SEVENTH STREET SIMPLE SUBDIVISION

A Vacation of 15' Alley right of way and a Replat of Lots 1-5, 28 and the $W_2^{1/2}$ of Lot 27 all in Block 93 of the City of Grand Junction.

KNOW ALL MEN THESE PRESENTS:

									Page 223, in the Mesa Cou Colorado and being further	nty Clerk and Recorder's office, and located in the City of Grand Junction, County of Mesa and State of described as follows. Lots 1, 2, 3, 4, 5, 28, and the West ½ of Lot 27 in Block 93 of THE CITY OF GRAND. Plat Book 4 at Page 17 in the Mesa County, Clerk and Recorder's Office.	
	N 89°59'02" E 472.20'								Said owner has caused the described real property to be subdivided and to be publicly known as SEVENTH STREET SIMPLE SUBDIVISION		
1		÷	WHITE AVENUE 80	O' right-of-way	"y			easements for the inst lines, cable TV lines, N		s to the City of Grand Junction for the use of City approved utilities and public providers as perpetual on operation, maintenance and repair of utilities and appurtenances including but not limited to, electrical gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the of traffic control facilities, street lighting, landscaping, trees and grade structures	
		99			9				Said owner hereby acknow represented hereon	edges that all lienholders or encumbrances, if any, associated with the interests of this plat have been	
									Said owner does subscribe	his name hereunder this 157 day of Clober , 2003	
	70'								James	K. Juler	
	70'				20'					nership, A Colorado General Partnership	
1							\bigwedge		NOTARY STATEMENT		
					1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				STATE OF COLORADO)		
			H & J PROPERTIES	H & J PROPERTIES DELL COMPANY LLC ANY KIRI	AVE TO THE OWNER OF THE OWNER OW				COUNTY OF MESA)	SS SS	
1			735 WHITE AVE BOOK 2725 PAGE 790 2945-144-08-025	H & J PROPERTIES DELL COMPANY LLC AMY KIRI 735 WHITE AVE 757 WHITE AVE BOOK 2725 PAGE 790 2945-144-08-005 2945-144-08	GE 81 15 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1			This plat was acknowledge	d before me by a Representative of 4SC Partnership, A Colorado General Partnership	
	way						Λ		on this day of	other	
349.89'	7 100' nght-of					ARING)			My commission expires	June 22, 2005 JOYCE A. AIKEN	
× ×	7 3 1					0. 1 8. 1 8. 1 8. 1 8. 1 8. 1 8. 1 8. 1	0' 30'	60'	Witness my hand and seal	Doyce a liken	
5,45"	in I					BASIS R			CLERK AND RECORDER	CERTIFICATE	
00.02,	Set PK Nail and Tag	.02	20' ALLEY	.0 .⊙.₩.		Z I F Z	Scale 1"=30'		STATE OF COLORADO)	SS SS	
Z	Set PK Nail and Tag labeled P.L.S. 24943 in Concrete	s	NE Corner 15.00'			- B (ASSU			COUNTY OF MESA)		
		l LOT 5	Lot 5 P.O.B.				LEGEND		I certify that this instrumen	was filed in my office at o'clock M, on the day of, A D and was recorded in Plat Book, Page No	
			LOT 27				= Found City Monument = Set No. 5 Rebar & Cap "Monument P.L	.S. 24943"	Reception No	, Drawer No, Fees	
! 	43,	t l	LOT 1 0 51 Acres 90 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Mass		1	⇒ Found No. 5 Rebar and Cap "Monument ⇒ Set Monument in Concrete	t P.L.S. 24943"	Ву:		
	124.	LOT 4	More or Fess 421 99. 7.421	1 OUE PACE				J	Clerk and Recorder	Deputy	
1	ш	e so d	BFOCK 83	RIO GRANDE SIMPLE SUBDIVISION PLAT BOOK 19 PAGE 192	60 G	1	AREA SUMMARY		CITY OF GRAND JUNCTIO	DN APPROVAL	
	05,45	LOT 3	nd D 14.16 4.23"	ato crafts b	Heures		LOTS 0.51 acres = <u>Dedicated Street R.O.W. 0.00 acres =</u> Total 0.51 acres =	100% 0% 100%	This Plat of SEVENTH ST	REET SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County	
	•00 s	-	1, 00.00 00.00		'				of Mesa, and State of Cold	rado is approved and accepted this November 10 th day of 2003A D	
1		LOT 2				1					
	-	LOT 1							A MA THE	met Mysum	
	70'	14' Multipurpose Eas	sement SE Corner SW Corner Lot 1 15.00' Lot 28	14' Multipurpose Easement	20	, (City Manager	President of City Council	
	Set PK Nall and Tag labeled P.L.S. 24943 In Concrete	50,	N 89°57'52" W 193.51' ROOD AVENUE 80' right-of-way		20,				SURVEYORS CERTIFICA	TION	
A			S 89°57'52" W 472.12'			▲			l Cecil D Caster, do hereb	y certify that the accompanying plat of SEVENTH STREET SIMPLE SUBDIVISION, a subdivision of a part	
									of Mesa County, Colorado	has been prepared under my direct supervision and accurately represents a field survey of the same	
										14-0-1-05 B	
									Luis de	249 43 2	
		VICINITY MAP							Cecil D. Caster Registered Professional La PLS No 24943	and Son Pyorano	
,,									Basis of Bearing: A bearing	g of S00°00'00"W has been assumed between the City monuments located at the intersections of 8th and	
		SCHOOL AV	GUNNISON AVE.		Tï	TI E CERTIFICATION			Main Street and 7th and R	ood Avenue	
W GUNNISON	15 St. 15	GUNNISON SCHOOL SCHOOL AND SCHOOL AND SCHOOL	ETA SCHOOL IS IS AND CHI	Karen A Grew-Ellison by Abstract and Title Company of Mesa Count	These hereby cortify that I have	evamined the title to all lands show	n on this plat and that title to such lands is				
SST	708 5		OURAY AME PARI		• _						
AVE LEGG		GRAND				fall liens, taxes, and encumbrances					
	th white	SCHOOL AVE PROJE	WHITE AVE. 13	EXECUTED this 2	nd day of October	, 2003.				SEVENTH STREET SIMPLE SUBDIVISION	
2	ROOD ROOD	LOCAT	TION ROOD RAYE			Abstractand Title Company	of Mesa County Inc.		ing to Colorado law you must commence any d upon any defect in this survey within three	A Vacation of 15' Alley right of way and a Replat of Lots 1-5, 28 and the $W^{1/2}$	
	170B WAIN		COLORADO		Ву: _	Karon a Grow- Ellison	_	years after you fir action based upo	rst discover such defect. In no event, may any on any defect in this survey be commenced ars from the date of the certification shown	of Lot 27 all in Block 93 of the City of Grand Junction Located in the SE $\frac{1}{4}$ Section 14, Township 1 South, Range 1 West, of the Ute	
EMARK!	COLORA	DU AVE	UTE AVE			rice examiners signature		hereon	and from the date of the bethindarion shown	Meridian, Mesa County, Colorado.	
AVE	PITKIN	170B POLICE AVE.	OK OK						Monument Surveying Co.		
AVE AWFORD AVE	AVE. AVE.	AVE		Note:			_	M	741 Rood Ave Grand Junction, CO 81501 (970) 245-4189 Fax (970) 245-4674	DESIGNEDFIELD APPROVAL DRAWNRMTECHNICAL APPROVAL	
9 4	« \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\					ORDINANCE 7551	U	v first VL	, ,	COMMITTED THE PROPERTY OF THE	

1 Alley Vacation approved by the City of Grand Junction Resolution No. 3558

02-90

4SC Partnership

PREPARED FOR.