

# NORTHSTAR II

Part of the NW1/4 SW1/4 NW1/4 of Section 6, T1S, R1E, Ute M.  
Mesa County, Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned PEAK CONSTRUCTION SPECIALISTS, INC., a Colorado Corporation is the owner of that real property being part of the NW 1/4 SW 1/4 NW 1/4 of Section 6, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado. Ownership is witnessed by instruments recorded in Book 2627 at Pages 759 & 760. That portion of real property being part of this dedication is described as follows:

Commencing at the Northwest corner of the Southwest quarter of the Northwest quarter of Section 6, Township 1 South, Range 1 East, Ute Meridian, thence South 00°00'00" West, 168.00 feet along the West boundary of said Section 6 to the POINT OF BEGINNING. Thence South 89°45'00" East, 634.93 feet; thence South 00°01'05" East, 246.23 feet along the East boundary of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 6, thence North 89°47'00" West, 635.00 feet; thence North 00°00'00" East, 246.60 feet along centerline of 28 Road to the point of beginning.

The above parcel, as described, contains 3.76 acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as: NORTHSTAR II, a subdivision of the County of Mesa and State of Colorado.

That said owner does hereby dedicate to the Public Utilities and/or the City of Grand Junction those portions of real property being used as multi-purpose easements needed for the installation and maintenance of utilities, including but not limited to water, sewer, storm drain, gas, electric and telephone lines; together with the right to trim interfering trees and brush; with non-exclusive users right of ingress and egress for the maintenance of driveways, historic irrigation and drainage ditches. Such easements and rights shall be utilized in a reasonable and prudent manner.

That said owner does hereby dedicate all drainage and irrigation easements to the Northstar Homowners Association their successors and assigns, for the installation, operation, and maintenance of irrigation and drainage facilities.

That said owner does hereby dedicate all Grand Valley Project easements to the Grand Valley Water Users Association/USA, their successors and assigns, for the installation, operation, and maintenance of the Grand Valley Project irrigation facilities.

That said owner does hereby dedicate and/or set apart all of the roads shown on this plat for the use of the public forever. That all expense for road or driveway improvements shall be furnished by the seller or purchaser, not by the City of Grand Junction.

That said owner does hereby certify that to his knowledge no liens exist against the property being dedicated hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 21<sup>st</sup> day of January, A.D., 2000.

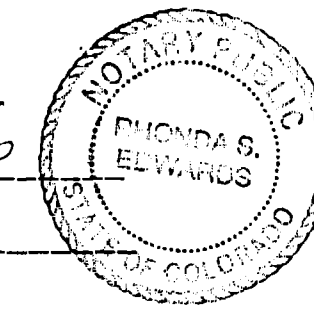
PEAK CONSTRUCTION SPECIALISTS, INC.,  
a Colorado Corporation

By: Milo D. Johnson  
Milo D. Johnson, President

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of January, A.D., 2000.

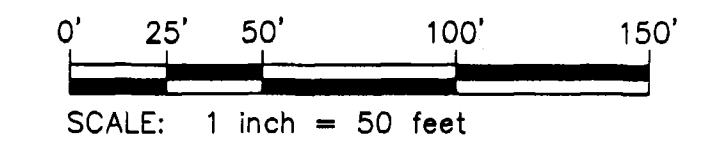
Witness my hand and official seal. Conda S. Edwards  
Notary Public  
My commission expires: September 20, 2001



CLERK AND RECORDER'S CERTIFICATE  
I hereby certify that this instrument was filed for record in my office at 3:11 o'clock P.M. on this 28<sup>th</sup> day of January, A.D. 2000 and was recorded as reception number 1937150 in Plat Book 17 on Page 259 Drawer No. II-47

Mesa County Clerk and Recorder Deputy Fees: \$ 10.00

CITY APPROVAL  
This plat of NORTHSTAR II, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 26<sup>th</sup> day of January, A.D., 2000.  
Mark Kleber City Manager Gene Bunsay President of Council



- LEGEND
- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
  - FOUND NO.5 REBAR W/ I.D. CAP "AS NOTED"
  - ◇ FOUND NO.5 REBAR W/ I.D. CAP "PLS 24943"
  - SET NO.5 REBAR W/ ALUM. I.D. CAP "MAP SURVEYS-PLS 11980"
  - ┆ SET NO.5 REBAR W/I.D. CAP "MAP SURVEYS-PLS 11980"
  - CONCRETE PLACED OR FOUND AROUND MONUMENT

SURVEYOR'S CERTIFICATE  
I, Millard Walter Eldridge, do hereby certify that the survey as represented by this plat was done by me, or under my direct supervision, responsibility, and checking, and that the survey and plat are correct to the best of my knowledge and belief.

Millard Walter Eldridge  
1-14-2000  
Date of Certification

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 certification shown hereon.

Research for rights-of-way, easements and encumbrances by Abstract & Title Co. of Mesa County, Inc.- Ref. No. 00900301 C.

FINAL PLAT  
PeAK Construction Specialists Inc.  
NORTHSTAR II  
NW4 SW4 NW4 Sec.6, T1S, R1E, Ute M.  
DATE: December 17, 1999 SCALE: 1" = 50'  
**MAP Surveys, Inc.**  
MAPPING - PLANNING - SURVEYING  
P.O. BOX 290, MESA, COLORADO 81643  
(970)268-5851 FAX (970)268-5532

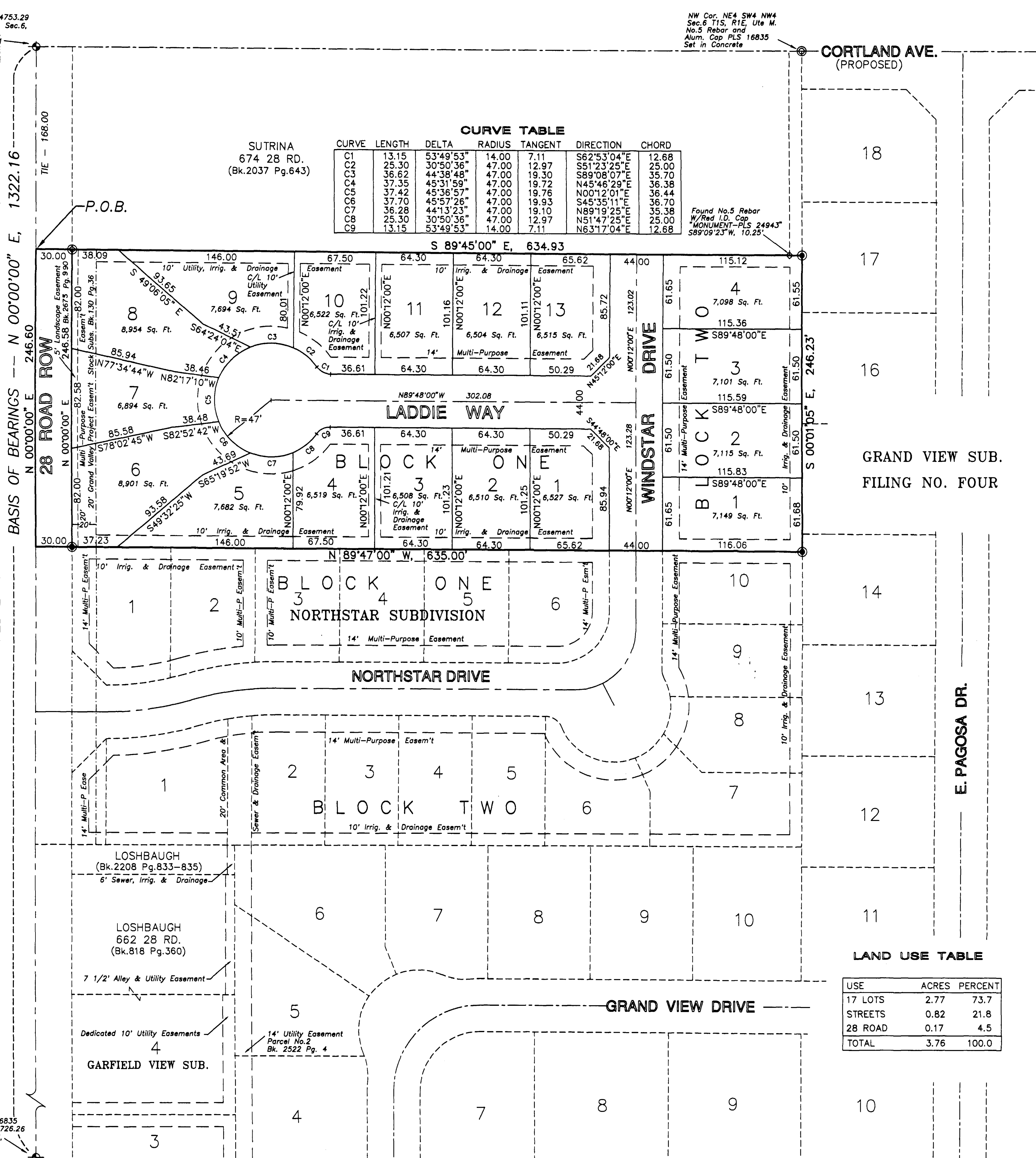
SUTRINA  
674 28 RD.  
(Bk.2037 Pg.643)

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	13.15	53°49'53"	14.00	7.11	S62°53'04"E	12.68
C2	25.30	30°50'36"	47.00	12.97	S51°23'25"E	25.00
C3	36.62	44°38'48"	47.00	19.30	S89°08'07"E	35.70
C4	37.35	45°31'59"	47.00	19.72	N45°46'29"E	36.38
C5	37.42	45°36'57"	47.00	19.76	N00°12'01"E	36.44
C6	37.70	45°57'26"	47.00	19.83	S45°35'11"E	36.70
C7	36.28	44°13'23"	47.00	19.10	N89°19'25"E	35.38
C8	25.30	30°50'36"	47.00	12.97	N51°47'25"E	25.00
C9	13.15	53°49'53"	14.00	7.11	N63°17'04"E	12.68

Found No.5 Rebar W/Red I.D. Cap "MONUMENT-PLS 24943" S89°09'23"W, 10.25'

NW Cor. NE4 SW4 NW4  
Sec.6 T1S, R1E, Ute M.  
No.5 Rebar and  
Alum. Cap PLS 16835  
Set in Concrete

CORTLAND AVE.  
(PROPOSED)



LAND USE TABLE

USE	ACRES	PERCENT
17 LOTS	2.77	73.7
STREETS	0.82	21.8
28 ROAD	0.17	4.5
TOTAL	3.76	100.0



BENCH MARK  
USGS DATUM = 4753.29  
NW Cor. SW4NW4 Sec.6,  
T1S, R1E, Ute M.  
MCSM No. 614-

No.5 Rebar w/2"  
Alum. Cap-PLS 16835  
USGS DATUM = 4726.26  
W 1/4 Cor. Sec.6,  
T1S, R1E, Ute M.