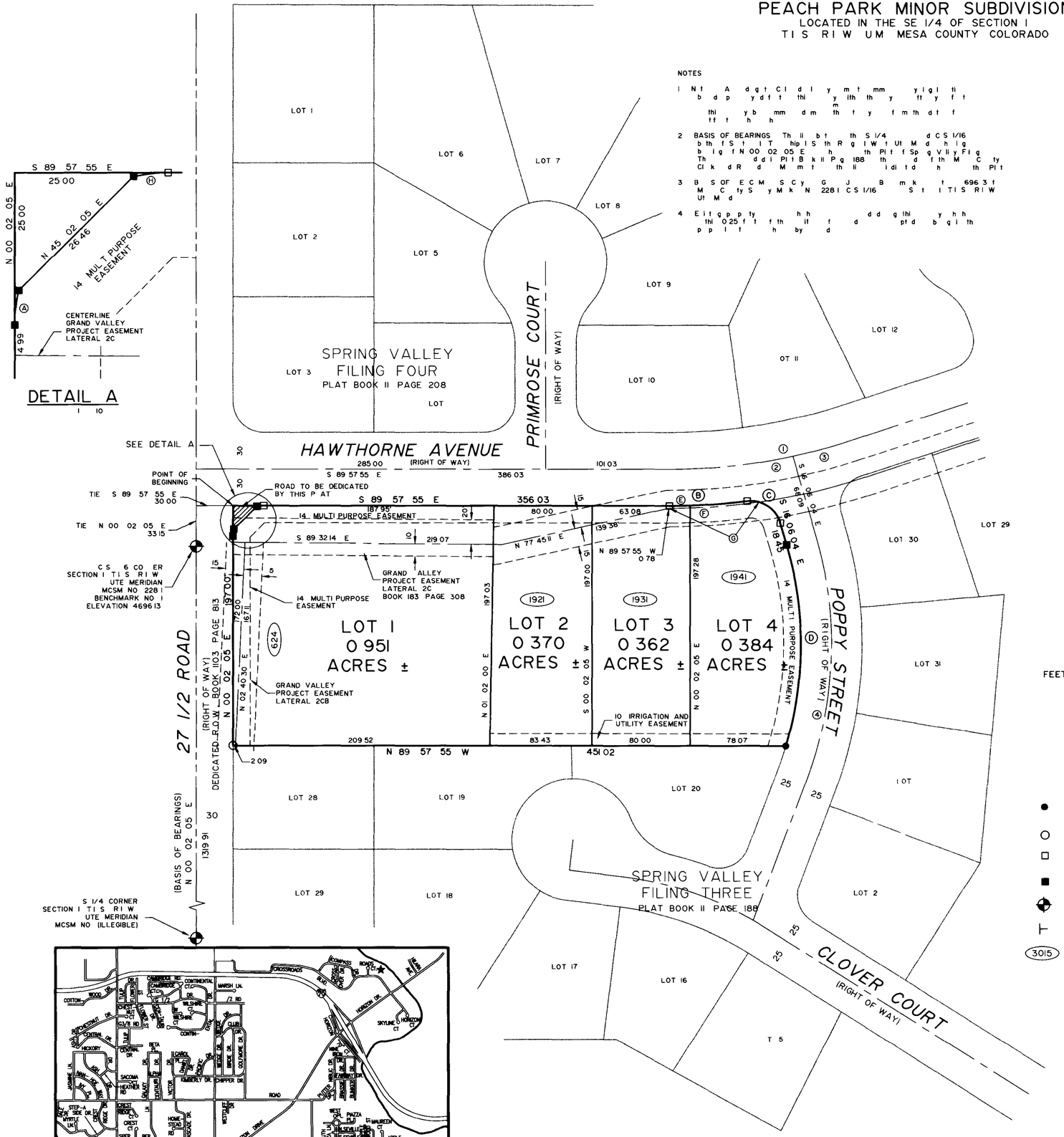
# PEACH PARK MINOR SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 1
T 1 S R 1 W UM MESA COUNTY COLORADO




NOTES

1 N t A d g t C l d l y m t mm y i g l t i b d p y d f t th i y i th th y f f y f t thi y b mm d m th t y f m th d t f t f t h h

2 BASIS OF BEARINGS Th il b t th S 1/4 d C S 1/16 b th f S t l T hip I S th R g l W t Ut M d h i g b i g f N 00 02 05 E h th Pl t f Sp g V ll y Fl g Th d d i Pl t B k ll Pg 188 th d f th M C ty Cl k d R d M m t th ll i d t d h th Pl t

3 B S OF E C M S C y G J B m k t 696 3 f M C ty S y M k N 2281 C S 1/16 S t I T I S R 1 W Ut M d

4 E i t g p p t y h h d d g thi y h h thi 0 25 f t f th l t f d ptd b g i th p p l t h by d

CITY APPROVAL

Th P h Mi S bd i pp d d pt d thi ____ d y f ____ AD 1999

David VanCey
Cty M g ACTING

Janet L Terry
P nt f th City of G d J t City Cou l

COUNTY CLERK AND RECORDER S CERTIFICATE

St f C l d )
C ty f M )

i h by f fy th t Th P h Mi S bd f l d f d th fi f th C ty Cl k R d M C ty t 959 A M th 22nd d y f February AD 1999 Pl t B k N 16 Pg N 395 R pt N 1889520 D N GG85 F 10:00 1:00

Monika Todd
M C y Cl k d R d

Lucille McElroy
D p ty

N

FEET 50 0 50 FEET
GRAPHIC SCALE
SCALE 1 INCH 50 FEET

## LEGEND

- ● FOUND THIS SURVEY 5/8 REBAR WITH 1/2 D METER ALUMINUM CAP CONCRETE MARKED RLS 11221
- ○ FOUND THIS SURVEY 5/8 REBAR
- □ FOUND THIS SURVEY YELLOW PLASTIC CAP IN CONCRETE MARKED NHPQ LS 2682
- ■ SET THIS SURVEY 5/8 REBAR WITH 1 1/2 DIAMETER ALUMINUM CAP IN CONCRETE MARKED BANNER INC 1959
- ◆ FOUND IN PLACE MONUMENT AS DESCRIBED
- ⊢ A REASONABLY PERMANENT MONUMENT TO BE SET PRIOR TO THE SALE OF ANY LOTS AT ALL LOT CORNERS TO COMPLY WITH CRS 38 51 105(3A)
- (3015) STREET ADDRESS

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS Th t M ld A P h b i g th l f th p p ty d ib d th i t m t dd B k 1036 t Pg 264 265 th d f th ff t th M C ty Cl k d R d d h by M p t f th Cty f G d J t C ty f M St t f C l d d th th Pl t h h

DESCRIPTION OF PEACH PARK MINOR SUBDIVISION

A t t f l d l t d th SE 1/4 f S ti l T hp I S th R g t W t Ut M d M C ty Cl d m p t l y d b d f ll

B g g t p i t th t ly ght f y l f 27 1/2 R d h h b N 00 02 05 33 15 f d 8 5 55 E 30 00 f m th S 1 6 f S t l T hp I S th R g i W t Ut M d d d i g th t ll f th SW 1/4 f th SE 1/4 f d S t l t b N 00 02 05 E th ll th b g t d h l t th t

1 Th S 89 57 55 E 356 03 f t

2 Th th t ly 63 58 f t i g th f l t th l ft th d f 507 47 f t d ll f 07 10 43 d h d b g N 86 26 43 E 63 54 f t

3 Th th t ly 35 36 f t i g th f l t th ght ith d f 25 00 f t d ll f 81 02 34 d h d b g S 56 37 21 E 32 49 f t

4 Th S 16 06 04 E 18 45 f t

5 Th th t ly 167 67 f t i g th f l t th ight th di f 293 31 f t d ll f 32 45 13 d h d b g S 00 16 28 W 165 40 f t

6 Th N 89 57 55 W 451 02 f t

7 Th N 00 02 05 E 197 00 f t t th p t f b g g

P h P k M S bd d b d b t i 2071 m l

Th t d d h by d d t d t p t i p p ty h d i b l d th mp y q p l t f ll W p bl f

2 All M th I P p E m t t th Cty f G d J ti f th f p bl tl t p p t l m t f th t ll i g b t l m t d t l f p f t l t d p p t th t l i d g b t l m t d t l t l l bl T V l t i g p p l t y l t l t i l t i p h l d i f th t l t d m t f t ffi t l f t l t t l ght g t t t d g d t t

3 U ity E m t t Ct f G t th f b tili p p t l m t f th t l t p t l m i t d p l f tilli d p p t th t l d g b t l m t d t l t l l bl T V l t i g p p l t y l t l d t i p h l l

4 All l g t E m t t th (P p ty/H m A t l f th l t d t t h by pl t d p p t l m t f th t l l t p t l m i l t d p f p t i g t y t m

5 d m W f th i t l i t m t f i g t l d d g f l i l t

All m t l d th ight f g d g l g d d th gh d by th b f l th g t g th wth th ght t tim m t f g t d b h p d d h t h th b f l f d m t h ll i l th m bl d p d t m F th m th f l t t t h by pl t d h il t b d b d d m t by t g pl g y mp m t th hi h m y p t d m m t

Th d g d tl t h t l d g t t t h ld y mb th p p ty h h

IN WITNESS WHEREOF I h t f my h d th 16th d y f February AD 1999

O f P h M S bd

Melden A Peach
M ld A P h

ACKNOWLEDGEMENT OF OWNERSHIP

St f f C l d )
C ty f M )

O 16th y f eb AD 999 b f m th d ffi ll pp d M ld A P h f P h M S b d l d k l dq d th t h t d th f g g C l f t f O hip f th p p th l f d

N WITNESS WHEREOF I h t ff my h d d ff l l

My mm i p 10-27 2002

Louise Doyal
N t y P bli

NOTARY PUBLIC LOUISE DOYAL STATE OF COLORADO

SURVEYOR S CERTIFICATE

I D E F kl mpl y f B A t l d P f I L d S y l d d th l f th St t f C l d d h by t t th t h y d pl t f th P h P k M S bd i l h h p d d my d t p l i d i mpl th ppli bl M C ty d St t f C l d g i th d t d t t th b t f my k ldq d b l f

IN WITNESS WHEREOF I h t ffi my h d d i thi 15 d y f February AD 1999

D E F kl
P L S 19597

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 19597

## AREA SUMMARY

| | | |
|---|---|---|
| LOTS | 2 06 AC | 99 8% |
| ROADS | 0 004 AC | 0 2% |
| TOTAL | 2 071 AC | 100% |

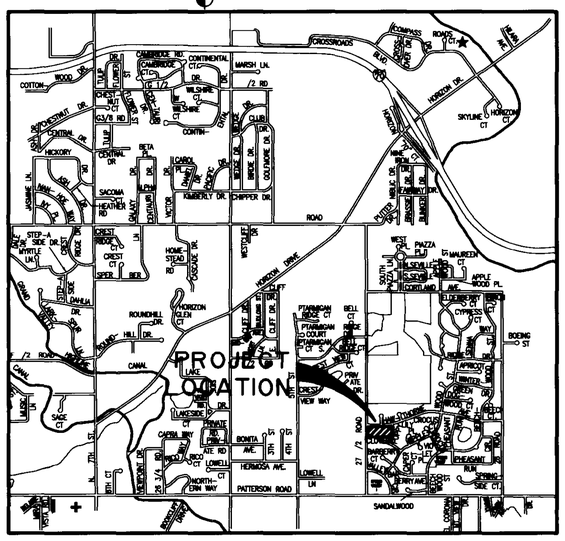
CURVE INFORMATION

| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| (A) Δ | 13 | 03 | 07 | R | 25 00 | L | 5 70 | T | 2 86 | C | 5 68 | CB | N 06 | 33 39 E |
| (B) Δ | 07 | 10 | 43 | R | 507 47 | L | 63 58 | T | 31 83 | C | 63 54 | CB | N 86 | 26 43 E |
| (C) Δ | 81 | 02 | 34 | R | 25 00 | L | 35 36 | T | 21 37 | C | 32 49 | CB | S 56 | 37 21 E |
| (D) Δ | 32 | 45 | 13 | R | 293 3 | L | 16 6 | T | 86 20 | C | 165 40 | CB | S 00 | 6 28 W |
| (E) Δ | 01 | 54 | 38 | R | 507 47 | L | 16 92 | T | 8 46 | C | 16 92 | CB | N 89 | 04 46 E |
| (F) Δ | 05 | 16 | 05 | R | 507 47 | L | 46 66 | T | 23 35 | C | 46 64 | CB | N 85 | 29 24 E |
| (G) Δ | 08 | 15 | 05 | R | 509 45 | L | 73 37 | T | 36 5 | C | 73 30 | CB | N 85 | 54 33 E |
| (H) Δ | 13 | 03 | 07 | R | 25 00 | L | 5 70 | T | 2 86 | C | 5 68 | CB | N 83 | 30 3 E |

CENTERLINE CURVE INFORMATION

| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| (1) Δ | 18 | 04 | 52 | R | 477 47 | L | 150 68 | T | 75 97 | C | 150 05 | CB | N 80 | 59 39 E |
| (2) Δ | 12 | 11 | 02 | R | 477 47 | L | 101 53 | T | 50 96 | C | 101 34 | CB | N 83 | 56 34 E |
| (3) Δ | 05 | 53 | 50 | R | 477 47 | L | 49 14 | T | 24 59 | C | 49 12 | CB | N 74 | 54 08 E |
| (4) Δ | 36 | 55 | 18 | R | 318 31 | L | 205 12 | T | 106 26 | C | 201 59 | CB | N 02 | 21 35 E |

VICINITY MAP




| SCALE | JOB NO | DATE | SHEET NO |
|---|---|---|---|
| 1 50 | 8367 58 | 2 15 99 | 1 of 1 |

BANNER ASSOCIATES INC
GRAND JUNCTION COLORADO

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