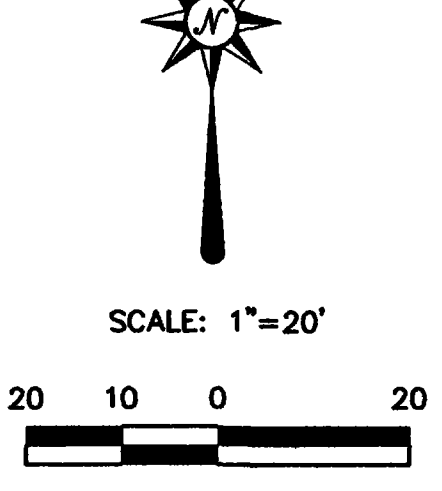
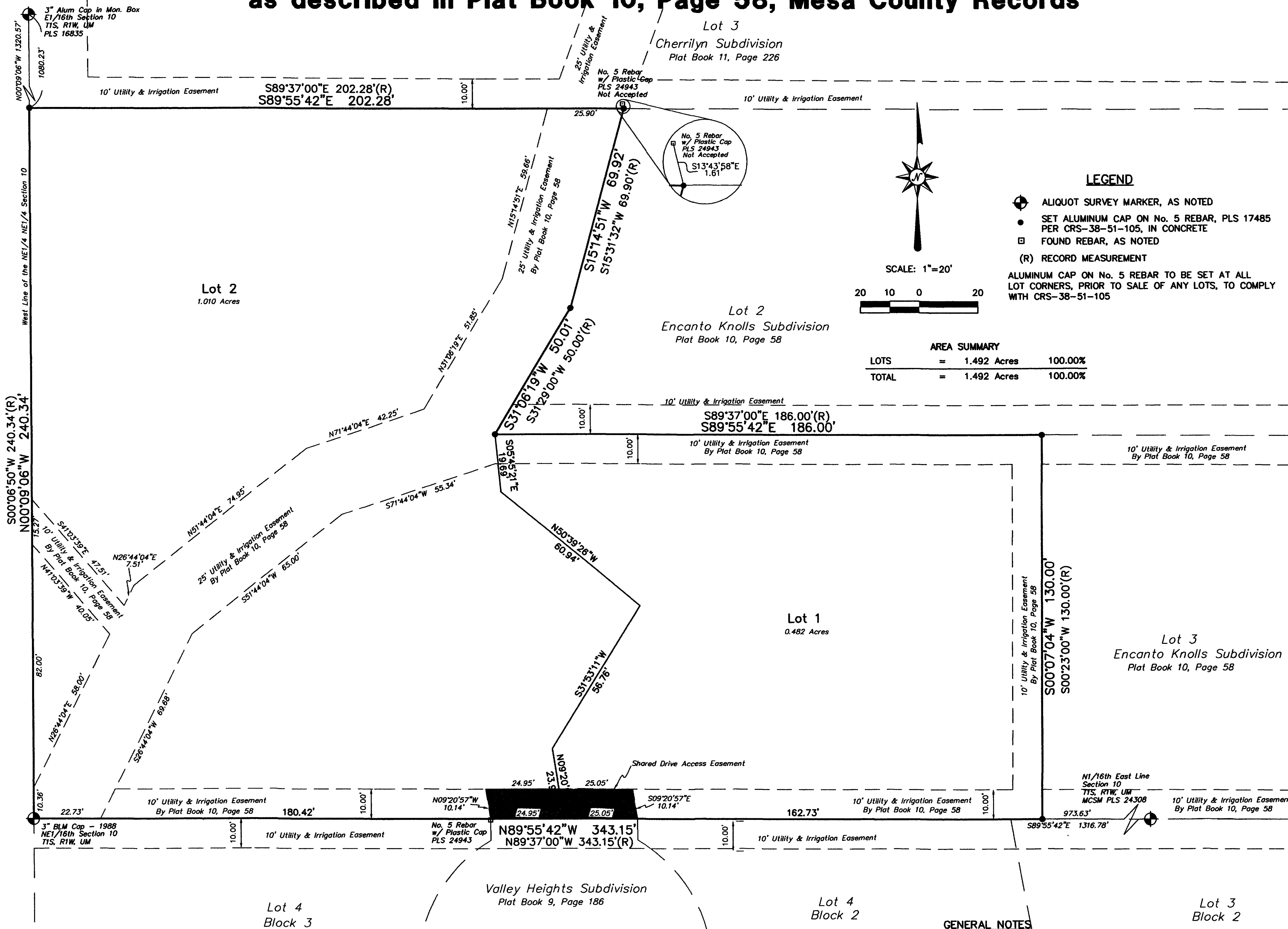


# MOORE MINOR SUBDIVISION

## A Replat of

### Lot 1, Encanto Knolls Subdivision, Mesa County, Colorado as described in Plat Book 10, Page 58, Mesa County Records



**AREA SUMMARY**

LOTS	=	1.492 Acres	100.00%
TOTAL	=	1.492 Acres	100.00%

- LEGEND**
- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
  - ⊠ FOUND REBAR, AS NOTED
  - (R) RECORD MEASUREMENT
- 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

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Clifford L. Moore and Velma M. Moore, are the owners of that real property situated in the NE1/4 NE1/4, SECTION 10, T1S, R1W, UTE MERIDIAN, County of Mesa, State of Colorado, being more particularly described as follows: (Warranty Deed Book 1732, Page 231)

Lot 1, Encanto Knolls Subdivision, Mesa County, Colorado, as described in Plat Book 10, Page 58, Mesa County Records (also known as 2246 Idella Court).

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as Moore Minor Subdivision, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All Shared Drive Access Easements to the owners of Lots 1 and 2 specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot owner(s), their guest(s), and invitee(s), and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services. Deed of conveyance recorded at Book 3102, Page 282, subject to further conditions and restrictions as may be set forth in that instrument.

All Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or as signs, together with the right to trim or remove interfering trees and brush, and in Drainage & and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots 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 owners, Clifford L. Moore and Velma M. Moore, have caused their names to be hereunto subscribed this 25<sup>th</sup> day of June, A.D. 2002.

by: Clifford L. Moore by: Velma M. Moore  
Clifford L. Moore Velma M. Moore

**NOTARY PUBLIC'S CERTIFICATE**

STATE OF COLORADO } ss  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me by Clifford L. Moore this 25<sup>th</sup> day of June, A.D. 2002.  
Witness my hand and official seal:

Kimberly D. Nelson  
Notary Public  
My Commission Expires 7-8-2003

**NOTARY PUBLIC'S CERTIFICATE**

STATE OF COLORADO } ss  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me by Velma M. Moore this 25<sup>th</sup> day of June, A.D. 2002.  
Witness my hand and official seal:

Kimberly D. Nelson  
Notary Public  
My Commission Expires 7-8-2003

**CITY OF GRAND JUNCTION APPROVAL**

This plat of MOORE MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 28<sup>th</sup> day of June, A.D., 2002.

City Manager: [Signature]  
President of City Council: Cindy Erwin-Montez

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO } ss  
COUNTY OF MESA }  
I hereby certify that this instrument was filed in my office at 10:50 o'clock A.M., July 18, A.D., 2002, and was duly recorded in Plat Book 19, Page No. 70, Reception No. 2066524  
Drawer No. MM-42 Fees: \$10.00

Clerk and Recorder

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

**GENERAL NOTES**

Basis of bearings is the West Line of the NE1/4 NE1/4 Section 10 which bears North 00 degrees 09 minutes 06 seconds West, a distance of 1320.57 feet, based on MCGPS control network. Both monuments on this line are BLM or Mesa County Survey Markers as shown on the accompanying plat.

Rotate survey Basis of Bearings 00 degrees 15 minutes 56 seconds clockwise to match plat of Encanto Knolls, along the same line.

Easement and title documents (schedules A&B) provided by Abstract & Title Company of Mesa County, Inc. - Title Commitment No. 00907397 C.

Note: Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

Moore Minor Subdivision is subject to the Declaration of Covenants and Restrictions are recorded at Book 926, Page 320, Mesa County Records.

**SURVEYOR'S CERTIFICATION**

I, Patrick R. Green, do hereby certify that the accompanying plat of Moore Minor 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 25<sup>th</sup> June 2002

**LIENHOLDERS RATIFICATION OF PLAT**

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Moore Minor Subdivision.  
Signed this 25<sup>th</sup> day of June, 2002.

by: Jane Rarick for: First National Bank of the Rockies

**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me on this 25<sup>th</sup> day of June, A.D., 2002.  
Witness my hand and official seal:

Notary Public: Barbara [Signature]  
My Commission Expires 9/2/05

**NOTES REQUIRED BY THE CITY:**

1. New residence may be required to be protected by automatic sprinkler system.
2. If new residence is placed on the North side of the existing irrigation ditch, a driveway 12 feet wide minimum and a bridge 12 feet wide minimum, capable of supporting a wheel load of 18000 pounds GVW must be constructed.

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.

Located in the NE1/4 NE1/4, SECTION 10, T1S, R1W, UTE MERIDIAN

**MOORE MINOR SUBDIVISION**  
A Replat of  
Lot 1, Encanto Knolls Subdivision  
Grand Junction, Mesa County, Colorado

**LANDesign**  
ENGINEERS • SURVEYORS • PLANNERS  
244 NORTH 7th STREET  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ NO 2002-28	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: June 2000	RAD	RSK	PRG	1	1