

# ABEYTA/WEAVER SUBDIVISION

TCP: #1539  
SIF: #460  
"C"

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Mesa County Valley School District No. 51 is the owner of that real property located in part of the NE 1/4 SW 1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described by the following metes and bounds description based upon a survey that accurately describes the following parcels of land:  
(Warranty Deeds: Book 3991, Page 562 and Book 3991, Page 563, Mesa County records)

Commencing at the Northwest Corner of the Northeast Quarter Southwest Quarter (NE 1/4 SW 1/4) of Section 16, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado whence the Northeast Corner of said Northeast 1/4 Southwest 1/4 of Section 16 bears N 89°54'19" E, a distance of 1321.23 feet for a basis of bearings with all bearings contained herein relative thereto; thence N 89°54'19" E, a distance of 563.75 feet to the POINT OF BEGINNING; thence N 89°54'19" E, a distance of 206.25 feet; thence S 00°02'15" W, a distance of 1056.00 feet; thence S 89°54'19" E, a distance of 740.00 feet; thence N 00°02'15" E, a distance of 541.00 feet; thence N 89°54'19" E, a distance of 533.75 feet; thence N 00°02'15" E, a distance of 515.00 feet to the POINT OF BEGINNING,

Containing 11.33 acres as described.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as ABEYTA/WEAVER SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All Streets and Rights-of-way to the City of Grand Junction, in fee, for the use of the public forever;

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 Utility and Storm Drainage Easements to the City of Grand Junction for the use of 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. AND STORM SEWERS. JF

Clifton Water District Easement to Clifton Water District for the purpose of an existing waterline and for the installation, operation, maintenance and repair of waterline utilities and appurtenances;

All Tracts/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, and in Drainage & and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. 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 hereby declare there are no lien holders of record.

IN WITNESS WHEREOF, said owner, Mesa County Valley School District No. 51, has caused their name to be hereunto subscribed this 23 day of May, A.D. 2006.

By: Ron Rowley title: President - Board of Education

for: Mesa County Valley School District No. 51

### NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Jamie A. Sidany it's Secretary, Board of Ed. (title) for Mesa County Valley School District No. 51, this 23rd day of May, A.D., 2006.  
Witness my hand and official seal.

Jamie A. Sidany  
Notary Public

My Commission Expires 12/29/2008



### TITLE CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

We, Meridian Land Title Company, 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 Mesa County Valley School District No. 51; 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 way of record are shown hereon.

Date: MAY 1, 2006 by: [Signature] Name And Title LAWRENCE D. VENT/EXAMINER

for: Meridian Land Title Company Name Of Title Company

### GENERAL NOTES

The Declaration of Covenants and Restrictions are recorded at Book \_\_\_\_\_ Page \_\_\_\_\_ Mesa County Records. JF

Basis of bearings is from GPS observations using the Mesa County SIMS LCS. The West line of the NE 1/4 SW 1/4 of Section 16, T1S, R1E, Ute Meridian bears N 00°02'15" E, a distance of 1319.37 feet. The SW 1/16 corner is a 2.5" aluminum cap PLS 16413 and the C-W 1/16 corner is a MCSM.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title information provided by Meridian Land Title Co., Policy No. SV 3556143, dated September 14, 2005 and Policy No. SV 3556144, dated September 14, 2005.

The bearings in the legal descriptions have been rotated from the deed descriptions to the Mesa County SIMS LCS.

### FOR CITY USE ONLY

#### Associated Recorded Documents

Book	Page	Type
4193	262-265	GRANT OF EASEMENTS

### CITY OF GRAND JUNCTION APPROVAL

This plat of ABEYTA/WEAVER SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 28 day of JUNE, A.D., 2006.

City Manager Daved A. Vanley

President of City Council [Signature]

### CLERK AND RECORDER'S CERTIFICATE

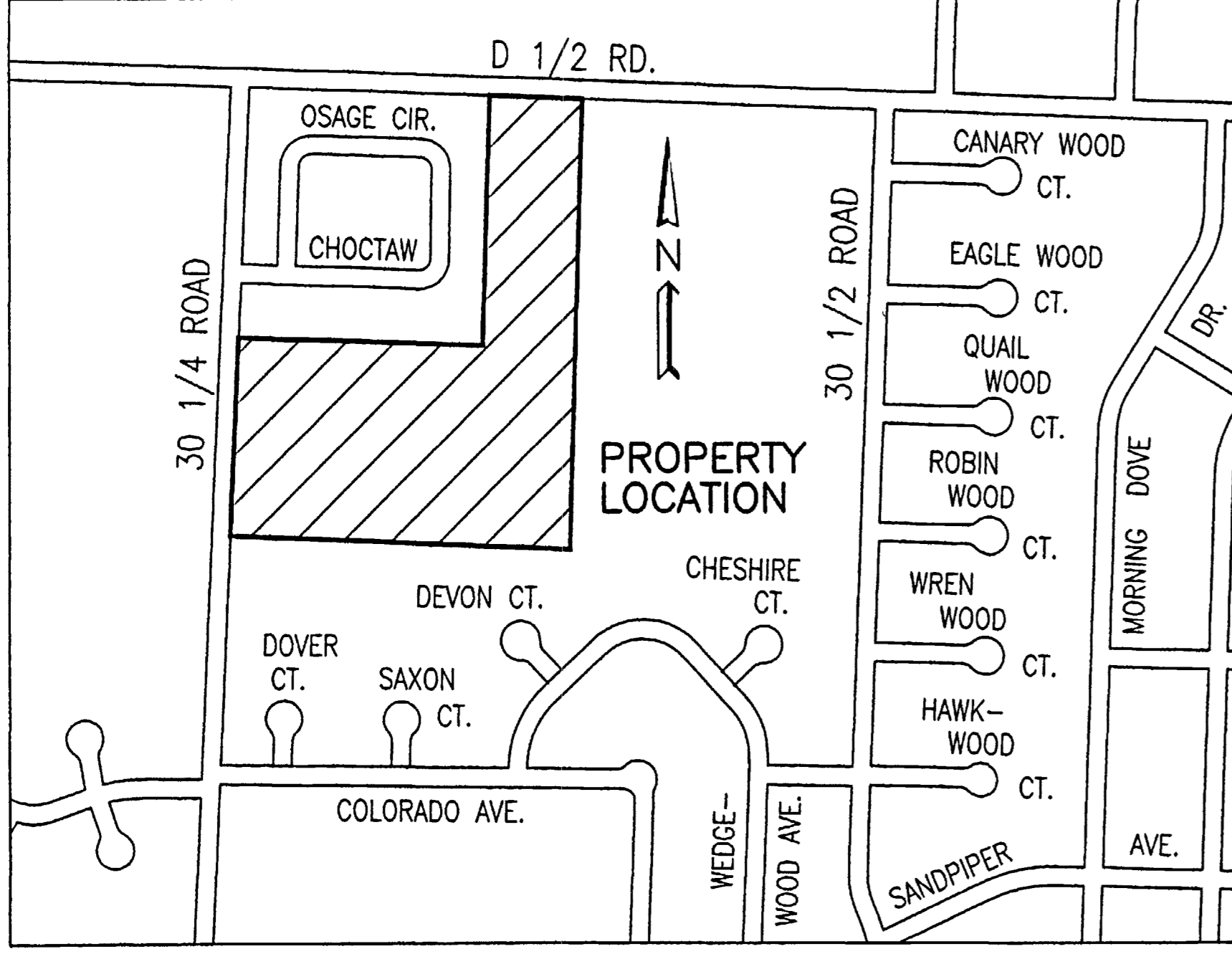
STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 9:24 o'clock A. M., July 3, A.D., 2006 and was duly recorded in Book 4193 Page No. 260-261

Reception No. 2325496 Drawer No. SS-45 Fees: 21.00

Clerk and Recorder

By: \_\_\_\_\_  
Deputy

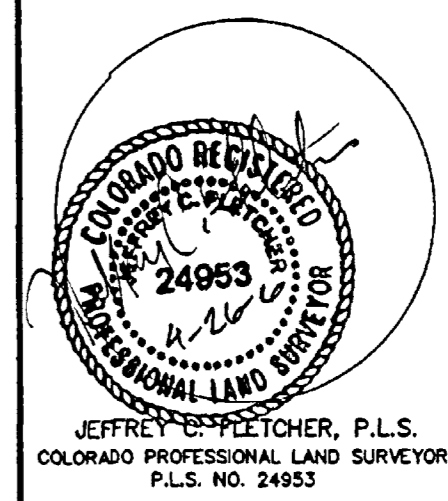


VICINITY MAP  
NOT TO SCALE

### SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of ABEYTA/WEAVER SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified April 26, 2006



ABEYTA/WEAVER SUBDIVISION  
NE 1/4 SW 1/4 SECTION 16  
T1S, R1E, UTE MERIDIAN  
MESA COUNTY, COLORADO

High Desert Surveying, LLC  
2591 B 3/4 Road, Grand Jct., CO 81503  
Tel: 970-254-8649 Fax: 970-255-7047

SUR. BY: DJ/ES	DRAWN BY: CW/jf/rsk
JOB NO. 05-78	SHEET 1 OF 2
REVISION DATE: March, 2006	

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.

# ABEYTA/WEAVER SUBDIVISION

2943-163-85-012  
Arthur Kent  
3035 1/2 Wedgewood Avenue

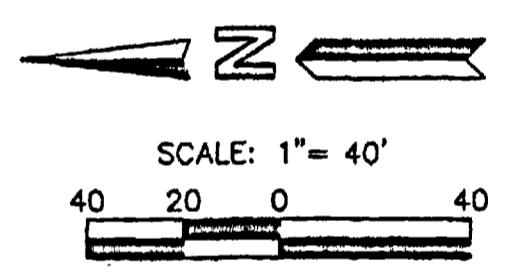
Gladys M. Odneal  
3041 D $\frac{1}{2}$  Road  
2943-163-00-179

2943-163-85-009  
Rick & Monica Miracle  
434 Devon Court

2943-163-85-008  
Eldon & Sharon  
Clinkenbeard  
436 Devon Court

2943-163-85-007  
Dene & Janet Johnson  
437 Devon Court

2943-163-00-113  
Lauren & Keith Scott  
430 30 1/4 Road  
Book 1435 Page 10



LINE	BEARING	DISTANCE
L1	N 45°01'43" W	28.25'
L2	N 89°57'45" W	42.00'
L3	N 00°05'41" W	36.00'
L4	S 45°01'42" E	28.25'
L5	N 00°02'15" E	234.72'
L6	N 89°54'19" E	77.47'
L7	S 00°05'41" E	20.00'
L8	S 89°54'19" W	72.43'
L9	S 00°02'15" W	28.77'
L10	N 44°57'45" W	28.28'
L11	N 00°02'15" E	137.94'
L12	N 44°54'19" E	86.61'
L13	S 89°54'19" W	26.02'
L14	N 00°05'41" W	17.94'
L15	S 89°54'18" W	206.30'
L16	S 44°54'19" W	100.24'
L17	S 00°02'15" W	449.69'

Prepared for: Mesa County Valley School District No. 51  
Grand Junction, CO 81501

**ABEYTA/WEAVER SUBDIVISION**  
NE $\frac{1}{4}$  SW $\frac{1}{4}$  SECTION 16  
T1S, R1E, UTE MERIDIAN  
MESA COUNTY, COLORADO

**High Desert Surveying, LLC**  
2591 B 3/4 Road, Grand Jct., CO 81503  
Tel: 970-254-8649 Fax: 970-255-7047

SUR. BY: DJ/ES      DRAWN BY: CW/jf/rsk  
JOB NO. 05-78      SHEET 2 OF 2  
REVISION DATE: March, 2006

01314802.tif

MCSM #244  
C-1/4  
SECTION 16  
T1S, R1W, UTE

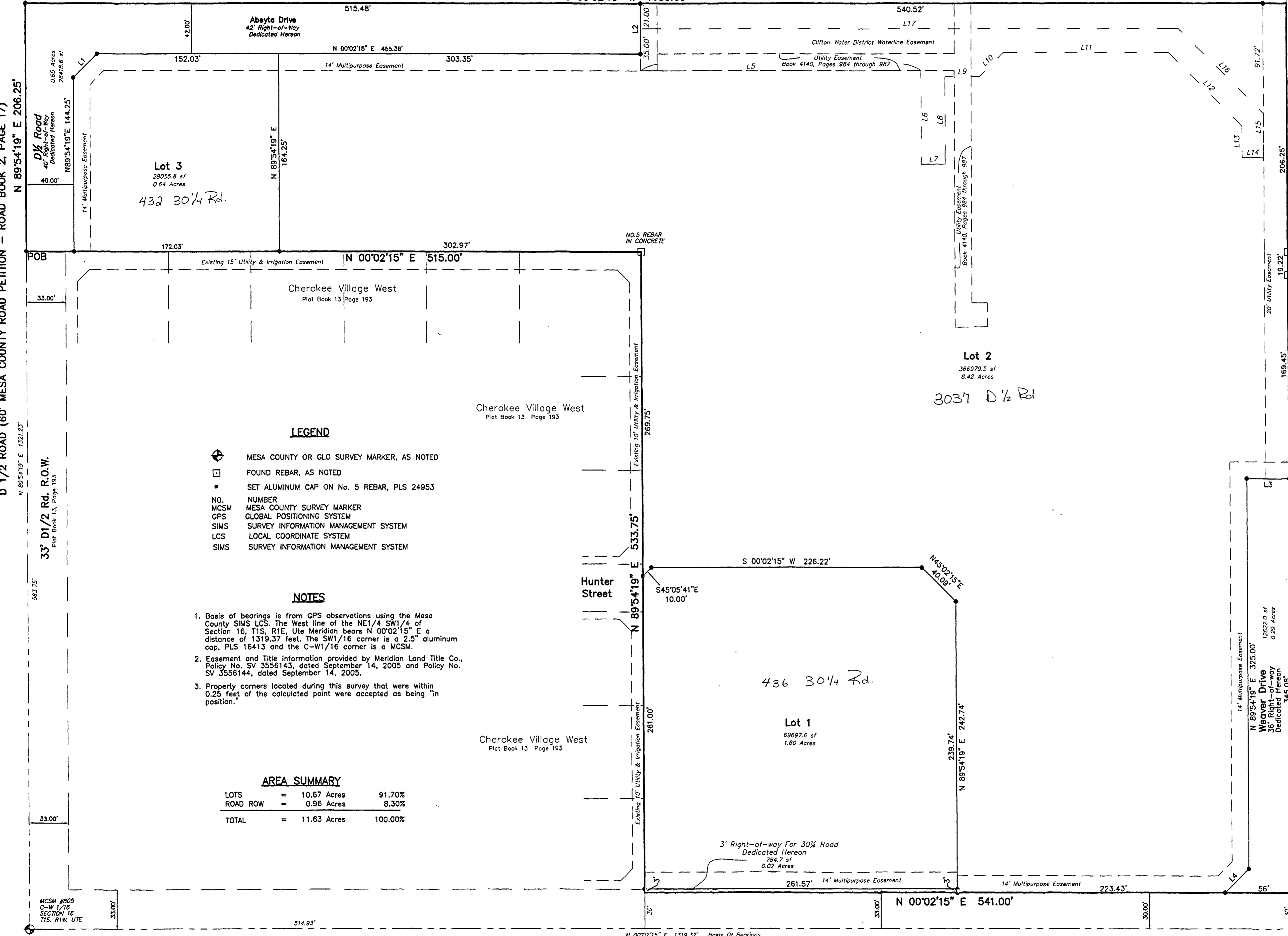
D 1/2 ROAD (60' MESA COUNTY ROAD PETITION - ROAD BOOK 2, PAGE 17)  
N 89°54'19" E 206.25'  
D $\frac{1}{2}$  Road  
40' Right-of-Way  
Dedicated Hereon  
28762.6 sf  
0.65 Acres  
N 89°54'19" E 144.25'  
14' Multipurpose Easement  
40.00'

33' D1/2 Rd. R.O.W.  
Plot Book 13, Page 193

MCSM #805  
C-1/4  
SECTION 16  
T1S, R1W, UTE

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S 00°02'15" W 1056.00'



**LEGEND**

- ⊕ MESA COUNTY OR GLO SURVEY MARKER, AS NOTED
- FOUND REBAR, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
- NO. NUMBER
- MCSM MESA COUNTY SURVEY MARKER
- GPS GLOBAL POSITIONING SYSTEM
- SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
- LCS LOCAL COORDINATE SYSTEM
- SIMS SURVEY INFORMATION MANAGEMENT SYSTEM

**NOTES**

1. Basis of bearings is from GPS observations using the Mesa County SIMS LCS. The West line of the NE1/4 SW1/4 of Section 16, T1S, R1E, Ute Meridian bears N 00°02'15" E a distance of 1319.37 feet. The SW1/16 corner is a 2.5" aluminum cap, PLS 16413 and the C-W1/16 corner is a MCSM.
2. Easement and Title information provided by Meridian Land Title Co., Policy No. SV 3556143, dated September 14, 2005 and Policy No. SV 3556144, dated September 14, 2005.
3. Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position."

**AREA SUMMARY**

LOTS	=	10.67 Acres	91.70%
ROAD ROW	=	0.96 Acres	8.30%
TOTAL	=	11.63 Acres	100.00%

30% Road  
(50' Road Row - Book 767, Page 175)