

# PAUL B. BOYD MINOR SUBDIVISION

## FINAL PLAT

LINE / CURVE TABLE

LINE	ARC	CHD BRNG	RADIUS	DELTA	CHORD
L1	26.20	S31°12'03"W			
L2	27.16	S20°08'11"W			
C1	44.23	N48°42'17"E	343.31	7°22'55"	44.20
C2	152.86	N65°09'04"E	343.31	25°30'39"	151.60
C3	42.02	N61°24'47"E	343.31	7°00'48"	42.00

CENTER 1/4 COR.  
SEC. 26, T1N, R1W, UM  
MCSM #200-1

COURSES OF LEACH CREEK  
by field survey of Oct. 3, 2001

LINE	BEARING	DISTANCE
LL1	S38°40'57"W	6.65'
LL2	S60°48'03"W	13.02'
LL3	S57°31'35"W	21.49'
LL4	S68°56'56"W	36.72'
LL5	S29°36'28"W	45.68'
LL6	S27°33'05"W	38.29'
LL7	S23°01'33"W	38.87'
LL8	S18°53'45"W	35.62'
LL9	S36°34'51"W	24.21'
LL10	S30°45'30"W	21.77'
LL11	S56°42'30"W	21.03'
LL12	S75°40'08"W	39.60'
LL13	S75°38'57"W	25.05'
LL14	N63°18'50"W	27.51'
LL15	S80°36'21"W	37.74'
LL16	S73°32'36"W	29.76'
LL17	S74°12'59"W	25.08'
LL18	S67°28'28"W	27.64'
LL19	S68°51'22"W	28.32'
LL20	S71°23'43"W	29.54'
LL21	S72°37'51"W	27.44'
LL22	S52°06'01"W	25.93'
LL23	S17°18'06"W	26.11'
LL24	S18°02'24"W	33.17'
LL25	S05°18'26"W	30.10'
LL26	S11°52'54"E	24.03'
LL27	S05°12'13"E	26.36'
LL28	S10°41'33"E	25.09'
LL29	S01°07'58"E	29.44'
LL30	S00°37'03"W	23.94'
LL31	S23°21'46"E	62.63'
LL32	S25°54'31"E	27.29'
LL33	S07°50'17"E	31.81'
LL34	S09°46'36"E	19.71'
LL35	S19°18'57"W	23.87'

NOTE: Leach Creek, as the boundary of a portion of this plat and the adjoiners, is recognized as a "natural monument". Natural monuments are defined by Black's Law Dictionary as: "Objects permanent in character which are found on the land as they were placed by nature, such as streams..." Courts have held that streams may constitute natural monuments. Courts have also made the distinction that natural monuments control over artificial monuments. This leads to the conclusion that C.R.S. 38-51-104(3) (a) regarding the setting of reference monuments when boundary markers can not be set due to water is referring to a situation where water is covering a boundary corner and not in a situation such as on this plat where the water actually constitutes the boundary.

NOTE: The flood plain data shown hereon was supplied by the City of Grand Junction.

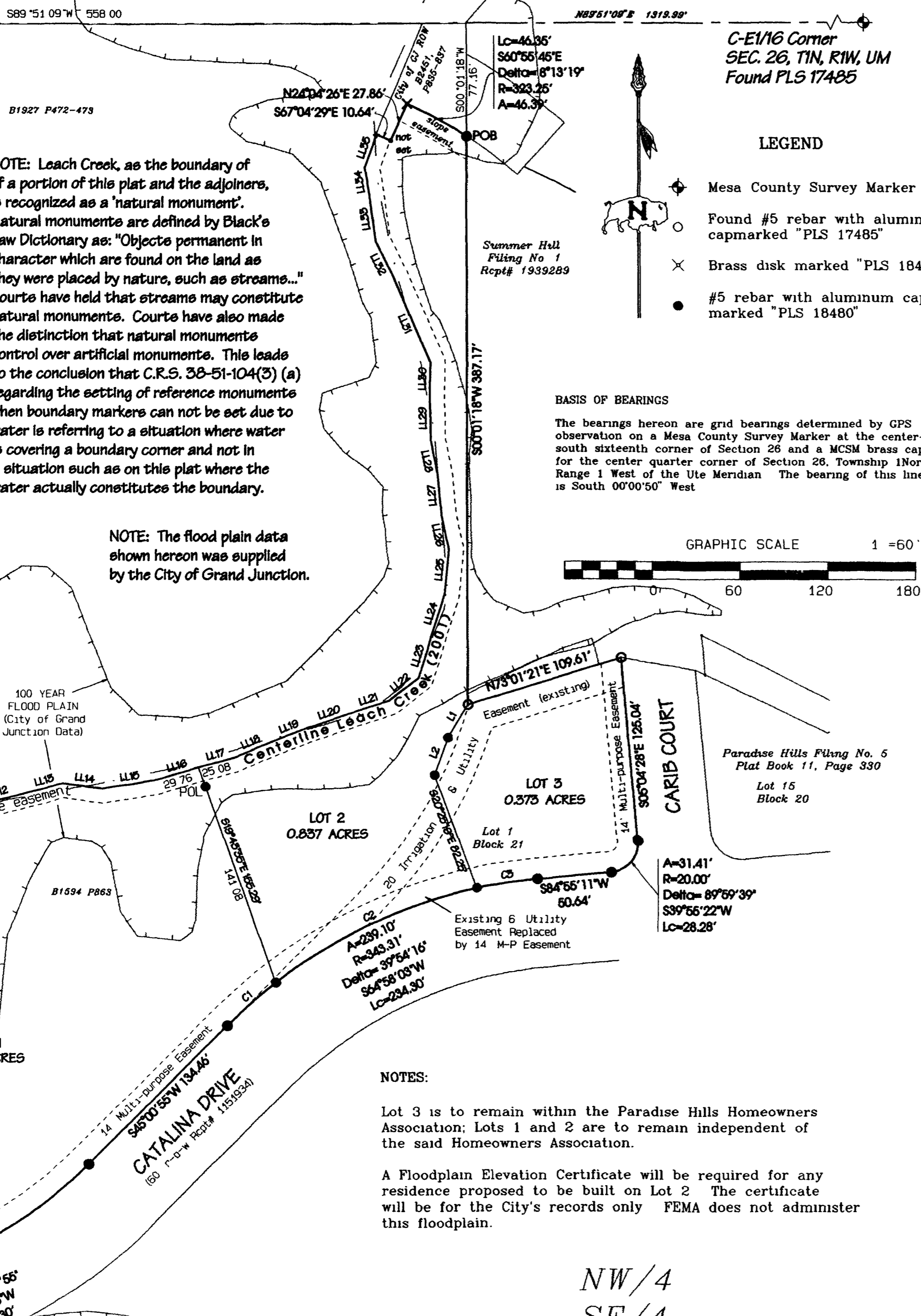
BASIS OF BEARINGS

300°00'50" W 131°19'82"

26.5 ROAD

40.00

C-S116 CORNER  
SEC. 26, T1N, R1W, UM  
MCSM #199-1



NOTES:

Lot 3 is to remain within the Paradise Hills Homeowners Association; Lots 1 and 2 are to remain independent of the said Homeowners Association.

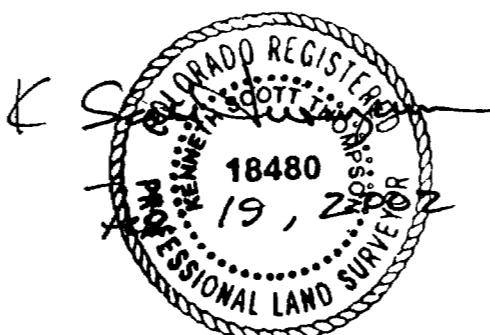
A Floodplain Elevation Certificate will be required for any residence proposed to be built on Lot 2. The certificate will be for the City's records only. FEMA does not administer this floodplain.

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of PAUL B. BOYD MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the 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 to the best of my knowledge and belief.

Kenneth Scott Thompson,  
Colorado PLS 18480

NW/4  
SE/4



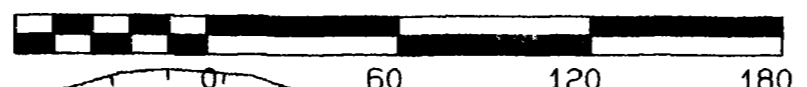
LEGEND

- Mesa County Survey Marker
- Found #5 rebar with aluminum cap marked "PLS 17485"
- Brass disk marked "PLS 18480"
- #5 rebar with aluminum cap marked "PLS 18480"

BASIS OF BEARINGS

The bearings hereon are grid bearings determined by GPS observation on a Mesa County Survey Marker at the center-south sixteenth corner of Section 26 and a MCSM brass cap for the center quarter corner of Section 26, Township 1 North, Range 1 West of the Ute Meridian. The bearing of this line is South 00°00'50" West.

GRAPHIC SCALE 1" = 60'



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Glenn A. McClelland and Karen L. McClelland, and Rodney A. Martinez and Susan E. Martinez are the owners of certain real property described in Book 1594 at Page 863 (McClellands) and in Book 1658 at Page 953 (Martinez, Lot 1 in Block 21 of Paradise Hills, Filing No. 5), all in the County of Mesa, State of Colorado, located in the northwest quarter of the southeast quarter of Section 26, Township 1 North, Range 1 West of the Ute Meridian, said property being more particularly described as follows:

Commencing at the center quarter corner of said Section 26 whence the center-south sixteenth corner of said Section 26 bears South 00°00'50" West, both corners monumented with Mesa County Survey Markers, with all bearings herein relative thereto.  
 Thence North 89°51'09" East a distance of 558.00 feet to a point on the westerly boundary of Summer Hill Subdivision;  
 Thence along said westerly line South 00°01'18" West, a distance of 77.16 feet to the Point of Beginning;  
 Thence South 00°01'18" West, a distance of 387.17 feet,  
 Thence North 73°01'21" East, a distance of 109.61 feet,  
 Thence South 05°04'28" East, a distance of 125.04 feet,  
 Thence 31.41 feet along the arc of a 20.00 foot radius tangent curve to the right, through a central angle of 89°59'39", with a chord bearing South 39°55'22" West, a distance of 28.28 feet;  
 Thence South 84°55'11" West tangent to said curve, a distance of 50.64 feet,  
 Thence 239.10 feet along the arc of a 343.31 foot radius tangent curve to the left, through a central angle of 39°54'16", with a chord bearing South 64°58'03" West, a distance of 234.30 feet,  
 Thence 219.90 feet along the arc of a 280.00 foot radius tangent curve to the right, through a central angle of 44°59'55", with a chord bearing South 67°30'53" West, a distance of 214.30 feet,  
 Thence North 89°59'10" West tangent to said curve, a distance of 59.93 feet,  
 Thence North 00°00'50" East, a distance of 95.84 feet to the centerline of Leach Creek;  
 Thence along said centerline in a northeasterly direction to a point on the southerly line of a parcel described in Book 2451 at Page 835,  
 Thence South 67°04'29" East, a distance of 10.64 feet,  
 Thence North 24°04'26" East, a distance of 27.86 feet, to a point of cusp on a 323.25 foot radius curve concave to the southwest,  
 Thence 46.39 feet southeasterly along the arc of said curve, through a central angle of 8°13'19", with a chord bearing South 80°55'45" East, a distance of 46.35 feet;  
 Containing 2.997 acres, more or less

That said owners have by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designates the same as PAUL B. BOYD MINOR SUBDIVISION, in the City of Grand Junction, State of Colorado, and does hereby make the following dedications and grants:

All Multi-Purpose Easements are hereby granted 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;

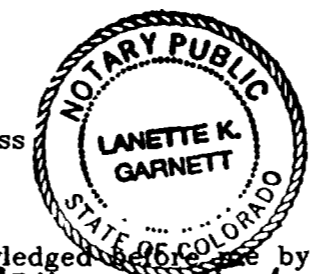
The waterway maintenance easement to the City of Grand Junction for the purpose of maintaining the natural drainage to carry storm water flows

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/Retention easements, the right to dredge, 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 owners have caused their name to be hereunto subscribed this 27th day of February, 2002

Glenn A. McClelland  
Glenn A. McClelland  
Karen L. McClelland  
Rodney A. Martinez  
Rodney A. Martinez  
Susan E. Martinez  
Susan E. Martinez

State of Colorado )  
County of Mesa )



This plat was acknowledged before me by Glenn A. McClelland and Karen L. McClelland on this 27th day of February, 2002, for the aforementioned purposes.

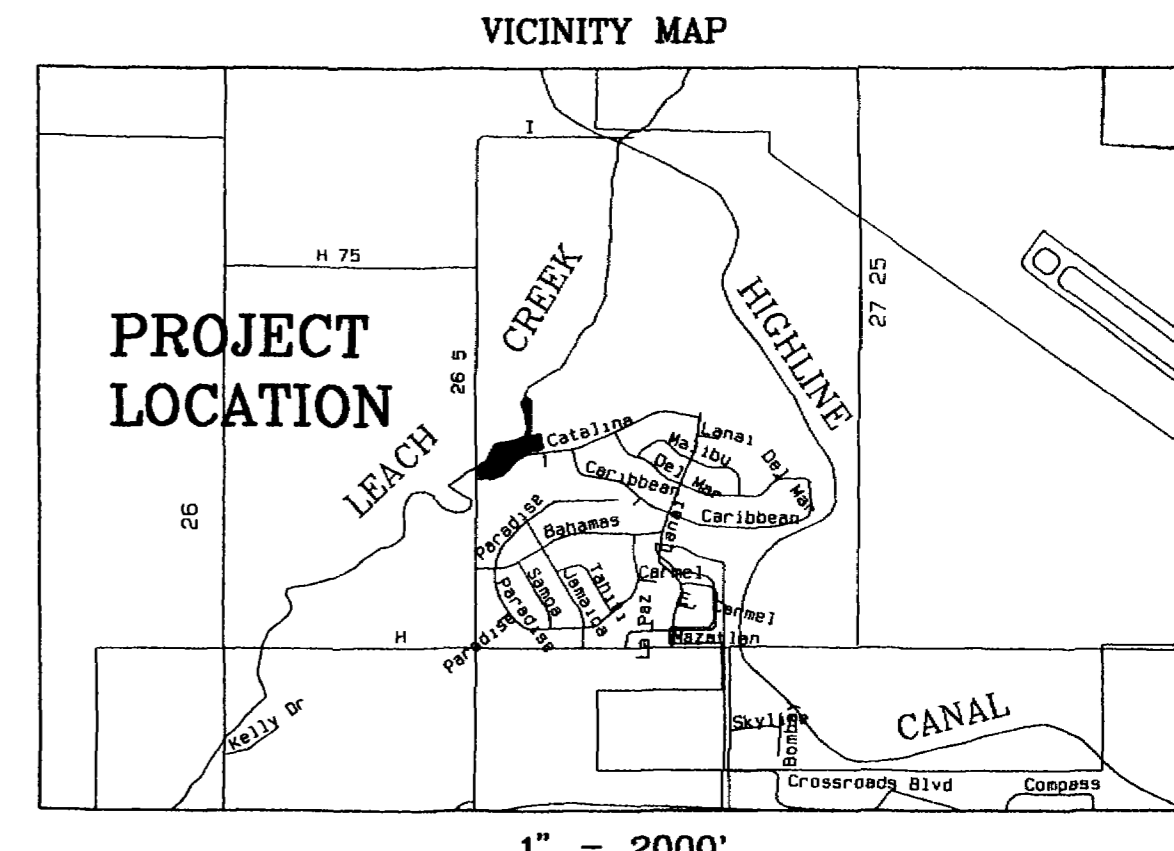
Witness my hand and official seal.  
My commission expires 02/17/06

State of Colorado )  
County of Mesa )



This plat was acknowledged before me by Rodney A. Martinez and Susan E. Martinez on this 27th day of February, 2002, for the aforementioned purposes.

Witness my hand and official seal.  
My commission expires 02/17/06



CONSENT OF MORTGAGEE  
The undersigned, having security interest in the subject property, does hereby ratify and confirm this plat.  
First Nationwide Mortgage Corporation

State of Maryland )  
County of Frederick )

The foregoing instrument was acknowledged before me by Tracy A. Holman, Vice President, this 24th day of April, 2002.

Witness my hand and official seal:  
My commission expires 9-30-02

CONSENT OF MORTGAGEE  
The undersigned, having security interest in the subject property, does hereby ratify and confirm this plat.

Washington Mutual

State of Wisconsin )  
County of Milwaukee )

The foregoing instrument was acknowledged before me by Julie Muehlen, this 24th day of April, 2002.

Witness my hand and official seal:  
My commission expires 6-13-04

CITY APPROVAL

This plat of PAUL B. BOYD MINOR SUBDIVISION, a plat of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 3rd day of April, 2002.

By: [Signature] City Manager  
Attest: Cindy Evans Martz Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, this \_\_\_\_\_ day of \_\_\_\_\_, 2002, and is duly recorded in Plat Book No \_\_\_\_\_, Page \_\_\_\_\_ as Recept No \_\_\_\_\_, Drawer No \_\_\_\_\_, Fees: \_\_\_\_\_  
Clerk and Recorder of Mesa County

**PAUL B. BOYD MINOR SUBDIVISION FINAL PLAT**  
 NW 1/4 S21/4 Sec. 26, T.1 N., R. 1 W. Ute Meridian  
**THOMPSON-LANGFORD CORPORATION**  
 829 25 1/2 ROAD - # B-210 tlgwest.com  
 Grand Junction CO 81505 (970) 243-8087  
 Date: Feb 19, 2002 Drawn: kst Checked: drs Job No. 0807-001  
 Sheet 1 of 1