

# GRAFF MINOR SUBDIVISION

NE Corner  
NE 1/4  
Section 7  
T1S, R1E, UM  
MCSM #6

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Barbara C. Graff, David W. Nichols, and Judy G. Nichols are the owners of that real property located in part of the NE1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Quitclaim Deeds Book 2326, Pages 106 through 109 and Warranty Deed Book 2024, Page 94.)

A replat of Woodsmoke Subdivision, as recorded in Plat Book 13, Pages 150 through 152 and a parcel of land as recorded in Book 2024, Page 94, and being more particularly described as:

Commencing from the Southeast Corner of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, whence the Northeast Corner of said Section 7 bears North 00 degrees 00 minutes 01 seconds East for a basis of bearing, with all bearings contained herein relative thereto, thence North 00 degrees 00 minutes 01 seconds East, a distance of 227.21 feet; thence North 89 degrees 55 minutes 33 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING; thence South 00 degrees 00 minutes 01 seconds West, a distance of 227.27 feet; thence South 00 degrees 01 minutes 27 seconds East, a distance of 81.02 feet; thence North 89 degrees 58 minutes 35 seconds East, a distance of 20.00 feet; thence South 00 degrees 01 minutes 27 seconds East, a distance of 87.76 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 239.78 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 431.00 feet to a point on the Centerline of the Grand Valley Canal right-of-way, as shown on the plat of Woodsmoke Subdivision; thence along the said Centerline of the Grand Valley Canal the following four (4) courses: 1) North 90 degrees 00 minutes 00 seconds West, a distance of 260.00 feet; 2) thence North 87 degrees 15 minutes 00 seconds West, a distance of 165.00 feet; 3) thence North 79 degrees 20 minutes 00 seconds West, a distance of 150.00 feet; 4) thence North 72 degrees 30 minutes 00 seconds West, a distance of 500.00 feet; thence North 00 degrees 00 minutes 00 seconds West, a distance of 44.70 feet; thence South 72 degrees 30 minutes 00 seconds East, a distance of 100.00 feet; thence North 42 degrees 40 minutes 00 seconds East, a distance of 543.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 196.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 63.00 feet; thence North 32 degrees 23 minutes 00 seconds East, a distance of 105.03 feet; thence South 89 degrees 55 minutes 33 seconds East, a distance of 490.15 feet to the POINT OF BEGINNING.

Said parcel containing an area of 14.508 Acres, as described.

That said owners have caused the real property to be laid out and platted as Graff Minor 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 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 the 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 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, and telephone lines.

All Drainage and Irrigation Easements a set forth on this plat to the owners of the platted lots as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems and 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 Ingress/Egress 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 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.

Outlot A to the City of Grand Junction, for the use of the general public forever, for purposes including, but not limited to, ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes, subject to the historical rights and usage of the Grand Valley Irrigation Company to install, operate, maintain and repair irrigation water transmission facilities.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 24 day of June, A.D. 1998.

By: Barbara C. Graff  
Barbara C. Graff

By: David W. Nichols By: Judy G. Nichols  
David W. Nichols Judy G. Nichols

## NOTARY PUBLIC'S CERTIFICATE

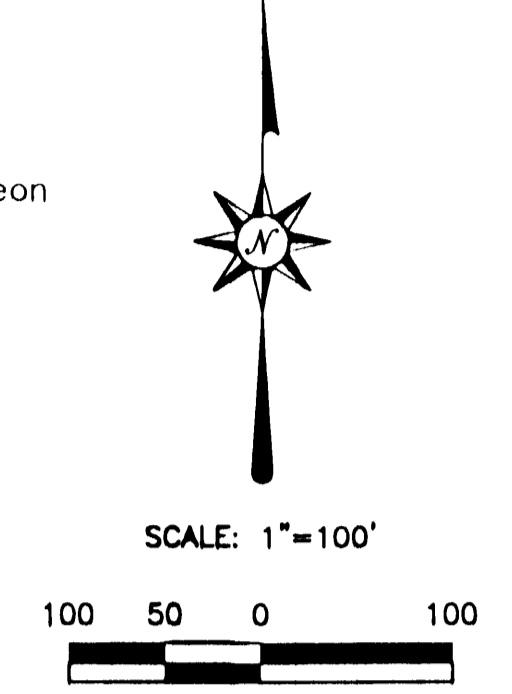
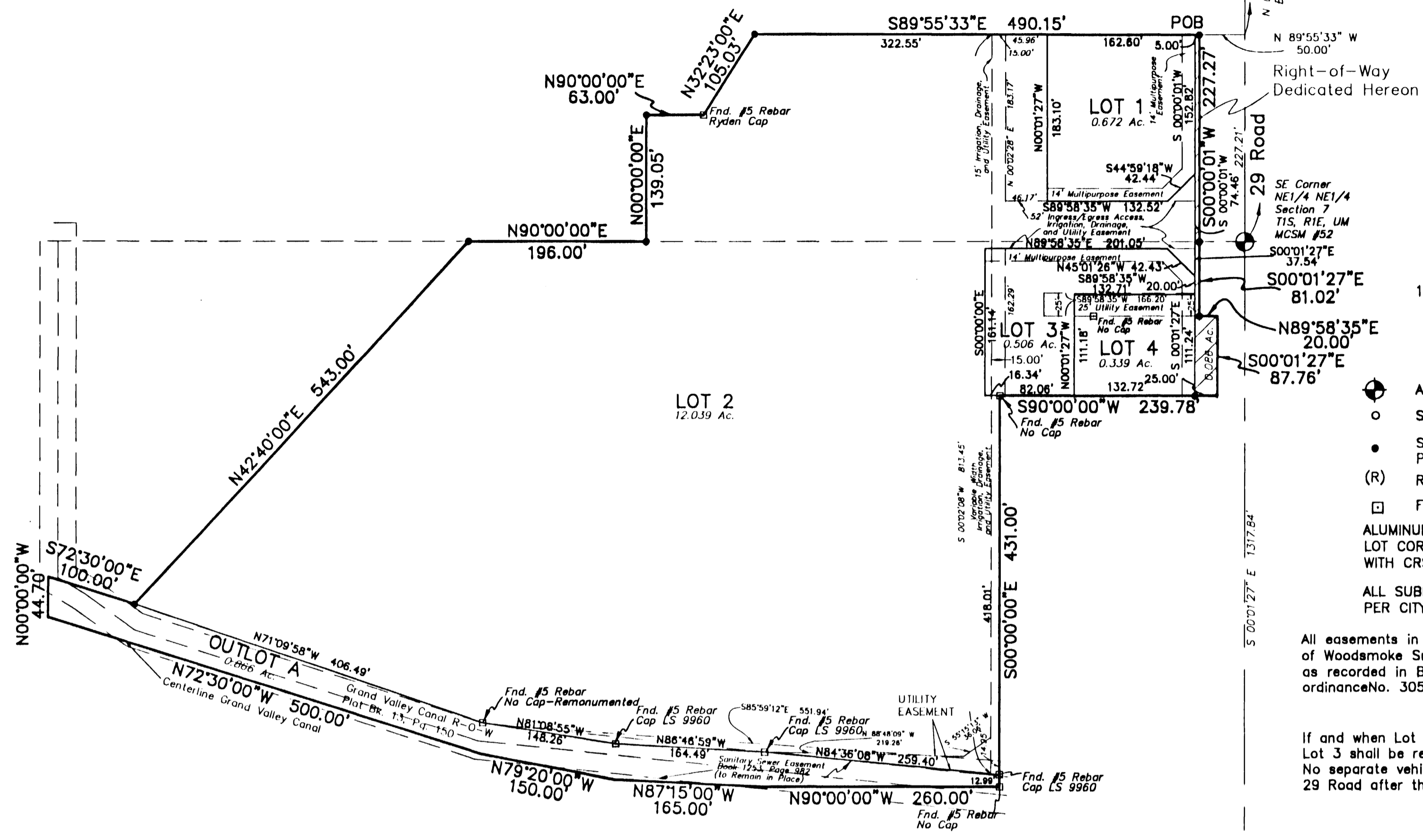
STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Barbara C. Graff, this 24 day of June, A.D., 1998.

Notary Public Michael D. Palermo

My Commission Expires MY COMMISSION EXPIRES 6/24/01

MICHAEL D. PALERMO  
NOTARY PUBLIC  
STATE OF COLORADO



- ### LEGEND
- ⊕ ALIQUOT SURVEY MARKER
  - SET CENTERLINE MONUMENT PER CITY CODE
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
  - (R) RECORD MEASUREMENT
  - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- ALL SUBDIVISION CORNER MONUMENTS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE.

All easements in Lots 1 and 2 created by the platting of Woodsmoke Subdivision, except the Sanitary Sewer Easement, as recorded in Book 1253, Page 982, have been vacated by ordinance No. 3059.

If and when Lot 2 develops and a street is established within it, Lot 3 shall be required to use this street for access to 29 Road. No separate vehicular access shall be allowed from Lot 2 to 29 Road after that time.

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 11:27 o'clock A.M., Aug 20, A.D., 1998, and was duly recorded in Plat Book 16, Page No. 252 Reception No. 1810997 Drawer No. FF146 Fees: \_\_\_\_\_

Clerk and Recorder \_\_\_\_\_  
By: \_\_\_\_\_  
Deputy

AREA SUMMARY		
LOTS	=	13.556 Acres 93.44%
OUTLOT A	=	0.866 Acres 5.97%
ROAD ROW	=	0.086 Acres 0.59%
TOTAL	=	14.508 Acres 100.00%

## CITY OF GRAND JUNCTION APPROVAL

This plat of Graff Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 17th day of August, A.D., 1998.

City Manager Shirley Cochran  
President of City Council Paul J. Gray

## GENERAL NOTES

- Basis of bearings assume the East line of the NE1/4 NE1/4 of Section 7 to bear N 00°00'01" E, a distance of 1319.81 feet, as shown on the Plat of Woodsmoke Subdivision, as recorded in Plat Book 13, Pages 150 through 152. Both monuments on this line are Mesa County Survey Markers.
- Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".
- Easement and Title Information provided by Abstract and Title Co. of Mesa County, Inc., Commitment No. 899619.
- There will be no Declaration of Covenants and Restrictions recorded with this plat.

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 CERTIFICATION SHOWN HEREON.

## NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by David W. Nichols, this 24th day of June, A.D., 1998.

Notary Public Doreen L. Cooper  
My Commission Expires 8/27/2001

## NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Judy G. Nichols, this 24th day of June, A.D., 1998.

Notary Public Doreen L. Cooper  
My Commission Expires 8/27/2001

## LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Graff Minor Subdivision. Signed this 11th day of AUGUST, 1998.

by Sue Hadfield, ASST. VICE PRESIDENT  
Sue Hadfield, ASST. VICE PRESIDENT

STATE OF Kentucky } ss  
COUNTY OF Mesa

The foregoing instrument was acknowledged before me by Sue Hadfield, this 11th day of August, A.D., 1998.

Notary Public TOI L. MAURIN  
My Commission Expires 09/15/2001

## SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Graff Minor 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 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.

Date certified 8-17-98

PATRICK R. GREEN  
COLORADO PROFESSIONAL LAND SURVEYOR  
P.L.S. NO. 17485

<b>GRAFF MINOR SUBDIVISION</b>				
NE 1/4 SECTION 7 T1S, R1E, UTE MERIDIAN MESA COUNTY, COLORADO				
<b>LANDesign</b>				
ENGINEERS • SURVEYORS • PLANNERS 259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099				
PROJECT NO. 98016	SURVEYED	DRAWN	CHECKED	SHEET
DATE: March, 1998	LED	RSK		1
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