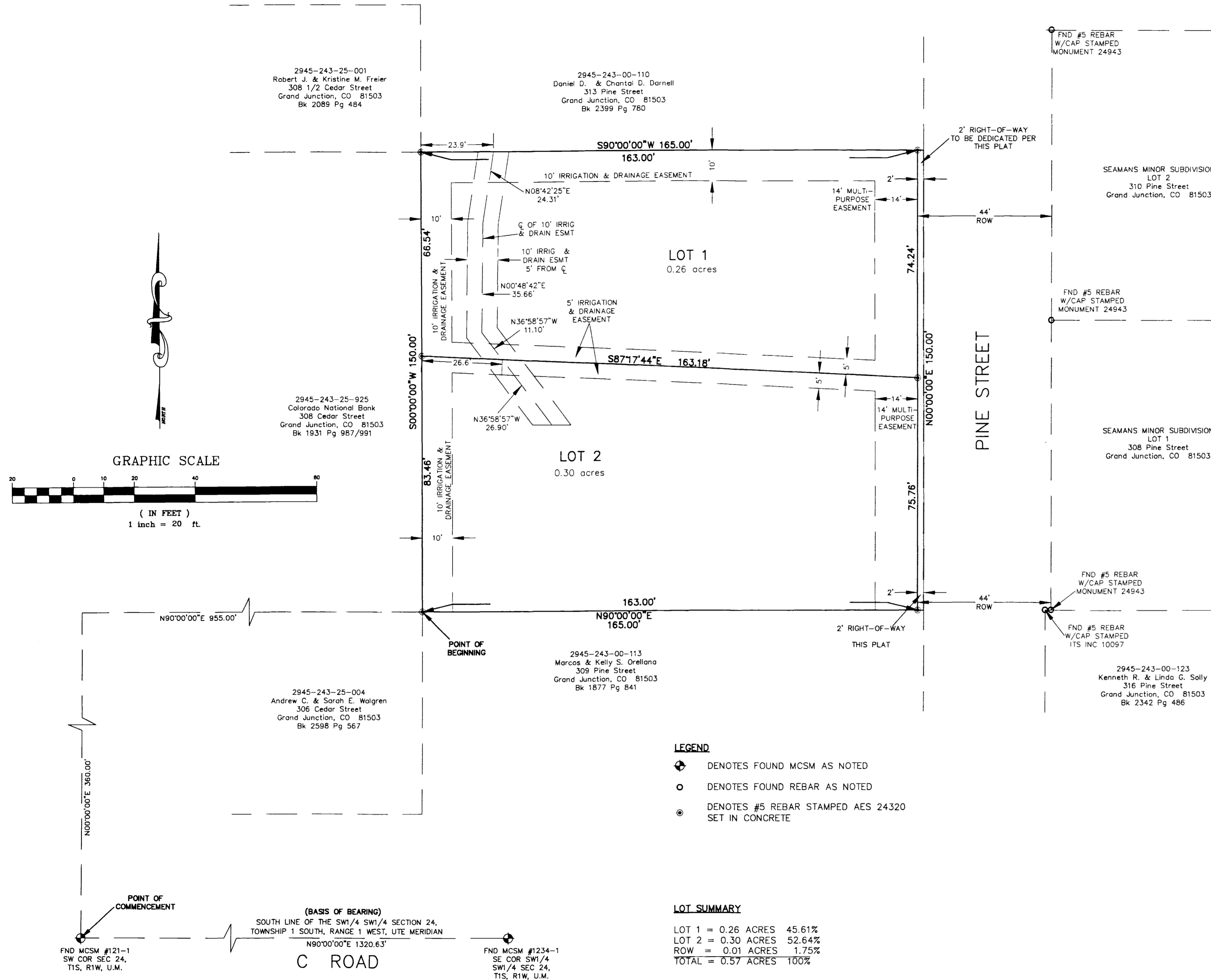


# BARRON SUBDIVISION

A PART OF THE SW1/4 SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST  
UTE MERIDIAN, MESA COUNTY, COLORADO



**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT YVONNE T. BARRON IS THE OWNER OF RECORD OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 1349 AT PAGE 781 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE, MESA COUNTY, COLORADO, SAID PARCEL SITUATED WITHIN THE SW1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, WHENCE THE SOUTH LINE OF THE SW1/4 SW1/4 OF SAID SECTION 24 BEARS N90°00'00"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N00°00'00"E, A DISTANCE OF 360.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 955.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE N90°00'00"E A DISTANCE OF 165.00 FEET; THENCE N00°00'00"E A DISTANCE OF 150.00 FEET; THENCE S90°00'00"W, A DISTANCE OF 165.00 FEET; THENCE S00°00'00"W, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.57 ACRES AS DESCRIBED.

ALL STREETS AND RIGHTS-OF-WAY 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, STREET TREES AND GRADE STRUCTURES;

ALL IRRIGATION EASEMENTS TO THE OWNERS (PROPERTY/HOMEOWNERS ASSOCIATION) 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 OWNERS (PROPERTY/HOMEOWNERS ASSOCIATION) 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 EASEMENTS, THE RIGHT TO MAINTAIN. 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 SHALL 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.

IN WITNESS WHEREOF SAID OWNER, YVONNE T. BARRON, HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 19\_\_

YVONNE T. BARRON

NOTARY PUBLIC CERTIFICATION  
STATE OF COLORADO } ss  
COUNTY OF MESA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 19\_\_ BY YVONNE T. BARRON.

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

CLERK AND RECORD'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 19\_\_ AND WAS DULY RECORDED AS RECEPTION NUMBER \_\_\_\_\_ IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ THRU \_\_\_\_\_ INCLUSIVE. FEE \_\_\_\_\_

CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

CITY OF GRAND JUNCTION APPROVAL

STATE OF COLORADO } ss  
COUNTY OF MESA }

THIS PLAT OF BARRON SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 19\_\_

CITY MANAGER \_\_\_\_\_ MAYOR \_\_\_\_\_

**LIENHOLDERS RATIFICATION OF PLAT**

THE UNDERSIGNED, HAVING PROPERTY INTEREST IN OR ENCUMBRANCES UPON PROPERTY INVOLVED, DO HEREBY RATIFY AND AFFIRM THE PLAT OF BARRON SUBDIVISION. SIGNED THIS 08 DAY OF October, 1999

BY: Arnold Willumsen, Reg. 605-326-660 S.T.N.

**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO } ss  
COUNTY OF MESA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Arnold Willumsen, Reg. DAY OF OCTOBER 8<sup>th</sup> A.D., 1999

BY: K. Lawrence Murray, Notary Public PROVIDENCE, WYOMING

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ MY COMMISSION EXPIRES: at the pleasure of the Crown

OFFICIAL NOTARY SEAL

LIENHOLDERS RATIFICATION OF PLAT  
THE UNDERSIGNED, HAVING PROPERTY INTEREST IN OR ENCUMBRANCES UPON PROPERTY INVOLVED, DO HEREBY RATIFY AND AFFIRM THE PLAT OF BARRON SUBDIVISION. SIGNED THIS 11 DAY OF Oct, 1999

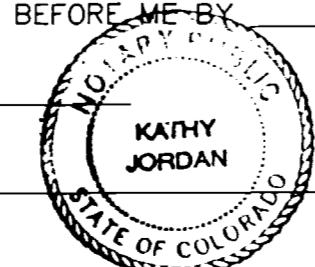
BY: Yvonne T. Barron

NOTARY PUBLIC CERTIFICATION  
STATE OF COLORADO } ss  
COUNTY OF MESA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ DAY OF Oct, A.D., 1999

BY: Kathy Jordan

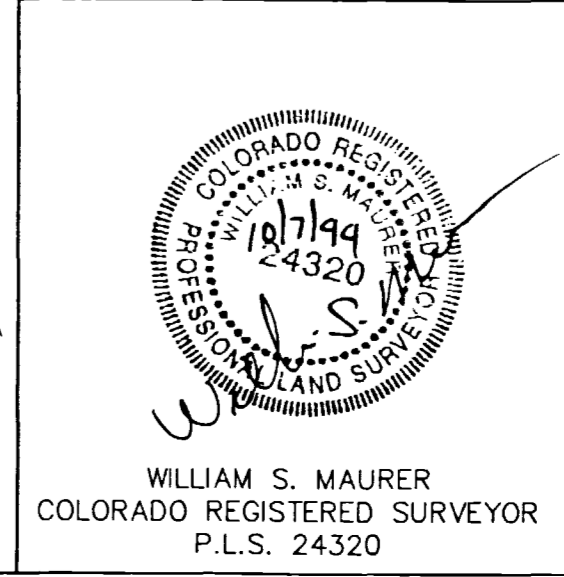
WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ MY COMMISSION EXPIRES: August 3, 2002



**SURVEYOR'S CERTIFICATION**

I, WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF BARRON SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLAT SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.

William S. Maurer OCT. 7, 1999  
WILLIAM S. MAURER DATE



BARRON SUBDIVISION		
GRAND JUNCTION, COLORADO		
A PART OF THE SW1/4 SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO		
Applied Earth Sciences, Inc. 734 Main Street Grand Junction, CO 81501 Ph: (970) 248-3559 Fax: (970) 248-9069		
DATE: 7/99	SURVEYED BY: JW, EG	CHECKED BY: WSM
REVISION:	JOB NO.: 99031	SCALE 1"=20'
		SHEET 1 OF 1