

# BOZARTH SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, J. Edward Bozarth and Paula S. Bozarth, are the owners of that real property as recorded in Book 1961 at Pages 188-190 of the records of the Mesa County Clerk and Recorder, situated in the NE 1/4 NE 1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows: Commencing at the found City of Grand Junction monument for the northeast corner of said Section 15, the basis of bearing being N89°39'26"W to the found Mesa County Survey Marker for the northwest corner of said NE 1/4 NE 1/4 of Section 15; thence S78°21'32"W a distance of 1011.38 feet to the south right-of-way of U.S. Highway 6 & 24 and the point of beginning, being a found #5 rebar with aluminum cap stamped "L.S. 18469"; thence S89°39'26"E along said right-of-way a distance of 723.00 feet to the northwest corner of White City Subdivision, being a found #5 rebar in concrete; thence S00°09'42"W, parallel with the east line of said NE 1/4 NE 1/4 of Section 15, a distance of 603.00 feet, being another said found #5 rebar and aluminum cap; thence N89°39'26"W a distance of 723.00 feet, being a found bent #5 rebar in concrete; thence N00°09'42"E a distance of 603.00 feet to the point of beginning. Said parcel contains 10.00 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as BOZARTH SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owner does hereby dedicate and set apart 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, and telephone lines;

All Grand Junction Drainage District Easements to the City of Grand Junction for the use of the public and to the Grand Junction Drainage District, its successors and assigns, for the installation, operation, maintenance and repair of Grand Junction Drainage District facilities;

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; provide however 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.

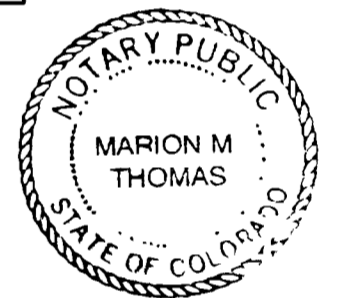
IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 25<sup>th</sup> day of NOVEMBER, 1998.

*J. Edward Bozarth*  
J. Edward Bozarth  
*Paula S. Bozarth*  
Paula S. Bozarth

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of NOVEMBER 1998, by J. Edward Bozarth and Paula S. Bozarth

My commission expires 1/12/99  
Witness my hand and official seal *Marion M. Thomas*  
Notary Public  
Address 2595 Hwy 6 & 30 Grand Junction, CO 81505



## LEINHOLDER'S APPROVAL

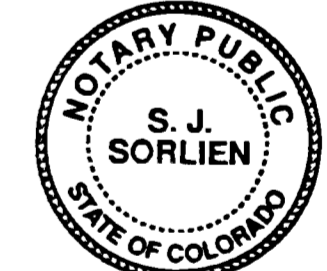
GENERAL MOTORS ACCEPTANCE CORPORATION

By: *for U. Jotany*

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of November 1998, by *S. J. Sorlien*

My commission expires My Commission Expires Oct 28, 2001  
Witness my hand and official seal *S. J. Sorlien*  
Notary Public  
Address 3809 E. Tenth Ave. #300 Denver, CO 80217



## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 11:16 o'clock A.M. this 15<sup>th</sup> day of January A.D. 1999, and is duly recorded in Plat Book No. 116 Page 358 Fee \$10.00 + \$1.00 Drawer No. 6656 Reception No. 1883958

*Monika Todd*  
Clerk and Recorder

*Elio Saaba*  
Deputy

## CITY APPROVAL

This plat of BOZARTH SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 22<sup>nd</sup> day of December 1998.

*Charles Cohen*  
City Manager

*Paul K. Terry*  
City Mayor

## SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, do hereby certify that the accompanying plat of BOZARTH SUBDIVISION, 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.

*Steven L. Hagedorn*  
Steven L. Hagedorn  
24306

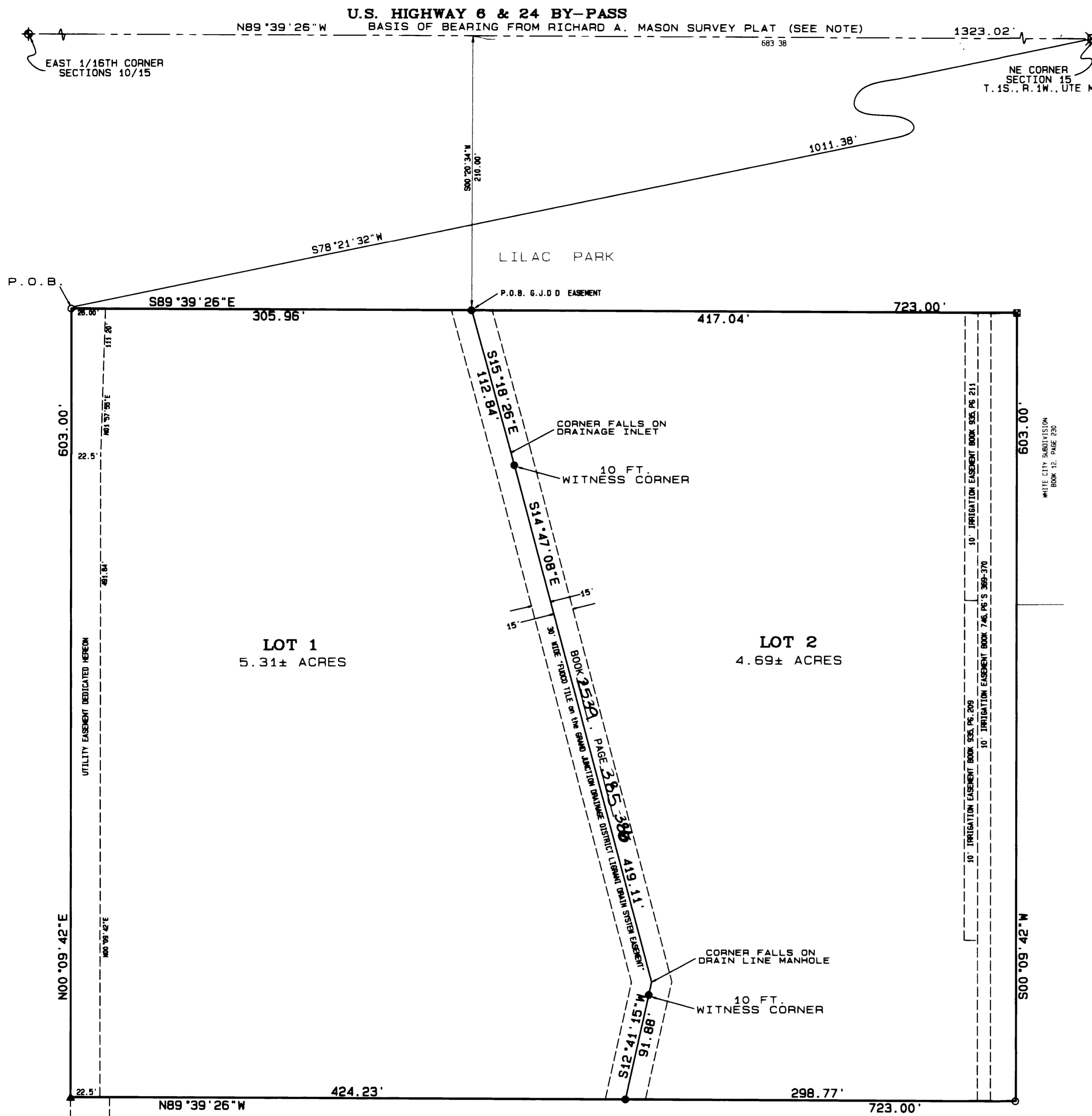
11-10-98  
Date



**BOZARTH SUBDIVISION**  
LOCATED IN THE  
NE 1/4 SECTION 15, T.1S., R.1W., U.M.  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By S.L.H.	Checked By M.W.D.	Job No. 418-97-01
Drawn By TMODEL	Date NOVEMBER, 1998	Sheet 1 OF 1



## LEGEND

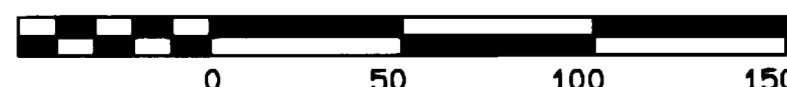
- ◆ FOUND MESA COUNTY SURVEY MARKER (MCSM)
- ⊠ FOUND CITY OF GRAND JUNCTION MONUMENT
- FOUND #5 REBAR IN CONCRETE
- ▲ FOUND #5 REBAR IN CONCRETE (BENT)
- FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED "L.S. 18469"
- SET 2" ALUM CAP ON #5 REBAR STAMPED "D H SURVEYS INC. PLS 24306"

## NOTES:

Reference is hereby made to the Mesa County Surveyor's Record of Deposit for Deposit No. 999-94, ALTA\ACSM survey by Richard A. Mason P.L.S. 18469, for information regarding this survey.

Title information from Chicago Title Insurance Company Commitment No. 938714, City of Grand Junction and Mesa County records.

GRAPHIC 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.