

NW CORNER
NE 1/4 SE 1/4 SW 1/4
SECTION 7
T1S, R1E, U.M.

NE CORNER
SE 1/4 SW 1/4
SECTION 7
T1S, R1E, U.M.

GLOTFELTY MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, MOLLY RAE GLOTFELTY, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 939 at Page 235 of the Mesa County Clerk and Records Office, and being situated in the W1/4 of the NE1/4 SE1/4 SW1/4 Section 7, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

The W1/4 of the NE1/4 SE1/4 SW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian; EXCEPT the West 6 feet of the North 350.00 feet AND EXCEPT the West 4.80 feet of the South 308.91 feet.

That said owner has caused the said real property to be laid out and surveyed as GLOTFELTY MINOR SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All streets and rights-of-way as shown on the accompanying plat 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 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

All Irrigation Easements to the Property owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements to the Property owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner of lots or tracts hereby platted not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

There are no lienholders.

IN WITNESS WHEREOF said owner has caused her name to be hereunto subscribed this 21st day of June, A.D., 1999.

MOLLY RAE GLOTFELTY



STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 21st day of June, A.D., 1999, by Molly Rae Glotfelty.

April 15, 2000

Sandra A Grant

My commission expires:

Notary Public

STATE OF COLORADO)
COUNTY OF MESA) S.S.

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 2:47 o'clock P. M. this 29th day of June, A.D., 1999 and is duly recorded in Plat Book No. 17, Page 108

Reception No. 1909133

Drawer No. G-6177

Fee 10⁰⁰ 1⁰⁰

Monica Todd
Clerk & Recorder

Lucille McCreag
Deputy

CITY APPROVAL

This plat of GLOTFELTY MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 21st day of June, A.D. 1999.

David Valley
City Manager

Gene Kinsay
President of Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of GLOTFELTY MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

6/15/99
Date



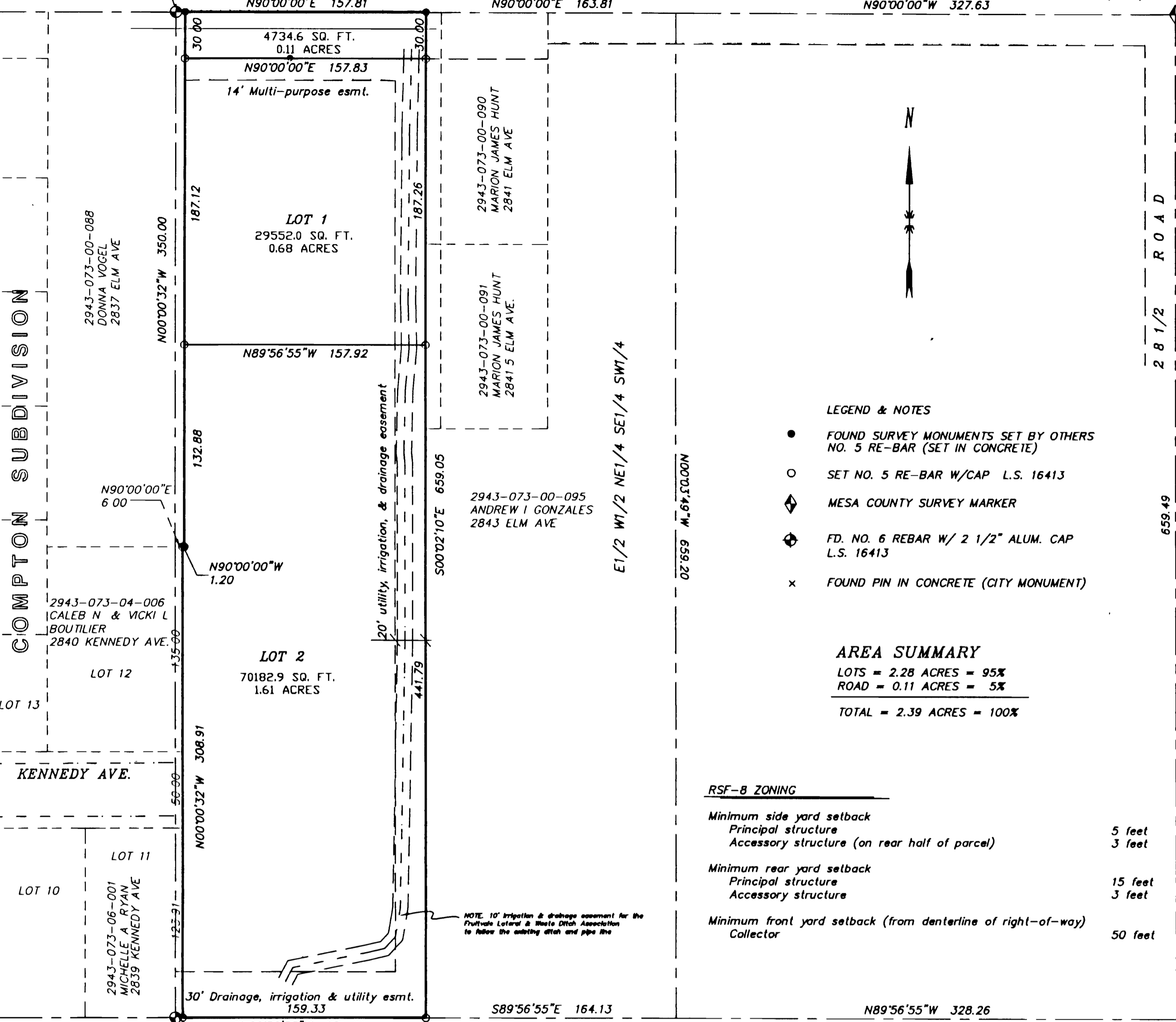
GLOTFELTY MINOR SUBDIVISION

FINAL PLAT		
SITUATED IN THE W1/4 NE1/4 SE1/4 SW1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M.		
FOR:	GLOTFELTY	SURVEYED BY: DMM EG
SCALE:	1" = 50'	DRAWN BY: MEM
DATE:	6/15/99	ACAD ID: GLOTFin
		SHEET NO.
		FILE: 99007

COMPTON SUBDIVISION

KENNEDY AVE.

SW CORNER
NE 1/4 SE 1/4 SW 1/4
SECTION 7
T1S, R1E, U.M.



- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR (SET IN CONCRETE)
 - SET NO. 5 RE-BAR W/CAP L.S. 16413
 - ◆ MESA COUNTY SURVEY MARKER
 - ◆ FD. NO. 6 REBAR W/ 2 1/2" ALUM. CAP L.S. 16413
 - x FOUND PIN IN CONCRETE (CITY MONUMENT)

AREA SUMMARY

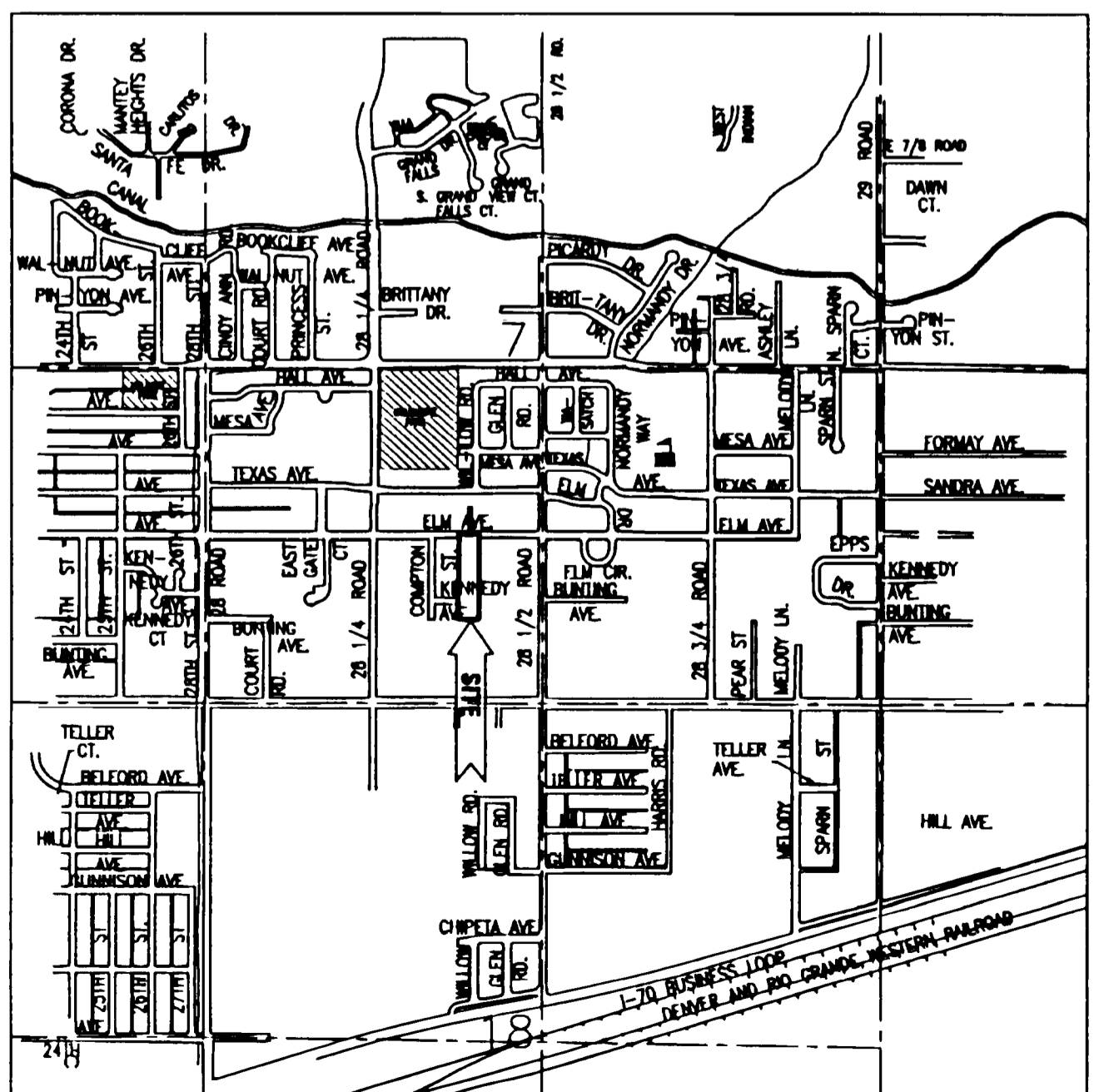
LOTS = 2.28 ACRES = 95%

ROAD = 0.11 ACRES = 5%

TOTAL = 2.39 ACRES = 100%

RSF-8 ZONING

- Minimum side yard setback
- Principal structure 5 feet
 - Accessory structure (on rear half of parcel) 3 feet
- Minimum rear yard setback
- Principal structure 15 feet
 - Accessory structure 3 feet
- Minimum front yard setback (from centerline of right-of-way)
- Collector 50 feet



VICINITY MAP

SE CORNER
SE 1/4 SW 1/4
SECTION 7
T1S, R1E, U.M.

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 OR 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