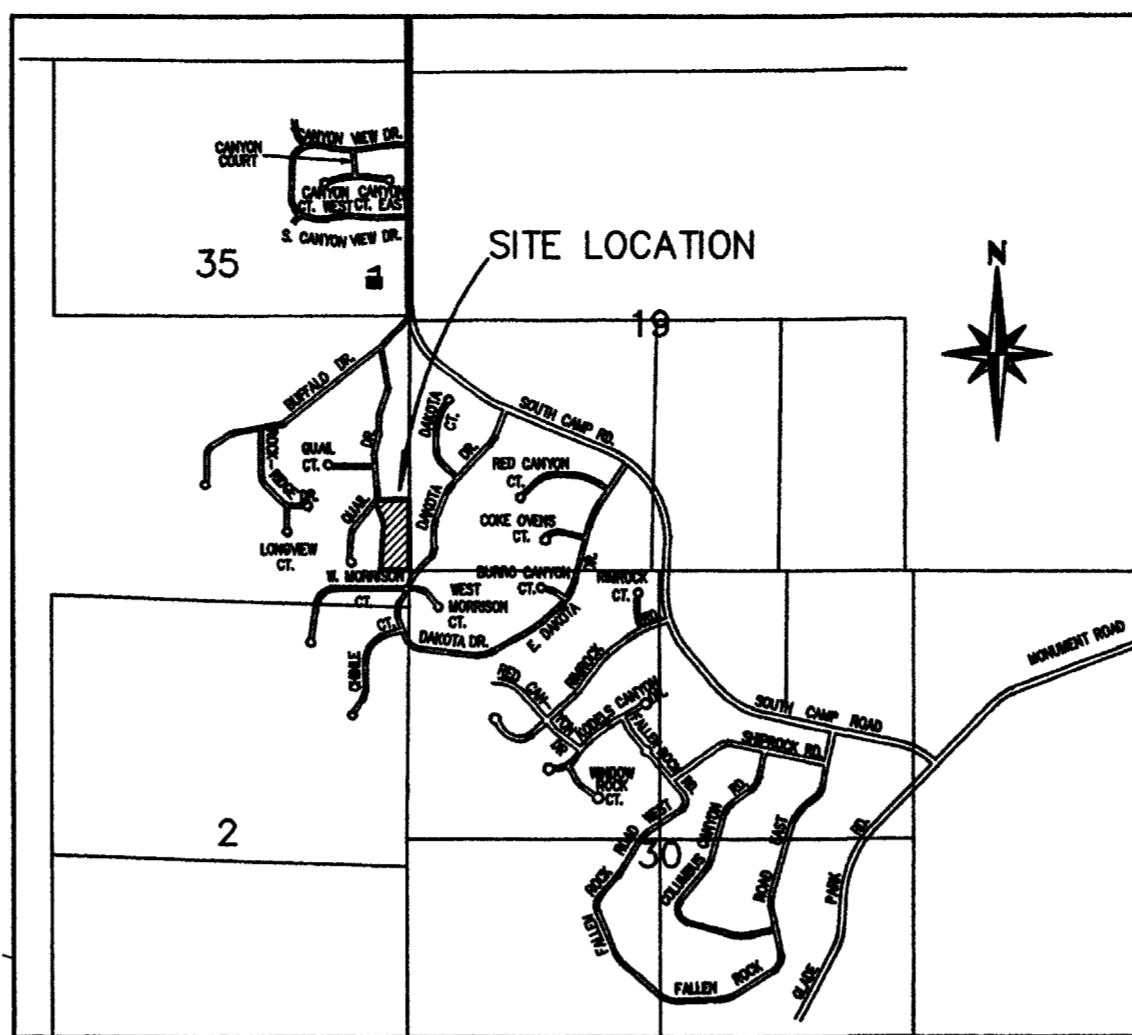
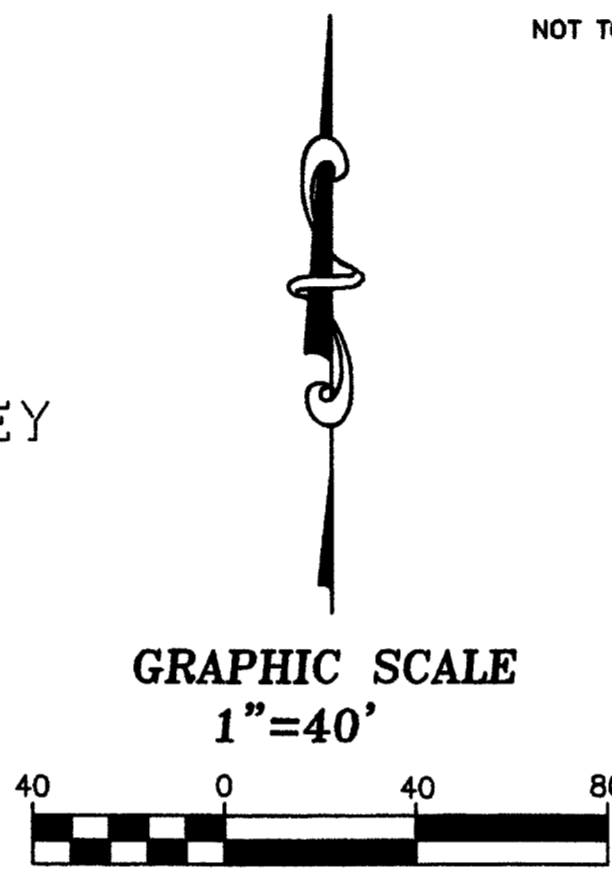


# GERICK SUBDIVISION

## BEING A REPLAT OF LOT 12 LONGVIEW EAST SUBDIVISION



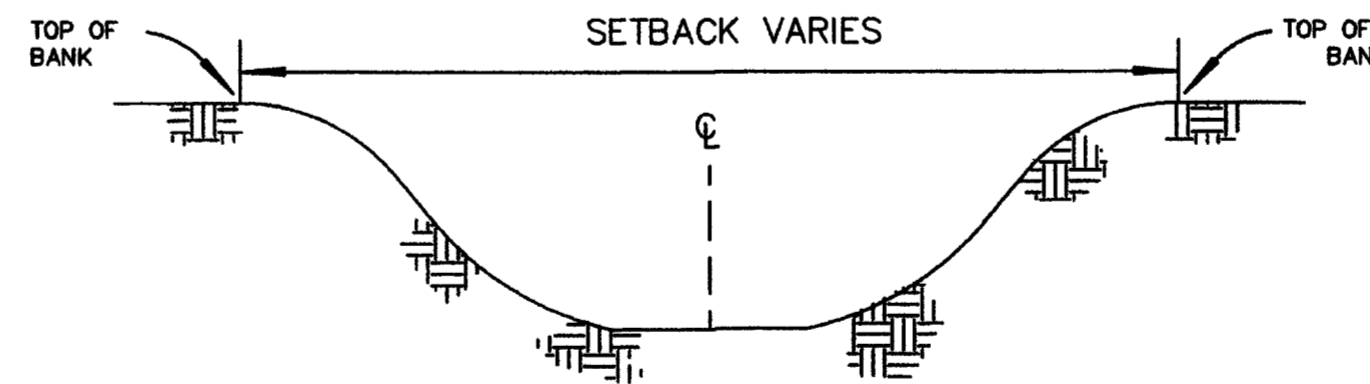
VICINITY MAP  
NOT TO SCALE



### LEGEND

- ▲ FOUND No. 5 REBAR WITH PLASTIC CAP LS 23877
- FOUND No. 5 REBAR WITH PLASTIC CAP LS 16835
- FOUND No. 5 REBAR AS NOTED
- ┴ SET No. 5 REBAR WITH PLASTIC CAP LS 33650

### CROSS SECTION DETAIL DRAINAGE CHANNEL PER LONGVIEW EAST SUBDIVISION N.T.S.



### SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, certify that the accompanying plat of GERICK SUBDIVISION, a survey of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

*Vincent A. Popish*  
Vincent A. Popish, Independent Survey  
Colorado Professional Land Surveyor NO. 33650



Date 10-27-02

### OWNERS STATEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That EDWIN N. GERICK and ELIZABETH A. GERICK are the real owners of that real property situated in part of Tract 39, Section 35, Township 11 South, Range 101 West, of the 6th Principal Meridian, Mesa County, Colorado. Known as LONGVIEW EAST SUBDIVISION Lot 12 as described in Plat Book 13 at Page 391, Reception #1482434 of the Mesa County Records and being further described as follows:

Beginning at the Southeast Corner of said Lot 12 LONGVIEW EAST SUBDIVISION, also known as the Southeast Corner Tract 39; thence along the East line of said Lot 12 N00°06'50"E a distance of 697.40 feet; thence N89°53'10"W a distance of 292.92 feet; thence N45°00'00"W a distance of 50.03 feet; thence S05°03'50"E a distance of 30.95 feet; thence S39°39'00"W a distance of 24.28 feet; thence S20°43'00"E a distance of 238.16 feet; thence S04°09'00"W a distance of 461.10 feet; thence S89°46'00"E a distance of 288.80 feet to the POINT OF BEGINNING. Said parcel contains 4.53 acres as described.

That said owners have caused the real property to be laid out and platted as GERICK SUBDIVISION a subdivision of the city of Grand Junction, Mesa County, Colorado.

Tract A is dedicated to the Owners Association, if formed now or in the future, or if not, to the owners as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for: a shared driveway tract for access to the lots hereby platted. Deed of conveyance recorded at Book 3196 Page 332 subject to further conditions and restrictions as may be set forth in that instrument.

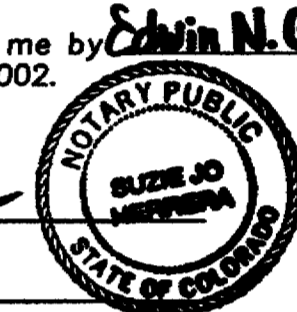
IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 29th day of October, A.D. 2002.

by: *Edwin N. Gerick*  
EDWIN N. GERICK  
*Elizabeth A. Gerick*  
ELIZABETH A. GERICK

NOTARY PUBLIC CERTIFICATION  
STATE OF COLORADO }  
COUNTY OF MESA }<sup>ss</sup>

The foregoing instrument was acknowledged before me by *Edwin N. Gerick & Elizabeth A. Gerick* this 29th day of October, A.D. 2002. Witness my hand and official seal

Notary Public *Suzanne Johnson*  
My Commission Expires 10/1/04



### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA }<sup>ss</sup>

I hereby certify that this instrument was filed in my office at 3:32 o'clock

P.M., November 5, A.D. 2002, and was duly recorded in Plat Book 19

Page No. 164 Reception No. 2085577 Drawer No. NN-1 Fees: \$1200.00 \$1.00

Clerk and Recorder

Deputy

### CITY OF GRAND JUNCTION APPROVAL

This plat of GERICK SUBDIVISION a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 12th day of November, A.D. 2002.

City Manager *[Signature]*  
President of City Council *Cindy Gano Martz*

### BASIS OF BEARING STATEMENT:

Bearings are based on the East line of Lot 12 LONGVIEW EAST SUBDIVISION as described in Plat Book 13 at Page 391, Reception #1482434 of the Mesa County Records. Found in place at the South end of said line also known as the Southeast Corner of Tract 39 was a GLO brass cap and at the North end of said line was a No. 5 rebar with plastic cap LS#23877. Value of said line is N00°06'50"E a distance of 697.40 feet.

### GENERAL NOTES:

1. ALL EXTERIOR PROPERTY CORNERS WERE UPGRADED WITH CONCRETE.
2. DRAINAGE WATER FROM UPSTREAM OF DIVERSION POINT SHOWN HEREON HAS BEEN DIVERTED BY A NEW DRAINAGE CHANNEL FLOWING TO THE WEST PROPERTY LINE. DRAINAGE WATER NO LONGER FLOWS NORTH OF SAID DIVERSION POINT, AS SHOWN ON ORIGINAL PLAT OF LONGVIEW EAST SUBDIVISION.
3. THE EXISTING HOME ON LOT 2 WILL BE REQUIRED TO CONNECT TO CITY SEWER UPON SEPTIC SYSTEM FAILURE.
4. INDIVIDUAL DRAINAGE PLAN/REPORT WILL BE REQUIRED FOR NEW RESIDENCE.

## FINAL PLAT

GERICK SUBDIVISION BEING A REPLAT OF LOT 12 LONGVIEW EAST SUBDIVISION	
SITUATED IN PART OF TRACT 39, SECTION 35, T 11 S, R 101 W, 6TH PM	
Client: EDWIN GERICK	Date: 10/01/2002
Scale: 1" = 40'	Drawn by: PWC
Checked by: VAP	File No.: 202128
File Name: PLAT	

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.

