

# HAMILTON MINOR SUBDIVISION

A Replat of Lots 9 & 10 in Block 1 of South Rim Filing No. 3

DEDICATION:  
KNOW ALL MEN THESE PRESENTS:  
That Jeffery J. Hamilton and Pamela K. Hamilton are the owners of that real property as described in Book 2199 at Page 248 and Book 2426 at Page 687 in the Mesa County, Clerk and Recorder's Office.

Said real property being more particularly described as: Lots 9 and 10 in Block 1 of SOUTH RIM FILING NO. THREE, Mesa County, Colorado.

That said owners have caused that real property to be laid out and surveyed as HAMILTON MINOR SUBDIVISION.

All easements include the right of ingress and egress on, along, over, under, through and across by 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 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.

JEFFERY J. HAMILTON and PAMELA K. HAMILTON, whose address is 2332 Falcon Point Court, Grand Junction, County Mesa, and State of Colorado, 81503 as joint do hereby state, that in conjunction with the combining of the following properties:

Lot 9, Block 1, South Rim Filing No. Three (also know as 2330 Falcon Point Court) and,  
Lot 10, Block 1, South Rim Filing No. Three (also know as 2332 Falcon Point Court)

This action, completed on the 13th day of September 1999, combines the two lots into 1, Hamilton Subdivision (Plat dated SEPT 13, 1999). Construction of residential buildings, including garages outside the building envelope as depicted on the plat dated SEPT 13, 1999 is prohibited. Improvements to the above described land, current building, and irrigation systems are subject to review and approval by the South Rim Homeowners Association in accordance with current covenants.

IN WITNESS said OWNERS have caused their names to be hereunto subscribed

this 13th day of SEPTEMBER A.D. 1999

Jeffery J. Hamilton Pamela K. Hamilton  
Jeffery J. Hamilton Pamela K. Hamilton

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 13th day of Sept  
AD 1999

My commission expires 7/15/2003  
C. Annina S. Pinner  
Notary Public

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

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ O'clock M  
this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19 \_\_\_\_\_

Clerk and Recorder \_\_\_\_\_ Deputy  
Drawer No. \_\_\_\_\_ Fees \_\_\_\_\_

Reception No. \_\_\_\_\_  
CITY OF GRAND JUNCTION APPROVAL

This plat of HAMILTON MINOR SUBDIVISION, A Subdivision in the City of Grand Junction, Mesa County, Colorado was approved this 22 day of SEPTEMBER A.D. 1999  
David A. Vandy Gene Kinsey  
City Manager President of City Council

LIENHOLDER APPROVAL  
Cheryl Annand  
Representative Brandon Adams II AD  
STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 17th day of \_\_\_\_\_  
September AD 1999

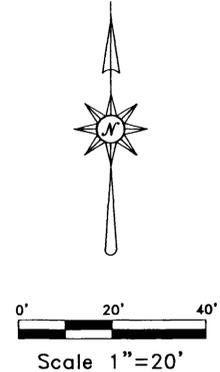
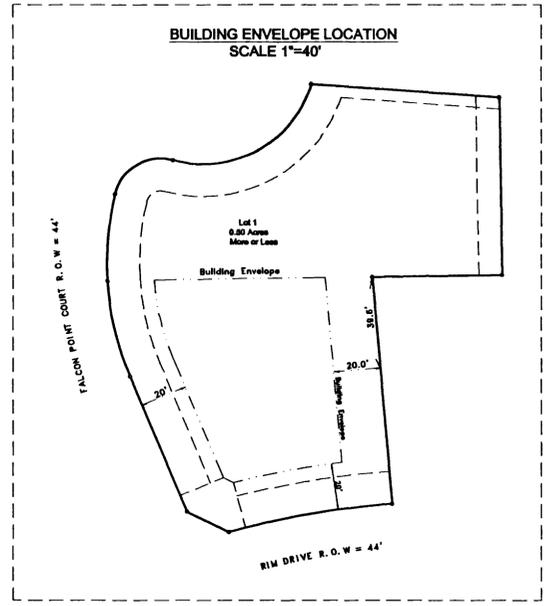
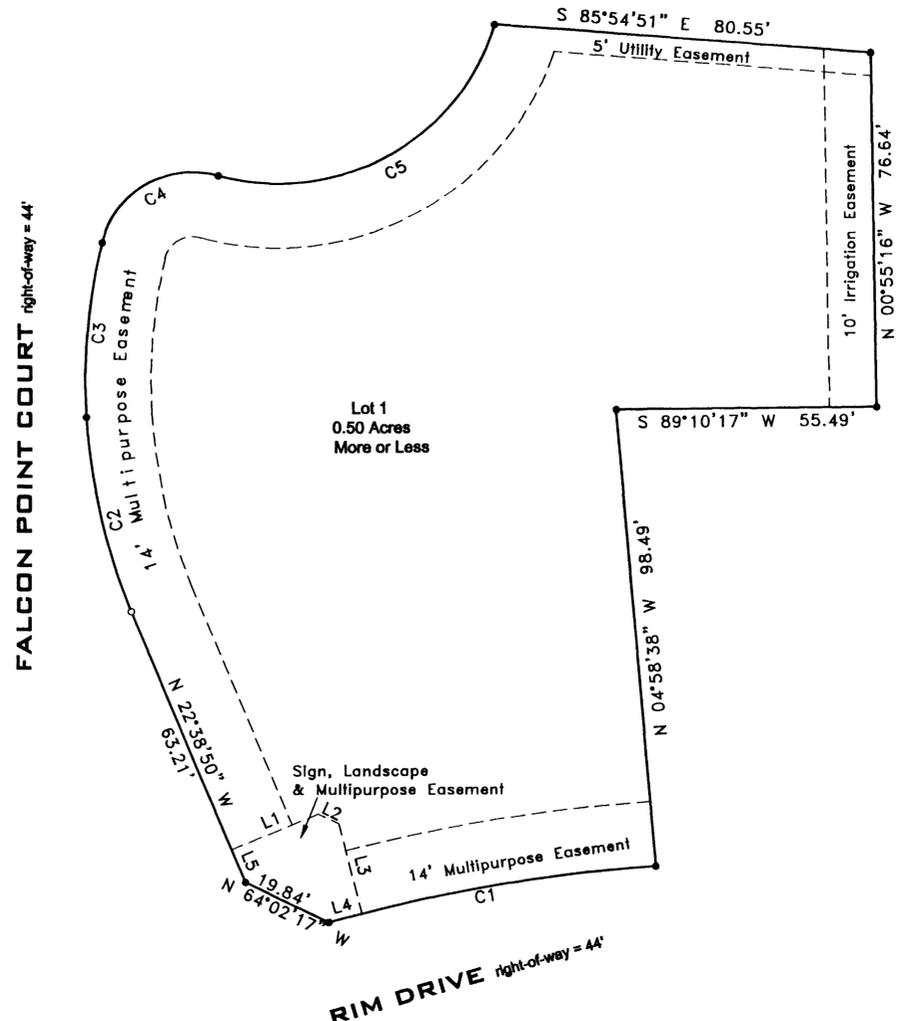
My commission expires 12-31-02  
Shirley D. Smith  
Notary Public

HAMILTON MINOR SUBDIVISION  
A Replat of Lots 9 & 10 in Block 1 of South Rim Filing No. 3. Located in the SW 1/4 Section 8, Township 1 South, Range 1 West, of the Ute Meridian.

Monument Surveying Co.  
741 Road Ave.  
Grand Junction, CO 81501  
(970) 245-4188 Fax (970) 245-4874

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DESIGNED \_\_\_\_\_ FIELD APPROVAL BKH  
DRAWN RM TECHNICAL APPROVAL \_\_\_\_\_  
CHECKED CDG APPROVED 8/11/99  
PREPARED FOR: Jeff & Pam Hamilton JOB NO. 99-12



LEGEND  
• = Found No. 5 Rebar Set by P.L.S 16835  
○ = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"

AREA SUMMARY  
Lots 0.50 acres = 100%  
Streets 0.0 acres = 0%  
Total 0.50 acres = 100%

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	362.00'	70.86'	70.75'	N 80°10'44" E	11°12'55"	35.54'
C2	128.00'	42.83'	42.63'	S 13°03'42" E	19°10'15"	21.62'
C3	128.00'	37.87'	37.73'	N 05°00'00" E	16°57'09"	19.08'
C4	20.00'	32.14'	28.79'	N 59°31'10" E	92°05'09"	20.74'
C5	48.00'	74.61'	67.33'	N 61°01'48" E	89°03'52"	47.22'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 67°21'10" E	20.00'
L2	S 64°02'17" E	4.84'
L3	S 14°16'57" E	20.00'
L4	S 75°08'39" W	7.24'
L5	N 22°38'50" W	7.56'

Note: All easements shown are existing.

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of HAMILTON MINOR SUBDIVISION, a subdivision of a part of City of Grand Junction and 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 AND SURVEYOR  
Basis of Bearing: All bearings shown are per the recorded plat of South Rim Subdivision Filing No. Three.

