

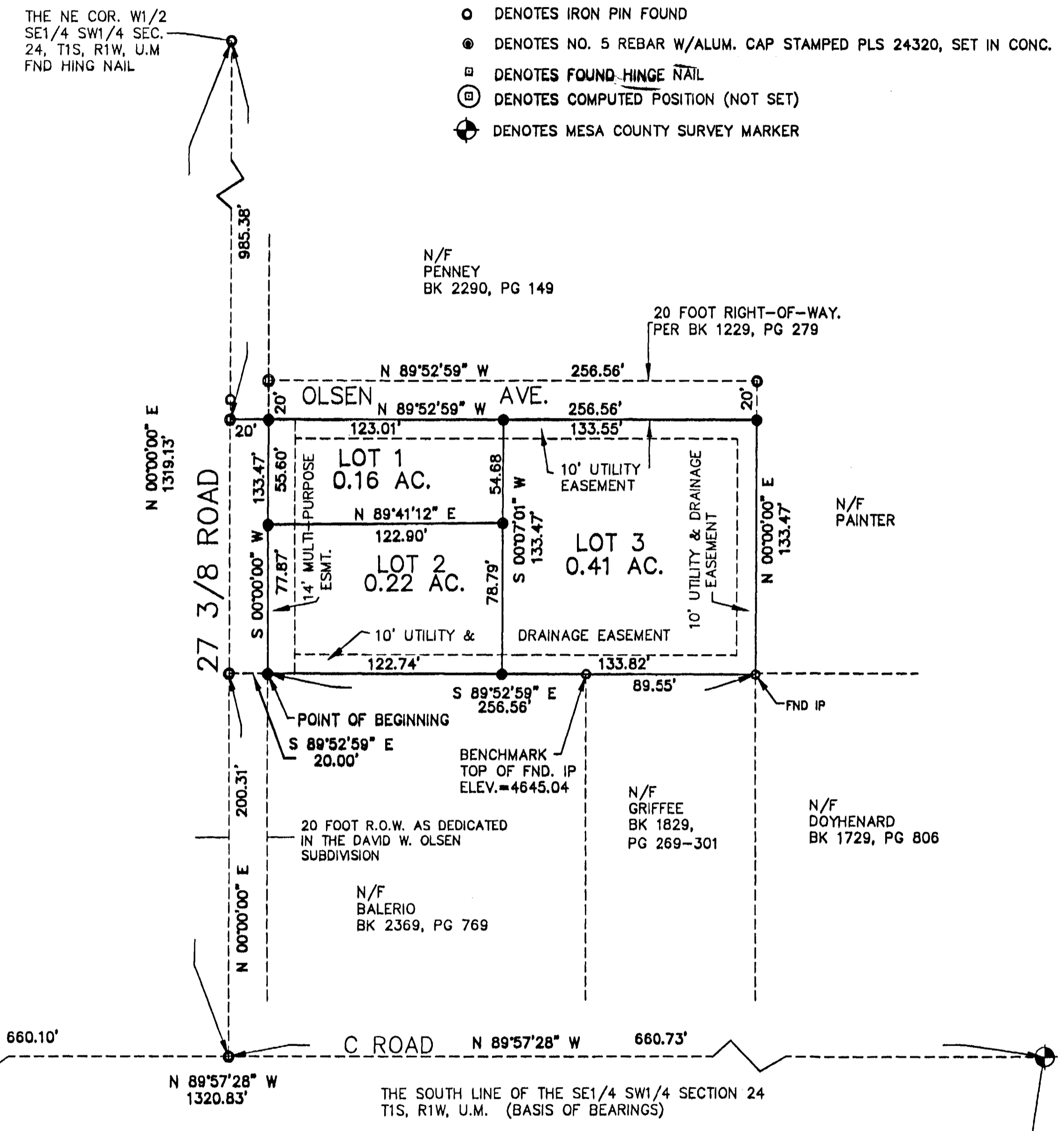
# OLFORD MINOR SUBDIVISION

## A REPLAT OF LOT 3 DAVE W. OLSON SUB-DIVISION

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT NED L. OLFORD AND SHARON K. OLFORD ARE THE OWNERS OF THE REAL PROPERTY LOCATED IN THE EAST 1/2 OF THE SE1/4 SW1/4 OF SECTION 24 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO AS DESCRIBED IN BOOK 2039, PAGE 425 OF THE RECORDS IN THE MESA COUNTY CLERK & RECORDERS OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 LOT THREE (3) OF DAVE W. OLSEN SUBDIVISION EXCEPT THE NORTH 20 FEET THEREOF, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 6 AT PAGE 2A, OFFICIAL RECORDS OF MESA COUNTY, COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SE CORNER SW1/4 OF SECTION 24 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, WHENCE THE SE CORNER OF THE SW1/4 SW1/4 OF SAID SECTION 24 BEARS NORTH 89 DEGREES 57 MINUTES 28 SECONDS WEST AND ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89 DEGREES 57 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF THE SE1/4 SW1/4 OF SAID SECTION 24, A DISTANCE OF 660.73 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 200.31 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 59 SECONDS EAST, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;  
 THENCE SOUTH 89 DEGREES 52 MINUTES 59 SECONDS EAST, A DISTANCE OF 256.56 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 133.47 FEET TO THE SOUTHERLY LINE OF A THE 20 FOOT EXCEPTION AS DESCRIBED IN BOOK 1229, PAGE 279;  
 THENCE NORTH 89 DEGREES 52 MINUTES 59 SECONDS WEST ALONG THE AFORE MENTIONED SOUTHERLY LINE, A DISTANCE OF 256.56 FEET;  
 THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 133.47 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.78 ACRES AS DESCRIBED.  
 THAT SAID OWNERS HAVE CAUSED THE REAL PROPERTY TO BE LAID OUT AND PLATTED AS OLFORD MINOR SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO. THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART SAID REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT OF OLFORD MINOR SUBDIVISION AS FOLLOWS:

ALL UTILITY AND 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 PIPELINE, 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; WATER LINES AND TELEPHONE LINES.  
 ALL DRAINAGE EASEMENTS TO THE OWNERS OF LOTS AND TRACTS 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.

- LEGEND**
- DENOTES IRON PIN FOUND
  - DENOTES NO. 5 REBAR W/ALUM. CAP STAMPED PLS 24320, SET IN CONC.
  - ⊠ DENOTES FOUND HINGE NAIL
  - ⊙ DENOTES COMPUTED POSITION (NOT SET)
  - ⊕ DENOTES MESA COUNTY SURVEY MARKER



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, AND IN DRAINAGE AND DETENTION EASEMENTS, THE RIGHT TO MAINTAIN, 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 ERECTION OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENTS.

IN WITNESS WHEREOF SAID OWNERS, NED L. OLFORD AND SHARON K. OLFORD, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 17th DAY OF September, A.D., 1998

Ned L. Olford  
NED L. OLFORD
Sharon K. Olford  
SHARON K. OLFORD

STATE OF COLORADO } ss  
 COUNTY OF MESA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NED L. OLFORD AND SHARON K. OLFORD THIS 17th DAY OF September, A.D., 1998.

WITNESS MY HAND AND OFFICIAL SEAL Ellen E. ... MY COMMISSION EXPIRES \_\_\_\_\_



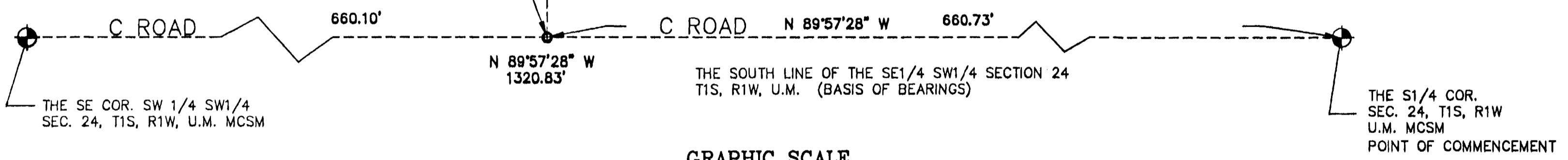
CLERK AND RECORDER'S CERTIFICATE  
 STATE OF COLORADO } ss  
 COUNTY OF MESA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:18 PM O'CLOCK THIS 16th DAY OF November, A.D., 1998 AND WAS DULY RECORDED AS RECEPTION NUMBER 1872628 IN PLAT BOOK 16 AT PAGE NO. 302 THRU Drawer 669 INCLUSIVE. FEE 10.00 1.00

Monika Todd  
CLERK AND RECORDER
Elcira Laaba  
DEPUTY

CITY OF GRAND JUNCTION APPROVAL  
 THIS PLAT OF OLFORD SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED THIS 2nd DAY OF October, A.D., 1998.

CITY MANAGER: Janet L. ... MAYOR: Janet L. ...



**NOTES.**  
 1. ELEVATIONS AS SHOWN ARE RELATED TO THE USGS QUAD SHEET ELEVATIONS.  
 2. BASIS OF BEARINGS. ASSUME THE SOUTH LINE OF THE SE1/4 SW1/4 TO BEAR N 89°57'28" W.

**SURVEYORS CERTIFICATION**  
 I, WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF OLFORD MINOR SUBDIVISION, A REPLAT OF LOT 3 OF THE DAVE W. OLSON 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.

CERTIFIED THIS 29th DAY OF SEPT., 1998

<p>WILLIAM S. MAURER                  COLORADO REGISTERED SURVEYOR                  P.L.S. 24320</p>	PREPARED FOR: NED L. & SHARON K. OLFORD	OLFORD MINOR SUBDIVISION
	PREPARED BY: APPLIED EARTH SCIENCES, INC. 737 HORIZON DRIVE #204 GRAND JUNCTION, CO. 81506 970-248-3559	GRAND JUNCTION, COLORADO
SURV. BY: SKW/RLB    DATE SURVEYED: JAN. 1998    DRAWN BY: WSM    CHECKED BY: REVISIONS:    JN97124    DWG: 97124.DWG.	A REPLAT OF LOT 3, DAVE W. OLSON SUB-DIVISION A PART OF THE E1/2 SE1/4 SW1/4 SEC. 24, T1S, R1W, U.M. MESA COUNTY, COLORADO	
SHEET 1 OF 1		