

TOPAZ SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in Section 16, T.1 S., R.1 E. of the Ute Meridian in Mesa County, Colorado and being more specifically described as follows:

Beginning at a point which bears S89°54'23"W 1881.22 feet from the East Quarter corner of said Section 16, T1S, R1E, of the Ute P.M., thence S89°54'23"W 264.39 feet, thence N00°00'30"W 821.50 feet, thence N89°54'23"E 264.39 feet, thence S00°00'30"E 821.50 feet to the point of beginning containing 4.986 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as Topaz Subdivision, a subdivision of a part of the County of Mesa.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements, shall be financed by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF, said owners, William E. Yorty and Margaret K. Yorty, have caused their names to be hereunto subscribed this 24th day of February, A.D., 1983.

By William E. Yorty William E. Yorty
Margaret K. Yorty Margaret K. Yorty

STATE OF COLORADO }
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 24th day of February, 1983 by the owners, William E. Yorty and Margaret K. Yorty.

My commission expires June 27, 1986. Witness my hand and official seal. [Signature] Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 10:11 o'clock A.M. this 25 day of February, A.D., 1983, and is duly recorded in Plat Book No. 13, Page 131+132 Re 1317382 Filed 4-96

Earl Sawyer Clerk and Recorder
[Signature] Deputy
 Fees: \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 24th day of February, A.D., 1983. County Planning Commission of the County of Mesa.

[Signature] Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 24th day of February, A.D., 1983. Board of County Commissioners of the County of Mesa.

[Signature] Chairman

SURVEYORS CERTIFICATE

I, Wayne H. Lizer, do hereby certify that the accompanying plat of Topaz Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction, from field notes made by me and said plat accurately represents said survey.

Wayne H. Lizer 2/22/83
 Wayne H. Lizer
 Registered Land Surveyor
 P.E., L.S. No. 14113



Charles E. Shookman Feb. 22, 1983
 Approved Chairman, Utilities Coordinating Committee

- LEGEND**
- MESA COUNTY BRASS CAP
 - SET PIN WITH CAP IN CONCRETE
 - SET PIN WITH CAP AT LOT CORNER

- MINIMUM SETBACKS**
- FRONT 20'
 - SIDE 0' ONE SIDE, 10' OPPOSITE SIDE
 - REAR 15'
 - MINIMUM SETBACK BETWEEN BUILDINGS 10'

AREA SUMMARY

LOTS 3.92 Ac 78.5%
 STREETS 1.07 Ac 21.5%
 TOTAL 4.986 Ac 100%

22 UNITS
 DENSITY = 4.4 UNITS/ACRE

CURVE TABLE

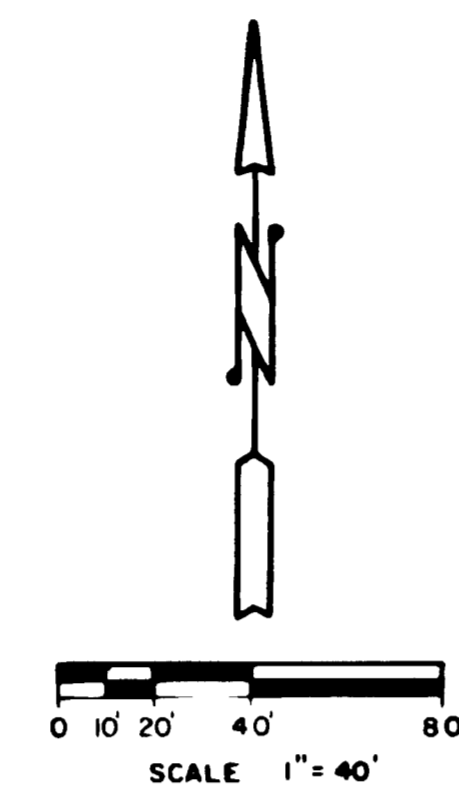
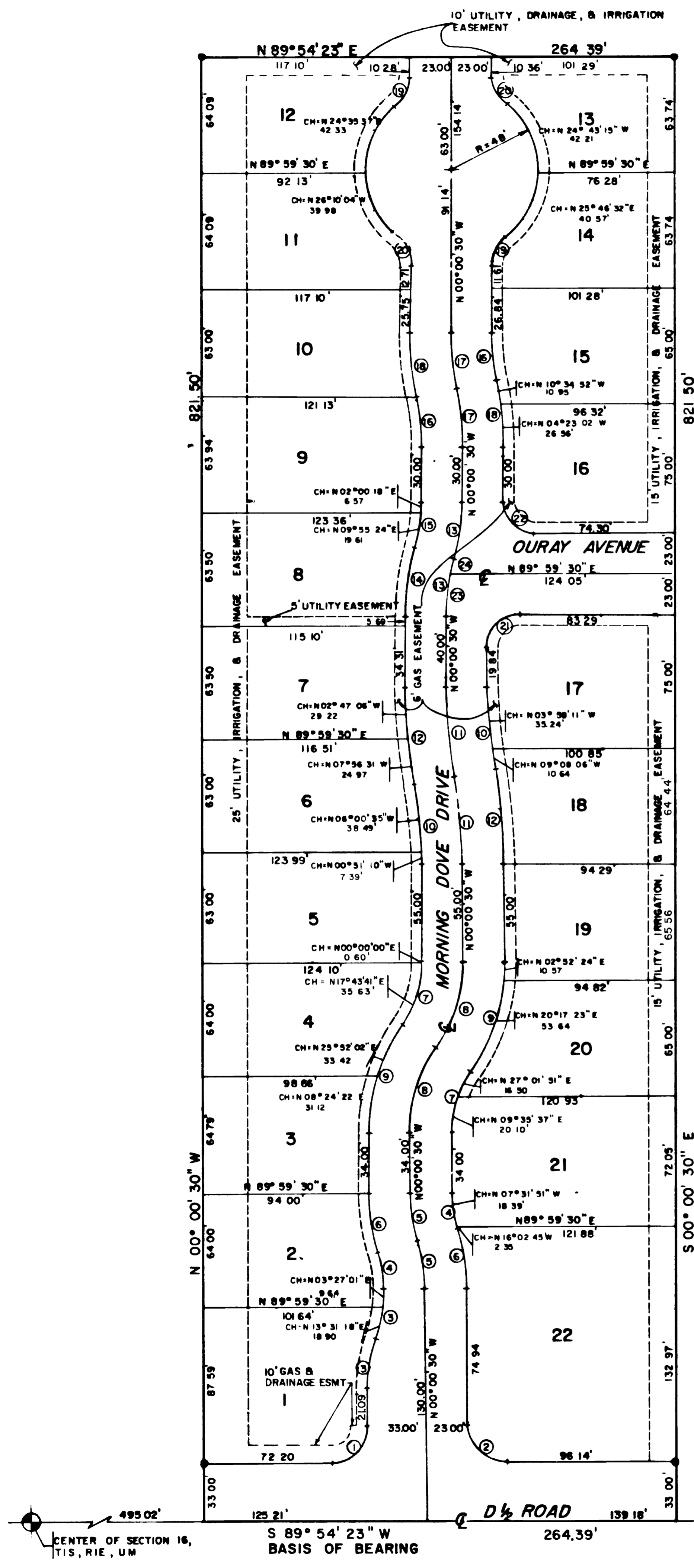
NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD
1.	20.00'	89°54'53"	31.38'	19.97'	N44°56'42"E 28.26'
2.	20.00'	90°05'07"	31.44'	20.03'	N45°03'03"W 28.30'
3.	80.89'	20°14'58"	28.59'	14.44'	N10°06'59"E 20.44'
4.	70.13'	16°58'48"	20.78'	10.47'	N08°29'54"W 20.71'
5.	93.13'	16°58'48"	27.60'	13.90'	N08°29'54"W 27.50'
6.	116.13'	16°58'48"	34.42'	17.34'	N08°29'54"W 34.29'
7.	60.33'	34°54'55"	36.76'	18.97'	N17°26'57"E 36.20'
8.	83.33'	34°54'55"	50.78'	26.21'	N17°26'57"E 50.00'
9.	106.33'	34°54'55"	64.80'	33.44'	N17°26'57"E 63.80'
10.	254.78'	10°19'38"	45.92'	23.02'	N05°10'19"W 45.86'
11.	277.78'	10°19'38"	50.07'	25.10'	N05°10'19"W 50.00'
12.	300.78'	10°19'38"	54.21'	27.18'	N05°10'19"W 54.14'
13.	117.36'	15°55'04"	32.60'	16.41'	N07°57'02"E 32.50'
14.	140.36'	15°55'04"	38.99'	19.62'	N07°57'02"E 38.87'
15.	94.36'	15°55'04"	26.21'	13.19'	N07°57'02"E 26.21'
16.	127.89'	12°21'53"	27.60'	13.85'	N06°11'26"W 27.54'
17.	150.89'	12°21'53"	32.56'	16.34'	N06°11'26"W 32.50'
18.	173.89'	12°21'53"	37.52'	18.84'	N06°11'26"W 37.45'
19.	20.00'	50°46'34"	17.42'	9.49'	N25°22'47"E 17.15'
20.	20.00'	50°46'34"	17.42'	9.49'	N25°23'47"W 17.15'
21.	20.00'	90°00'00"	31.42'	20.00'	N44°59'30"E 28.28'
22.	20.00'	90°00'00"	31.42'	20.00'	N45°00'30"W 28.28'
23.	117.36'	11°13'10"	22.99'	11.53'	N05°36'05"E 22.95'
24.	117.36'	04°41'54"	9.62'	4.81'	N13°31'50"E 9.62'

**FINAL PLAT
TOPAZ SUBDIVISION**

**W. H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING**
 576 25 ROAD UNIT B 241-1129
 GRAND JUNCTION, COLORADO

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PROJECT NO 82768-B	DATE JAN 1983	SHEET 1 of 1
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CENTER OF SECTION 16, T1S, R1E, U1M
 S 89° 54' 23" W 264.39'
 BASIS OF BEARING
 EAST 1/4 CORNER, SECTION 16, T1S, R1E, U1M

TOPAZ SUBDIVISION

Owners William E & Margaret K Yorty
 3064 1/2 D 1/2 Road Grand Jct, Colo
 Developer Larry Warren
 756 Chipeta Ave, Grand Jct, Colo

DRAINAGE NOTES

THE DRAINAGE PATTERN IS FROM NORTH TO SOUTH AT APPROXIMATELY 0.8% THIS DRAINAGE PATTERN WILL NOT BE ALTERED

DRAINAGE CALCULATIONS

EXTERNAL DRAINAGE AREA 3 ACRES
 INTERNAL DRAINAGE AREA 5 ACRES

RATIONAL FORMULA USED $Q = (CC_p)IA$

EXTERIOR DRAINAGE CALCULATIONS

HISTORICAL RUNOFF $C=0.20 \quad T_c=41 \text{ min}$

$$I_{10}=1.25 \quad Q_{10}=0.75 \text{ CFS}$$

$$I_{100}=1.90 \quad Q_{100}=1.42 \text{ CFS}$$

INTERIOR DRAINAGE CALCULATIONS

HISTORICAL RUNOFF $C=0.20 \quad T_c=52 \text{ min}$

$$I_{10}=1.0 \quad Q_{10}=1 \text{ CFS} + \text{EXTERIOR} = 1.75 \text{ CFS}$$

$$I_{100}=1.6 \quad Q_{100}=2 \text{ CFS} + \text{EXTERIOR} = 3.42 \text{ CFS}$$

RUNOFF AFTER DEVELOPMENT $C=0.5 \quad T_c=34.5 \text{ min}$

$$I_{10}=1.35 \quad Q_{10}=3.4 \text{ CFS} + \text{EXTERIOR} = 4.2 \text{ CFS}$$

$$I_{100}=2.10 \quad Q_{100}=6.6 \text{ CFS} + \text{EXTERIOR} = 8 \text{ CFS}$$

THE INCREASE OVER HISTORICAL RUNOFF IS APPROXIMATELY 234% RUNOFF WILL BE DISCHARGED INTO THE DRAIN LOCATED ON THE WEST SIDE OF THE PROPERTY

Discharge to be piped from Topaz to Drain Manhole

LEGAL DESCRIPTION

With a street address of 3064 D 1/2 Road Grand Junction, County of Mesa, State of Colorado

Beginning at a point 1881.22 feet West of the E 1/4 corner of Section 16, Township 1 South, Range 1 East of the Ute Meridian thence North 821.5 feet thence West 265 feet thence South 821.5 feet thence East 265 feet to the point of beginning said tractor Parcel contains 4.997 acres more or less

LEGEND

- PROPOSED 8" SANITARY SEWER
- 8" WATER LINE
- FIRE HYDRANT
- NATURAL GAS
- ELECTRIC TELEPHONE TV
- OVERHEAD ELECTRIC
- EASEMENT
- EXISTING WIRE FENCE
- 2' CONTOURS
- PROPOSED CONTOURS
- TRAFFIC PATTERN
- DRAINAGE FLOW
- SOIL CLASSIFICATION
- Billings Silty Clay Loam
- 4638 EXISTING ELEVATION
- 4638 FINISHED ELEVATION

SERVICE DISTRICTS

- CLIFTON FIRE
- CLIFTON WATER
- CENTRAL GRAND VALLEY SANITATION
- PUBLIC SERVICE GAS
- PUBLIC SERVICE ELECTRIC
- Mountain Bell Telephone

MINIMUM SETBACKS

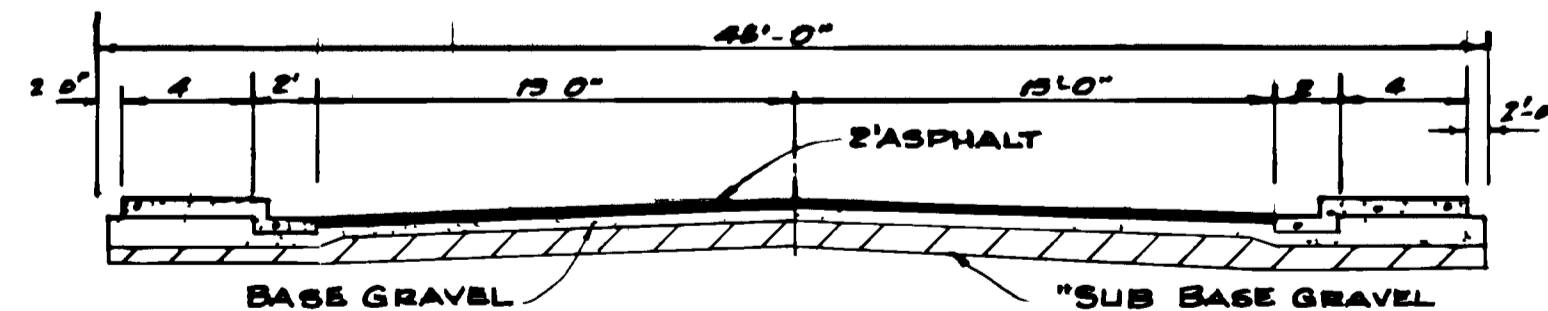
GENERAL NOTES

AREA QUANTITIES

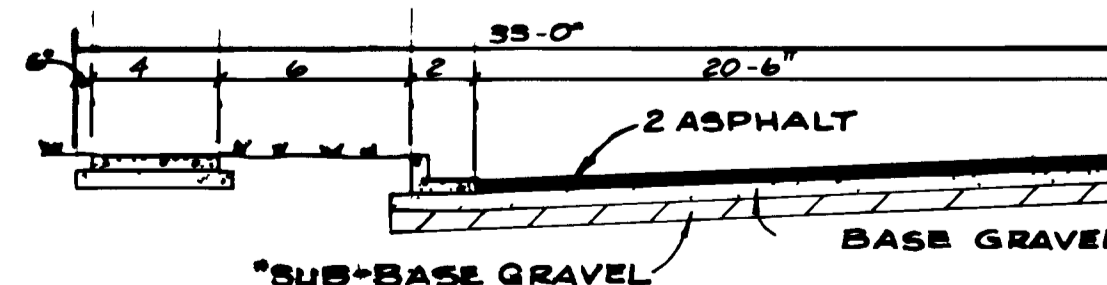
- TOTAL NUMBERS LOTS 22
- LOTS 21, 22 HAVE EXISTING HOUSES TO REMAIN
- TOTAL AREA OF STREETS 0.93 AC. OR 18.6%
- TOTAL AREA OF LOTS 4.06 AC OR 81.4%
- TOTAL AREA 4.99 AC OR 100%
- 44 UNITS PER/AC DENSITY
- LANDSCAPING
- ALL LOTS TO BE LANDSCAPED BY INDIVIDUAL OWNERS AS HOMES ARE BUILT

REVISIONS

1. Map revised Jan 85 to show actual location of Grand Junction Drainage District Drain. Field Checked 12/8/82
2. Fire Hydrant moved to corner of Uray & Topaz



TYPICAL 46' STREET SECTION



66'-1/2 ROW SECTION

TOPAZ SUBDIVISION FINAL PLAN

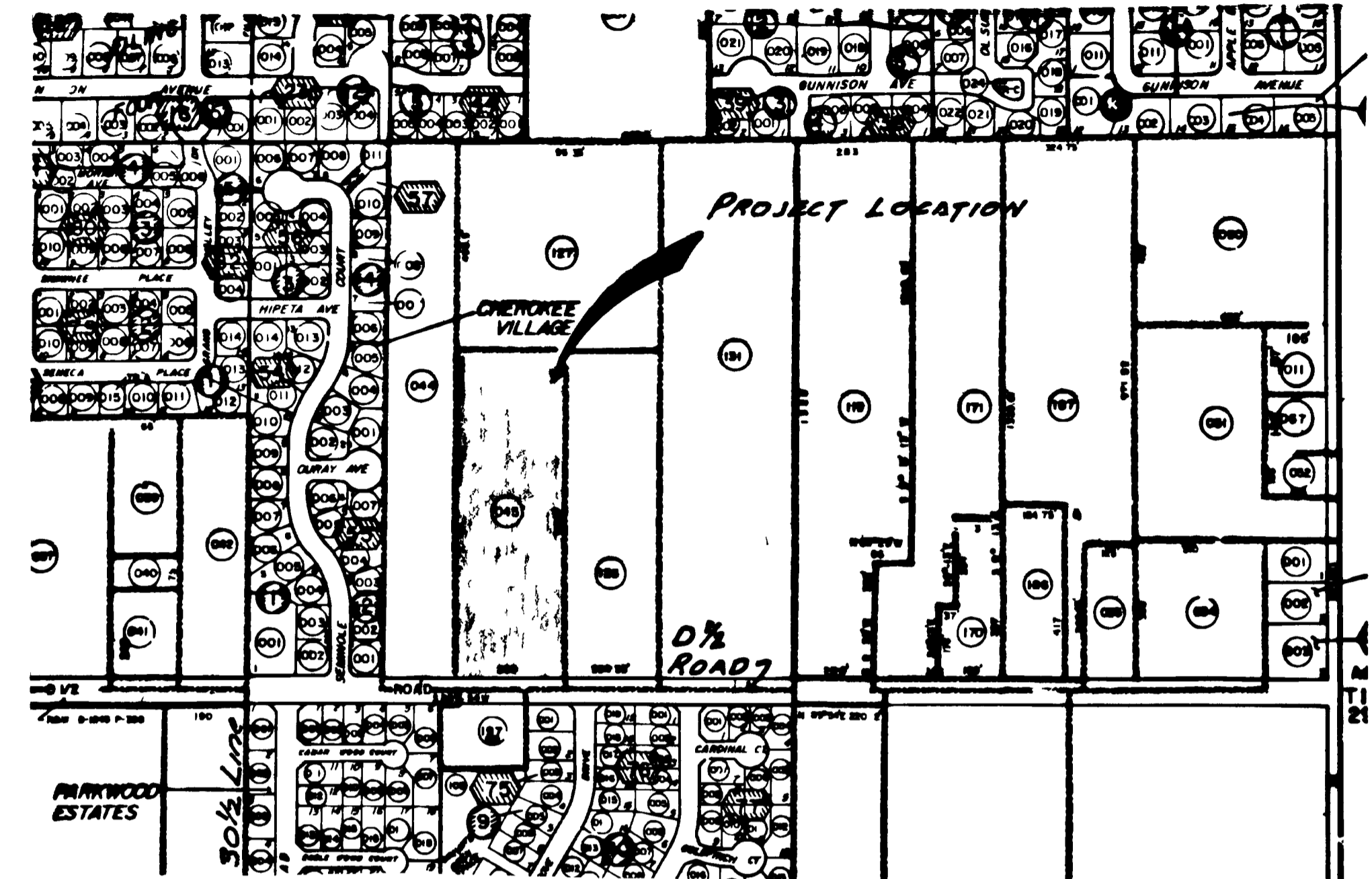
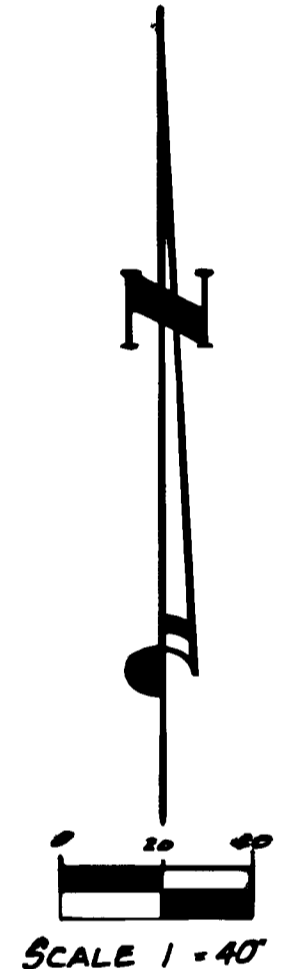
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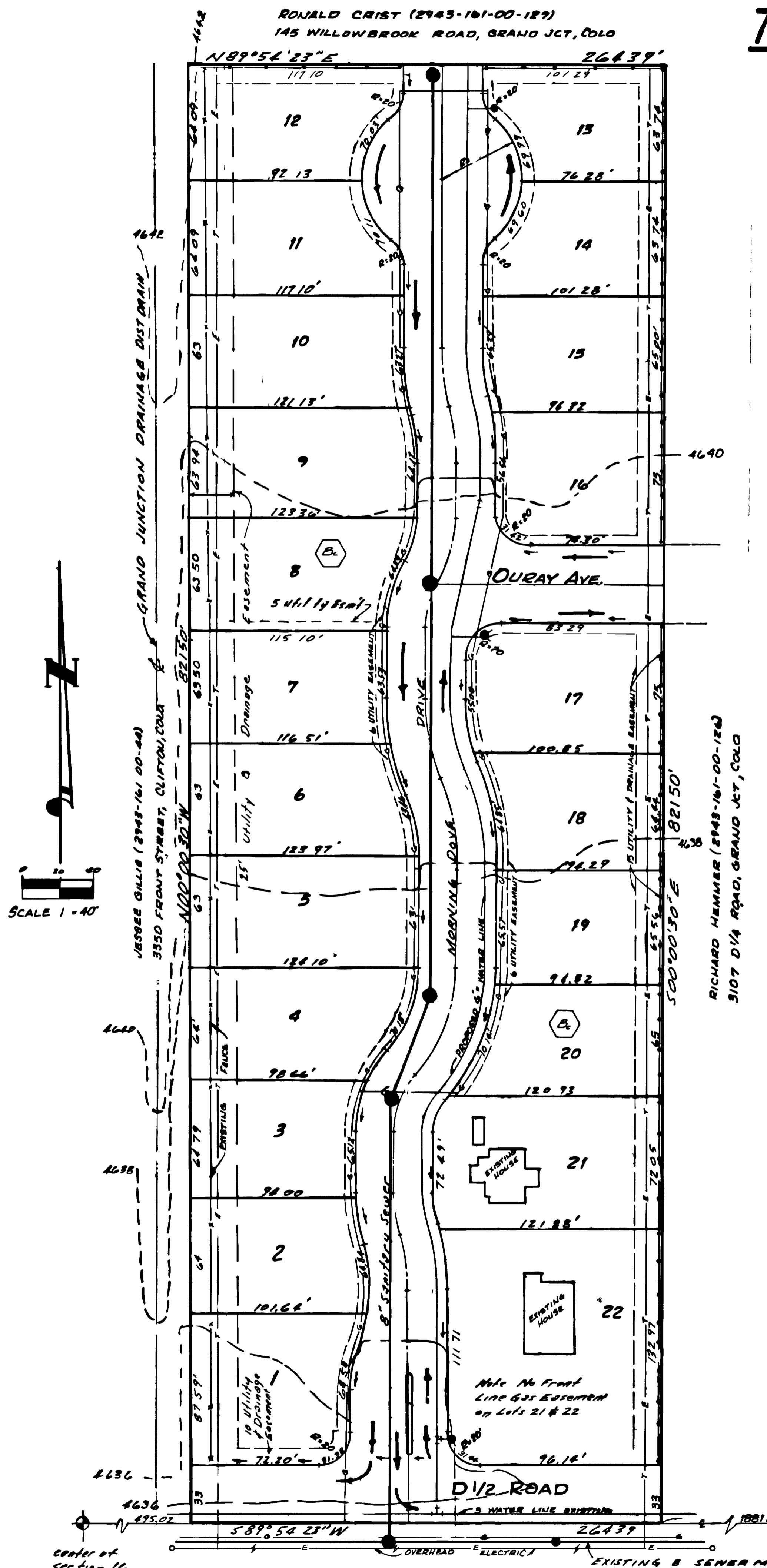
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VICINITY MAP



E 1/4 CORNER SECTION 16
T1S R1E, U1M