

BELLHOUSE SUBDIVISION

BEING A REPLAT OF LOT 3, BLOCK 3, VALLEJO SUBDIVISION, SECOND AMENDMENT

PART OF THE NE1/4 OF SECTION 17, T1S, R1W, UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

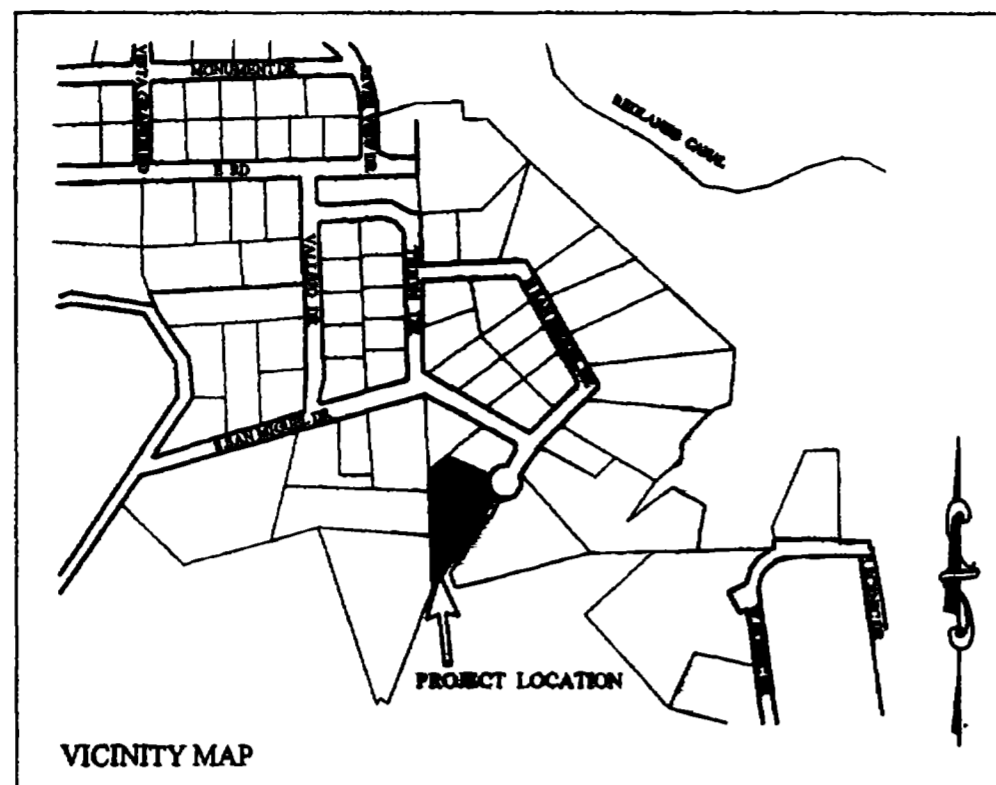
NE CORNER NW1/4 NE1/4
SECTION 17
MCSM BRASS CAP

- NOTES:
1. VALLEJO SUBDIVISION-SECOND AMENDMENT IS RECORDED IN PLAT BOOK 9, PAGE 66.
 2. VALLEJO SUBDIVISION-SECOND AMENDMENT IS A REPLAT OF BLOCKS 2 AND 3 OF VALLEJO SUBDIVISION AMENDED, RECORDED IN PLAT BOOK 9, PAGE 12.
 3. MONUMENTS RECOVERED IN THE COURSE OF THIS SURVEY THAT ARE WITHIN +/- 0.25 FEET OF THE CALCULATED POSITION ARE ACCEPTED AS BEING IN THE CORRECT POSITION.
 4. TITLE AND EASEMENT INFORMATION IS FROM THE RECORDED PLATS OF VALLEJO SUBDIVISIONS AND CENTURY TITLE COMMITMENT #05009180A.

NOTE:
APPROVAL FROM THE GRAND JUNCTION FIRE DEPARTMENT IS REQUIRED BEFORE A BUILDING PERMIT IS ISSUED FOR ANY HOME PROPOSED ON LOT 3B.

NOTE 'A': THIS 5' IRRIGATION EASEMENT WAS PREVIOUSLY DEDICATED AND DEPICTED ON THE PLAT OF VALLEJO SUBDIVISION, SECOND AMENDMENT, PLAT BOOK 9, PAGE 66.

NOTE 'B': FOUND No. 5 REBAR AND BROKEN PLASTIC CAP, LS 12291. REPLACED BROKEN CAP WITH 1.5" ALUM. CAP LS 29419.



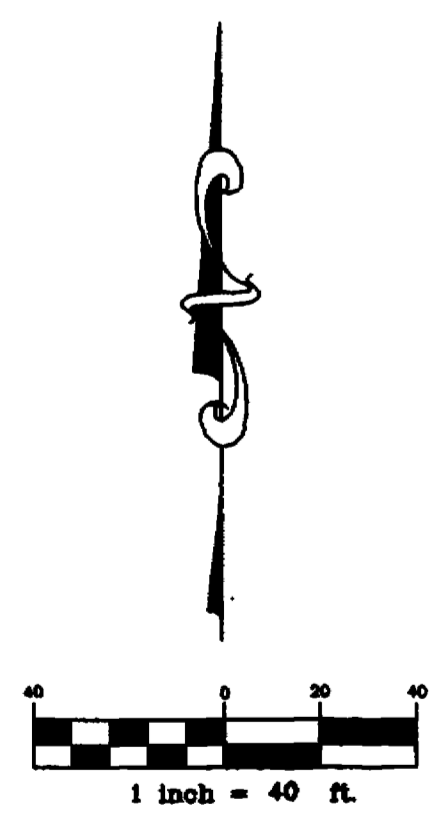
AREA TABLE	
LOT 3A	0.46 ACRES
LOT 3B	0.58 ACRES
TOTAL	1.04 ACRES

FOR CITY USE ONLY ASSOCIATED RECORDED DOCUMENTS		
BOOK	PAGE	DOCUMENT
4246	857	Recording Memorandum
4246	858	Quit Claim Deed
4246	859	Irrigation Easement

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	30.00	50.00	34°22'39"	S89°14'52"E	29.53
C2	40.95	50.00	46°55'49"	S82°22'22"W	39.82

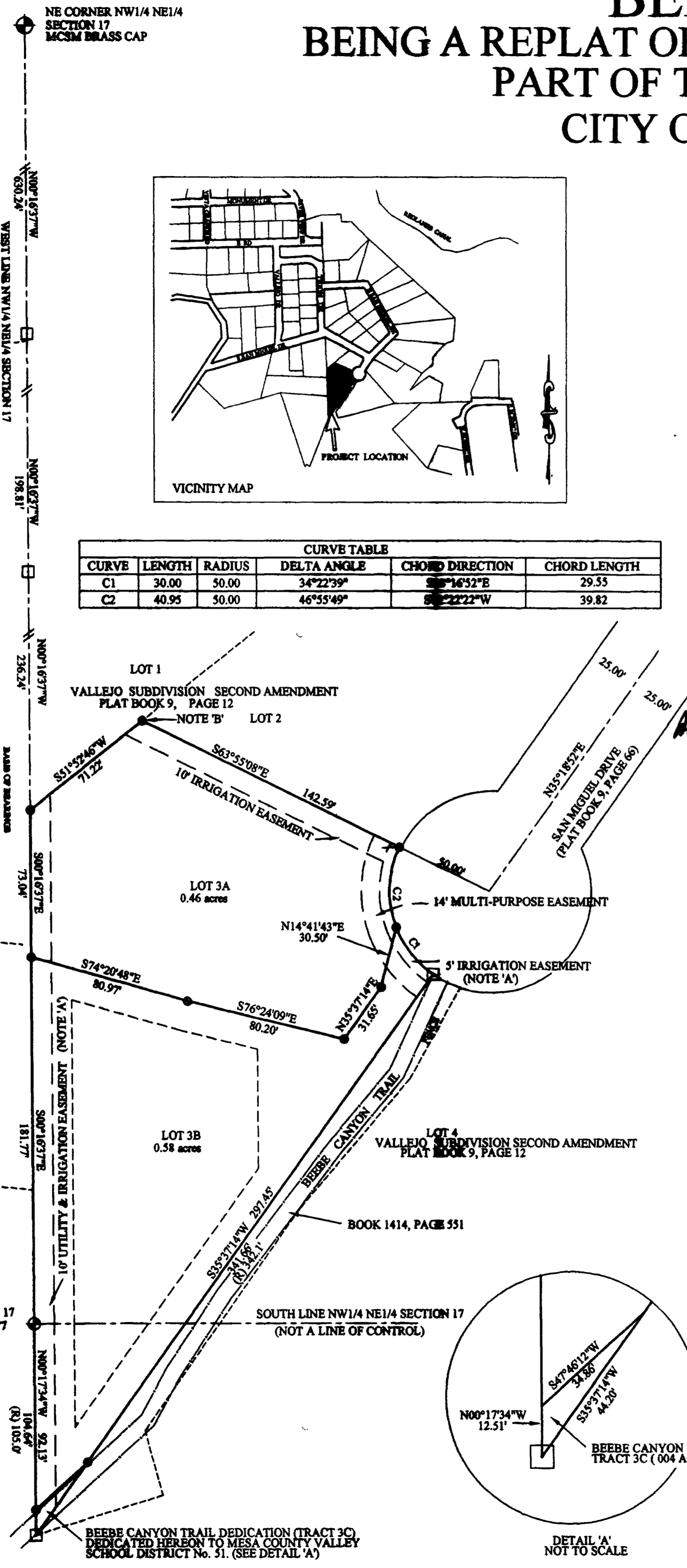
- ABBREVIATIONS
- LS LAND SURVEYOR
 - MCSM MESA COUNTY SURVEY MONUMENT
 - ALUM ALUMINUM
 - (R) RECORD MEASUREMENT
 - T TOWNSHIP
 - R RANGE

BUILDING SETBACKS:
THE FRONT SETBACK FOR LOT 3B SHALL BE A LINE PARALLEL TO AND 112.57 FEET EAST OF THE WEST LINE OF LOT 3B; THE SIDE SETBACKS SHALL BE 15 FEET; THE REAR SETBACK SHALL BE 30 FEET.



BASIS OF BEARINGS:
THE WEST LINE OF THE NW1/4 NE1/4 OF SECTION 17 IS ASSUMED TO BEAR N00°16'37"W BETWEEN THE FOUND MONUMENTS FOR THE SE CORNER AND THE NE CORNER OF SAID NW1/4 NE1/4 AS SHOWN HEREON, SAID BEARING BEING BASED ON THE MESA COUNTY LOCAL COORDINATE SYSTEM OF THE SIMS DATA BASE.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO CASE MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.



CITY APPROVAL

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

7th day of September 2006.
Carol Bellhouse
CITY MANAGER

CLERK AND RECORDERS CERTIFICATE:

(STATE OF COLORADO)
(COUNTY OF MESA)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 12:06 O'CLOCK P. M. THIS 13th DAY OF September 2006 AND IS DULY RECORDED IN BOOK 4246, PAGE 856. RECEPTION No. 2337599.

FEE 10.00 1.00 Drawn SS-77

CLERK AND RECORDER DEPUTY

TITLE CERTIFICATION

STATE OF COLORADO
COUNTY OF MESA
WE, CENTURY 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 CAROL BELLHOUSE; 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: 9/01/06 BY: *R. Cook*

LEGEND

- ⊕ SURVEY MONUMENT AS DESCRIBED
- ⊙ FOUND No. 5 REBAR AND 1" PLASTIC CAP LS 12291
- FOUND 1" IRON PIPE
- SET No. 5 REBAR & 1.5" ALUM. CAP LS 29419
- (R) INDICATES RECORD MEASUREMENT
- LOT LINE
- - - ADJOINER (INFORMATION ONLY)
- - - EASEMENT
- ▭ BUILDING ENVELOPE
- - - SECTION/ALIQUOT PART LINE
- ▬ FENCE

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED CAROL BELLHOUSE IS THE OWNER OF THAT REAL PROPERTY RECORDED IN BOOK 3849, PAGE 319 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3 IN BLOCK 3 OF VALLEJO SUBDIVISION, SECOND AMENDMENT, situated in the NE1/4 of Section 17, Township 1 South, Range 1 West, Ute Principal Meridian, City of Grand Junction, Mesa County, Colorado, said Subdivision recorded in Plat Book 9, Page 66 in the office of the Mesa County Clerk and Recorder.

THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE SURVEYED AND LAID OUT AS THE BELLHOUSE SUBDIVISION.

THAT ALL MULTI-PURPOSE EASEMENT 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 PIPELINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, TELEPHONE LINES, TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURES.

THAT TRACT 3C IS DEDICATED IN FEE SIMPLE TO THE MESA COUNTY VALLEY SCHOOL DISTRICT No. 51.

THAT 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 IMPEDE THE USE OF THE EASEMENT AND/OR PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

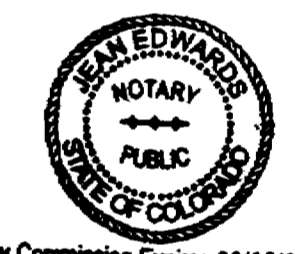
THIS PROPERTY IS NOT SUBJECT TO VALLEJO SUBDIVISION BUILDING RESTRICTIONS RECORDED JULY 11, 1956, IN BOOK 689 AT PAGE 472 OR THE AMENDMENTS THERETO RECORDED MAY 1, 1970, IN BOOK 945 AT PAGE 962.

THERE ARE NO LIEN HOLDERS OF RECORD FOR THE ABOVE DESCRIBED PROPERTY.

IN WITNESS WHEREOF SAID OWNER, CAROL BELLHOUSE HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED

THIS 6 DAY OF Sept 2006.

Carol Bellhouse
CAROL BELLHOUSE



(STATE OF COLORADO)
(COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF Sept 2006 BY CAROL BELLHOUSE.

MY COMMISSION EXPIRES ON 8/5/08
WITNESS MY HAND AND OFFICIAL SEAL.

Jean Edwards
NOTARY PUBLIC

I, Robert J. Levine, a registered Professional Land Surveyor in the State of Colorado, certify that this survey was done by me and that this plat shows said survey to the best of my knowledge, information and belief, that it is in accordance with generally accepted standards of practice, and that this is not a guaranty or warranty, either expressed or implied.



BELLHOUSE SUBDIVISION
BEING A REPLAT OF LOT 3, BLOCK 3
VALLEJO SUBDIVISION SECOND AMENDMENT
PART OF THE NE1/4 OF SECTION 17
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

SURVEYIT, INC.
2754 COMPASS DRIVE, SUITE 110
GRAND JUNCTION, CO 81506 970-245-3777

DATE: AUG. 30, 2006