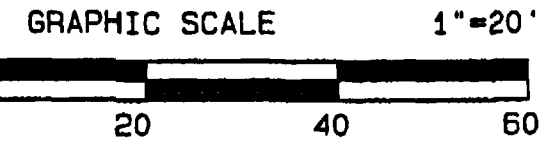


# STEELE MINOR SUBDIVISION

A TRACT OF LAND LOCATED ON THE SW 1/4 NW 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



**LEGEND**  
 X - SET REBAR & CAP 36569 PER CITY STANDARDS  
 ALL OTHER MONUMENTS AS NOTED ON PLAT

EASTMOOR II SUBDIVISION  
 BOOK 11 PAGE 222

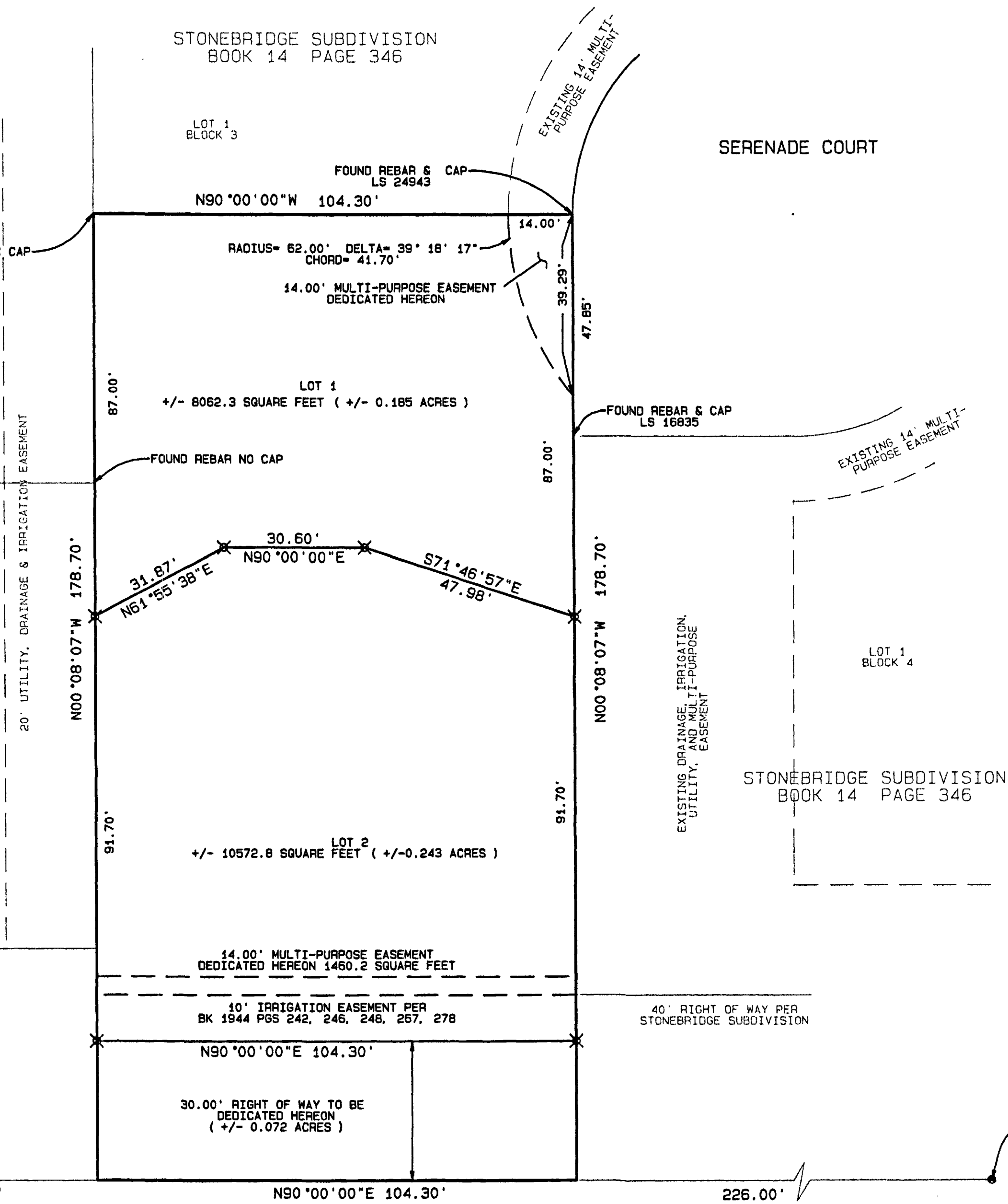
STONEBRIDGE SUBDIVISION  
 BOOK 14 PAGE 346

SERENADE COURT

**AREA SUMMARY**

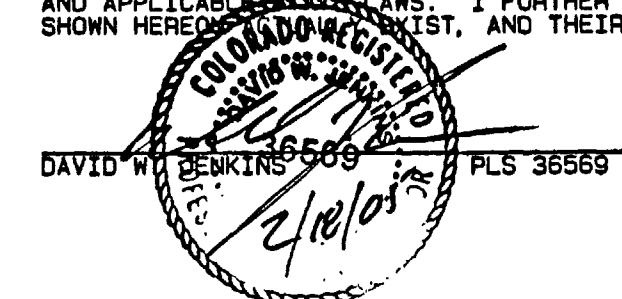
LOTS	0.428 ACRES
RIGHTS-OF-WAY	0.072 ACRES
TOTAL	0.500 ACRES

50' RIGHT OF WAY PER EASTMOOR II SUBDIVISION  
 30 ROAD  
 E 1/2 ROAD  
 991.11'



BASIS OF BEARINGS  
 N 90° 00' 00" E 1321.41'  
 SOUTHERLY LINE OF THE NORTHWEST 1/4 SECTION 9,  
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN  
 CENTERLINE OF EXISTING PAVED E 1/2 ROAD

I, DAVID W. JENKINS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO VISIBLE ROADS, IRRIGATION DITCHES, OR OTHER APPARENT RIGHT-OF-WAYS OR EASEMENTS EXISTING ON OR ACROSS SAID PROPERTY, EXCEPT AS SHOWN ON THIS PLAT, AND THAT THIS PLAT ACCURATELY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND CONFORMS TO ALL CITY OF GRAND JUNCTION SUBDIVISION REGULATIONS AND APPLICABLE STATE LAWS. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN HEREON ARE CORRECTLY PLACED, AND THEIR POSITIONS ARE AS SHOWN.



**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS IN MESA COUNTY, COLORADO, DESCRIBED AS A PORTION OF THE SW 1/4 NW 1/4 SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE E 1/4 SW 1/4 NW 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN; THENCE EAST 104.31'; THENCE NORTH 208.7'; THENCE WEST 104.31'; THENCE SOUTH 208.7'; TO THE POINT OF BEGINNING, ALSO KNOWN AS, BEGINNING AT THE SOUTHWEST CORNER OF THE E 1/4 SW 1/4 NW 1/4 OF SECTION 9, T1S, R1E, THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 104.30'; THENCE NORTH 00° 08' 07" WEST, A DISTANCE OF 208.70'; THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 104.30'; THENCE SOUTH 00° 08' 07" EAST, A DISTANCE OF 208.70' TO THE POINT OF BEGINNING, CONTAINING +/- 0.428 ACRES.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS THE STEELE MINOR SUBDIVISION PER THIS INSTRUMENT.

ALL STREETS, ROADS AND RIGHTS-OF-WAY ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER.

ALL MULTIPURPOSE EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF CITY-APPROVED UTILITIES AND PUBLIC PROVIDERS AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF UTILITIES AND APPURTENANCES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, CABLE TV LINES, NATURAL GAS LINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, TELEPHONE LINES, AND ALSO FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURE.

ALL EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER, THROUGH AND ACROSS BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH. FURTHERMORE, THE OWNERS OF SAID LOTS OR TRACTS HEREBY PLATTED SHALL NOT BURDEN OR OVERBURDEN SAID EASEMENTS BY ERECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT

**OWNERS**

*Evelyn M. Steele*  
 EVELYN M. STEELE  
*Carolyn A. Meyers*  
 CAROLYN A. MEYERS

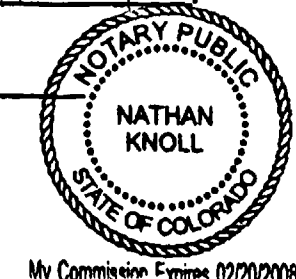
STATE OF COLORADO  
 MESA COUNTY

THE FOREGOING SIGNATURES WERE ACKNOWLEDGED BEFORE ME THIS 25th DAY

OF February A.D., 2005, BY Evelyn M. Steele and Carolyn A. Meyers

MY COMMISSION EXPIRES 2/20/2008

WITNESS MY HAND AND SEAL Nathan Knoll



**CLERK AND RECORDERS CERTIFICATE**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, AT 3:31 P.M. ON THE 10th DAY OF March, 2005, A.D. IN BOOK 3852 PAGE 466 Fee \$10.00+1.00 RECEPTION NUMBER 2242832 Drawer QQ-73

CLERK AND RECORDER DEPUTY

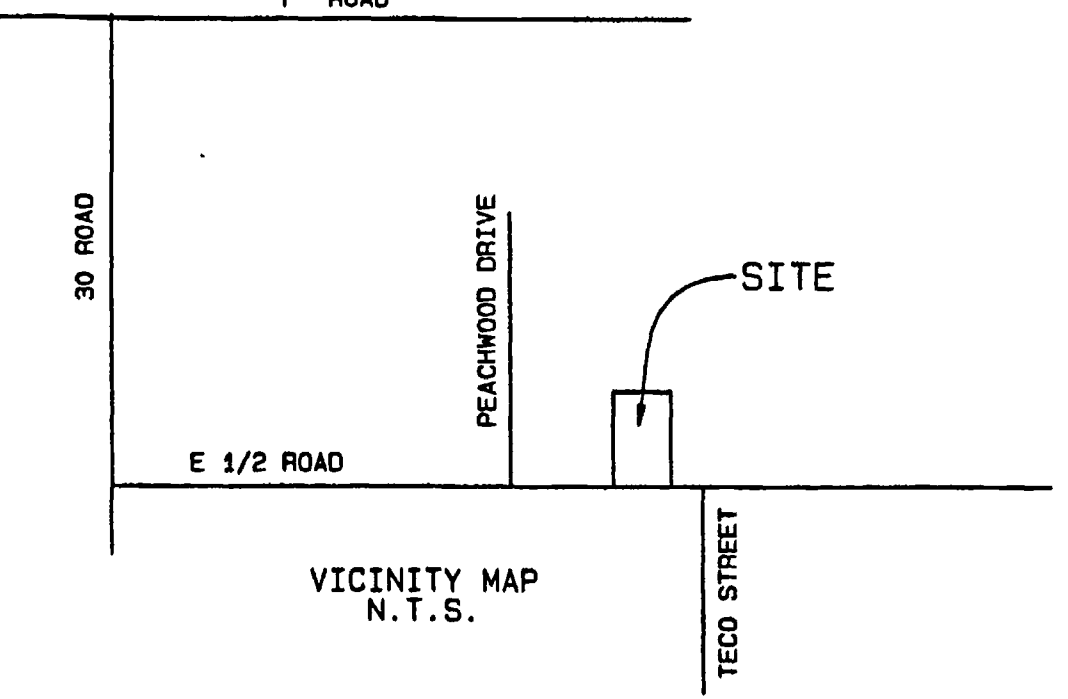
**CITY APPROVAL**

THIS PLAT OF THE STEELE MINOR SUBDIVISION, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED

THIS 25th DAY OF February, 2005

*[Signature]* CITY MANAGER  
*[Signature]* MAYOR

FOUND 3 1/4" ALUM. CAP LS 16413  
 DOWN 0.20' FOR THE C-M 1/16  
 CORNER SEC. 9, T1S, R1E, UTE



ALL UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF CITY-APPROVED PUBLIC UTILITIES AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF UTILITIES AND APPURTENANCES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, CABLE TV LINES, NATURAL GAS LINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, TELEPHONE LINES, EQUIVALENT OTHER PUBLIC PROVIDERS AND APPURTENANT FACILITIES.

**LIENHOLDERS RATIFICATION OF PLAT**

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT 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 AGREE THAT ITS SECURITY INTEREST WHICH IS RECORDED IN BOOK 3638, PAGE 903 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S First Vice President of Alpine Bank WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF February, 2005.

BY: Cindy Brown

FOR: ALPINE BANK

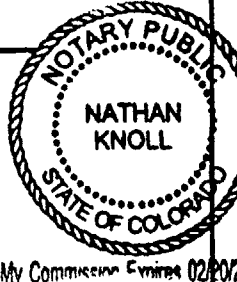
STATE OF COLORADO  
 MESA COUNTY

THE FOREGOING SIGNATURES WERE ACKNOWLEDGED BEFORE ME THIS 25th DAY

OF February A.D., 2005, BY Cindy Brown

MY COMMISSION EXPIRES 2/20/2008

WITNESS MY HAND AND SEAL Nathan Knoll



**TITLE CERTIFICATION**

WE, MERIDIAN LAND TITLE, LLC A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO EVELYN M. STEELE AND CAROLYN A. MEYERS; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD; THAT ALL EASEMENTS, RESERVATIONS AND RIGHTS-OF-WAYS OF RECORD ARE SHOWN HEREON.

*[Signature]* LAWRENCE J. VENTY Feb. 25, 2005  
 NAME AND TITLE TITLE EXAMINER DATE

SUBDIVISION: STEELE MINOR SUBDIVISION	
CLIENT: EVELYN M. STEELE CAROLYN A. MEYERS	
REVISED PER REVIEW COMMENTS FEB. 18, 2005	TYPE: FINAL PLAT STEELE MINOR
REVISED PER REVIEW COMMENTS JAN. 13, 2005	
REVISED PER REVIEW COMMENTS DEC. 1, 2004	
REVISED PER REVIEW COMMENTS NOV. 5, 2004	
PREPARED BY CIMARRON SURVEYING LLC 40144 CEDAR LANE PAONIA, COLORADO 81428 970.527.5482 OFFICE 970.527.5717 FAX AUGUST 2004	
SHEET 1 OF 1	