

# GREEN MINOR SUBDIVISION

OF LANDS SITUATED IN THE  
NE1/4 NE1/4 OF SECTION 17 AND THE NW1/4 NW1/4 OF SECTION 16,  
T.1S., R.1W., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO.

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at  
03:40 o'clock P. M., this 31st Day of May A.D., 2002.  
and is duly recorded in Plat Book No. 19 at Page 30, 31  
Reception No. 2059074 Drawer MM-17 Fee 20.00

*Benny Baughman*  
Deputy  
*Monika Todd*  
Clerk and Recorder

## BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 30th Day of May A.D., 2002.  
Board of County Commissioner's of the County of Mesa.

Chairman *Kathryn Hall*

## NOTICE:

Pursuant to C.R.S. §24-68-101 et seq., and Chapter 1.10  
of the 2000 Mesa County Land Development Code, a site specific  
development plan has been approved by Mesa County for Green  
Minor Subdivision and shall result in a vested right for a period  
of THREE years from JANUARY 16, 2002.

## NOTICE:

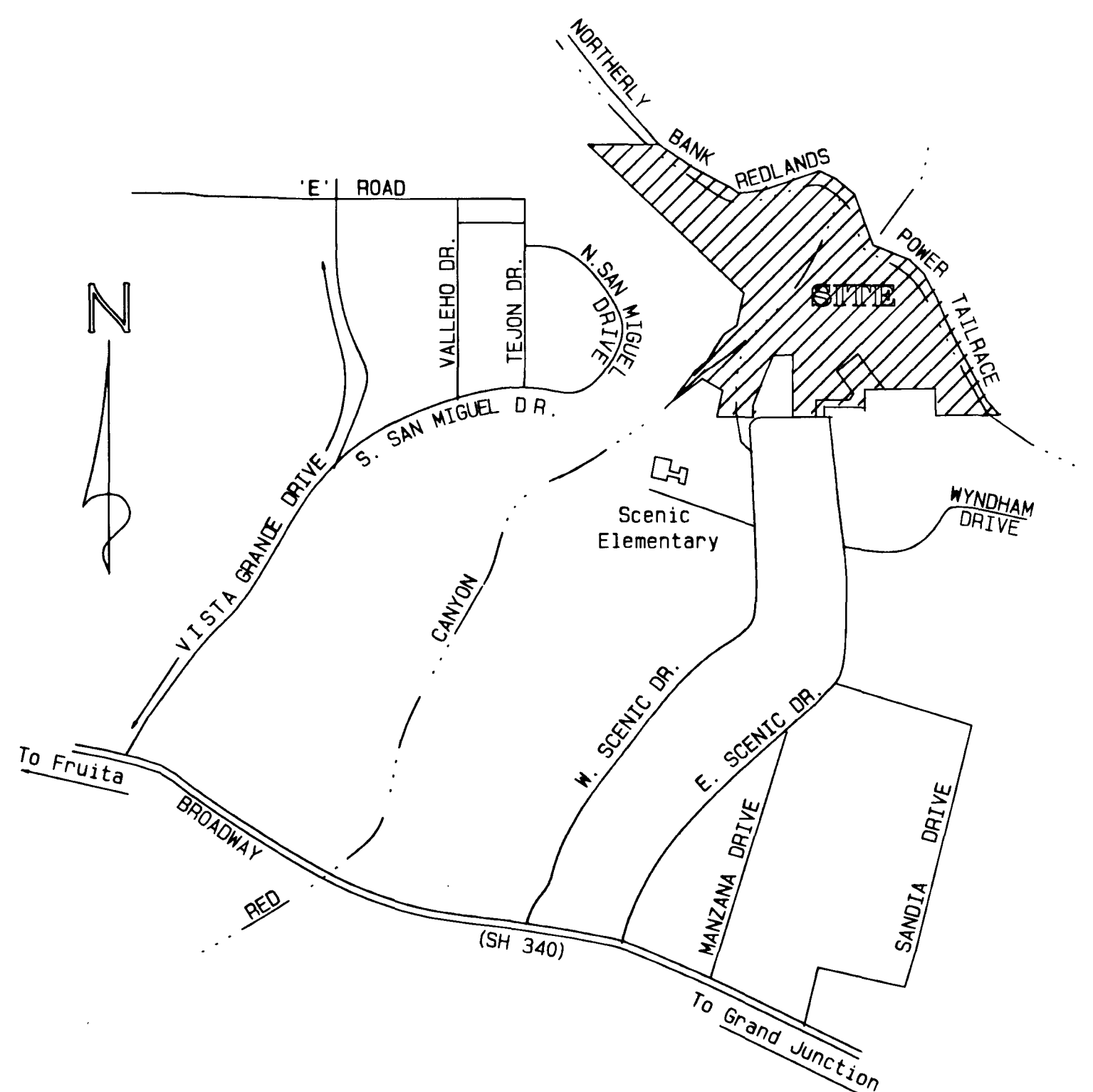
Further Minor Subdivisions of any portion of the subject tract  
are prohibited pursuant to Section 3.5.6.B of the Mesa County  
Land Development Code. Further division, if any, shall be  
processed through the Major Subdivision process.

## LEINHOLDERS NOTICE OF CONSENT

Notice of Lienholders consent for this Subdivision  
may be found in the Land Records of the Mesa County,  
Colorado, Clerk and Recorder in Book 3069 at Page 300.

## VICINITY MAP

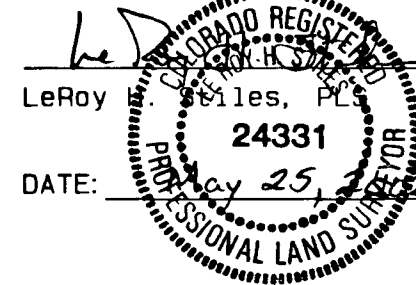
NOT TO SCALE



## SURVEYOR'S DECLARATION

I, LeRoy H. Stiles, a Colorado Registered Professional  
Land Surveyor, do hereby declare that this survey was  
actually done upon the ground under my direct supervision  
and responsibility and that this survey plat does accurately  
represent said survey and that said survey and plat conform  
to the Colorado Statutes as revised for said surveys and  
plats, to the best of my knowledge, information and belief.

*LeRoy H. Stiles*  
LeRoy H. Stiles, P.L.S.  
24331  
Registration No.  
DATE: May 25, 2002



## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS,  
That the undersigned, Gregory L. Green and Debra A. Green, are the Owners of that Real Property  
situated in the NW1/4 NW1/4 of Section 16, and the NE1/4 NE1/4 of Section 17, T.1S., R.1W.,  
Ute Meridian, County of Mesa, State of Colorado, with the exterior boundary of said Real Property  
being more particular described as follows:

A certain tract or parcel of land situated in the NW1/4 NW1/4 of Section 16 and the NE1/4 NE1/4 of Section 17,  
T.1S., R.1W., Ute Meridian, County of Mesa, State of Colorado, as may be found described in Book 2259 at Pages  
477-478, Book 2263 at Pages 538-539, Book 2263 at Pages 540-541, Book 2406 at Pages 806-808 inclusive, Book  
2414 at Pages 921-923 inclusive, in the Land Records of the Mesa County Clerk and Recorder, and being more  
particularly described as follows: BEGINNING at a found Mesa County Survey Marker for the North 1/16 Corner,  
East Boundary of said Section 17, from whence a found DH Surveys Marker for the Northeast 1/16 Corner of said  
Section 17 bears S89 56'00"W, a distance of 1319.34 feet, with all bearings contained herein being relative thereto;  
Thence S89 56'00"W, by and with the South Line of the NE1/4 NE1/4 of said Section 17, a distance of 90.00 feet;  
Thence N00 04'00"W, a distance of 300.00 feet; Thence S89 56'00"W, a distance of 100.00 feet; Thence  
S23 25'55"W, a distance of 250.80 feet; Thence S00 04'00"E, a distance of 70.00 feet to a point on the afore  
mentioned South Line of the NE1/4 NE1/4 of said Section 17; Thence S89 56'00"W, by and with said South Line a  
distance of 230.06 feet to the Southeast Corner of Lot 5, Block 3, Vallejo Subdivision, Second Amendment, as may  
be found in Plat Book 9 Page 66 in the Mesa County Land Records; Thence N12 15'12"E, by and with the easterly  
line of the Vallejo Subdivision, Second Amendment, a distance of 131.09 feet to the northeasterly corner of Lot 5,  
Block 3; Thence N59 51'41"W, by and with the South Line of "Parcel 2", as found described in Civil Action 81  
CV 214, in the County of Mesa, State of Colorado, District Court, a distance of 113.63 feet to a point on the  
easterly line of the "Pond Parcel" as may be found in said Civil Action; Thence by and with the boundary of said  
"Pond Parcel", the following Nine (9) courses: (1) S48 27'33"W, 28.35 feet; (2) S55 06'42"W, 117.23 feet; (3)  
S49 33'44"W, 32.73 feet; (4) N34 20'47"E, 101.54 feet; (5) N39 28'37"E, 80.66 feet; (6) N51 40'51"E, 72.05 feet;  
(7) N30 52'19"E, 74.12 feet; (8) N33 57'05"E, 82.17 feet; (9) N54 46'50"E, 73.34 feet to a point on the easterly  
boundary of Vallejo Subdivision, Second Amendment; Thence N12 15'12"E, by and with said easterly boundary, a  
distance of 158.71 feet to an angle point in said easterly boundary; Thence N46 14'48"W, by and with said easterly  
boundary, a distance of 847.13 feet to the Northeasterly Corner of said Vallejo Subdivision, Second Amendment;  
Thence, continuing N46 14'48"W, a distance of 197.00 feet to a point on the North Line of the afore mentioned  
NE1/4 NE1/4 of said Section 17, from whence a found Mesa County Survey Marker for the East 1/16 Corner,  
North Boundary of said Section 17 bears S89 45'12"W, a distance of 191.73 feet; Thence N89 45'12"E, by and  
with said North Line, a distance of 460.79 feet to a point on the northerly bank of the Redlands Water and Power  
Company Tail Race; Thence in a generally southeasterly and southerly direction, by and with said the northerly  
and northeasterly bank of said Tail Race the following twenty-one (21) courses: (1) S55 47'57"E, 290.83 feet; (2)  
S89 33'32"E, 85.61 feet; (3) N70 23'57"E, 205.03 feet; (4) S89 18'27"E, 142.09 feet; (5) S63 37'43"E, 68.05 feet;  
(6) S69 14'02"E, 87.98 feet; (7) S53 32'07"E, 80.46 feet; (8) S40 44'56"E, 50.23 feet; (9) S09 29'23"E, 64.81 feet;  
(10) S04 18'07"E, 61.88 feet; (11) S15 34'07"E, 91.22 feet; (12) S69 39'13"E, 115.86 feet; (13) S62 03'24"E,  
112.70 feet; (14) S38 33'54"E, 73.39 feet; (15) S27 51'08"E, 62.45 feet; (16) S23 31'04"E, 190.63 feet; (17)  
S27 44'21"E, 120.14 feet; (18) S28 13'21"E, 183.95 feet; (19) S26 09'20"E, 135.11 feet; (20) S33 19'36"E, 80.04  
feet; (21) S47 57'30"E, 22.12 feet to a point on the South Line of the NW1/4 NW1/4 of the afore mentioned  
Section 16, T.1S., R.1W., Ute Meridian; Thence S89 23'54"W, by and with said South Line, a distance of 339.68  
feet; Thence N01 02'40"W, a distance of 130.00 feet; Thence S89 23'54"W, a distance of 342.00 feet; Thence  
S01'02'40"E, a distance of 105.00 feet; Thence S89'23'54"W, a distance of 198.69 feet to a point on the East Line  
of the NE1/4 NE1/4 of the aforesaid Section 17; Thence S01'02'40"E, by and with said East Line, a distance of  
25.00 feet to the POINT OF BEGINNING. Said described parcel contains 29.86 Acres, more or less.

That said Owners have caused the said Real Property to be laid out and surveyed as the  
"GREEN MINOR SUBDIVISION," a subdivision of a part of Mesa County, Colorado.  
That said Owners do hereby dedicate and set apart Real Property as shown and labeled on the  
accompanying plat as follows: All Streets and Rights-of-Way dedicated to the County of Mesa  
for the use of the Public forever.

All Multi-purpose Easements dedicated to the County of Mesa for the use of Public Utilities as  
perpetual easements for the installation, operation, maintenance and repair of utilities and  
appurtenances thereto, including, but not now limited to electric lines, cable television lines,  
natural gas pipelines, water lines, telephone lines; and for traffic control structures.  
All easements include the right of ingress and egress on, along, over, under through and  
across by the beneficiaries, their successors and/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 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 easements.

IN WITNESS WHEREOF said Owners have their names to be hereunder subscribed this

29 day of May A.D., 2002.

*Gregory L. Green*  
Gregory L. Green

*Debra A. Green*  
Debra A. Green

STATE OF COLORADO )  
 ) ss.

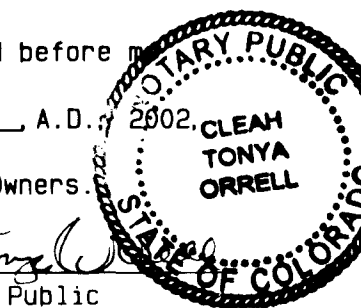
COUNTY OF MESA )

The foregoing instrument was acknowledged before

This 29th day of May A.D., 2002.

by Gregory L. Green and Debra A. Green, Owners.

3-7-05 *Clean Tanya*  
My Commission expires Notary Public



## GREEN MINOR SUBDIVISION

SCALE: 1" = 100'  
Lee Stiles, P.L.S.  
3014 Bookcliff Ave.,  
Grand Junction,  
Colorado, 81504.  
Project No.  
200100

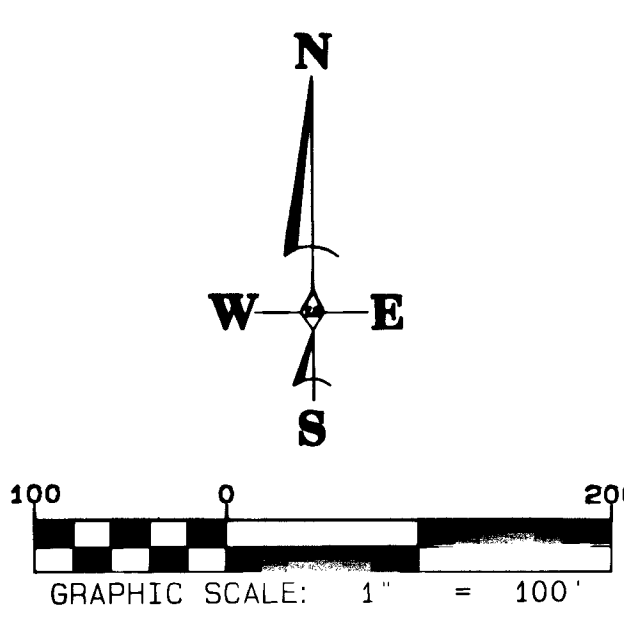
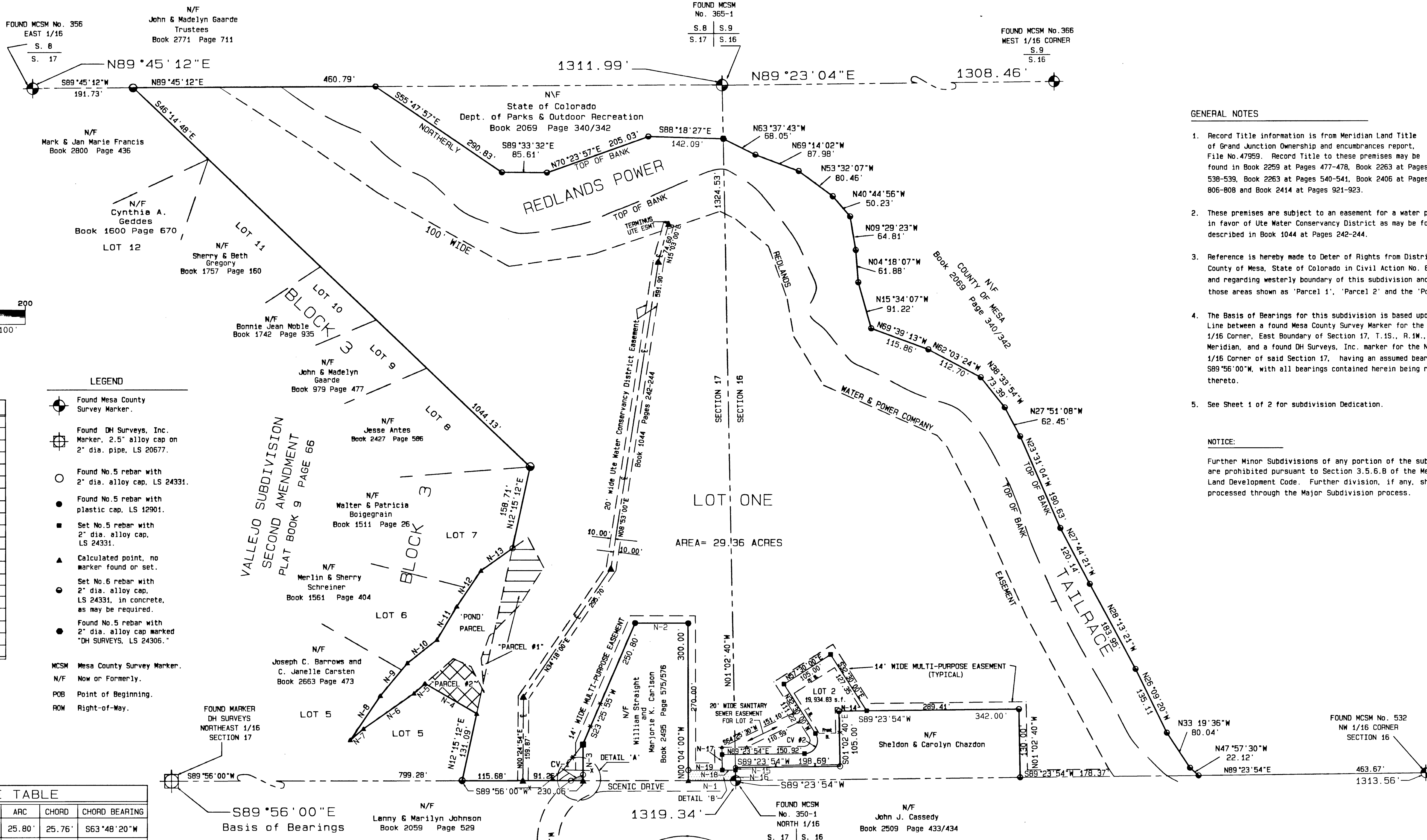
Property of Greg and Debra Green  
situated in the NW1/4 NW1/4, Section 16  
and the NE1/4 NE1/4 of Section 17, T.1S.,  
R.1W., Ute Meridian, County of Mesa,  
State of Colorado.

SHEET 1 OF 2.

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 the certification shown hereon.

# GREEN MINOR SUBDIVISION

SITUATED IN THE  
NE1/4 NE1/4 OF SECTION 17 AND THE NW1/4 NW1/4 OF SECTION 16,  
T. 1S., R. 1W., UTE MERIDIAN, CITY OF GRAND JUNCTION, COLORADO.



No.	BEARING	DISTANCE
N-1	S89°56'00"W	90.00'
N-2	S89°56'00"W	100.00'
N-3	S00°04'00"E	58.66'
N-4	N59°51'41"W	113.63'
N-5	S48°27'33"W	28.35'
N-6	S55°06'42"W	117.23'
N-7	S49°33'44"W	32.73'
N-8	N34°20'47"E	101.54'
N-9	N39°28'37"E	80.66'
N-10	N51°40'51"E	72.05'
N-11	N30°52'19"E	74.42'
N-12	N33°57'05"E	82.17'
N-13	N54°46'50"E	73.34'
N-14	S89°23'54"W	52.59'
N-15	S01°02'40"E	5.00'
N-16	S01°02'40"E	20.00'
N-17	S01°02'40"E	29.77'
N-18	S89°56'00"W	25.00'
N-19	S89°56'00"W	64.66'

- LEGEND**
- Found Mesa County Survey Marker.
  - Found DH Surveys, Inc. Marker, 2.5" alloy cap on 2" dia. pipe, LS 20677.
  - Found No. 5 rebar with 2" dia. alloy cap, LS 24331.
  - Found No. 5 rebar with plastic cap, LS 12901.
  - Set No. 5 rebar with 2" dia. alloy cap, LS 24331.
  - Calculated point, no marker found or set.
  - Set No. 6 rebar with 2" dia. alloy cap, LS 24331, in concrete, as may be required.
  - Found No. 5 rebar with 2" dia. alloy cap marked "DH SURVEYS, LS 24306."
  - MCSM Mesa County Survey Marker.
  - N/F Now or Formerly.
  - POB Point of Beginning.
  - ROM Right-of-Way.

No.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
CV-1	134.70'	10°58'21"	25.80'	25.76'	S63°48'20"W
CV-2	25.00'	121°53'54"	53.19'	43.71'	S28°26'57"W

TOTAL AREA=	29.86 ACRES (100%)
LOT ONE=	29.36 ACRES (98.29%)
LOT TWO=	0.46 ACRES (1.7%)
R.O.W.=	0.04 ACRES (0.01%)

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 the certification shown herein.

- GENERAL NOTES**
- Record Title information is from Meridian Land Title of Grand Junction Ownership and encumbrances report, File No. 47959. Record Title to these premises may be found in Book 2259 at Pages 477-478, Book 2263 at Pages 538-539, Book 2263 at Pages 540-541, Book 2406 at Pages 806-808 and Book 2414 at Pages 921-923.
  - These premises are subject to an easement for a water pipeline in favor of Ute Water Conservancy District as may be found described in Book 1044 at Pages 242-244.
  - Reference is hereby made to Deter of Rights from District Court, County of Mesa, State of Colorado in Civil Action No. 81CV214, and regarding westerly boundary of this subdivision and specifically those areas shown as 'Parcel 1', 'Parcel 2' and the 'Pond Parcel'.
  - The Basis of Bearings for this subdivision is based upon the Line Between a found Mesa County Survey Marker for the North 1/16 Corner, East Boundary of Section 17, T. 1S., R. 1W., Ute Meridian, and a found DH Surveys, Inc. marker for the Northeast 1/16 Corner of said Section 17, having an assumed bearing of S89°56'00"W, with all bearings contained herein being relative thereto.
  - See Sheet 1 of 2 for subdivision Dedication.
- NOTICE:**
- Further Minor Subdivisions of any portion of the subject tract are prohibited pursuant to Section 3.5.6.B of the Mesa County Land Development Code. Further division, if any, shall be processed through the Major Subdivision process.

**SURVEYOR'S DECLARATION**

I, LeRoy H. Stiles, a Colorado Registered Professional Land Surveyor, do hereby declare that this survey was actually done upon the ground under my direct supervision and responsibility and that this survey plat does accurately represent said survey and that said survey and plat conform to the Colorado Statutes as revised for said surveys and plats, to the best of my knowledge, information and belief.

PLS 24331  
Registration No.

LeRoy H. Stiles  
24331  
DATE: 11/25/2010

<b>GREEN MINOR SUBDIVISION</b>	
SCALE: 1" = 100'	Property of Greg and Debra Green situated in the NW1/4 NW1/4, Section 16 and the NE1/4 NE1/4 of Section 17, T. 1S., R. 1W., Ute Meridian, County of Mesa, State of Colorado.
SECTION LOCATION: NW1/4 NW1/4 of Section 16 and the NE1/4 NE1/4 of Section 17, T. 1S., R. 1W., Ute Meridian.	
PROJECT No. 200100	Lee Stiles, PLS 3014 Bookcliff Ave., Grand Junction, CO. 81504 Tel: (970) 434-3369, FAX (970) 523-9521, E-Mail: Boisdoux@aol.com