

# FINAL PLAT OF FILING 4, DEL-MAR SUBDIVISION, SECTION 5, T. 1 S., R. 1 E., U.M., MESA COUNTY, COLORADO

## NOTES

- 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.
- BASIS OF BEARINGS: THE SECTION LINE BETWEEN THE 1/4 CORNER TO SECTIONS 5 AND 8 AND THE WEST 1/16 CORNER TO SECTIONS 5 AND 8, MARKED WITH A MESA COUNTY SURVEY MONUMENT AT ABOVE SAID POINTS AND ASSUMED TO HAVE A BEARING OF S 89° 59' 59" W AS SHOWN BY THE RECORDS WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO.
- BASIS OF ELEVATIONS: CITY OF GRAND JUNCTION BENCHMARK, ELEVATION 4683.11 FEET, MESA COUNTY SURVEY MARKER AT INTERSECTION OF 29 ROAD AND F ROAD.
- EASEMENT RESEARCH WAS DONE BY ABSTRACT AND TITLE CO OF MESA COUNTY, INC.
- EXISTING PROPERTY CORNERS WHICH WERE RECOVERED DURING THIS SURVEY WHICH WERE WITHIN 0.25 FEET ± OF THE POSITION OF RECORD WERE ACCEPTED AS BEING IN THE PROPER LOCATION AS SHOWN BY RECORD.
- THE FOLLOWING SETBACKS SHALL APPLY:
  - PRINCIPAL BUILDING: 20' FRONT, 20' REAR, 10' SIDE (INCLUDING CORNER LOTS)
  - ACCESSORY BUILDINGS: LIMITED TO THE REAR 1/2 OF LOT, 5' REAR (OR EASEMENT WIDTH, WHICHEVER IS GREATER), 5' SIDE (OR EASEMENT WIDTH, WHICHEVER IS GREATER)
- THE SIDE YARD SETBACK FOR PRINCIPAL BUILDING, WHERE THE GARAGE AND ASSOCIATED PARKING ARE PROPOSED TO HAVE ACCESS FROM THE SIDE YARD, SHALL BE 20' FOR THE GARAGE PORTION OF THE PRINCIPAL STRUCTURE, WITH THE REMAINING PORTIONS OF THE PRINCIPAL STRUCTURE MEETING A 10' SETBACK OR EASEMENT WIDTH, WHICHEVER IS GREATER.
- STREET VACATION AND RELINQUISHMENT, THE BENEFICIARIES OF RECORD, APPROVE OF THE VACATION AND RELINQUISHMENT OF THOSE RIGHT-OF-WAYS, ONLY IN THE LOCATIONS AND TERMS SET FORTH IN ORDINANCE NO. 3072 AS RECORDED IN BOOK 2503, PAGE 568-569, IN THE RECORDS OF THE MESA COUNTY, CLERK AND RECORDER.

## CLERK AND RECORDER'S CERTIFICATE

State of Colorado ) ss  
County of Mesa )

I hereby certify that this Final Plat of, Filing 4, Del-Mar Subdivision was filed for record in the office of the County Clerk and Recorder of Mesa County at 3:27 o'clock P. M. on this 13th day of January, A.D. 1999.

Book 16 Page 352-353 Reception Number 1883629  
Drawer GG-52 Fee \$20.00

*Monita Todd*  
Clerk and Recorder

*Olivia Herrera*  
Deputy

## CITY APPROVAL

This Final Plat of Filing 4, Del-Mar Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 13th day of January, A.D. 1999.

*Mark Clever*  
City Manager

*Paul J. Terry*  
President of the Grand Junction City Council

## CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Delbert E. Parmenter and Marilyn A. Parmenter being the sole owners of these parcels as described by the instruments recorded in Book 1965 at Page 283, Book 1746 at Page 17 and Book 2226 at Page 888-889 in the records of the office of the Mesa County Clerk and Recorder, said parcels being in the SE 1/4 of the SW 1/4 of Section 5, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado do hereby Plat said property listed above under the name and style of Filing 4, Del-Mar Subdivision in accordance with the Plat shown hereon.

## LEGAL DESCRIPTION OF FILING 4, DEL-MAR SUBDIVISION

A tract of land located in the SE 1/4 of the SW 1/4 of Section 5, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning of the southeasterly corner of Filing 4, Del-Mar Subdivision, which bears S 89° 59' 59" E, 906.84 feet and N 00° 09' 51" W, 50.00 feet from the 1/4 corner common to Sections 5 and 8, T. 1 S., R. 1 E., U. M., a Mesa County Survey Marker.

- Thence N 89° 59' 59" W, 84.41 feet,
- Thence N 00° 09' 03" W, 110.00 feet,
- Thence N 89° 59' 59" W, 80.00 feet,
- Thence S 00° 09' 03" E, 110.00 feet,
- Thence N 89° 59' 59" W, 54.68 feet,
- Thence N 00° 12' 46" W, 609.72 feet,
- Thence N 90° 00' 00" E, 100.10 feet,
- Thence northeasterly 63.01 feet along the arc of a circular curve to the right with a radius of 171.00 feet, a delta of 21° 06' 50", and a chord bearing N 26° 58' 54" E, 62.66 feet,
- Thence N 37° 32' 19" E, 15.99 feet,
- Thence S 53° 16' 46" E, 44.00 feet,
- Thence northeasterly 27.84 feet along the arc of a circular curve to the right with a radius of 20.00 feet, a delta of 79° 45' 54" and a chord bearing N 77° 25' 15" E, 25.65 feet,
- Thence southeasterly 22.97 feet along the arc of a circular curve to the left with a radius of 222.00 feet, a delta of 05° 55' 46" and a chord bearing S 65° 39' 41" E, 22.96 feet,
- Thence S 00° 09' 51" E, 648.05 feet to the Point of Beginning.

Filing 4, Del-Mar Subdivision, as described above contains 2996 acres more or less.

That said owners do hereby dedicate and set apart real property as shown and labeled on the plat shown hereon 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 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 pipe lines, 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 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, and telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees, and grade structures.

All irrigation easements to the Homeowners Association and to the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.

Tract A Open Space to the Homeowners Association for the use of the owners of lots platted hereon and for the installation, operation, maintenance and repair of private irrigation systems and for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff water from upstream areas.

Tract B Open Space to the Homeowners Association for the use of the owners of lots platted hereon and for the use of the public utilities 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, and also as perpetual easements for ingress and egress use by the general public pedestrian.

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 easement, 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 and tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress or egress to and from the easement.

The undersigned certifies that no lending institution holds any encumbrance on the property shown hereon.

By the Owners of Filing 4, Del-Mar Subdivision

*Delbert E. Parmenter*  
Owner

*Marilyn A. Parmenter*  
Owner

## OWNER'S ACKNOWLEDGEMENT

State of Colorado ) ss  
County of Mesa )

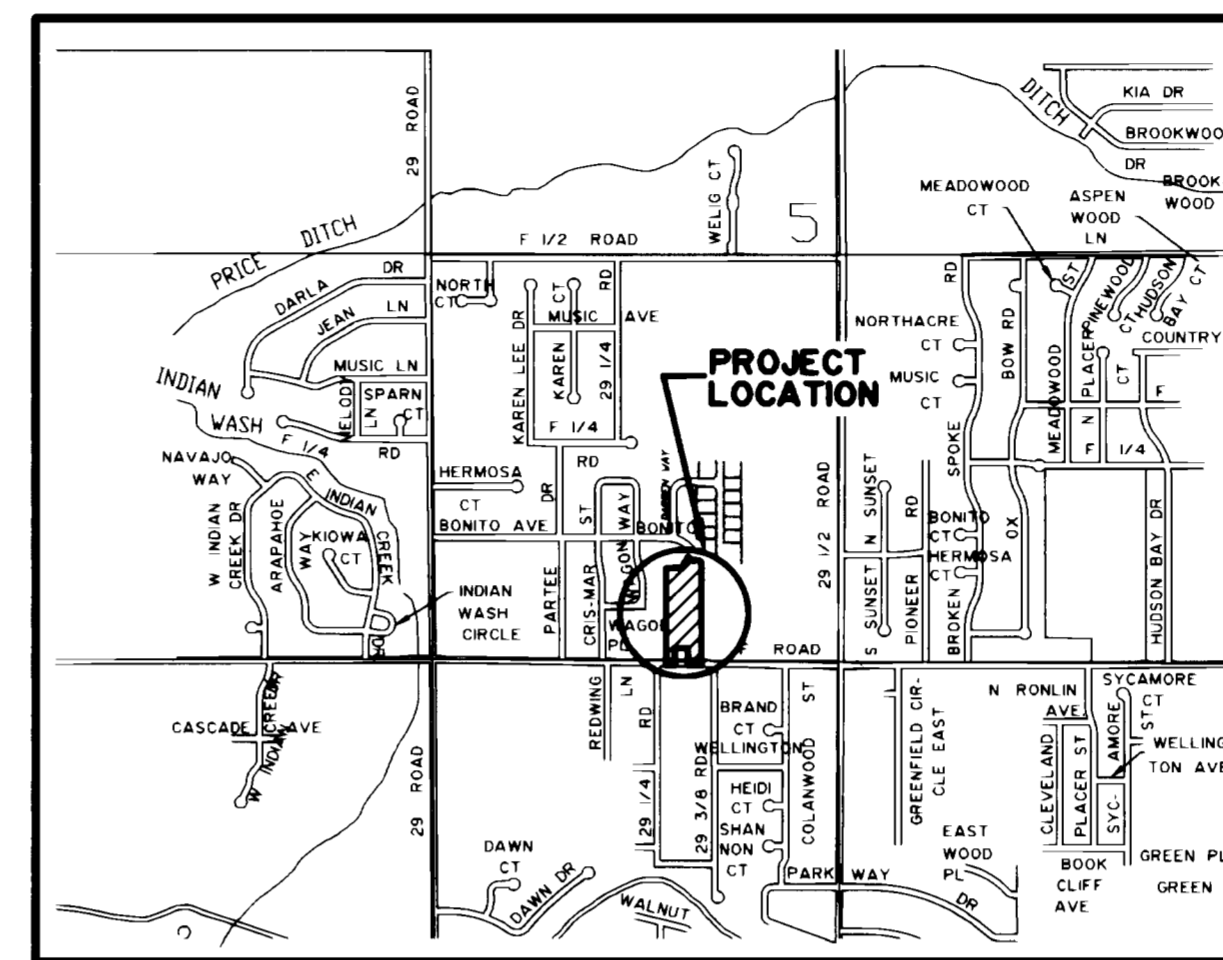
Before me the undersigned Notary Public, on this the 13th day of January, A.D. 1999, personally appeared Delbert E. Parmenter and Marilyn A. Parmenter, who acknowledged to me that they executed the foregoing Owner's Certificate for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal

My commission expires 12/31/2000

*Paul J. Terry*  
Notary Public

2415 Tomberino Ct., Grand Junction, CO 81506  
Address



VICINITY MAP

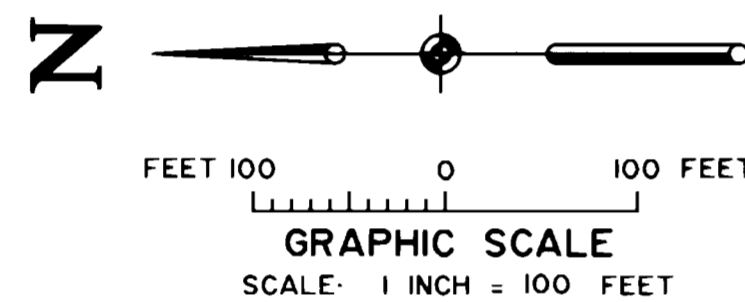
## LEGEND

● FOUND IN PLACE, MESA COUNTY SURVEY MARKER, AS DESCRIBED

● SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP, SET IN CONCRETE, MARKED, BANNER INC 19597

○ FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP, SET IN CONCRETE, MARKED, BANNER INC 20632

⊥ A REASONABLY PERMANENT MONUMENT TO BE SET PRIOR TO THE SALE OF ANY LOTS, ALL CORNERS TO COMPLY WITH CRS 38-51-105(3A)



## AREA TABLE

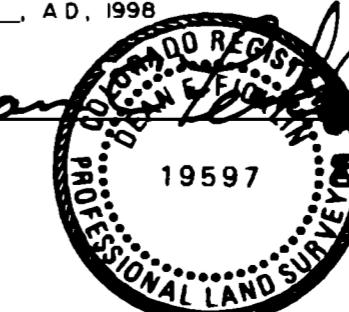
LOTS	2.034 AC ±	67.9%
ROADS	0.549 AC ±	18.3%
OPEN SPACE	0.413 AC ±	13.8%
TOTAL	2.996 AC ±	100%

## SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that the Final Plat of Filing 4, Del-Mar Subdivision, Mesa County, Colorado was prepared from a survey conducted under my supervision which said plat accurately represents and which conforms to the requirements of the Zoning and Development Code of the City of Grand Junction and to applicable laws and requirements of the State of Colorado and are true and correct to the best of my knowledge and belief.

IN WITNESS WHEREOF I hereunto set my hand and official seal this 29 day of December, A.D. 1998.

Dean E. Ficklin  
P.L.S. 19597



FINAL PLAT OF FILING 4  
DEL-MAR SUBDIVISION  
SECTION 5, T. 1 S., R. 1 E., U.M.  
MESA COUNTY, COLORADO

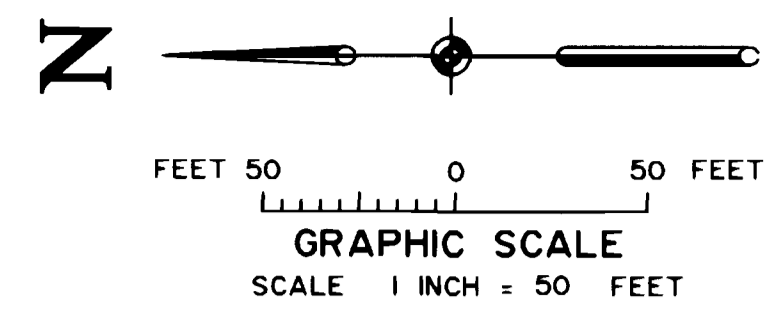
BANNER ASSOCIATES, INC.  
GRAND JUNCTION, COLORADO

SCALE 1" = 100' JOB NO 8291-10 DATE 12-29-98 SHEET NO 1 of 2

FINAL PLAT OF FILING 4, DEL-MAR SUBDIVISION, SECTION 5, T. 1 S., R. 1 E., U.M., MESA COUNTY, COLORADO

C-S 1/16 CORNER SECTIONS 5 M.C.S.M. NO 1077

1/4 CORNER TO SECTIONS 5 AND 8 M.C.S.M. NO 285

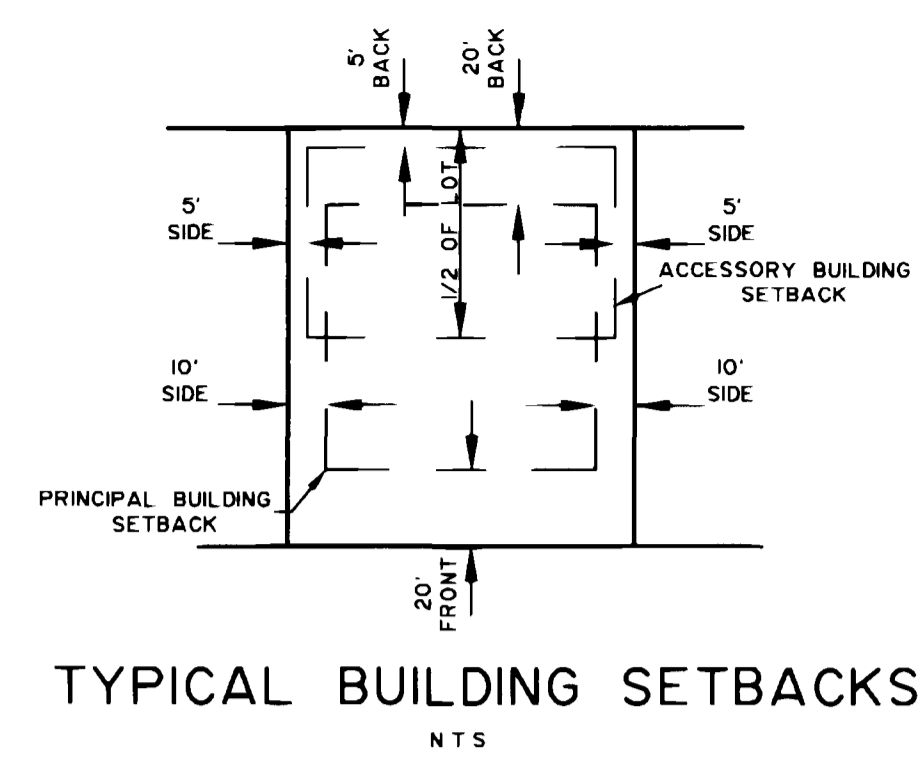


LINE INFORMATION

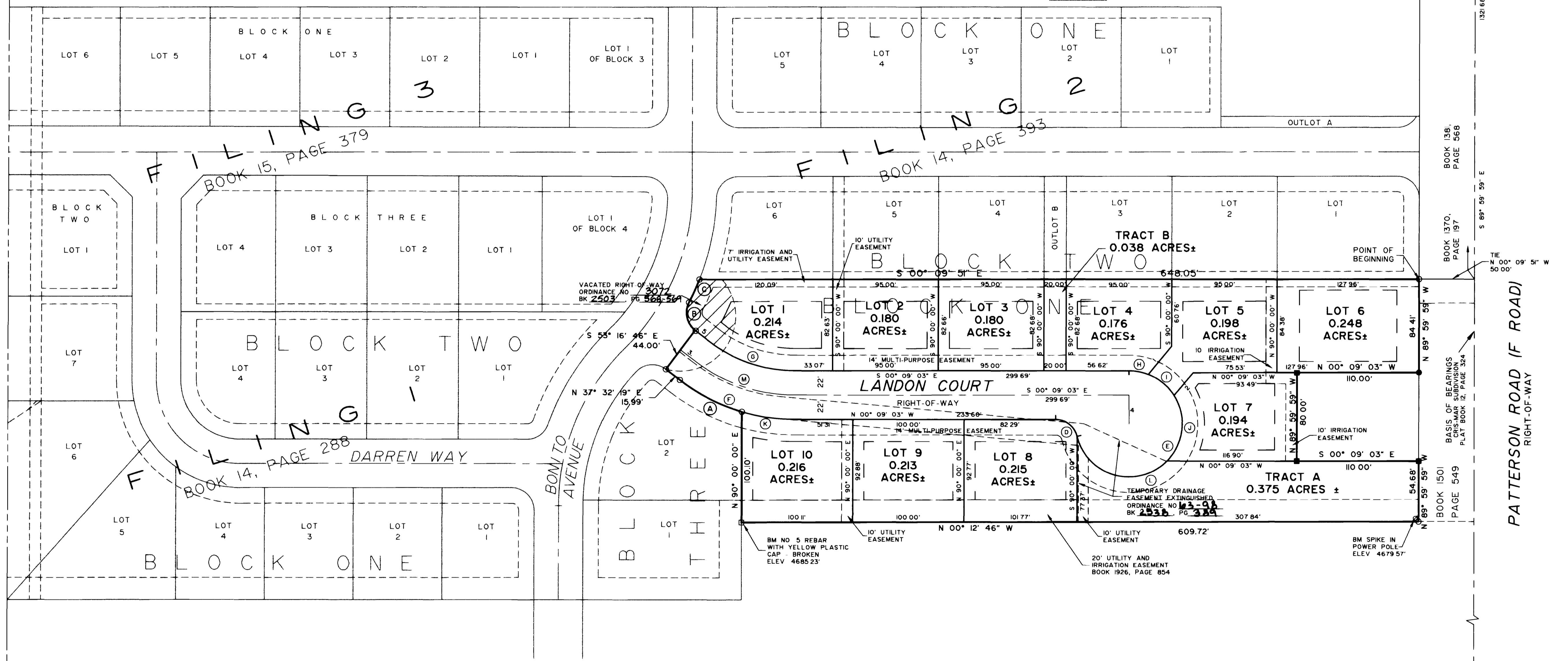
NO	BEARING	DISTANCE
1	N 50° 31' 30" W	32.79'
2	N 50° 31' 30" W	27.00'
3	S 37° 32' 19" W	16.30'
4	S 89° 50' 57" W	26.00'
5	N 37° 32' 19" E	16.62'

CURVE INFORMATION

Ⓐ	Δ = 21° 06' 50"	R = 171.00'	L = 63.01'	T = 31.87'	C = 62.66'	CB = N 26° 58' 54" E
Ⓑ	Δ = 79° 45' 54"	R = 20.00'	L = 27.84'	T = 16.71'	C = 25.65'	CB = N 77° 25' 15" E
Ⓒ	Δ = 05° 55' 46"	R = 222.00'	L = 22.97'	T = 11.50'	C = 22.96'	CB = S 65° 39' 41" E
Ⓓ	Δ = 76° 23' 28"	R = 20.00'	L = 26.67'	T = 15.74'	C = 24.73'	CB = S 38° 02' 41" W
Ⓔ	Δ = 256° 23' 28"	R = 48.00'	L = 214.79'	T = 61.01'	C = 75.45'	CB = N 51° 57' 19" W
Ⓕ	Δ = 37° 41' 22"	R = 171.00'	L = 112.48'	T = 58.36'	C = 110.47'	CB = N 18° 41' 38" E
Ⓖ	Δ = 37° 41' 22"	R = 127.00'	L = 83.54'	T = 43.34'	C = 82.04'	CB = S 18° 41' 38" W
Ⓗ	Δ = 21° 24' 57"	R = 48.00'	L = 17.94'	T = 9.08'	C = 17.84'	CB = N 10° 33' 25" E
Ⓙ	Δ = 36° 25' 12"	R = 48.00'	L = 30.51'	T = 15.79'	C = 30.00'	CB = N 39° 28' 30" E
Ⓚ	Δ = 76° 40' 46"	R = 48.00'	L = 64.24'	T = 37.96'	C = 59.55'	CB = S 83° 58' 31" E
Ⓛ	Δ = 16° 34' 32"	R = 171.00'	L = 49.47'	T = 24.91'	C = 49.30'	CB = S 08° 08' 13" W
Ⓜ	Δ = 121° 52' 33"	R = 48.00'	L = 102.10'	T = 86.37'	C = 83.91'	CB = S 15° 18' 08" W
Ⓝ	Δ = 37° 41' 22"	R = 149.00'	L = 98.01'	T = 50.85'	C = 96.26'	CB = S 18° 41' 38" W



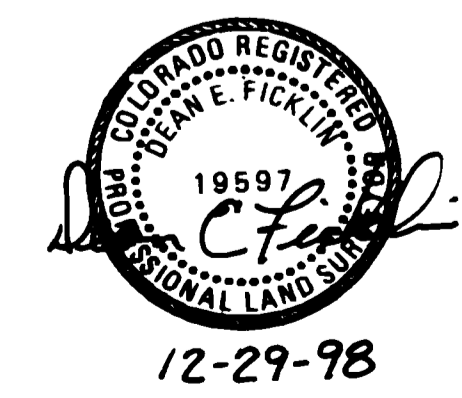
- LEGEND
- FOUND IN PLACE, MESA COUNTY SURVEY MARKER, AS DESCRIBED
  - SET THIS SURVEY, 5/8" REBAR WITH 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED, BANNER INC. 19597
  - FOUND THIS SURVEY, 5/8" REBAR WITH 1/2" DIAMETER ALUMINUM CAP MARKED, BANNER INC 20632
  - FOUND THIS SURVEY, AS DESCRIBED
  - FOUND THIS SURVEY, 5/8" REBAR WITH YELLOW CAP MARKED PE PLS 14113
  - ▨ STREET RIGHT-OF-WAY VACATED SEE NOTE NO 7



FOUND IN PLACE SW 1/16 CORNER, SECTION 5 BUREAU OF LAND MANAGEMENT MONUMENT 3" ALUMINUM CAP ON 2 1/2" ALUMINUM PIPE

WEST 1/16 CORNER TO SECTIONS 5 AND 8 M.C.S.M. NO 654

CRIS-MAR SUBDIVISION  
BOOK 12, PAGE 334



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MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.  
GRAND JUNCTION, COLORADO

SCALE	JOB NO.	DATE	SHEET NO.
1" = 50'	8291-10	12-29-98	2 of 2