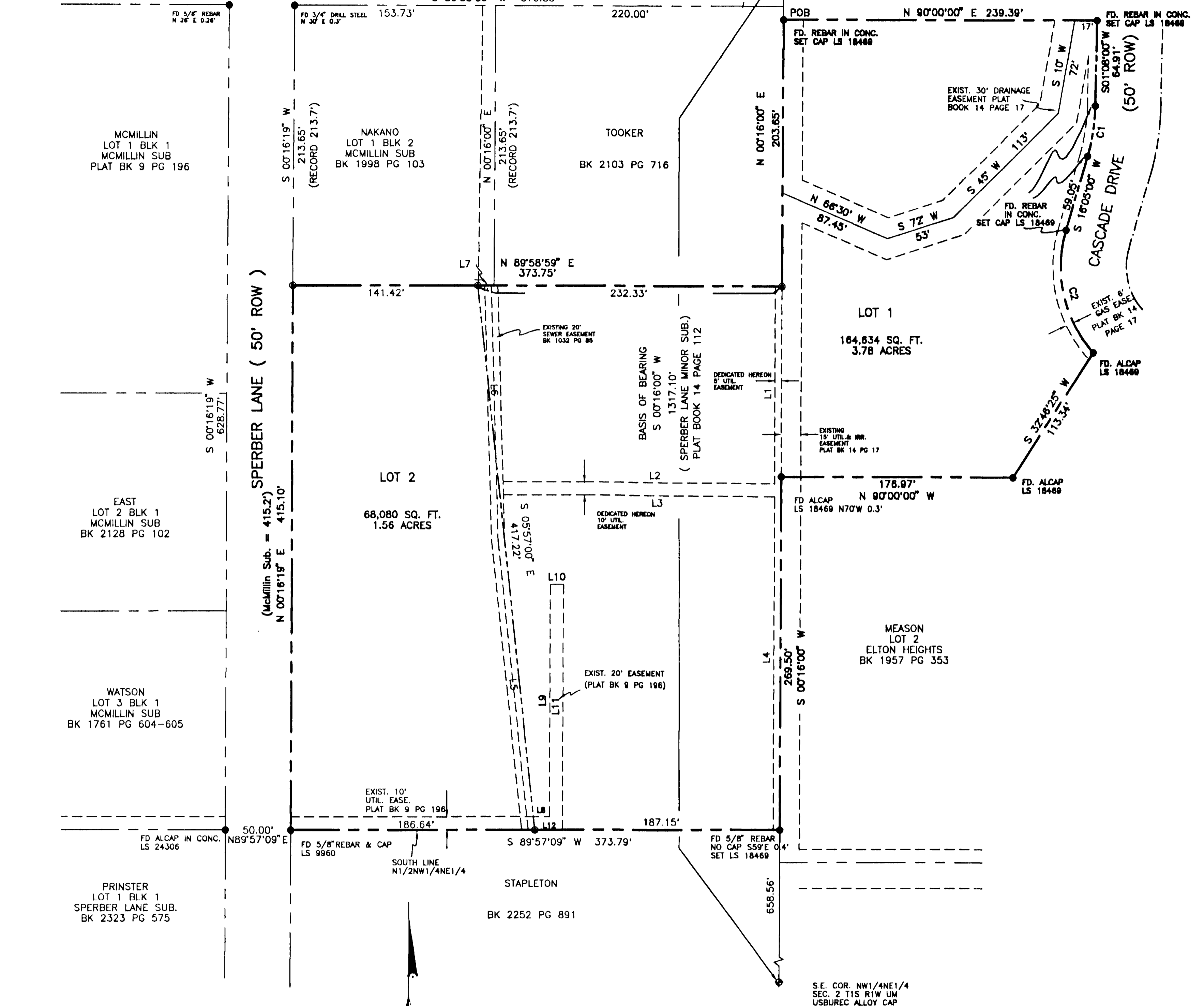
A REPLAT OF LOT 2, Block 2, MCMILLIN SUB., LOT 1, ELTON HEIGHTS  
MINOR SUB. AND PART OF THE NW1/4NE1/4 SECTION 2

S 89°58'59" W 1321.51'

N 90°00'00" E 1310.09'

N 1/4 COR.  
SEC. 2 T1S R1W UM  
MCSM NO.

N.E. COR. NW1/4NE1/4  
SEC. 2 T1S R1W UM  
MCSM NO. 29



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

Jeffrey M. Nakano and Sherry G. Nakano are the owners of a parcel of land being that certain tract of land in the NE 1/4 of Section 2, Township One South, Range One West of the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at a Mesa County Survey Marker for the N.E. corner of the NW1/4NE1/4 of said Section 2, from whence a U.S. Bureau of Reclamation monument for the S.E. corner of the NW1/4NE1/4 of said Section 2 bears S00°16'00"W 1317.10 feet; thence S00°16'00"W 40.00 feet to the point of beginning; thence N90°00'00"E on the southerly right-of-way line of G Road for a distance of 239.39 feet to the intersection with the westerly right-of-way line of Cascade Drive; thence along said westerly right-of-way line S01°08'00"W 84.91 feet; thence on the arc of a 150.00 foot radius curve to the right (the central angle of which is 14°57'00" and the chord of which bears S08°38'30"W 39.03 feet) for a distance of 39.14 feet; thence S16°05'00"W 59.05 feet; thence on the arc of a 100.00 foot radius curve to the left (the central angle of which is 57°14'34" and the chord of which bears S12°32'17"E 95.80 feet) for a distance of 99.91 feet; thence, leaving said westerly right-of-way line, S32°48'25"W on the boundary of Lot 2 of Elton Heights Minor Subdivision for a distance of 113.34 feet; thence along said boundary N90°00'00"W 176.97 feet; thence along said boundary S00°16'00"W 289.50 feet; thence leaving the boundary of said Lot 2, S89°57'09"W on the south line of the N1/2NW1/4NE1/4 of said Section 2 for a distance of 373.79 feet; thence N00°16'19"E on the easterly right-of-way line of Sperber Lane for a distance of 415.10 feet; thence N89°58'59"E through the south line of Lot 1, Block 2 of McMillin Subdivision for a distance of 373.75 feet to the east line of the NW1/4NE1/4 of said Section 2; thence N00°16'00"E 203.85 feet to the beginning. (Containing 5.34 acres more or less) (Parcels recorded in Book 1957 at Page 354 and in Book 2387 at Page 543)

That said owners have caused the said real property to be laid out and surveyed as ELTON HEIGHTS II, a Subdivision of a part of the City of Grand Junction, County of Mesa.

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

All Utility 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;

All easements include the right of ingress and egress on, along, over, under, through and across by the City, the public utilities, and the other 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 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.

### LIENHOLDER STATEMENT

The lienholder for Lot 1 is Fleet Mortgage Corporation. Fleet has signed a Modification and Supplement to the Deed of Trust acknowledging the change in property description according to this Subdivision Plat. The Modification is recorded in Book 2457 at Page(s) 318, 319, 320, Mesa County real property records, and shall serve as ratification of this subdivision plat by the lienholder.

IN WITNESS WHEREOF, said owner, have caused their names to be hereunto subscribed this

21<sup>st</sup> day of August A.D., 1998.

*Jeffrey M. Nakano*  
Jeffrey M. Nakano

*Sherry G. Nakano*  
Sherry G. Nakano

STATE OF COLORADO ) ss

COUNTY OF MESA )

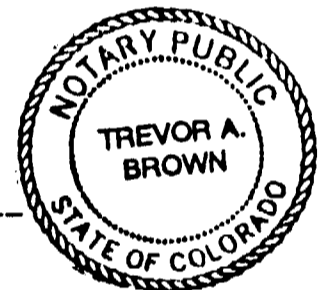
The foregoing instrument was acknowledged before me this 21 day of AUGUST A.D., 1998.

by Jeffrey M. and Sherry G. Nakano

My commission expires: 6/23/2001

WITNESS MY HAND AND OFFICIAL SEAL.

*Trevor A. Brown*  
Notary Public



### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ) ss

COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 1:45 o'clock P.M.,

this 21<sup>st</sup> day of SEPT A.D., 1998, and is duly recorded as Reception

Number 1863973 in Plat Book 16, Page 264 through

Inclusive. Drawer No. EE156

Clerk and Recorder

Deputy

Fees

No Covenants, Conditions and Restrictions established.

### CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1998.

*David VanLus*  
Mayor

*David VanLus*  
City Manager, ACTING

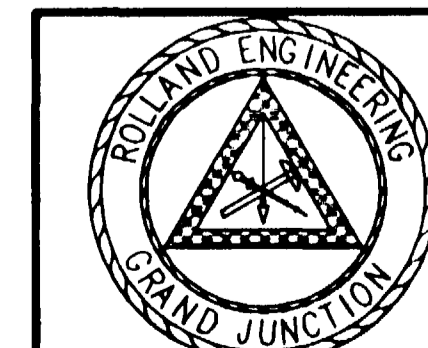
### SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of ELTON HEIGHTS II, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

*Richard A. Mason*  
Richard A. Mason  
Registered Professional Land Surveyor  
P.L.S. No. 18469

Date

8-18-98



ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jct, CO 81503  
(970) 243-8300

ELTON HEIGHTS II			
A REPLAT OF LOT 2, MCMILLIN SUB., LOT 1 ELTON HEIGHTS MINOR SUB. AND PART OF THE NW1/4NE1/4 SEC. 2, T1S, R1W OF THE U.M. IN THE NE1/4, SEC 2, T1S, R1W, U.M. MESA COUNTY, COLORADO			
Designed	ram	Checked	Proj# 7093
Drawn	ram	Date	1/15/98
			Sheet 1
			Of 1

### LEGEND

- FOUND MONUMENT AS NOTED
- ◆ GOVT MONUMENT AS NOTED
- ⊙ SET PIN AND CAP LS 18469



SCALE 1" = 50'

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.

LINE	BEARING	DISTANCE
L1	N 00°16'00" E	150.53'
L2	N 89°34'50" W	207.51'
L3	N 89°34'50" W	207.21'
L4	N 00°16'00" E	254.37'
L5	S 05°57'00" E	221.41'
L6	S 01°27'00" E	194.82'
L7	N 89°58'59" E	10.34'
L8	S 89°57'09" W	12.19'
L9	S 00°16'00" W	177.20'
L10	N 90°00'00" W	10.00'
L11	N 00°16'00" E	187.20'
L12	S 89°57'09" W	21.13'

LOT NO.	ACRES	PERCENT
LOT 1	3.78 ACRES	71%
LOT 2	1.56 ACRES	29%
TOTAL	5.34 ACRES	100%

CURVE	TANGENT	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DLT ANGLE
C1	19.88'	150.00'	39.14'	39.03'	S 08°38'30" W	14°57'00"
C2	54.57'	100.00'	99.91'	95.80'	S 12°32'17" E	57°14'34"