

RATTLESNAKE MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, PATRICIA R. LLOYD AS TO AN UNDIVIDED 50% INTEREST AND CLAUDIA M. GRAY AND TERRY L. RETHERFORD, AS TENANTS IN COMMON AS TO AN UNDIVIDED 50% INTEREST, are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 2393 at Page 48 of the Mesa County Clerk and Recorders Office, and being situated in the NW1/4 Section 20, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

LOT 15A IN BLOCK 25 OF THE RIDGES FILING NO. FIVE, MESA COUNTY, COLORADO.

That said owners have caused the said real property to be laid out and surveyed as RATTLESNAKE MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, 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 utility easements, and Multi-purpose easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance, its use 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 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; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners 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 owners have caused their names to be hereunto subscribed this 22nd day of July, 1999 A.D., 1999.

Patricia R. Lloyd
PATRICIA R. LLOYD

Claudia M. Gray
CLAUDIA M. GRAY

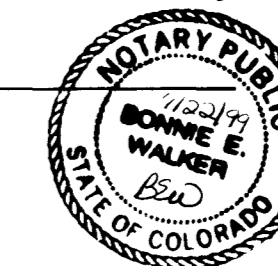
Terry L. Retherford
TERRY L. RETHERFORD

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

The foregoing instrument was acknowledged before me this 22nd day of July, A.D., 1999, by Patricia R. Lloyd, Claudia M. Gray, and Terry L. Retherford.

August 19, 2001
My commission expires:

Donna E. Walker
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 4:06 o'clock P. M. this 27th day of August, A.D., 1999 and is duly recorded in Plat Book No. 17, Page 153

Reception No. 1917779 Drawer No. 44-27 Fee 10.00
Melissa Todd Olivia Nunez
Clerk & Recorder Deputy

CITY APPROVAL

This plat of RATTLESNAKE MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 24 day of August, A.D., 1999.

Daved Valley
City Manager

Gene Kunsay
President of Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of RATTLESNAKE 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
Colorado Registered Professional Land Surveyor L.S. 16413

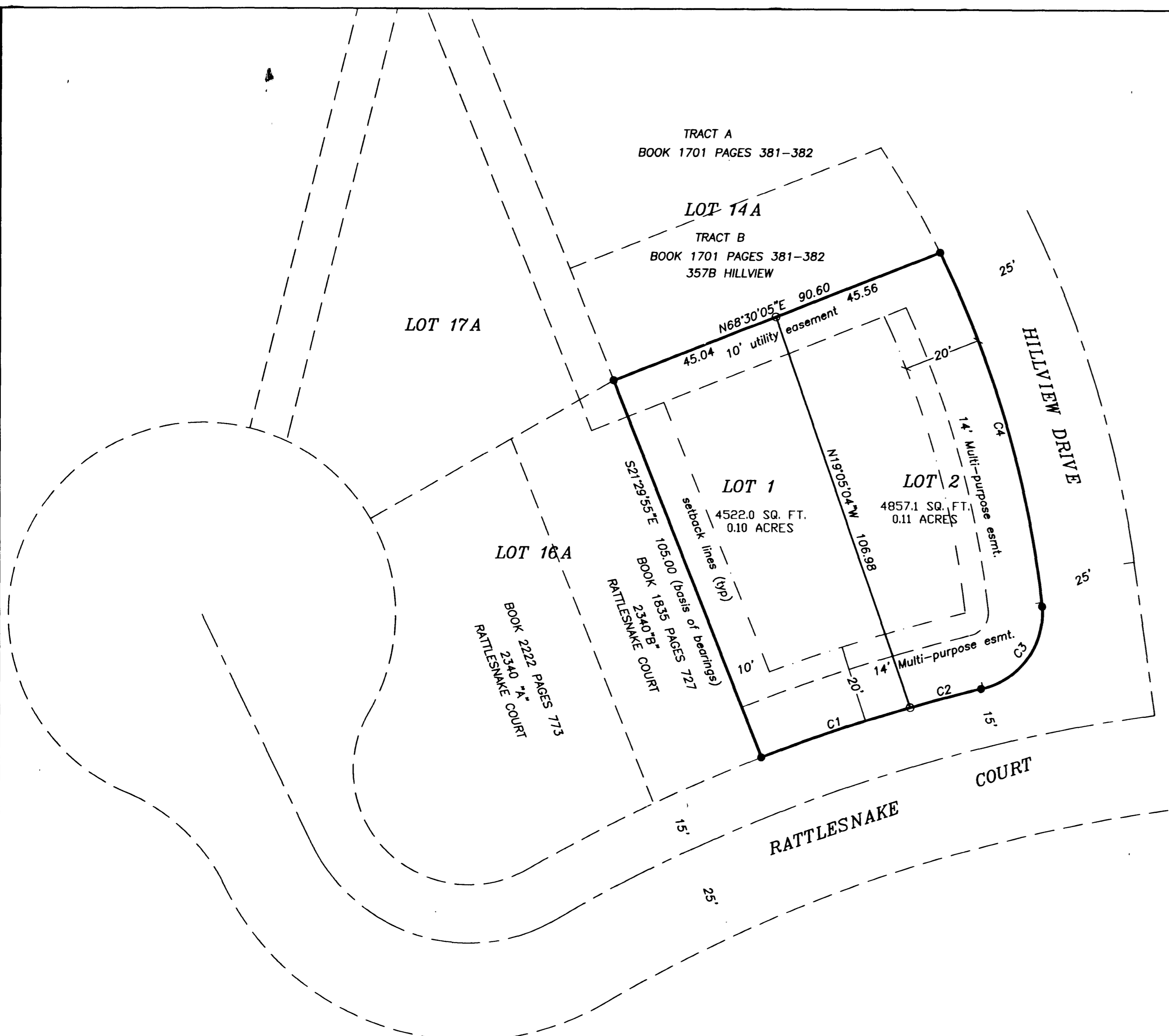
4/29/99
Date

RATTLESNAKE MINOR SUBDIVISION

FINAL PLAT

LOT 15A, BLOCK 25, THE RIDGES FILING NO. FIVE

FOR: GRAY		SURVEYED BY: SB EG
SCALE: 1" = 20' FT		DRAWN BY: MEM
DATE: 4/29/99		ACAD ID: RATTLEF
		SHEET N.O. FILE: 99077.1



PD4 ZONING

SETBACK REQUIREMENTS				
	FRONT	REAR	SIDE	HEIGHT
A	20'	10'	0*	25'
B	20'	10'	10'	25'
C	20'	10'	10'	25'

* 10' BETWEEN NON CONTIGUOUS BUILDINGS

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	40.59	435.00	40.57	N71°10'24"E	05°20'46"	20.31
C2	19.00	435.00	19.00	N75°05'51"E	02°30'08"	9.50
C3	28.83	20.00	26.40	N36°33'18"E	82°36'15"	17.57
C4	95.99	275.00	95.51	S16°12'49"E	20°00'01"	48.49

NOTES:

- USES ALLOWED WILL BE IN ACCORDANCE WITH COVENANTS RECORDED. NECESSARY INTERPRETATIONS WILL BE MADE BY THE ARCHITECTURAL CONTROL COMMITTEE.
- A 5' IRRIGATION AND/OR WATER EASEMENT IS HEREBY GRANTED TO THE CITY OF GRAND JUNCTION ON ALL LOT LINES. EASEMENTS WHICH ARE NOW OWNED BY THE CITY OF GRAND JUNCTION MAY BE IN WHOLE OR IN PART OR ANY PORTION THEREOF RELEASED BY THE CITY OF GRAND JUNCTION AT SOME FUTURE DATE AT ITS DISCRETION.

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

BEARINGS BASED ON S21°29'55"E BETWEEN MONUMENTS FOUND FOR THE NW AND SW CORNERS OF LOT 15A IN BLOCK 25 OF THE RIDGES FILING NO. FIVE.

AREA SUMMARY

LOTS = 0.22 ACRES = 100%
TOTAL = 0.21 ACRES = 100%

NOTES:

- ZONING - PD4
- ALL UTILITIES ARE IN THE STREETS
- TOTAL AREA = 0.21 ACRES

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 SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.