

CHARMEL SUBDIVISION

MESA COUNTY, COLORADO
S 1/2 NW 1/4 NW 1/4 NW 1/4 SEC. 32, T1S, R1E, UTE PM.

OWNER:
CHARLES W. & MILDRED I. ADAMS
194 29 ROAD
GRAND JUNCTION, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and being the South 1/2 NW 1/4 NW 1/4 NW 1/4 Section 32, T.1S, R.1E, UTE Principal Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:
Commencing at the Northwest corner of Section 32, said point being marked "Mesa County Survey Monument No. 118",
Thence; along the Section Line South 330.38 feet to the Point of Beginning, said point being the most northwest corner of the herein described tract of land;
Thence; S89°58'02"E, 659.27 feet to a point for a corner;
Thence; S00°00'52"W, 330.19 feet to a point for a corner;
Thence; N89°59'03"W, 659.18 feet to a point for a corner;
Thence; North 330.38 feet to the Point of Beginning
Containing 4.998 acres of land.

That said owners have caused the said real property to be laid out and surveyed as Charmel Subdivision, Phases One and Two, a subdivision of a part of Mesa County, Colorado

That said owners do hereby dedicate to the public all the streets, avenues and roads as shown on the accompanying plat, forever, and dedicate to the UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as 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; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines; said easements and rights shall be utilized in a reasonable and prudent manner.

In witness whereof said owners have caused their names to be hereunto subscribed this the 6th day of April, A.D., 1979.

Charles W. Adams
Charles W. Adams

Mildred I. Adams
Mildred I. Adams

State of Colorado:
County of Mesa:

The foregoing instrument was acknowledged before me this the 6th day of April, A.D., 1979 by Charles W. Adams and Mildred I. Adams.

My commission expires: June 1, 1980

Witness my hand and official seal.

J. Henry Blum
Notary Public

Board of County Commissioners Certificate

Approved this the 9th day of April, A.D., 1979.
Board of County Commissioners of the County of Mesa, Colorado.

Melvin Allen
Chairman

Responsibility of Paving:

Street Paving and Improvements shall be furnished by Seller, Purchaser, or Improvement District; Not by Mesa County Road Department.

Owner: Henry M. Adams

RECEPTION No. 1189474

Clerk and Recorder's Certificate
I hereby certify that this instrument was filed in my office at 3:52 o'clock P.M., this the 19 day of APR., A.D., 1979 and duly recorded in Plat Book No. 12 Page 149.
Carol Sawyer
Clerk and Recorder Deputy fees \$ 10.00

County Planning Commission Certificate

Approved this the 9th day of April, A.D., 1979.
County Planning Commission of the County of Mesa, Colorado.

Henry C. Galbatt
Chairman

Bill Gorman 4-9-79
COUNTY ROAD DEPT DATE

Surveyor's Certificate

I, Terry Nichols, do hereby certify that the accompanying plat of Charmel Subdivision, a subdivision of a part of Mesa County, has been prepared under my direction and accurately represents a field survey of same.

Terry Nichols
Terry Nichols
Colorado PE-LS 12093

CURVE NO.	A	R	T	L
1	49°58'06"	20.0'	9.32'	17.45'
2	49°59'52"	50.0'	23.31'	43.63'
3	60°00'00"	50.0'	28.86'	52.36'
4	67°49'17"	50.0'	33.61'	59.19'
5	42°10'33"	50.0'	19.28'	36.81'
6	49°59'06"	20.0'	9.32'	17.45'
7	80°00'57"	20.0'	20.0'	31.42'
8 & 9	89°59'03"	20.0'	19.99'	31.41'

CV NO. = Curve Number

LAND USE SCHEDULE:

TOTAL ACREAGE = 4.998 AC. = 100%
NUMBER OF LOTS = 15 = 3.843 AC. = 77%
STREET DEDICATION = 1.155 AC. = 23%

PHASE ONE = LOTS 1-5 & 10, BLK 1

LOT 1, BLK. 2

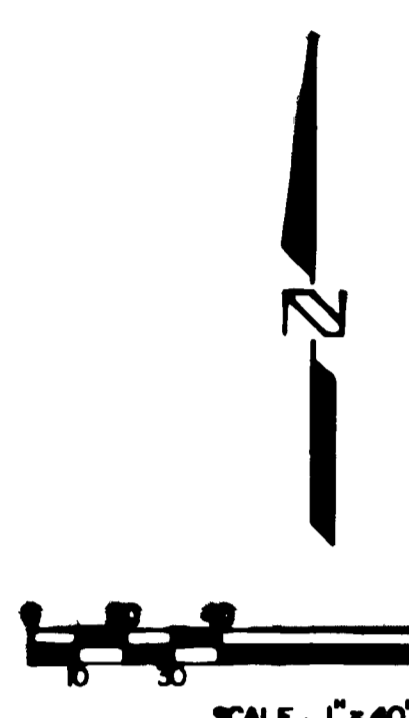
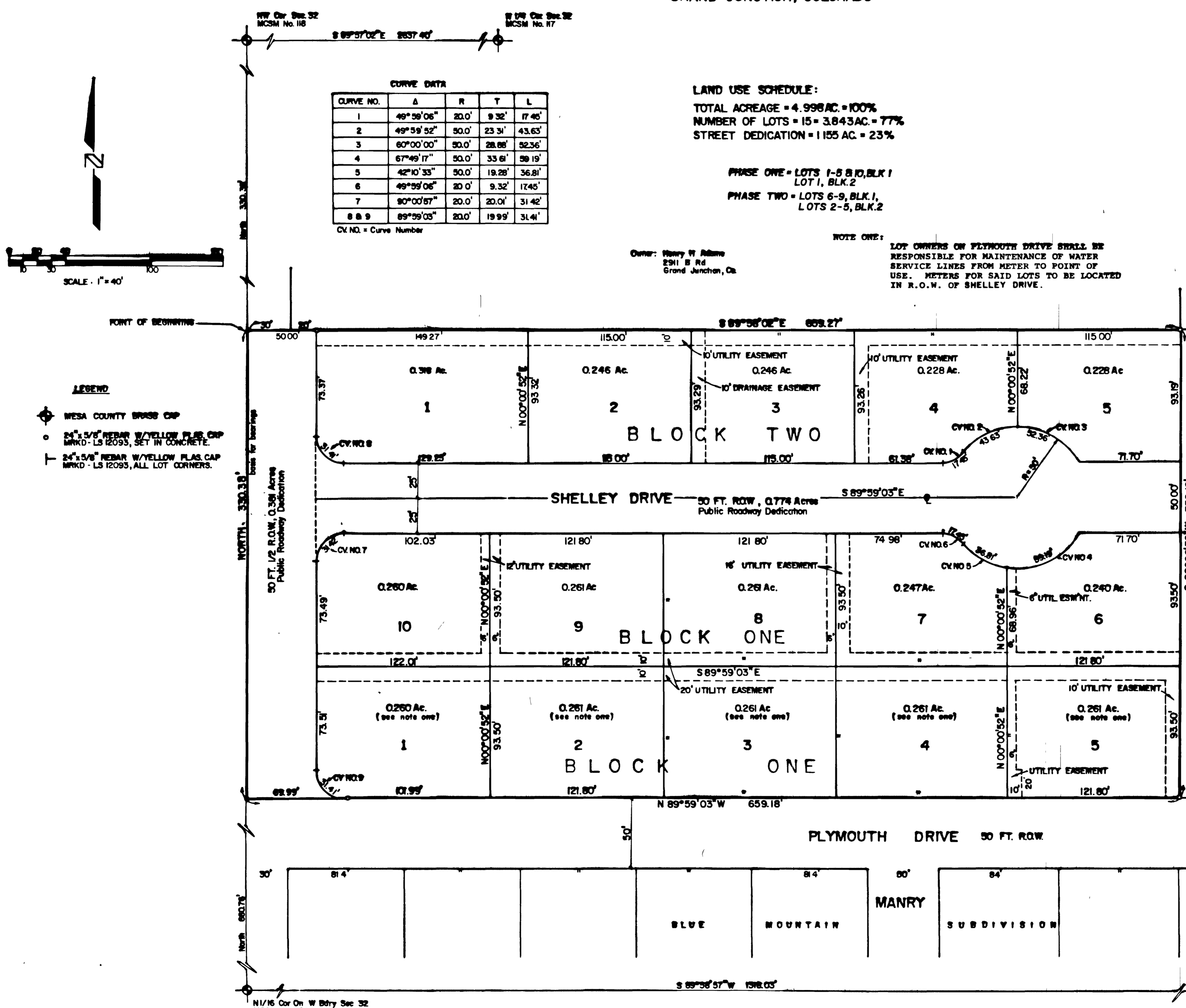
PHASE TWO = LOTS 6-9, BLK. 1,

LOTS 2-5, BLK. 2

NOTE ONE:

LOT OWNERS ON PLYMOUTH DRIVE SHALL BE RESPONSIBLE FOR MAINTENANCE OF WATER SERVICE LINES FROM METER TO POINT OF USE. METERS FOR SAID LOTS TO BE LOCATED IN R.O.W. OF SHELLEY DRIVE.

Owner: Henry M. Adams
231 E Rd
Grand Junction, Co



LEGEND

- WESA COUNTY BRASS CAP
- 24"x5/8" NEAR W/YELLOW PLAS. CAP MKRD - LS 12093, SET IN CONCRETE.
- 24"x5/8" NEAR W/YELLOW PLAS. CAP MKRD - LS 12093, ALL LOT CORNERS.

CHARMEL SUBDIVISION

N NICHOLS ASSOCIATES, INC. ENGINEERS - SURVEYORS
1700 North 1st Street, Suite 200, Grand Junction, Colorado 81505

2-27-79