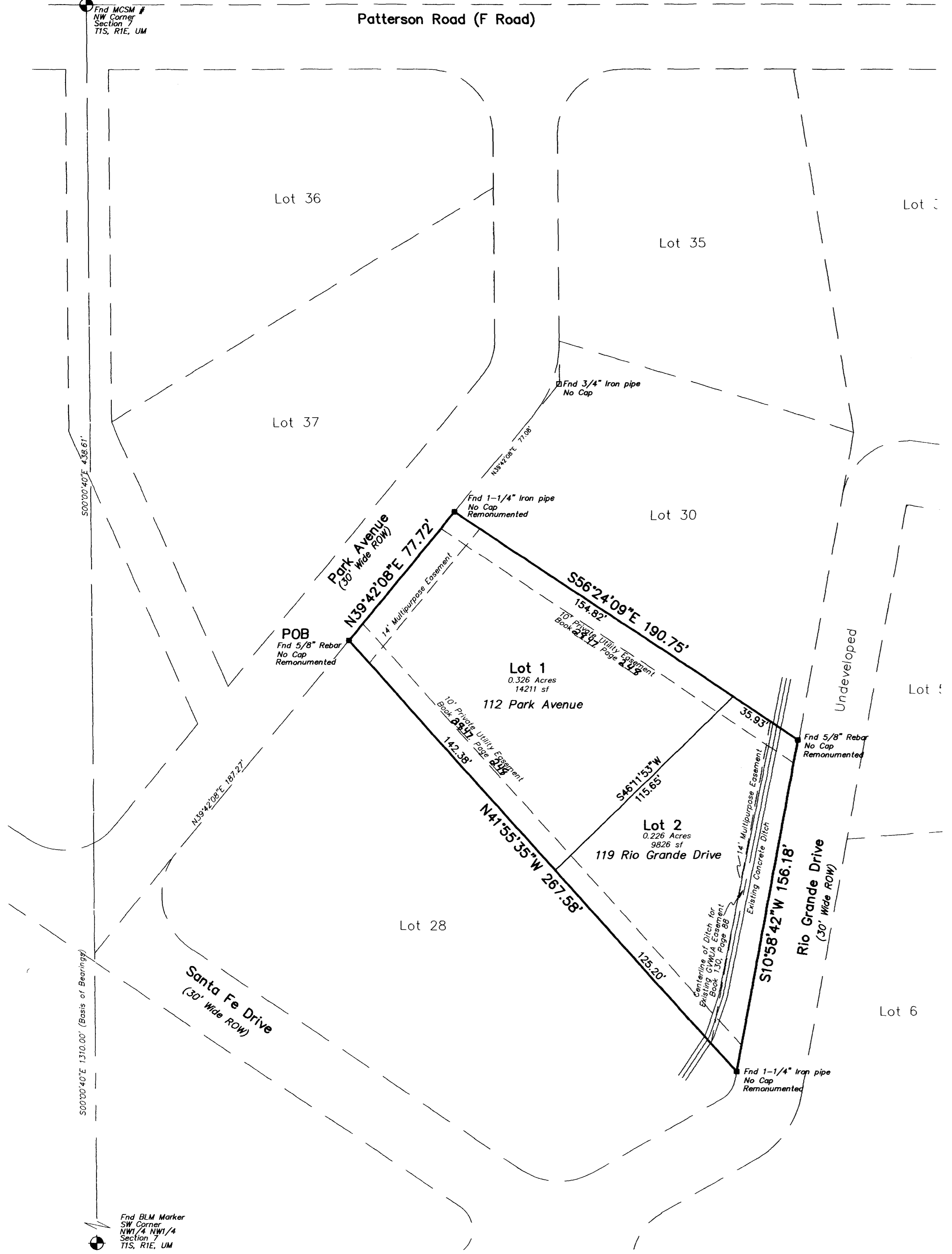


# CURRIEWOOD SUBDIVISION

## A REPLAT OF LOT 29, MANTEY HEIGHTS SUBDIVISION



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Marilyn J. Wood is the owner of that real property located in part of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:  
(Deed Book 2732, Page 806.)

LOT 29, MANTEY HEIGHTS SUBDIVISION, as shown in Plat Book 7, Page 26A, of the Mesa County records.

That said owners have caused the real property to be laid out and platted as CURRIEWOOD SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat of CURRIEWOOD SUBDIVISION.

All Private Utility Easements to the owners of Lots 1 and 2 for the use of utilities as non-exclusive perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities, as recorded in Book 2747, Page 248, Mesa County records.

All Multipurpose Easements to the City of Grand Junction for the use of City approved: utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All easements include the right of ingress and egress on, along, over, under, 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/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or 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, Marilyn J. Wood, has caused her name to be hereunto subscribed this 14<sup>th</sup> day of Feb, A.D. 2001.

by: Marilyn J. Wood  
Marilyn J. Wood

### NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Marilyn J. Wood this 14<sup>th</sup> day of February, 2001.

Witness my hand and official seal:

Patrick R. Green  
Notary Public  
My Comm. Exp. 7-8-2003

### GENERAL NOTES:

There will be no Declaration of Covenants and Restrictions recorded with this subdivision.

Basis of bearings is the West line of the NW1/4 of Section 7 which bears North 00 degrees 00 minutes 40 seconds East, a distance of 1310.00 feet, as established by GPS observation. Monuments on this line are a Mesa County Survey at the NW corner of the NW1/4 NW1/4 and a BLM Marker at the SW corner of the NW1/4 NW1/4 of said Section 7.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Meridian Land Title, L.L.C., Policy No. 100 1857, dated July 25, 2000.

Rotate the original plat of Mantey Heights counter-clockwise 00 degrees 10 minutes 20 seconds to match this map.

The GVWUA easement for Lateral 1 is established by document recorded in Book 130, Page 88. The width of the easement is not defined as to an exact width. The easement width is dependent on equipment needed to service the ditch. The location of the easement is defined by the physical centerline of the ditch as it exists at any time.

### CITY OF GRAND JUNCTION APPROVAL

This plat of CURRIEWOOD SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 22 day of FEBRUARY, A.D., 2001.

City Manager: David VanDyke  
President of City Council: Gene Ramsey

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 9:07 o'clock

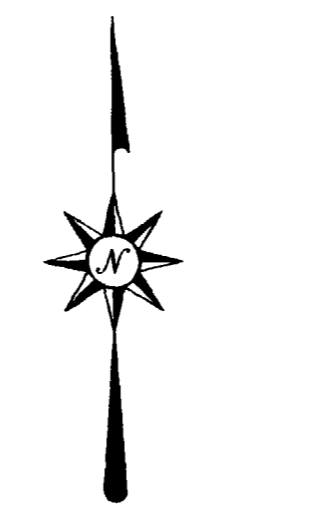
A.M., May, A.D., 2001, and was duly recorded in Plat Book 18.

Page No. 145 Reception No. 1995254 Drawer No. 00-115 Fees: 10.00

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

By: \_\_\_\_\_  
Deputy

**Lienholder's ratification** of plat document recorded at Book 2792, Page 592, Mesa County Clerk & Recorders records.



### LEGEND

- ◆ ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED
- MEASURED
- (Calc) CALCULATED
- (R) RECORDED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

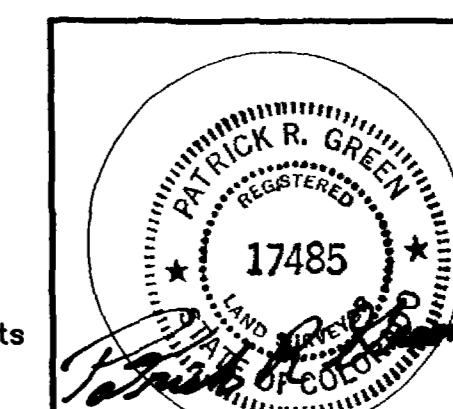
### SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of CURRIEWOOD 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 plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified Feb 14, 2001

### AREA SUMMARY

LOTS	= 0.550 Acres	100.00%
TOTAL	= 0.550 Acres	100.00%



**CURRIEWOOD SUBDIVISION**  
A REPLAT OF LOT 29  
MANTEY HEIGHTS SUBDIVISION  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

**LANDesign**  
ENGINEERS SURVEYORS PLANNERS  
244 North 7th Street  
GRAND JUNCTION, COLORADO 81501 (970) 246-4099

PATRICK R. GREEN  
COLORADO PROFESSIONAL LAND SURVEYOR  
P.L.S. No. 17485

PROJ. NO. 2000-97	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Feb., 2001	PK	RSK		1	1

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.