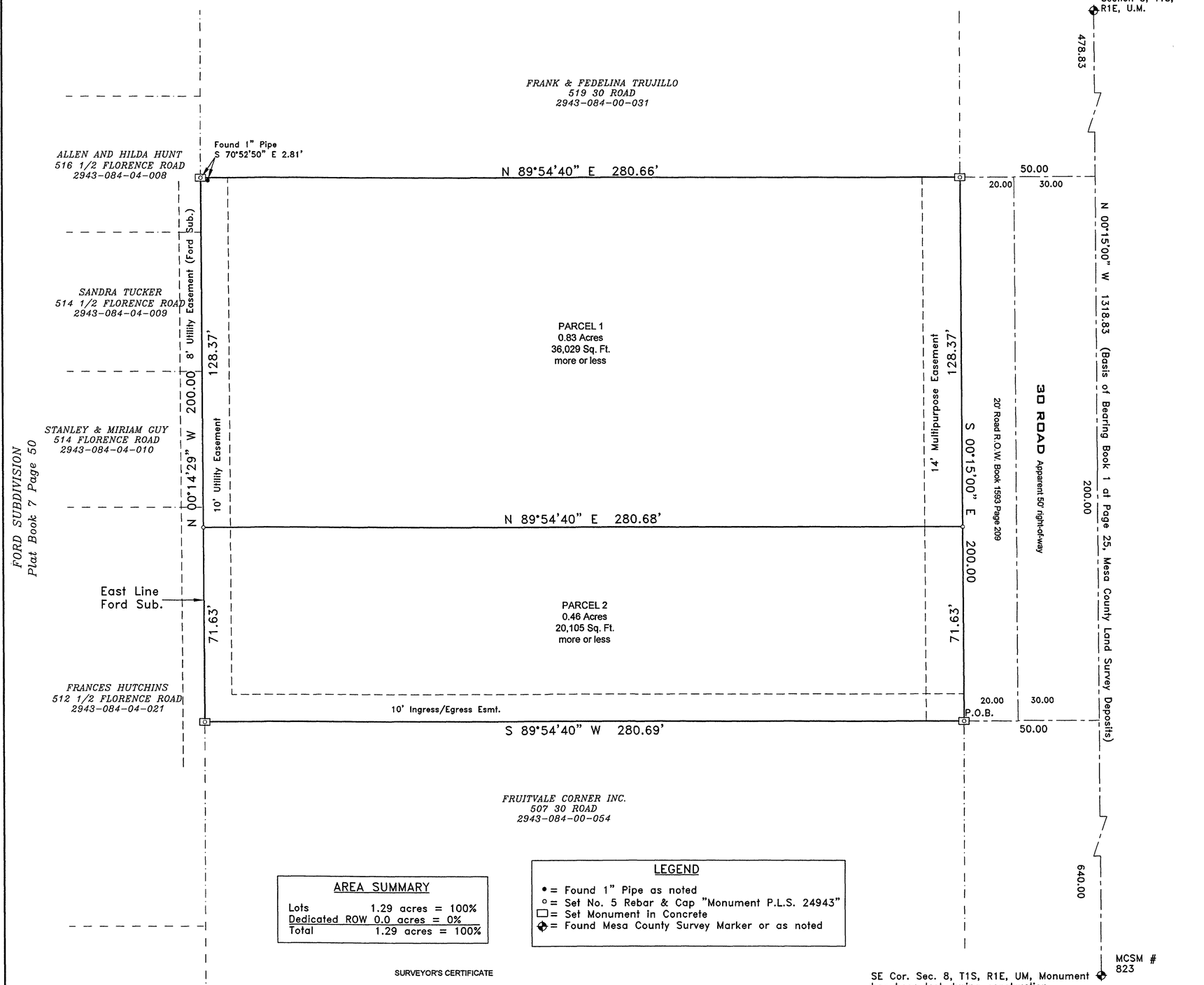
SOUTH SIMPLE SUBDIVISION



AREA SUMMARY		
Lots	1.29 acres	= 100%
Dedicated ROW	0.0 acres	= 0%
Total	1.29 acres	= 100%

LEGEND

- • = Found 1" Pipe as noted
- ○ = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
- □ = Set Monument in Concrete
- ◆ = Found Mesa County Survey Marker or as noted

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of SOUTH SIMPLE SUBDIVISION, a subdivision of a part of City of Grand Junction and Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.

COLORADO REGISTERED CECIL D. CASTER 9-4-02 24943 PROFESSIONAL LAND SURVEYOR

Cecil D. Caster
P.L.S. Number 24943

Basis of Bearing : The SE corner of Section 8, T1S, R1E and the S1/16 corner on the East line of said Section 8 (a Mesa County Survey Marker No. 823) is recorded as bearing N00°15'00"W in Book 1 at Page 25 in the Mesa County Land Survey Deposits.

SE Cor. Sec. 8, T1S, R1E, UM, Monument has been lost during construction. Position reestablished using Mesa County GIS information. Replacement Monument to be placed upon completion of road construction, anticapated completion is 2004.

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

DEDICATION:

Know all men by these presents that Dennis E South and Monika M. South are the owners of that real property as described in Book 2435 at Page 29 in the Mesa County Clerk and Recorder's office. Said real property described as:

That said owner does hereby dedicate and set apart that real property as and labeled on the accompanying plat as follows: A Tract or Parcel of land situated in the SE1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian and being more particularly described as follows: Commencing at the SE corner of said Section 8 and when aligned with the S1/16 corner on the East line of said Section (a Mesa County Survey Marker No. 823) is recorded as bearing N00°15'00"W in Book 1 at Page 25 in the Mesa County Land Survey Deposits and all bearings contained herein to be relative thereto; thence N00°15'00"W 640.00 feet; thence S89°54'40"W to the West right of way of 30 Road 50.00 feet also being the point of beginning; thence continuing S89°54'40"W 280.69 feet to the East line of Ford Subdivision; thence along said East line N00°14'29"W 200.00 feet; thence leaving said East line, N89°54'40"E 280.66 feet to the West right of way of 30 Road; thence along said west right of way S00°15'00"E 200.00 feet to the point of beginning, Mesa County, Colorado. Said Tract or Parcel Contains 1.29 acres more or less.

That said owners has caused that real property to be laid out and surveyed as SOUTH SIMPLE SUBDIVISION

All Multipurpose Easements to the City of Grand Junction for the use of the 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.

All Utility Easements 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 and telephone lines.

All Ingress/Egress easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to , postal services, trash collection, fire, police, emergency vehicles, and the City Grand Junction

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNERS has caused his name to be hereunto subscribed

this 4th day of September A.D. 2002

Dennis E. South Monika M. South

STATE OF COLORADO)
SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 4th day of September AD 2002 by Dennis E South and Monica M. South.

My commission expires 3/26/2005

Rob R. Martindale
Notary Public

ROB R. MARTINDALE NOTARY PUBLIC 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 4:20 O'clock PM this 19th day of September A.D. 2002

Clerk and Recorder Deputy

Drawer No. MM-73 Fees $10.00 Reception 2077189

CITY OF GRAND JUNCTION APPROVAL

This plat of SOUTH SIMPLE SUBDIVISION in the City of Grand Junction, Mesa County, Colorado was approved this 5th day of September A.D.

City Manager President of City Council

LIEN HOLDER APPROVAL

Carl D. South
Representative

STATE OF COLORADO)
SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 4th day of September AD 2002 by Carl D. South

My commission expires 3/26/2005

Rob R. Martindale
Notary Public

ROB R. MARTINDALE NOTARY PUBLIC STATE OF COLORADO

0' 20' 40'
Scale 1"=20'

SOUTH SIMPLE SUBDIVISION
Located in the SE 1/4 of Section 8, Township 1 South, Range 1 East, of the Ute Meridian.

Monument Surveying Co
741 Rood Ave
Grand Junction, CO 81501
(970) 245-4189 Fax (970) 245-4674

DESIGNED FIELD APPROVAL BKH
DRAWN RM & CDC TECHNICAL APPROVAL
CHECKED CDC APPROVED 8/29/02
PREPARED FOR: Dennis South JOB NO. 02-51

01278101.tif