

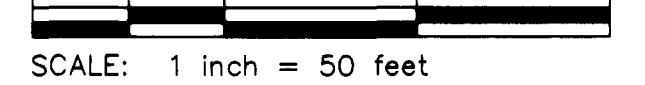
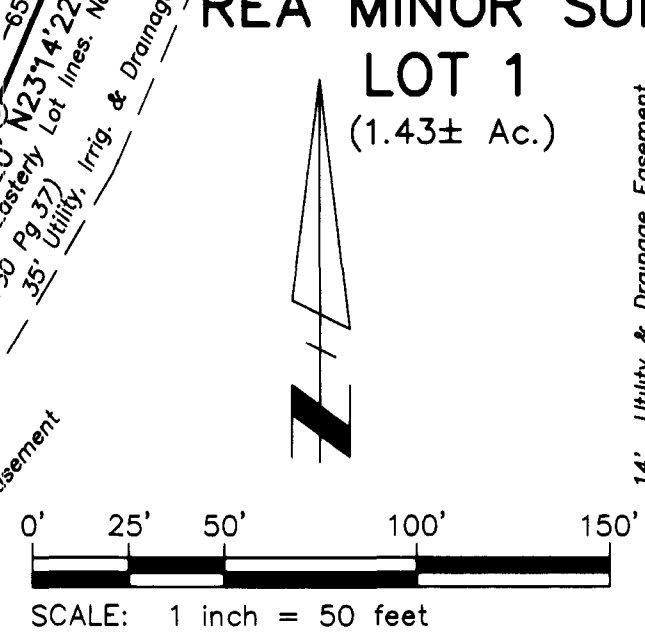
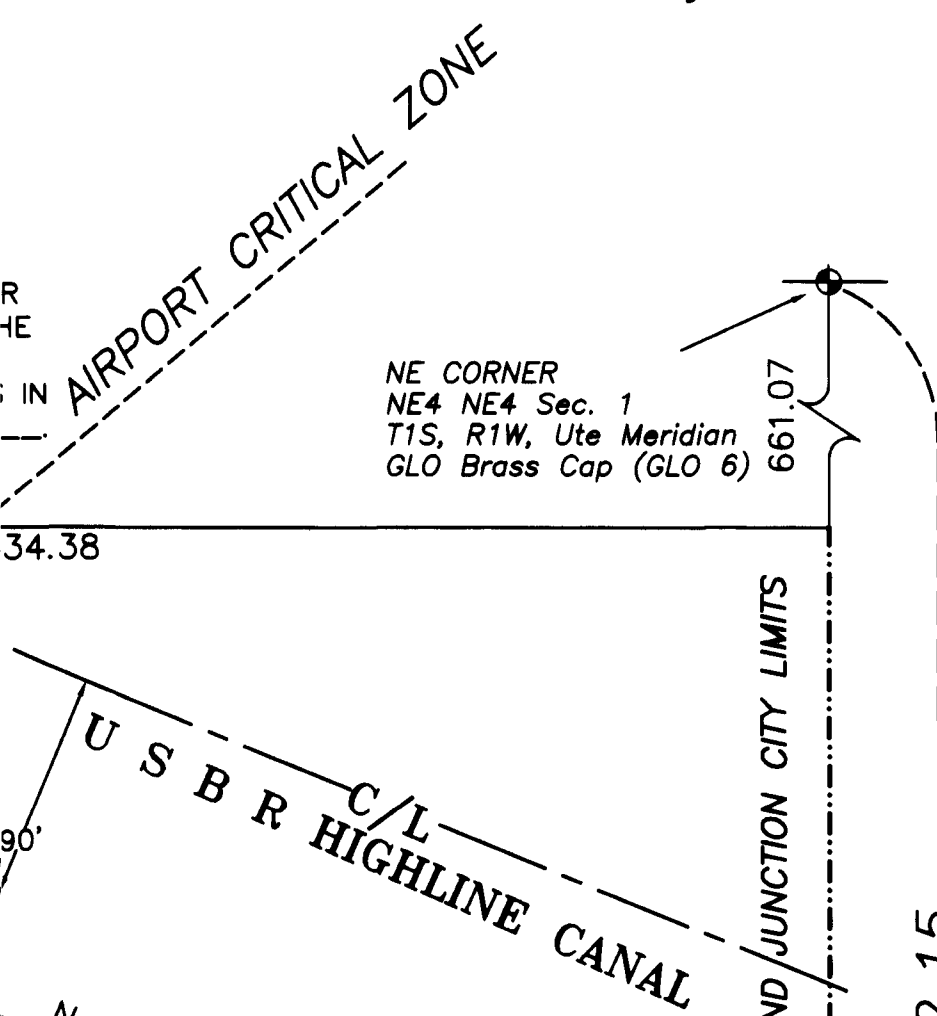
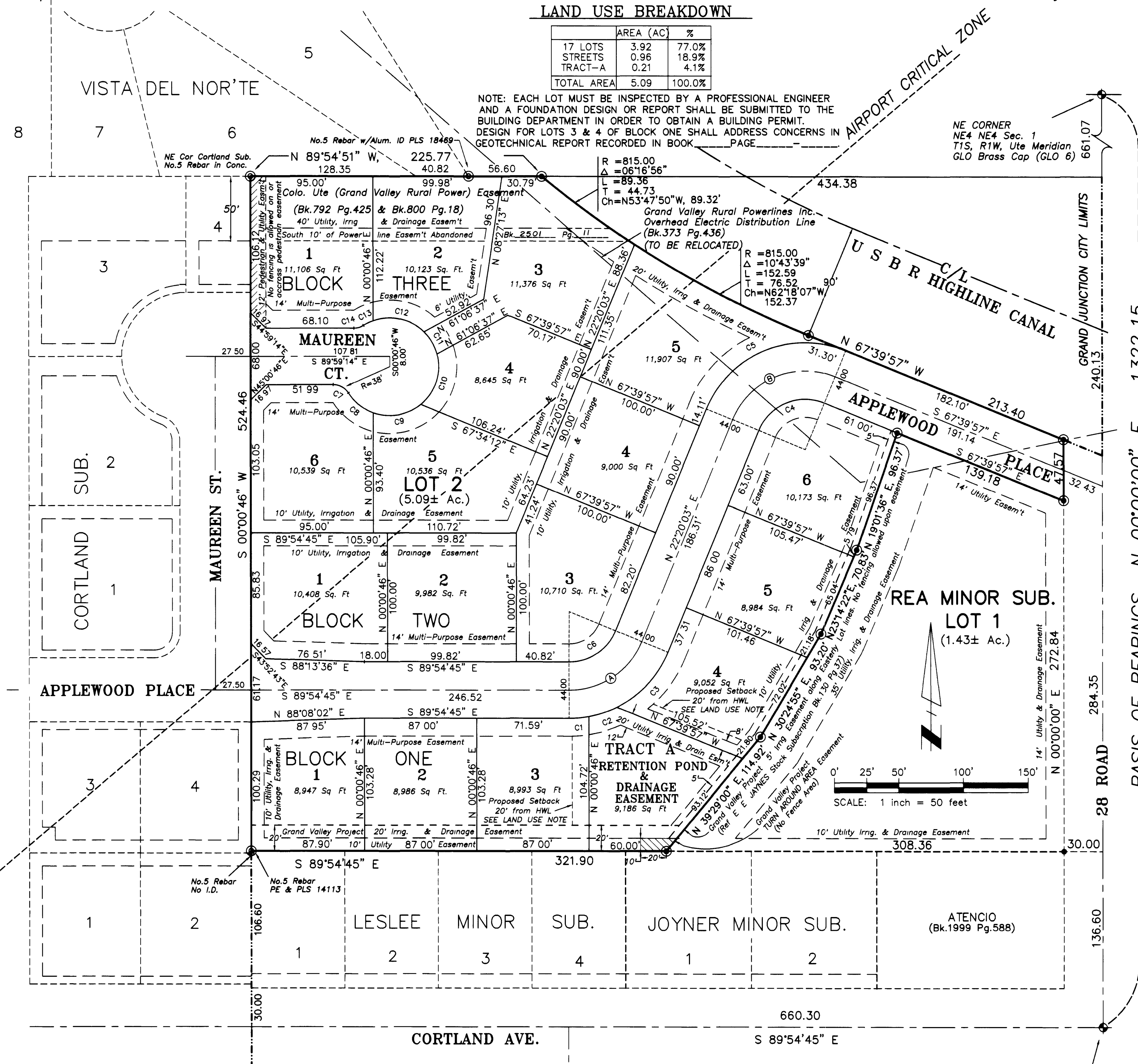
# APPLE BLOSSOM HEIGHTS

A Replat of Lot 2 of REA MINOR SUB.---Part of NE4NE4, Sec.1, T1S, R1W, Ute Meridian, Mesa County, Colorado

## LAND USE BREAKDOWN

	AREA (AC)	%
17 LOTS	3.92	77.0%
STREETS	0.96	18.9%
TRACT-A	0.21	4.1%
<b>TOTAL AREA</b>	<b>5.09</b>	<b>100.0%</b>

NOTE: EACH LOT MUST BE INSPECTED BY A PROFESSIONAL ENGINEER AND A FOUNDATION DESIGN OR REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT IN ORDER TO OBTAIN A BUILDING PERMIT. DESIGN FOR LOTS 3 & 4 OF BLOCK ONE SHALL ADDRESS CONCERNS IN GEOTECHNICAL REPORT RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



## GRAND JUNCTION CITY LIMITS

## CURVE DATA

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
A	72.13	67°45'12"	61.00	40.95	N56°12'39"E	68.00
B	95.82	90°00'00"	61.00	61.00	N67°20'03"E	86.27
C1	15.50	10°42'00"	83.00	7.77	N84°44'15"E	15.48
C2	22.93	15°49'56"	83.00	11.54	N71°28'18"E	22.86
C3	59.71	41°13'16"	83.00	31.22	N42°56'41"E	58.43
C4	61.26	90°00'00"	39.00	39.00	N67°20'03"E	55.15
C5	130.38	90°00'00"	83.00	83.00	N67°20'03"E	117.38
C6	46.12	67°45'12"	39.00	26.18	N56°12'39"E	43.48
C7	14.03	57°25'16"	14.00	7.67	S81°16'37"E	13.45
C8	25.02	37°43'27"	38.00	12.98	S51°25'39"E	24.57
C9	39.16	59°03'08"	38.00	21.52	N80°11'04"E	37.45
C10	43.42	65°28'17"	38.00	24.43	N17°55'21"E	41.10
C11	20.24	30°31'19"	38.00	10.37	S30°04'27"E	20.00
C12	42.68	64°21'03"	38.00	23.91	S77°30'38"E	40.47
C13	8.29	12°30'20"	38.00	4.16	N64°03'41"E	8.28
C14	7.87	32°12'15"	14.00	4.04	N73°54'39"E	7.77

COVENANTS AND RESTRICTIONS for APPLE BLOSSOM HEIGHTS are recorded in Book 4518 at Pages 370 through 372 of the Mesa County Clerk and Recorder's Office.  
 AVIGATION EASEMENT covering all of APPLE BLOSSOM HEIGHTS are recorded in Book 2518 at Pages 314 through 315 of the Mesa County Clerk and Recorder's Office.

## RSF-4 BUILDING SET BACKS

- MINIMUM FRONT YARD SETBACK= 45 FT. (From Right-of-way Centerline)
- MINIMUM FRONT YARD SETBACK= 20 FT (From Cul-De-Sac Right-of-way line)
- MINIMUM SIDEYARD (Principal Structure) = 7 FT.
- MINIMUM SIDEYARD (Accessory Structure) = 3 FT.
- NOTE Setbacks for Lots 3 & 4 of Block One will be determined by foundation design. See Note Above.
- MINIMUM REAR YARD (Principal Structure) = 30 FT.
- MINIMUM REAR YARD (Accessory Structure) = 10 FT.
- MAXIMUM HEIGHT (All Structures) = 32 FT.

## LEGEND

- FOUND SECTION CONTROL MONUMENT, AS NOTED
- FOUND NO.5 REBAR W/ I.D "AS NOTED"
- SET NO 5 REBAR W/ ALUM. I.D. CAP "MAP SURVEYS-PLS 11980"
- MONUMENT SET IN CONCRETE
- CALCULATED POSITION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That LEO H. WARREN and HELEN WARREN, as Joint Tenants, to an undivided 75% interest and RONALD L. WARREN and DEBORAH M. WARREN, as Joint Tenants to an undivided 25% interest, are the owners of that real property being located in the Northeast Quarter (NE 1/4) Northeast Quarter (NE 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, said property being LOT 2 of REA MINOR SUBDIVISION in City of Grand Junction, County of Mesa, State of Colorado, evidenced by instrument recorded in Book 2467 at Page 609 of the records of Mesa County Clerk and Recorder

The above LOT 2 of REA MINOR SUBDIVISION contains 5.09 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as APPLE BLOSSOM HEIGHTS, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

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

- All Streets, Rights-of-Way & Pedestrian Easements to the City of Grand Junction for the use of the public forever;
- Tract A to Apple Blossom Heights Water and Drainage Company, their successors and assigns, for Irrigation Facilities and Stormwater Retention Site to be maintained by said Company not the City of Grand Junction
- 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, private irrigation systems, 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 Irrigation Easements to the owners (Apple Blossom Heights Water and Drainage Company) their successors and assigns as perpetual easements for the installation, operation, maintenance and repair of irrigation facilities.
- All Grand Valley Project Easements to Grand Valley Water Users Association/USA, their successors and assigns, for the installation, operation, and maintenance of Grand Valley Project irrigation facilities.
- All Drainage Easements to the owners (Apple Blossom Heights Water and Drainage Company) 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, and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention 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 or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

That said owners do hereby certify that to their knowledge no liens exist against the property being dedicated hereon.

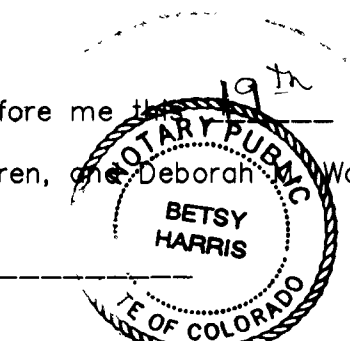
IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 10 day of October, 1998.

Leo H. Warren, Helen Warren, Ronald L. Warren, Deborah M. Warren

STATE OF COLORADO }  
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 10th day of October, A.D., 1998 by Leo H. Warren, Helen Warren, Ronald L. Warren, and Deborah M. Warren.

My commission expires 7-15-01  
 Witness by hand and official seal



CLERK AND RECORDERS' CERTIFICATE

STATE OF COLORADO }  
 COUNTY OF MESA } ss

I hereby certify that this Instrument was filed in my office at 11:37 o'clock A.M. this 25 day of November, A.D. 1998, and is duly recorded in Plat Book No. 16, Page 320, Reception No. 1876245

Drawer GG 21  
 Monika Todd, Clerk & Recorder

Shirley Howard, Deputy

Fees: \$ 10.00 / 1.00

## CITY APPROVAL

This plat of APPLE BLOSSOM HEIGHTS, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 10th day of November, A.D., 1998.

Mark DeBelen, City Manager; Janet E. Juy, President of Council

## SURVEYOR'S CERTIFICATE

I, Millard Walter Eldridge, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey as represented by this plat of APPLE BLOSSOM HEIGHTS, a subdivision of the County of Mesa, was prepared by me or under my direct supervision, responsibility and checking and conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations, and that the survey and plat are correct to the best of my knowledge and belief

Millard Walter Eldridge, 11980, Oct. 16, 1998, Date of Certification

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within six 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

## FINAL PLAT

A Replat of Lot 2 of REA MINOR SUB.

APPLE BLOSSOM HEIGHTS  
 NE4NE4 Sec.1, T1S, R1W, UTE M.

DATE: August 24, 1998 SCALE: 1" = 50'

BASIS OF BEARINGS is from previous record of REA MINOR SUBDIVISION plat recorded as reception number 1690180 in Plat Bk.14 at Pg.258 in the records of Mesa County Clerk and Recorder. Said Plat establishes the East line of the NE1/4 NE1/4 of Section 1, T1S, R1W, Ute Meridian to bear N 00°00'00" E, 1322.15 feet between the existing Brass Cap monuments.

BENCHMARK is the South East corner of NE4 NE4 of Sec. 1 (T.1 S., R.1 W.) which is located at the intersection of 28 Road & Courtland Ave. The USGS datum elevation is 4754.43.



P.O. BOX 290, MESA, COLORADO 81643 (303)268-5851

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