

# GARDEN GROVE SUBDIVISION (PHASE 2)

## A REPLAT OF LOT 1 BLOCK 5 GARDEN GROVE SUBDIVISION PHASE 1

**DEDICATION:**

KNOW ALL MEN THESE PRESENTS.

That Garden Grove LLC is the owner of that real property as recorded in Book 2761 at Page 202 in the Mesa County Clerk and Recorder's Office.

Said real property being described by metes and bounds as: A Tract or Parcel of Land situated in the E1/2 SE1/4 NW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian and being more particularly described as follows: Commencing at the CW 1/16 of said Section 7 and when aligned with W1/4 of said Section 7 is recorded as bearing S89°51'30"E as shown on the plat of Shadowfax Properties Minor Subdivision as recorded in Plat Book 17 at Page 298 in the Mesa County Clerk and Recorder's Office; thence S89°51'19"E along the South line of said E1/2 SE1/4 NW1/4 424.59 feet; thence N00°20'54"W 310.00 feet; thence N89°51'19"W 97.00 feet; thence N00°20'54"W 138.01 feet to a Number 5 Rebar and Cap marked LS 12093; thence N00°16'52"W 78.64 feet to the point of beginning, also being the NW corner of Garden Grove Subdivision (Phase 1) thence; N00°16'52"W 598.31 feet to the Southerly line of Tract A of Dere's Simple Subdivision; thence along said Southerly line N86°13'01"E 174.52 feet; thence along the arc of a curve to the right 78.78 feet, with a radius of 196.71, central angle of 22°56'48" and whose long chord bears S82°18'33"E 78.26 feet; thence S70°50'11"E 81.24 feet; thence leaving said Southerly line S00°11'18"E 535.67 feet to the NE corner of said Garden Grove Subdivision (Phase 1); thence along the North boundary of said Garden Grove Subdivision (Phase 1) N89°55'13"W 187.96 feet; thence S00°07'42"E 37.46 feet; thence N89°55'13"W 139.38 feet to the point of beginning. Said tract or parcel contains 4.36 acres more or less.

That said owner has caused that real property to be laid out and surveyed as GARDEN GROVE SUBDIVISION (Phase 2)

That said owner does hereby dedicate and set apart that real property as and labeled on the accompanying plat as follows:

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 Streets and right-of-way to the City of Grand Junction for the use of the public forever.

All Utility 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 and telephone lines.

All Irrigation Easements to the Homeowners Association of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and recorded in Book 3261 at Page 336.

All Drainage Easements to the Homeowners Association of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground and recorded in Book 3261 at Page 336.

Common Tract A to the Homeowners Association of lots hereby platted and recorded in Book 3261 at Page 336. Tract A for future development.

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 owners 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 OWNER has caused his name to be hereunto subscribed

this of December 3<sup>rd</sup> A.D. 2002

Ray Rickard

Ray Rickard  
Garden Grove LLC

STATE OF COLORADO )  
SS )  
COUNTY OF MESA )

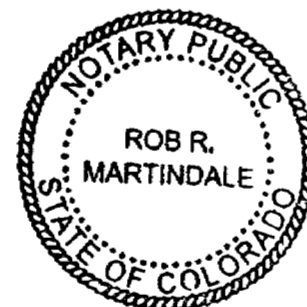
The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of \_\_\_\_\_

December AD 2002

My commission expires

Rob R. Martindale

Notary Public



**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
SS )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 4:23 O'clock P.M.

this 7<sup>th</sup> day of February A.D. 2003

Reception # 2102673 Book 19 Pages 241-242

Clerk and Recorder Deputy

Drawer No N,N-54 Fees \$00.00 \$1.00

**CITY OF GRAND JUNCTION APPROVAL**

This plat of GARDEN GROVE SUBDIVISION (Phase 2) in the City of Grand Junction, Mesa

County, Colorado was approved this 5<sup>th</sup> day of February A.D.

Andy Brown Cindy Ann Martz  
City Manager Mayor

**LIEN HOLDER APPROVAL**

Kim C. O'Neal  
Representative

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of \_\_\_\_\_

December AD 2002

My commission expires

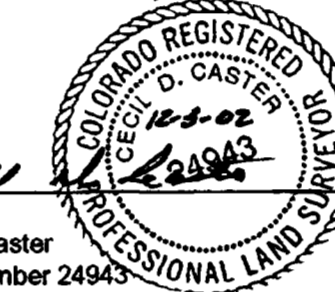
Rob R. Martindale

Notary Public

**SURVEYOR'S CERTIFICATE**

I Cecil D. Caster, do hereby certify that the accompanying plat of GARDEN GROVE SUBDIVISION (Phase 2) 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.

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



Basis of Bearing : A bearing of S89°51'30"E is shown between the CW1/16 corner and the W1/4 corner of Section 7, Township 1 South, Range 1 East of the Ute Meridian on the plat of Shadowfax Properties Subdivision as recorded in Plat Book 17 at Page 298 in the Mesa County Clerk and Recorder's Office.

**Plat Notes:**

A 20 foot irrigation, drainage and utility easement has been provided along the West boundary that will also provide access to the head gate and maintenance of the irrigation structures to be shared by the parcel located at 2834 Orchard and identified as Tax I.D. Number 2943-072-00-21.

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.

GARDEN GROVE SUBDIVISION (PHASE 2)  
A REPLAT OF LOT 1 BLOCK 5 GARDEN GROVE SUBDIVISION PHASE 1 Located in the NW 1/4 of Section 7, Township 1 South, Range 1 East, of the Ute Meridian.

**Monument Surveying Co.**  
741 Rood Ave.  
Grand Junction, CO 81501  
(970) 245-4188 Fax (970) 245-4674

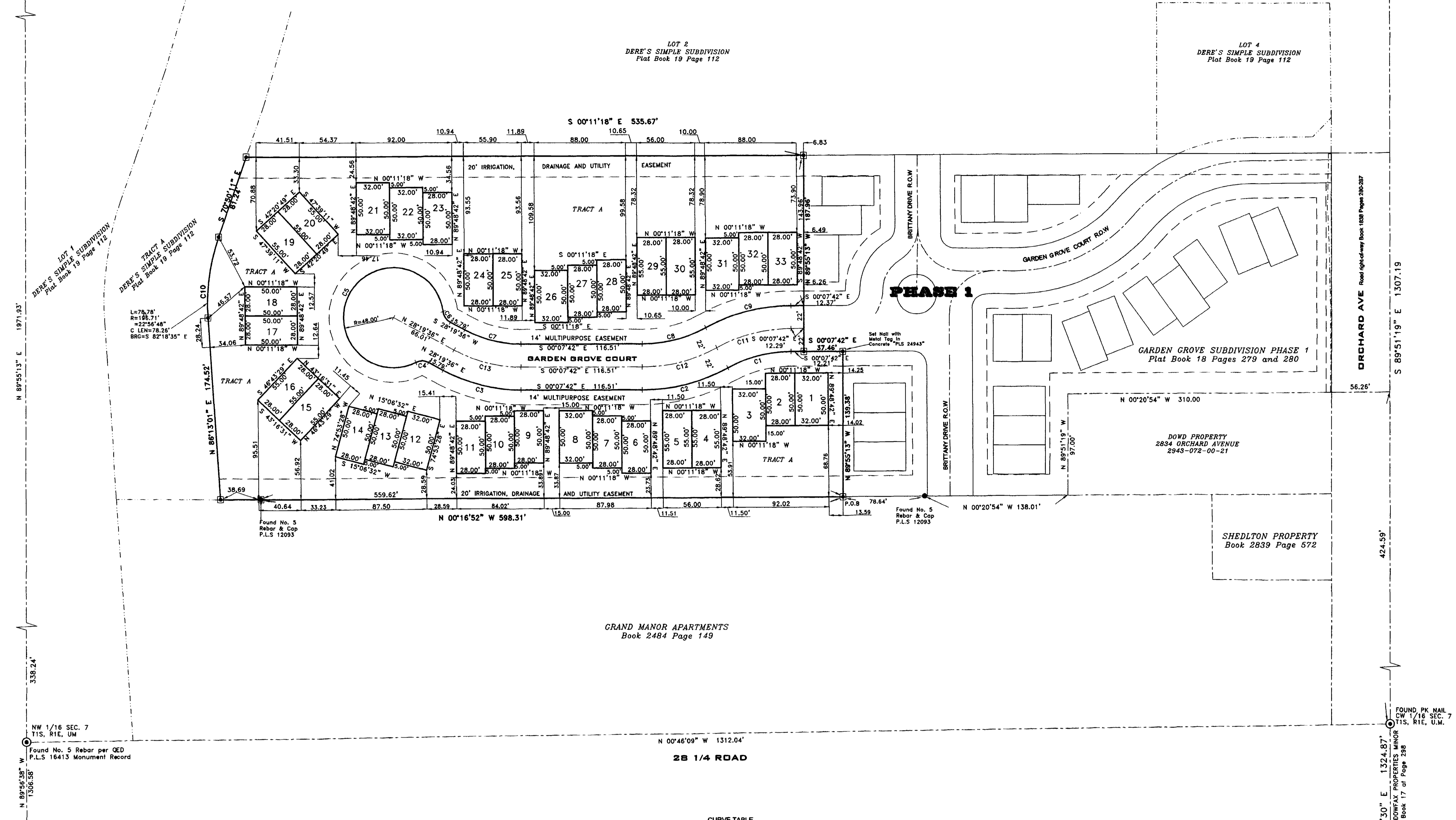
DESIGNED _____	FIELD APPROVAL <u>BKH</u>
DRAWN <u>RM &amp; CDC</u>	TECHNICAL APPROVAL _____
CHECKED <u>CDC</u>	APPROVED <u>11/20/02</u>
PREPARED FOR: <u>Ray Rickard</u>	JOB NO. <u>00-19</u>

# GARDEN GROVE SUBDIVISION (PHASE 2)

A REPLAT OF LOT 1 BLOCK 5 GARDEN GROVE SUBDIVISION PHASE 1

NE 1/16 SEC. 7  
T1S, R1E, U.M.  
MCSM # 50-1

FND. PK. NAIL  
C1/4 SEC. 7  
T1S, R1E, U.M.



**AREA SUMMARY**

Dedicated R.O.W 0.0 acres = 0%  
Streets 0.54 acres = 13.0%  
Tracts & Open Space 2.57 acres = 61%  
Lots 1.15 acres = 26.0%  
Total 4.36 acres = 100%

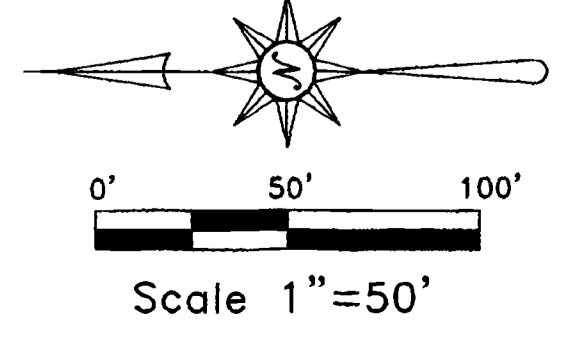
**LEGEND**

- = Found No. 5 Rebar set Cap "Monument P.L.S. 24943" except were as noted.
- = Set Monument in Concrete
- ⊥ = Set No. Five Rebar and Cap "Monument P.L.S. 24943" on all lot corners
- ⬇ = Found Mesa County Survey Marker
- ⊙ = Found No. 6 Rebar & 3" Aluminum Cap "Monument P.L.S. 24943" in Monument Box except as noted
- ⬇ = Found B.L.M. Brass Cap

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	128.00'	63.80'	63.14'	S 14°24'27" E	28°33'30"	32.58'
C2	172.00'	85.73'	84.85'	S 14°24'27" E	28°33'29"	43.78'
C3	157.00'	77.97'	77.17'	S 14°05'57" W	28°27'18"	39.81'
C4	13.50'	12.90'	12.41'	S 00°57'17" W	54°44'37"	6.99'
C5	48.00'	242.52'	55.41'	S 61°40'24" E	289°29'14"	33.93'
C6	13.50'	12.90'	12.41'	S 55°41'54" W	54°44'37"	6.99'
C7	113.00'	56.12'	55.54'	S 14°05'57" W	28°27'18"	28.65'
C8	128.00'	63.80'	63.14'	S 14°24'27" E	28°33'29"	32.58'
C9	172.00'	85.73'	84.85'	S 14°24'27" E	28°33'29"	43.78'
C10	196.71'	78.78'	78.26'	S 82°18'35" E	22°56'48"	39.93'
C11	150.00'	74.77'	73.99'	S 14°24'27" E	28°33'30"	38.18'
C12	150.00'	74.76'	73.99'	S 14°24'27" E	28°33'29"	38.18'
C13	135.00'	67.05'	66.36'	S 14°05'57" W	28°27'18"	34.23'

Note:  
1. All ties are at right angles to property line from lot corners.



**Monument Surveying Co.**  
741 Road Ave.  
Grand Junction, CO 81501  
(970) 245-4189 Fax (970) 245-4874

GARDEN GROVE SUBDIVISION (PHASE 2)  
A REPLAT OF LOT 1 BLOCK 5 GARDEN GROVE  
SUBDIVISION PHASE 1 Located in the NW 1/4 of  
Section 7, Township 1 South, Range 1 East, of  
the Ute Meridian.

DESIGNED _____	FIELD APPROVAL _____ BKH
DRAWN RM & CDC	TECHNICAL APPROVAL _____
CHECKED CDC	APPROVED 12/11/02
PREPARED FOR: Ray Rickard	JOB NO. 00-19