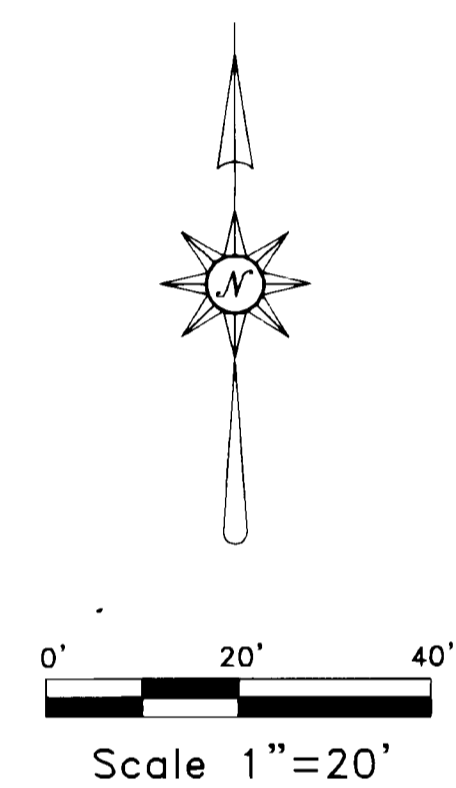
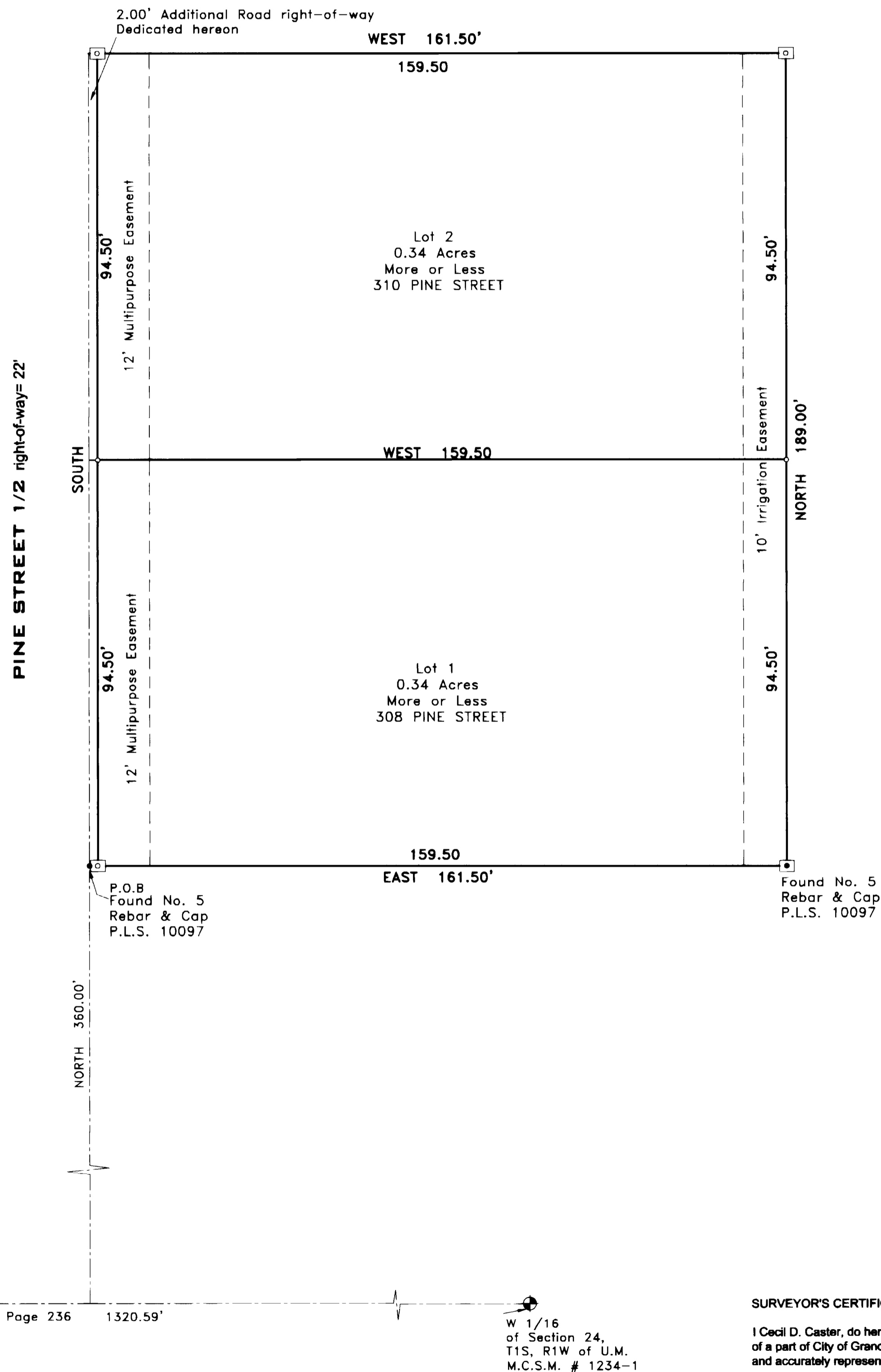


# SEAMAN MINOR SUBDIVISION



**AREA SUMMARY**

Lots	0.68 acres = 97%
Streets	0.02 acres = 3%
Total	0.70 acres = 100%

**LEGEND**

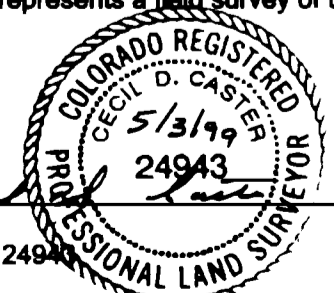
- = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
- ⊕ = Found Mesa County Survey Marker
- = Found No. 5 Rebar as Noted.
- = Set Monument in Concrete

**SURVEYOR'S CERTIFICATE**

I Cecil D. Caster, do hereby certify that the accompanying plat of SEAMEN MINOR SUBDIVISION, a subdivision of a part of City of Grand Junction in Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.

Cecil D. Caster  
P.L.S. Number 24943

Basis of Bearing: A bearing of East is recorded in Book 1922 at Page 236 between SW corner and W 1/16 of the South line of Section 24, Township 1 South, Range 1 East was used as the basis of bearing.



**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS:  
That Rita M. Seamen is the owner of that real property as described in Book 1922 at Page 236 in the Mesa County, Clerk and Recorder's Office.

Said real property being more particularly described as: Beginning 360 feet North and 1160 feet East of Southwest Corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian; thence East 161.5 feet; thence North 189 feet; thence West 161.5 feet; thence South to the Point of Beginning, Mesa County, Colorado said real property contains 0.70 acres more or less

That said owner has caused that real property to be laid out and surveyed as SEAMEN MINOR SUBDIVISION

That said owner does hereby dedicate and set apart all streets and roads to the City of Grand Junction and to the use of the public forever and hereby dedicates all multipurpose and irrigation 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 thereof including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, irrigation and telephone lines.

All easements shown hereon are hereby dedicated to the City of Grand Junction and owners of lots or tracts created by this plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests and invitees and also for public services, including but not limited to, postal services, trash collection, fire, police, and emergency vehicles

All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNER has caused her name to be hereunto subscribed  
this 21<sup>st</sup> day of April A.D. 1999

*Rita M Seamen*  
Rita M. Seamen  
ARIZONA  
STATE OF COLORADO  
MARICOPA SS  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April  
AD 1999, By Rita M. Seamen

My commission expires April 17, 2001  
*Karen Sh Camp*  
Notary Public



CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO )  
SS )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 3:38 O'clock P.M  
this 7<sup>th</sup> day of May A.D. 1999 Reception # 1901367

*Monika Todd* *Elicia Leabo*  
Clerk and Recorder Deputy  
Drawer No. GG 144 Fees \$10.00 + \$1.00 Book 17 Page 68

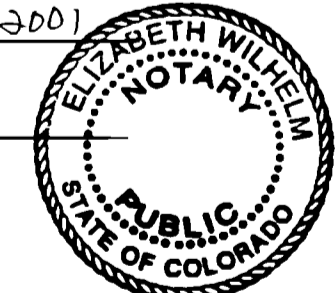
CITY OF GRAND JUNCTION APPROVAL  
This plat of SEAMEN SUBDIVISION, A Subdivision in the City of Grand Junction, Mesa County, Colorado was approved this 3<sup>rd</sup> day of May A.D. 1999  
*Mark C. Clacher* *Janet A. Terry*  
City Manager President of City Council

LIENHOLDER APPROVAL  
Norwest Bank of Colorado, N.A. - Jeff A. [Signature]  
Representative of

STATE OF Colorado )  
SS )  
COUNTY OF Mesa )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of May  
AD 1999 BY Jeffrey A. Sacks  
Representative

My commission expires May 22, 2001  
*Elizabeth Wilhelm*  
Notary Public



SW Corner of Section 24, T1S, R1W of U.M. M.C.S.M. # 121-1

W 1/16 of Section 24, T1S, R1W of U.M. M.C.S.M. # 1234-1

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

**SEAMAN MINOR SUBDIVISION**  
Located in the Southwest Quarter of Section 24, Township 1 South, Range 1 West, of the Ute Meridian.

**Monument Surveying Co.**  
741 Road Ave.  
Grand Junction, CO 81501  
(970) 245-4189 Fax (970) 245-4874

DESIGNED _____	FIELD APPROVAL <u>BKH</u>
DRAWN <u>RM</u>	TECHNICAL APPROVAL _____
CHECKED <u>CDC</u>	APPROVED <u>3/25/99</u>
PREPARED FOR <u>Tony Martinez</u>	JOB NO. <u>98-82</u>