

# NUNES MINOR SUBDIVISION

## A REPLAT OF LOT 1 & 2, HARUTUN WESTGATE MINOR SUBDIVISION

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the undersigned Bruce and Karon Nunes Living Trust are the owners of that real property as described in Book 2462 at Page 156 of the records of the Mesa County Clerk and Recorder, situated in the SW 1/4 of Section 31, Township 1 North Range 1 West of the Ute Meridian Mesa County, Colorado being more particularly described as follows

Lots 1 and 2, Harutun Westgate Minor Subdivision, Mesa County, Colorado

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

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 12 day of Nov, 1999

*Bruce Nunes Trustee*  
Bruce Nunes Trustee

*Karon Nunes Trustee*  
Karon Nunes Trustee

Lienholder

Bank of Grand Junction  
Agent *Mark M. Haase*  
V.P.

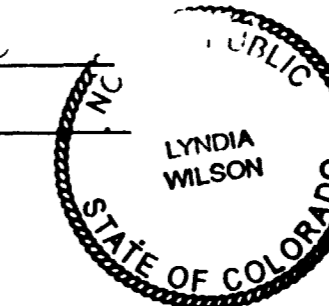
STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 12 day of Nov, 1999, by Bruce Nunes and Karon Nunes, Trustees

My commission expires 10-07-2003

Witness my hand and official seal: *Lyndia Wilson*  
Notary Public

Address 2415 F Road Grand Junction, Co 81505



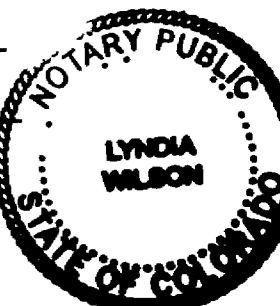
STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 12 day of Nov, 1999 by The Bank of Grand Junction, Agent *Mark M. Haase* V.P.

My commission expires 10-07-2003

Witness my hand and official seal: *Lyndia Wilson*  
Notary Public

Address 2415 F Road Grand Junction Co 81505



### CITY APPROVAL

This plat of HARUTUN WESTGATE MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 12th day of November, 1999

*Shari Dehan*  
City Manager

*Gene Kinsey*  
City Mayor

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 1:32 o'clock PM this 17 day of December A.D. 1999, and is duly recorded in Plat Book No. 17, Page 219

Fee \$ 10.00

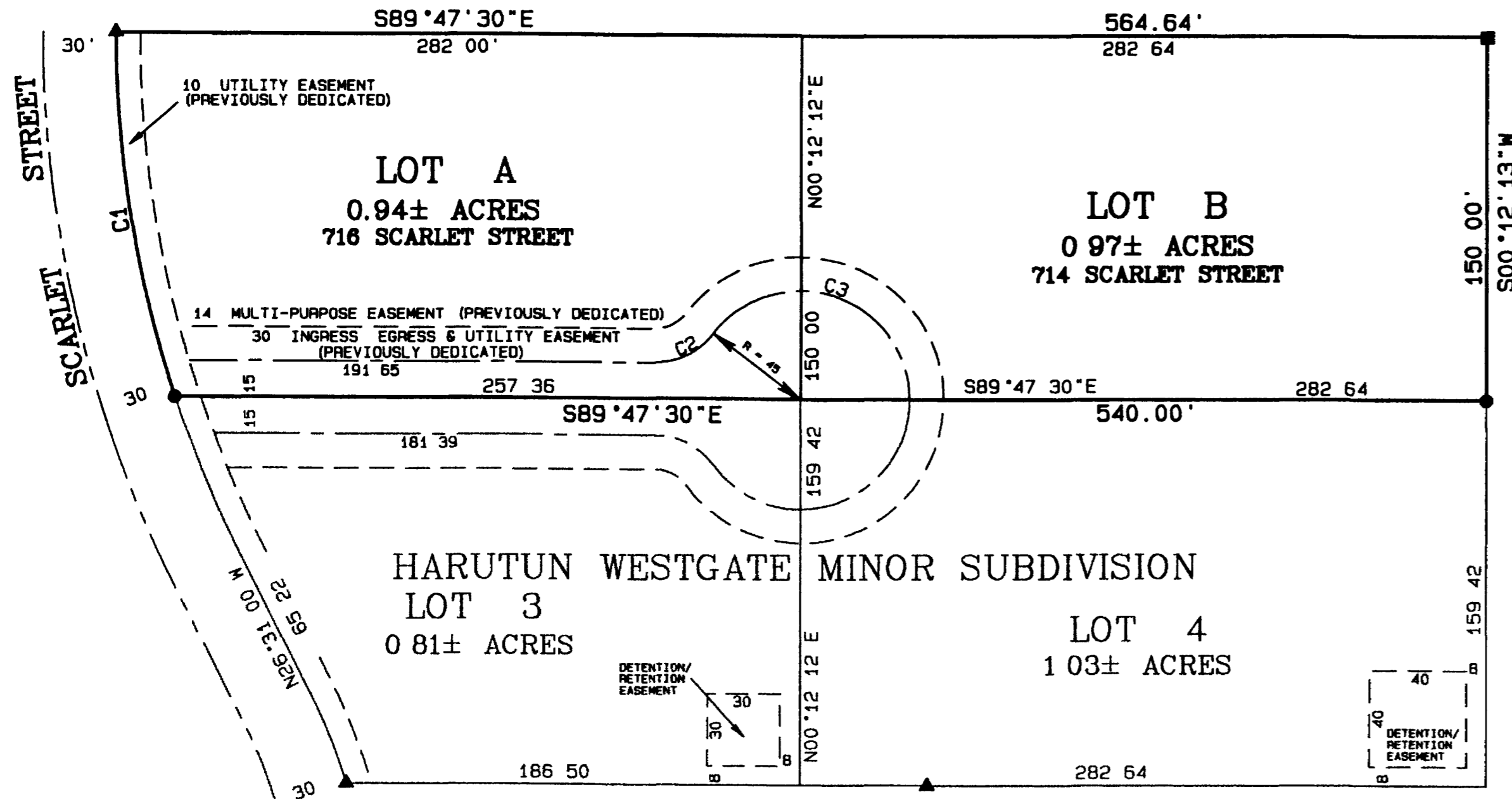
Reception No 1930454

\_\_\_\_\_  
Clerk and Recorder

\_\_\_\_\_  
Deputy

C	DELTA	RADIUS	ARC	CH BRG	CHORD
C1	18°14'57"	479.29	152.66	N09°07'29"W	152.01
C2	53°07'48"	30.00	27.82	S63°38'36"W	26.83
C3	143°07'48"	45.00	112.41	S71°21'24"E	85.38

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.



### SURVEYOR'S CERTIFICATE

I, Michael M. Drissel, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.

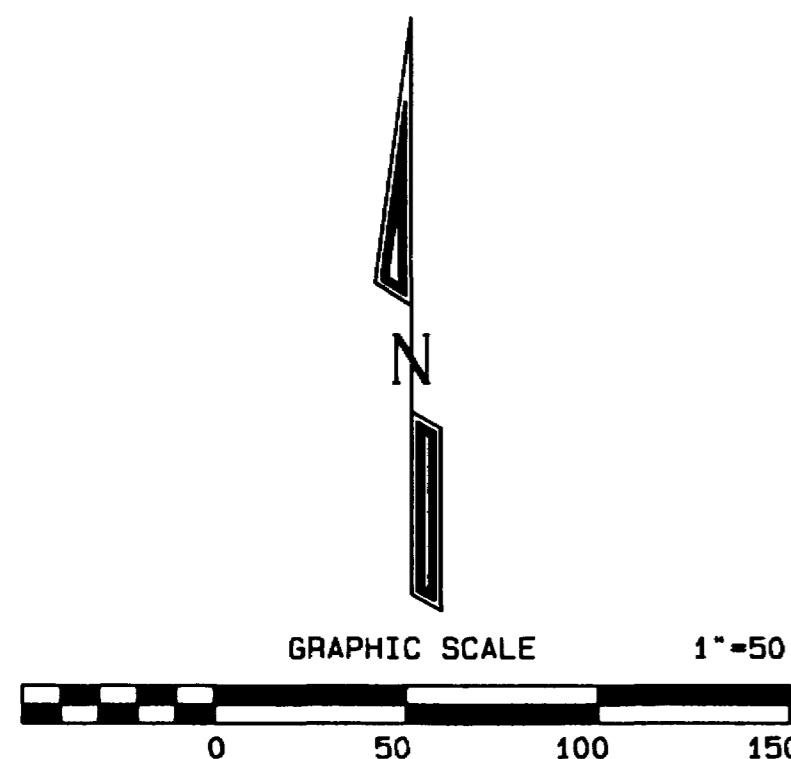


11-4-99  
Date

### LEGEND

- ▲ FD #5 REBAR W/PLASTIC CAP MARKED LUKE LS 14115
- FD #5 REBAR SEVERLY BENT REPLACED W/#5 REBAR W/2" ALUM CAP STAMPED D H SURVEYS LS 20677
- FD #5 REBAR W/2" ALUM CAP STAMPED D H SURVEYS LS 20677

NOTE EXTERIOR CORNERS ARE SET IN CONCRETE



**NUNES MINOR SUBDIVISION**  
A REPLAT OF LOT 1 & 2, HARUTUN WESTGATE MINOR SUB.  
A PORTION OF THE SE 1/4 SW 1/4, SEC. 31, T1N, R1W, U.M.

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By M W D	Checked By S L H	Job No 366-97-01A
Drawn By TMODEL	Date SEPT 1997	Sheet 1 OF 1