

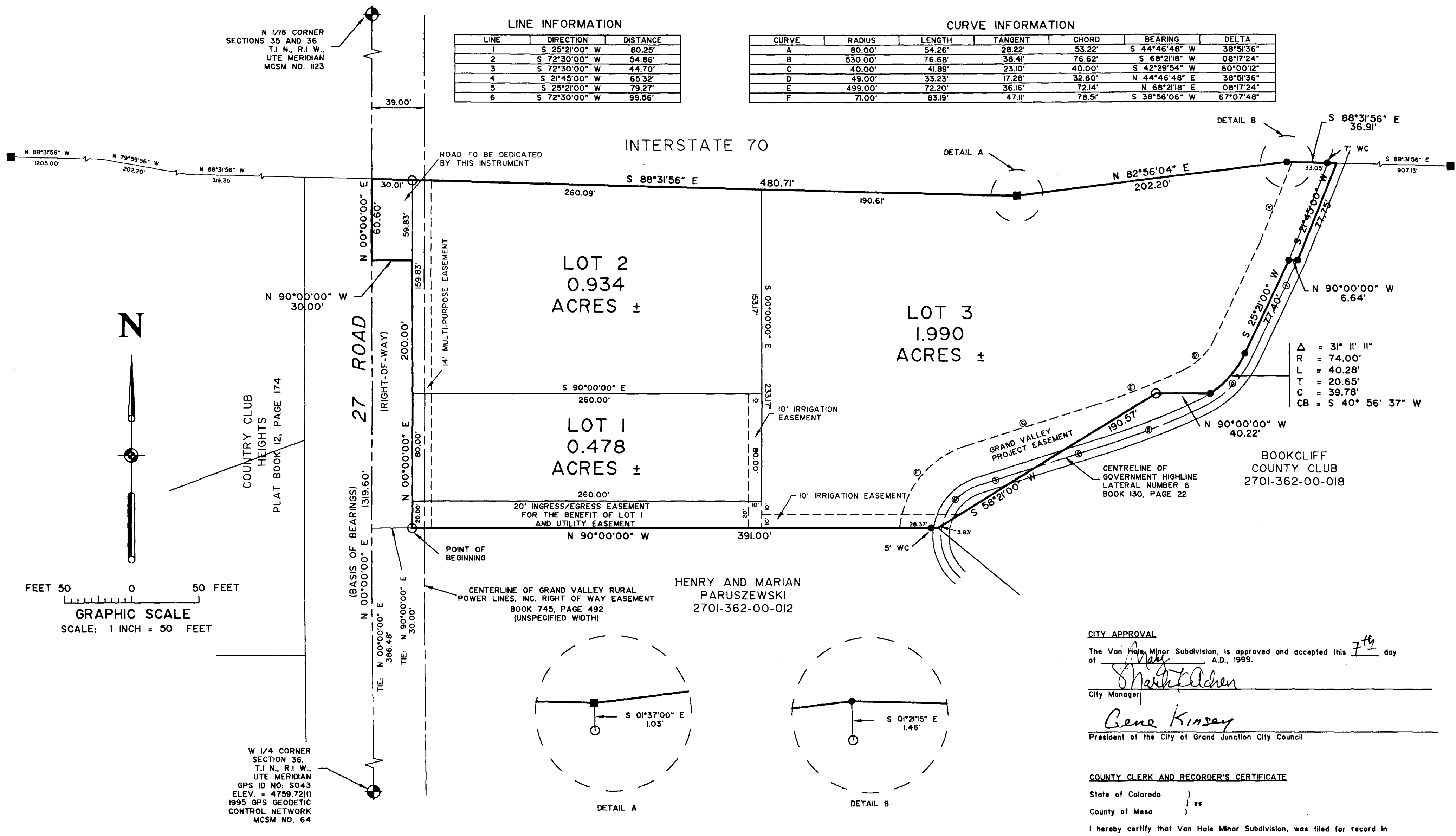
**VAN HOLE MINOR SUBDIVISION**  
 LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 36,  
 T.1 N., R.1 W., U.M., MESA COUNTY, COLORADO

**LINE INFORMATION**

LINE	DIRECTION	DISTANCE
1	S 25°21'00" W	80.25'
2	S 72°30'00" W	54.86'
3	S 72°30'00" W	44.70'
4	S 21°48'00" W	63.32'
5	S 25°21'00" W	79.27'
6	S 72°30'00" W	99.56'

**CURVE INFORMATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	80.00'	54.26'	28.22'	53.22'	S 44°46'48" W	38°51'36"
B	530.00'	76.68'	38.41'	76.62'	S 68°21'18" W	08°17'24"
C	40.00'	41.89'	23.10'	40.00'	S 42°29'54" W	60°00'12"
D	49.00'	33.23'	17.28'	32.60'	N 44°46'48" E	38°51'36"
E	499.00'	72.20'	36.16'	72.14'	N 68°21'18" E	08°17'24"
F	71.00'	83.19'	47.11'	78.51'	S 38°56'06" W	67°07'48"



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Larry M. Van Hole and Sheryl Ann Van Hole being the sole owners of the property described in the instrument recorded in Book 2487, at Page 665 and 666 in the records of the office of the Mesa County Clerk and Recorder, does hereby plat a portion of said real property under the name and style of Van Hole Minor Subdivision, a part of the City of Grand Junction, County of Mesa, State of Colorado, in accordance with the plat shown hereon:

**DESCRIPTION OF VAN HOLE MINOR SUBDIVISION**

A tract of land located in the SW 1/4 of the NW 1/4 of Section 36, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning at the southwesterly corner of Van Hole Minor Subdivision, which bears N 00° 00' 00" E, 386.48 feet and N 90° 00' 00" E, 30.00 feet from the W 1/4 corner of Section 36, Township 1 North, Range 1 West, Ute Meridian and considering the west line of the SW 1/4 of the NW 1/4 of said Section 36 to bear N 00° 00' 00" E, with all other bearings contained herein relative thereto:

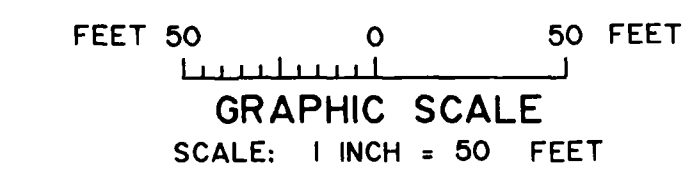
- Thence N 00° 00' 00" E, 200.00 feet;
- Thence N 90° 00' 00" W, 30.00 feet to the west line of SW 1/4 of the NW 1/4 of said Section 36;
- Thence N 00° 00' 00" E, 60.60 feet to the southerly right-of-way line of Interstate 70;
- Thence S 88° 31' 56" E, 480.71 feet along said right-of-way line;
- Thence N 82° 56' 04" E, 202.20 feet along said right-of-way line to the center Government Highline Lateral Number 6;
- Thence S 21° 48' 00" W, 77.75 feet along said center of lateral;
- Thence N 90° 00' 00" W, 6.64 feet to the westerly bank of Government Highline Lateral Number 6;
- Thence S 25° 21' 00" W, 77.40 feet along said bank;
- Thence southwesterly 40.28 feet along the arc of a circular curve to the right with a radius of 74.00 feet, a delta of 31° 11' 11" and a chord bearing S 40° 56' 37" W, 39.78 feet;
- Thence N 90° 00' 00" W, 40.22 feet;
- Thence S 58° 21' 00" W, 190.57 feet;
- Thence N 90° 00' 00" W, 391.00 feet to the point of beginning.

Van Hole Minor Subdivision as described above contains 3.443 acres more or less.

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

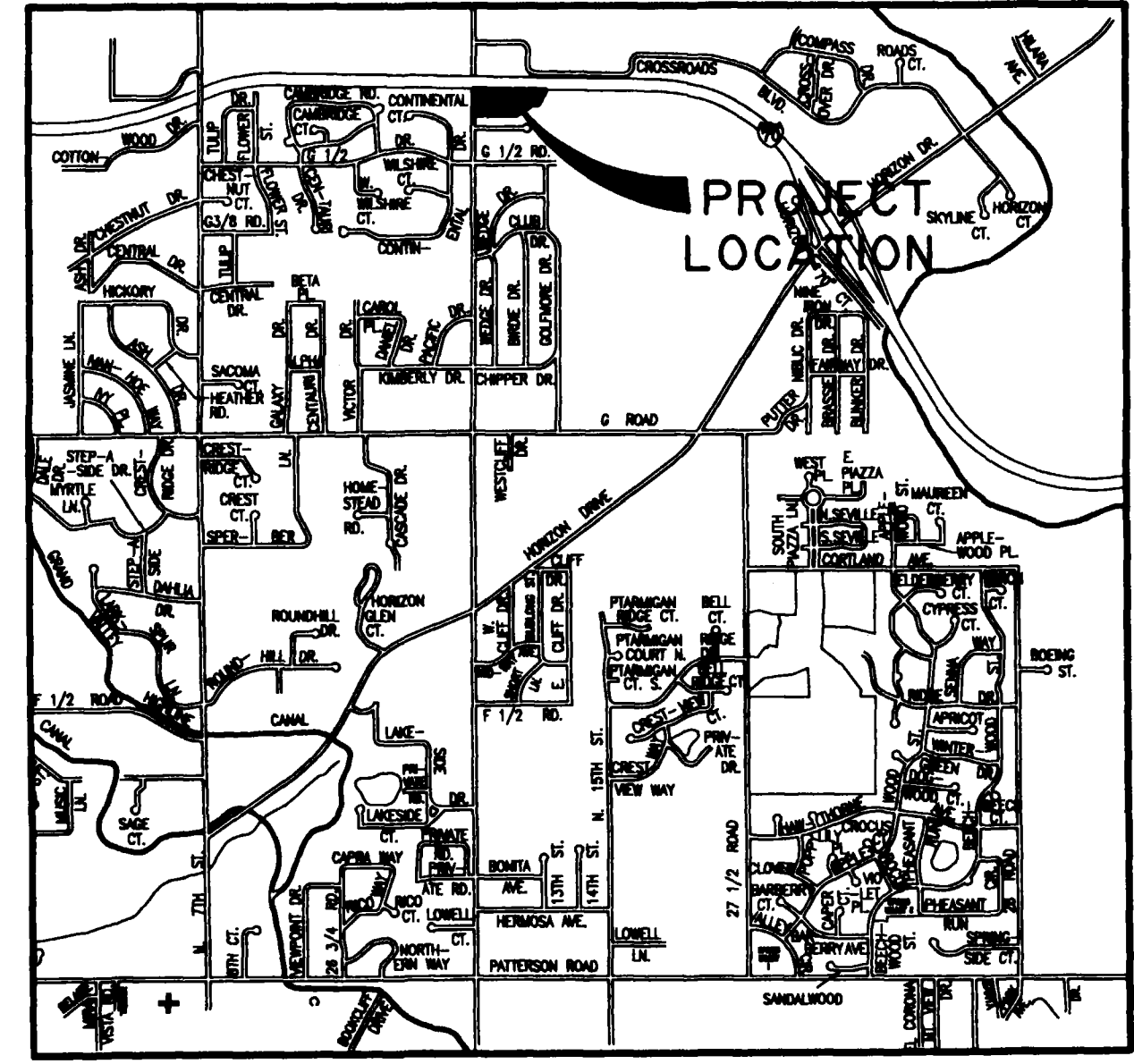
- All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;
- All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.
- All Multi-Purpose Easements to the City of Grand Junction for the use of 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 plat as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;
- All Grand Valley Project Easements to the U.S./GVWUA, its successors and assigns, for the installation, maintenance of irrigation and drainage facilities.
- Ingress/Egress Easements to the owners of Lot 1 as perpetual easements for ingress and egress purposes for the use by said lot owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire police, and emergency vehicles.

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 plat 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.



**AREA SUMMARY**

LOTS	3.402 AC. ±	98.8%
ROADS	0.041 AC. ±	1.2%
<b>TOTAL</b>	<b>3.443 AC. ±</b>	<b>100%</b>



**VICINITY MAP**

- NOTES:**
- 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
  - BASIS OF BEARINGS:** The line between the W 1/4 corner and N 1/6 corner, both of Section 36, Township 1 North, Range 1 West, Ute Meridian having a bearing of N 00° 00' 00" E, as shown on the instrument as recorded in Book 2487, Page 665 and 666 in the records of the Mesa County Clerk and Recorder. Monuments on this line are indicated as shown on this Plat.
  - BASIS OF BENCHMARKS:** GPS ID NO: S043 of 1995 GPS Geodetic Control Network, Mesa County Survey Marker No. 64, W 1/4 corner Section 36, T.1 N., R.1 W., Ute Meridian, Elevation = 4759.72 feet.
  - Existing property corners which were recovered during this survey which were within 0.25 feet of the position of record were accepted as being in the proper location as shown by record.

**CITY APPROVAL**

The Van Hole Minor Subdivision, is approved and accepted this 7<sup>th</sup> day of January, 1999.

*Shari A. Alden*  
City Manager

*Gene Kinsey*  
President of the City of Grand Junction City Council

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

State of Colorado )  
 County of Mesa ) ss

I hereby certify that Van Hole Minor Subdivision, was filed for record in the office of the County Clerk and Recorder of Mesa County at 2:34 P.M. on the 20<sup>th</sup> day of January, A.D. 1999 in Plat Book No. 17 Page No. 255 Reception No. 1936251 Drawer No. II-43 Fees 10.00

**LIEN HOLDER'S CERTIFICATE**

Mesa National Bank, having property interests in or encumbrances upon the property involved approve this plat of Van Hole Minor Subdivision, this 19<sup>th</sup> day of January, A.D. 1999.

*R. J. [Signature]* V.P.

**ACKNOWLEDGEMENT OF LIEN HOLDER**

State of Colorado )  
 County of Mesa ) ss

On this 19<sup>th</sup> day of January, A.D. 1999, before me the undersigned officer, personally appeared Roxie A. Travis and acknowledged that he executed the foregoing Certificate of Lien Holder, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires August 9, 1999

*Roxie A. Travis*  
Notary Public

**ACKNOWLEDGEMENT OF OWNERSHIP**

State of Colorado )  
 County of Mesa ) ss

On this 19<sup>th</sup> day of April, A.D. 1999, before me the undersigned officer, personally appeared Larry M. Van Hole and Sheryl Ann Van Hole as owners of Van Hole Minor Subdivision and acknowledged that they executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires August 9, 1999

*Sheryl Ann Van Hole*  
Notary Public

**SURVEYOR'S CERTIFICATE**

I, Dean E. Ficklin, an employee of Banner Associates, Inc. and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of the Van Hole Minor Subdivision shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 8 day of April, A.D. 1999.

*Dean E. Ficklin*  
P.L.S., 19597

**VAN HOLE  
 MINOR SUBDIVISION**  
 LOCATED IN THE SW 1/4, NW 1/4 OF  
 SECTION 36, T.1 N., R.1 W., UTE MERIDIAN,  
 MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.  
 GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 50'	8367-74	4-8-99	1 of 1