

# 23 ROAD SUBDIVISION

A REPLAT OF PART OF LOTS III, IV, V, VI, IX, X AND XXII OF ORCHARD GROVE SUBDIVISION

## DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Ronald E. Tipping and Marie E. Tipping are the owners of that certain tract of land in the E1/2 of Section 6, Township One South, Range One West of the Ute Meridian, City of Grand Junction, County of Mesa, Colorado as described in Book 3110 at Pages 76-77 of the Mesa County real property records, said Tract comprising of parts of Lots III, IV, V, VI, IX, X and XXII of Orchard Grove Subdivision, as recorded at Reception No. 18419 of the Mesa County subdivision records, the perimeter of which tract is described as a result of surveys, as follows:

Beginning at a Mesa County Survey Marker for the East 1/4 Corner of said Section 6, from whence a Mesa County Survey Marker for the N.E. Corner of the SE1/4 NE1/4 of said Section 6 bears N00°16'11"E 1319.05 feet; thence S00°16'54"W for a distance of 1324.21 feet to a Mesa County Survey Marker for the S.E. Corner of the NE1/4 SE1/4 of said Section 6; thence S00°18'32"W for a distance of 1324.31 feet to a Mesa County Survey Marker for the S.E. Corner of said Section 6; thence N89°54'47"W for a distance of 171.33 feet to a B.L.M. alloy cap for the Meander Corner for said Section 6; thence S50°31'08"W, along the southeasterly line of the accreted lands of Government Lot 9 in said Section 6, for a distance of 407.71 feet to the centerline of the Colorado River; thence, northwesterly on said centerline for the following three courses and distances 1.) N43°07'12"W 671.90 feet; 2.) N46°04'52"W 562.98 feet 3.) N45°52'35"W 210.11 feet; thence N44°07'25"E, perpendicular to the centerline of the Colorado River, for a distance of 301.71 feet to the intersection of the Meander Line for said Government Lot 9; thence N00°18'15"E, on the westerly line of the SE1/4 SE1/4 of said Section 6, for a distance of 345.43 feet to a B.L.M. alloy cap for the S.W. Corner of the NE1/4 SE1/4 of said Section 6; thence N26°11'52"E for a distance of 482.26 feet to a 5/8-inch rebar and alloy cap (L.S. 12085); thence N28°55'40"W for a distance of 390.30 feet to a 5/8-inch rebar and alloy cap (L.S. 31151); thence N00°18'15"E for a distance of 538.19 feet to a 5/8-inch rebar and alloy cap (L.S. 31151); thence N00°20'30"W for a distance of 638.73 feet to a 5/8-inch rebar and alloy cap (L.S. 31151); thence N89°44'35"E for a distance of 635.29 feet to a 5/8-inch rebar and alloy cap (L.S. 31151); thence N00°17'35"E for a distance of 78.41 feet to the southerly right-of-way line for River Road; thence S56°32'01"E, parallel with the main-line of the Union Pacific Railroad, for a distance of 774.26 feet to the intersection of said right-of-way line with the East line of said Section 6; thence S00°16'11"W for a distance of 267.28 feet to the beginning.

[ 92.16 acres ]

Said Owners have by these presents laid out, platted and subdivided the above described real property into one Lot as shown hereon, and designated the same as 23 ROAD SUBDIVISION, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby offer the following dedications and grants:

All Multi-purpose Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the condition and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original condition as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 7<sup>TH</sup> day of MARCH A.D., 2003.

Ronald E. Tipping \_\_\_\_\_  
Ronald E. Tipping

Marie E. Tipping \_\_\_\_\_  
Marie E. Tipping

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 7<sup>TH</sup> day of MARCH A.D., 2003, by Ronald E. Tipping and Marie E. Tipping

My commission expires: 02/01/2005

WITNESS MY HAND AND OFFICIAL SEAL



[Signature]  
Notary Public

NOTE: ALL EXTERIOR CORNER MONUMENTS HAVE CONCRETE PLACED AROUND THEM.

NOTE: 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.

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 ) ss  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at 4:02 o'clock P.M., this 17<sup>TH</sup> day of MARCH A.D., 2003, and is duly recorded as Reception Number 2110332 in Plat Book 19, Page 280 through 281 inclusive. Drawer No. \_\_\_\_\_

\_\_\_\_\_  
Clerk and Recorder Deputy Fees \$20.00 & \$1.00

No Covenants, Conditions and Restrictions established.

## LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that he is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agrees that its security interest which is recorded in Book 3110, Pages 79-84 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said individual has caused these presents to be signed this 7<sup>TH</sup> day of MARCH 2003 by John D. Schmahl

[Signature]  
John D. Schmahl

STATE OF COLORADO )  
 ) ss  
COUNTY OF MESA )  
The foregoing instrument was acknowledged before me this 7<sup>TH</sup> day of MARCH A.D., 2003.  
By [Signature]  
John D. Schmahl

My commission expires: 02/01/2005

WITNESS MY HAND AND OFFICIAL SEAL



[Signature]  
Notary Public

## CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 17<sup>TH</sup> day of MARCH A.D. 2003.

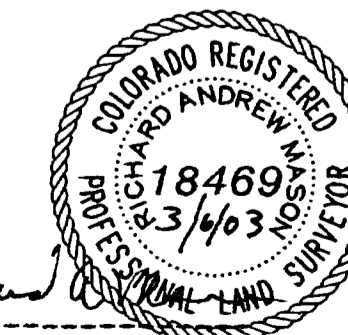
Mayor [Signature] City Manager [Signature]

## GENERAL NOTES:

- Title information from Mesa County real property records and from Stewart Title Guaranty Company, Order No. 020027851, effective date 1/03/02.
- Basis of bearings derived from "Mesaco LCS" with a bearing of N00°16'11"E 1319.05' between Mesa County Survey Markers for the E1/4 Corner and the N.E. Corner of the SE1/4 NE1/4 of Section 6, Township 1 South, Range 1 West of the Ute Meridian.
- The boundary along the centerline of the Colorado River is a natural monument and is riparian. The boundary position will fluctuate over time with the natural erosion and accretion of the river banks.

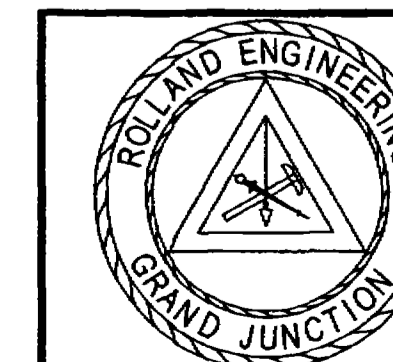
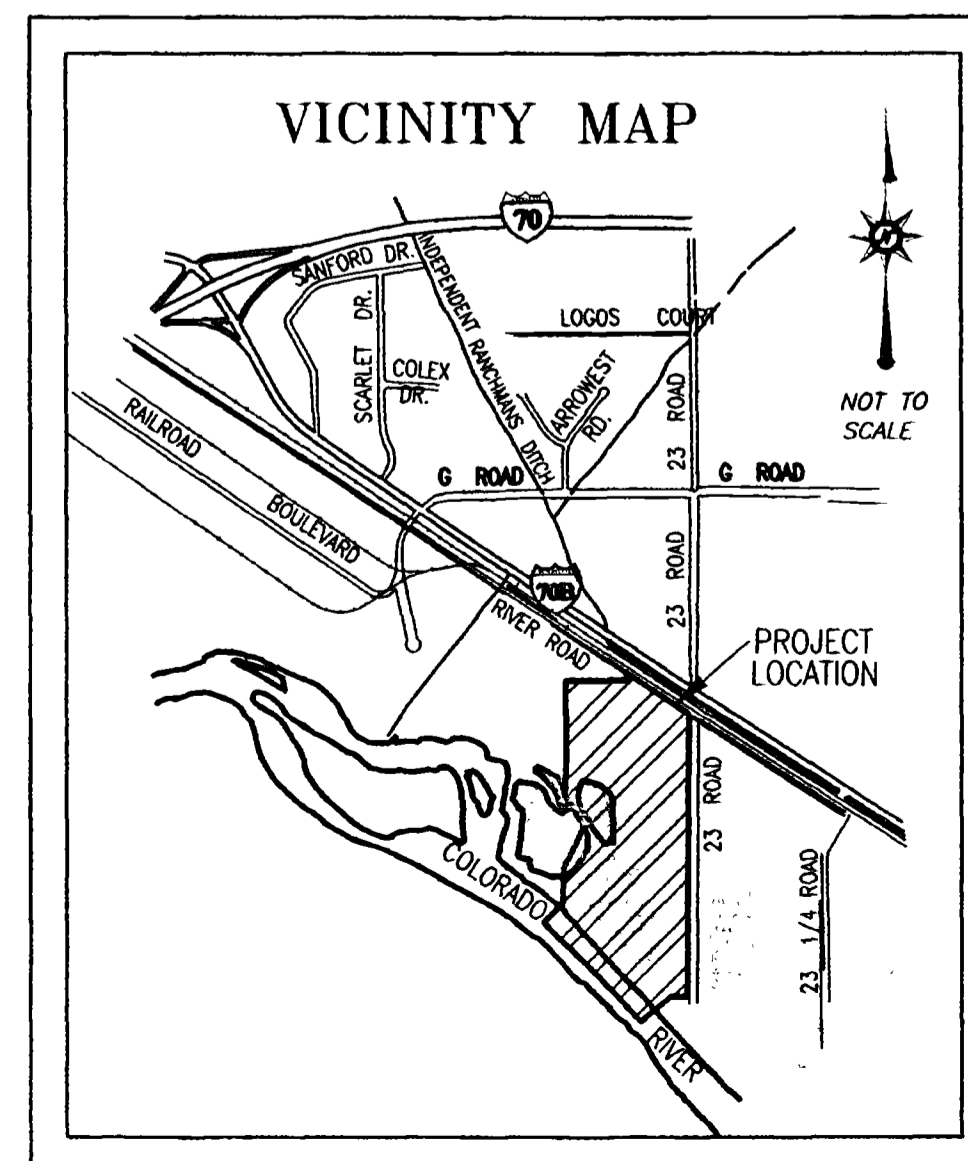
## SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of 23 Road Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.



[Signature]  
Richard A. Mason  
Registered Professional Land Surveyor  
P.L.S. No. 18469

March 6, 2003  
Date

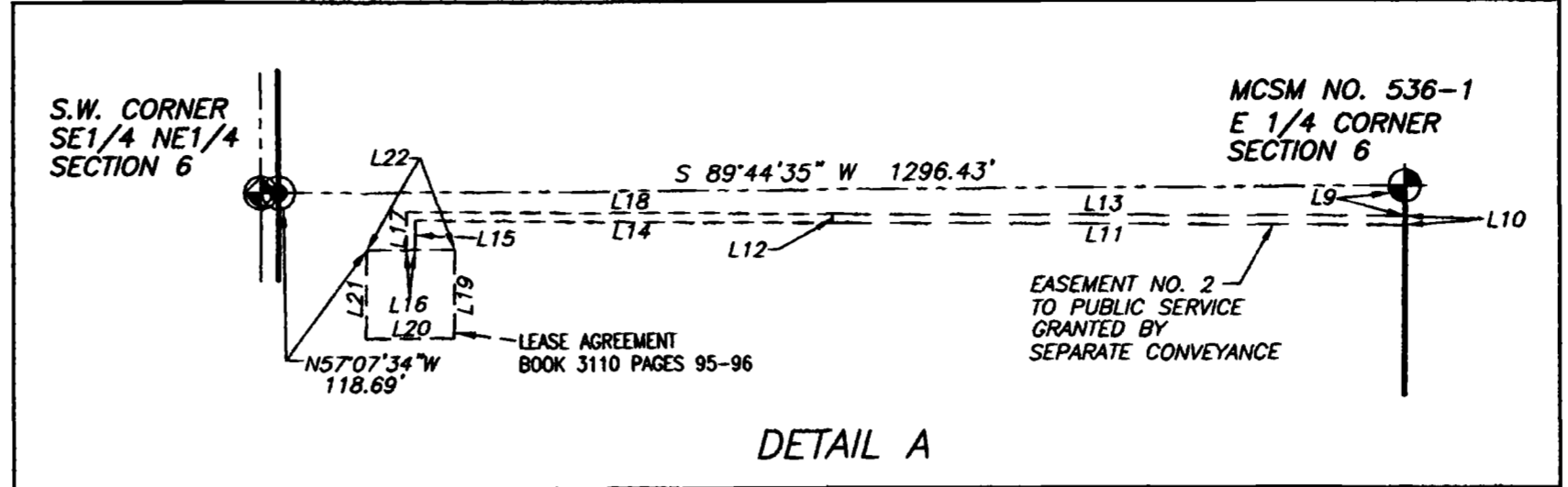
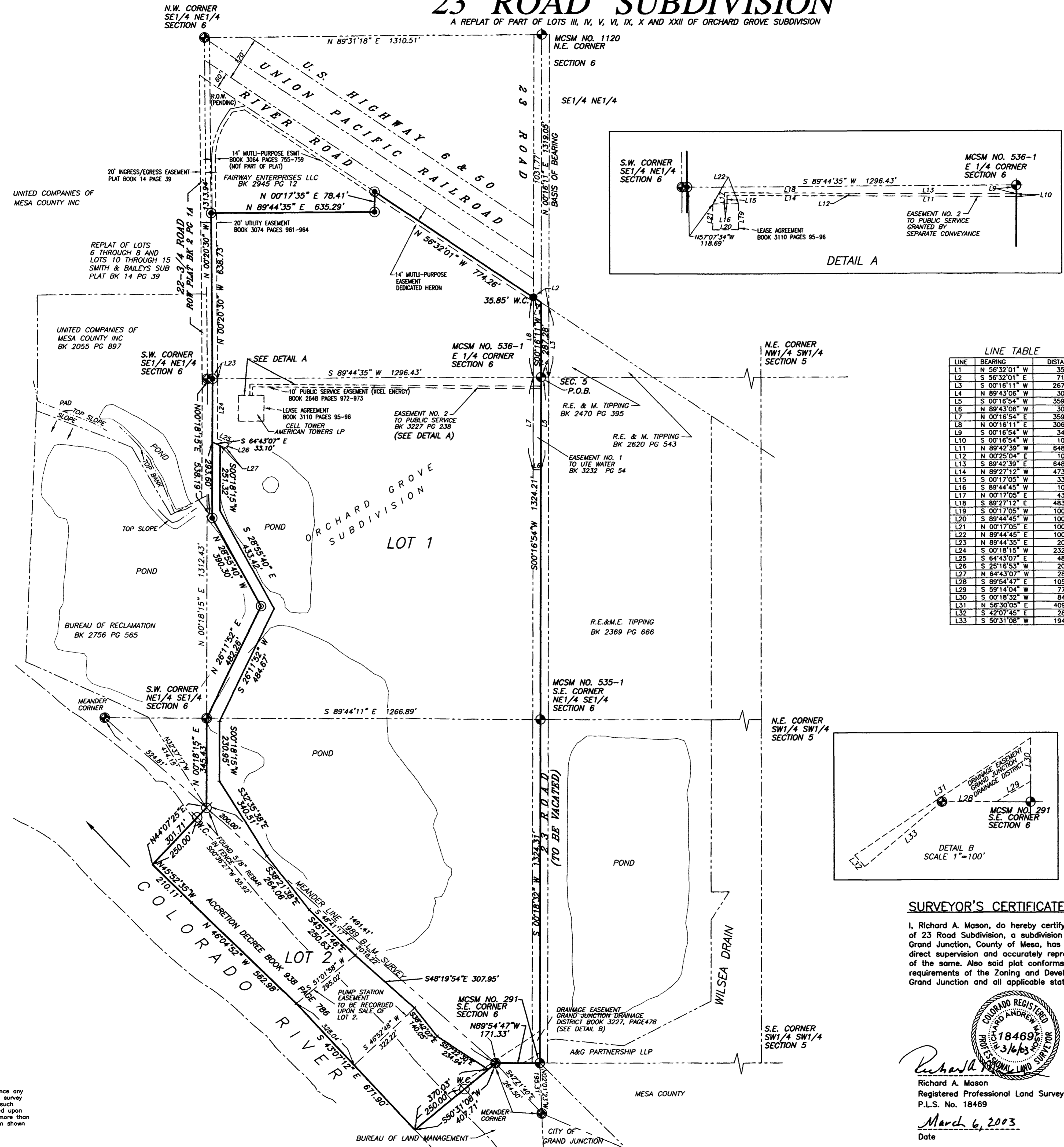


ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jct, CO 81503  
(970) 243-8300

File Name: D:\2011\2011FINALPLAT.DWG			
<b>23 ROAD SUBDIVISION FINAL PLAT</b>			
IN THE E1/2 OF SECTION 6 T1S, R1W, OF THE UTE MERIDIAN MESA COUNTY COLORADO			
Designed	Checked	Proj#	Sheet
Drawn	Date	Rv:	Of
LC	3/06/03	2011	1 2

# 23 ROAD SUBDIVISION

A REPLAT OF PART OF LOTS III, IV, V, VI, IX, X AND XXII OF ORCHARD GROVE SUBDIVISION



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 56°32'01" W	35.85'
L2	S 56°32'01" E	71.70'
L3	S 00°16'11" W	267.66'
L4	N 89°43'06" W	30.00'
L5	S 00°16'54" W	359.07'
L6	N 89°43'06" W	30.00'
L7	N 00°16'54" E	359.07'
L8	N 00°16'11" E	306.91'
L9	S 00°16'54" W	34.39'
L10	S 00°16'54" W	10.00'
L11	N 89°42'39" W	648.12'
L12	N 00°25'04" E	10.00'
L13	S 89°42'39" E	648.10'
L14	N 89°27'12" W	473.12'
L15	S 00°17'05" W	33.30'
L16	S 89°44'45" W	10.00'
L17	N 00°17'05" E	43.44'
L18	S 89°27'12" E	483.14'
L19	S 00°17'05" W	100.00'
L20	S 89°44'45" W	100.00'
L21	N 00°17'05" E	100.00'
L22	N 89°44'45" E	100.00'
L23	N 89°44'35" E	20.00'
L24	S 00°18'15" W	232.04'
L25	S 64°43'07" E	48.41'
L26	S 25°16'53" W	20.00'
L27	N 64°43'07" W	28.06'
L28	S 89°54'47" E	105.13'
L29	S 59°14'04" W	77.29'
L30	S 00°18'32" W	84.31'
L31	N 56°30'05" E	409.32'
L32	S 42°07'45" E	28.60'
L33	S 50°31'08" W	194.37'

- LEGEND**
- ⊕ MESA COUNTY SURVEY MARKER
  - ⊙ BUREAU OF LAND MANAGEMENT MONUMENT
  - ⊗ SET REBAR & CAP LS-18469
  - ⊙ CONTROL POINT
  - ⊙ FOUND REBAR & CAP LS-5837
  - ⊙ FOUND REBAR & CAP LS-12085
  - ⊙ FOUND REBAR & CAP LS-31151
  - COLORADO RIVER

NOTE: ALL EXTERIOR CORNER MONUMENTS HAVE CONCRETE

**AREA SUMMARY**

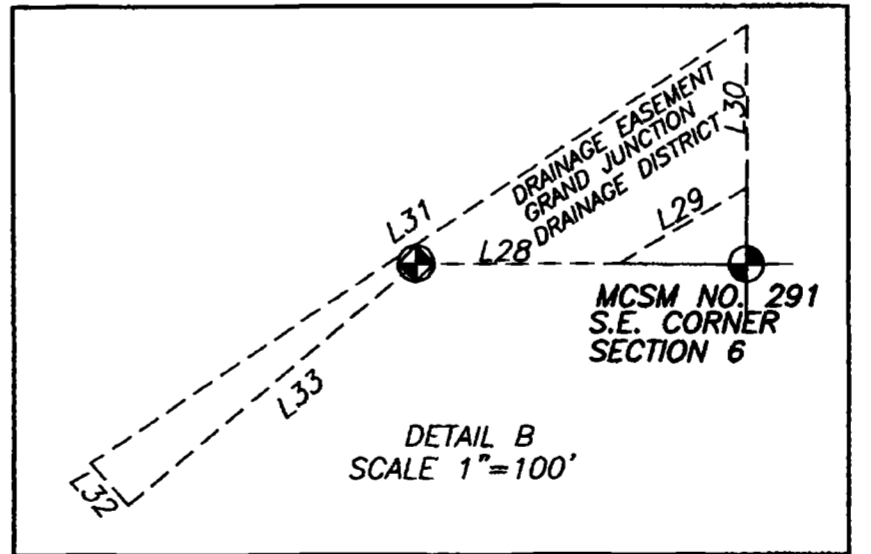
DESC.	ACRES	PERCENT
LOT 1	79.77	86.56%
LOT 2	12.39	13.44%
TOTAL	92.16	100.00%
(LOT 2 EXCLUDING RIVER)	5.82±	6.32%

**FOR CITY OF GRAND JUNCTION USE**

Additional instruments documenting property interests and rights of others relative to the lands platted herein are recorded as follows:

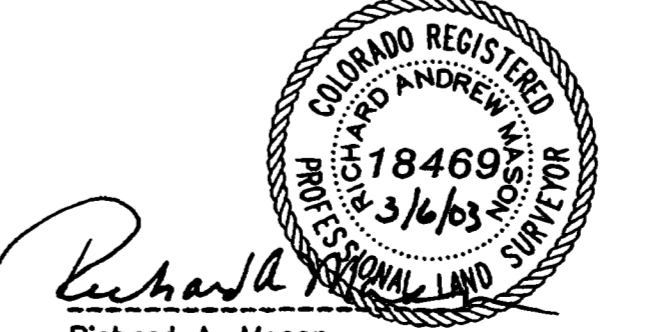
*Resolution 25-03 - Easement Book 3303 Page 379*

*Ordinance 3506 - Vacation Book 3303 Page 383*

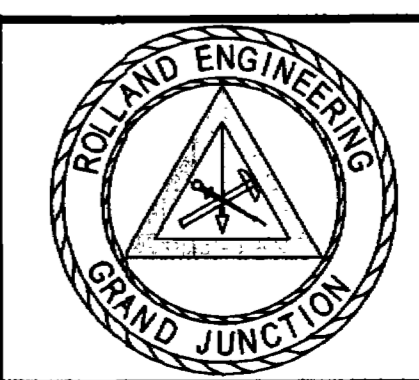


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Registered Professional Land Surveyor  
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Date



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Drawn	Date	Rev	of
LC	3/06/03	2011	2
			2

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