

# HOUGHTON SUBDIVISION

## OF A PARCEL LOCATED IN SW1/4 SE1/4 SECTION 17 T1S, R1E, UTE MERIDIAN CITY OF GRAND JUNCTION MESA COUNTY, COLORADO

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Frances L. Houghton is the owner of that real property located in the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 3052, Page 313.)

Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, whence the Southwest corner of said SW¼ SE¼ Section 17 bears South 89 degrees 58 minutes 40 seconds West, a distance of 1317.52 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 89 degrees 58 minutes 40 seconds West, a distance of 487.59 feet, along the South line of said SW¼ SE¼ Section 17; thence North 00 degrees 01 minutes 27 seconds West, a distance of 50.00 feet to the North right-of-way line of D Road, as described in Book 1024, Page 397, Mesa County records; thence South 89 degrees 58 minutes 40 seconds West, a distance of 151.08 feet, continuing along said North right-of-way line of D Road to the Southeast corner of Flint Ridge Subdivision Filing No. One, as shown on plat recorded in Plat Book 18, Pages 266 and 267, Mesa County records; thence North 00 degrees 02 minutes 28 seconds West, a distance of 1183.08 feet, along the East line of said Flint Ridge Subdivision, Filing No. One and Filing No. Two, as shown on plat recorded in Plat Book 19, Pages 231 and 232; thence South 71 degrees 48 minutes 37 seconds East, a distance of 159.15 feet, along the South line of the most Northeasterly portion said Flint Ridge Subdivision, Filing No. Two; thence South 00 degrees 02 minutes 13 seconds East, a distance of 1133.34 feet to the POINT OF BEGINNING.

Said parcel containing an area of 4.018 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 HOUGHTON SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

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 pipelines, 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 structures.

Tract A is granted to the City of Grand Junction as a Trail Easement. Because of such easement no structures shall be built within Tract A.

All Trail Easements are dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and non-motorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other non-motorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Grand Valley Irrigation Company to install, operate, maintain and repair irrigation water and water transmission and distribution facilities.

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 the reasonable ingress and egress to and from the easement.

Owners hereby declare all lienholders of record to herein described real property are shown hereon.

IN WITNESS WHEREOF, said owner, Frances L. Houghton, has caused her name to be hereunto subscribed this 18th day of November, A.D. 2008.

by: Frances L. Houghton  
Frances L. Houghton

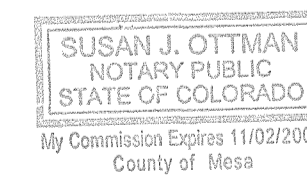
### NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Frances L. Houghton, this 18th day of November, A.D., 2008.

Witness my hand and official seal:  
Susan J. Ottman  
Notary Public

My Commission Expires 11/2/09



### SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of HOUGHTON 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 15 Dec. 2008

### TITLE CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA }

We, LAND TITLE GUARANTEE 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 FRANCES L. HOUGHTON; 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: DECEMBER 12, 2008 by: Lawrence D. Vent Name And Title  
LAWRENCE D. VENT / EXAMINER  
for: LAND TITLE GUARANTEE COMPANY Name Of Title Company

### GENERAL NOTES

Basis of bearings is the South line of the SW¼ SE¼ Section 17 to bear South 89 degrees 58 minutes 40 seconds West a distance of 1317.52 feet, based on observation of the MCGPS control network. Both monuments on this line are Aliquot Survey markers, as shown on the face of this plat.

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

All lineal units shown hereon in U.S. Survey feet.

Easement and Title Information provided by Land Title Guarantee Company - Grand Junction, Policy No. GJR65006434\*1.

Claimed Right-of-Way for Grand Valley Irrigation Company by Book 2792, Page 421, affects the North line of this property.

### FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type
4575	340	Boundary Line Agreement - Houghton / Costopoulos

### CITY OF GRAND JUNCTION APPROVAL

This plat of HOUGHTON SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 15 day of December, A.D., 2008.

City Manager: Sam Madril

Mayor: Craig Palmer

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA }

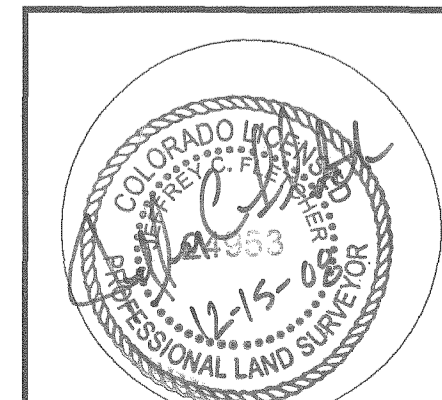
I hereby certify that this instrument was filed in my office at 11:47 o'clock A.M.

Dec 17th, A.D., 2008, and was duly recorded in Book 4765, Page(s) No. 437

Reception No. 2462969 Drawer No. 440-86 Fees: \$10 \$1

Janice Rich  
Clerk and Recorder

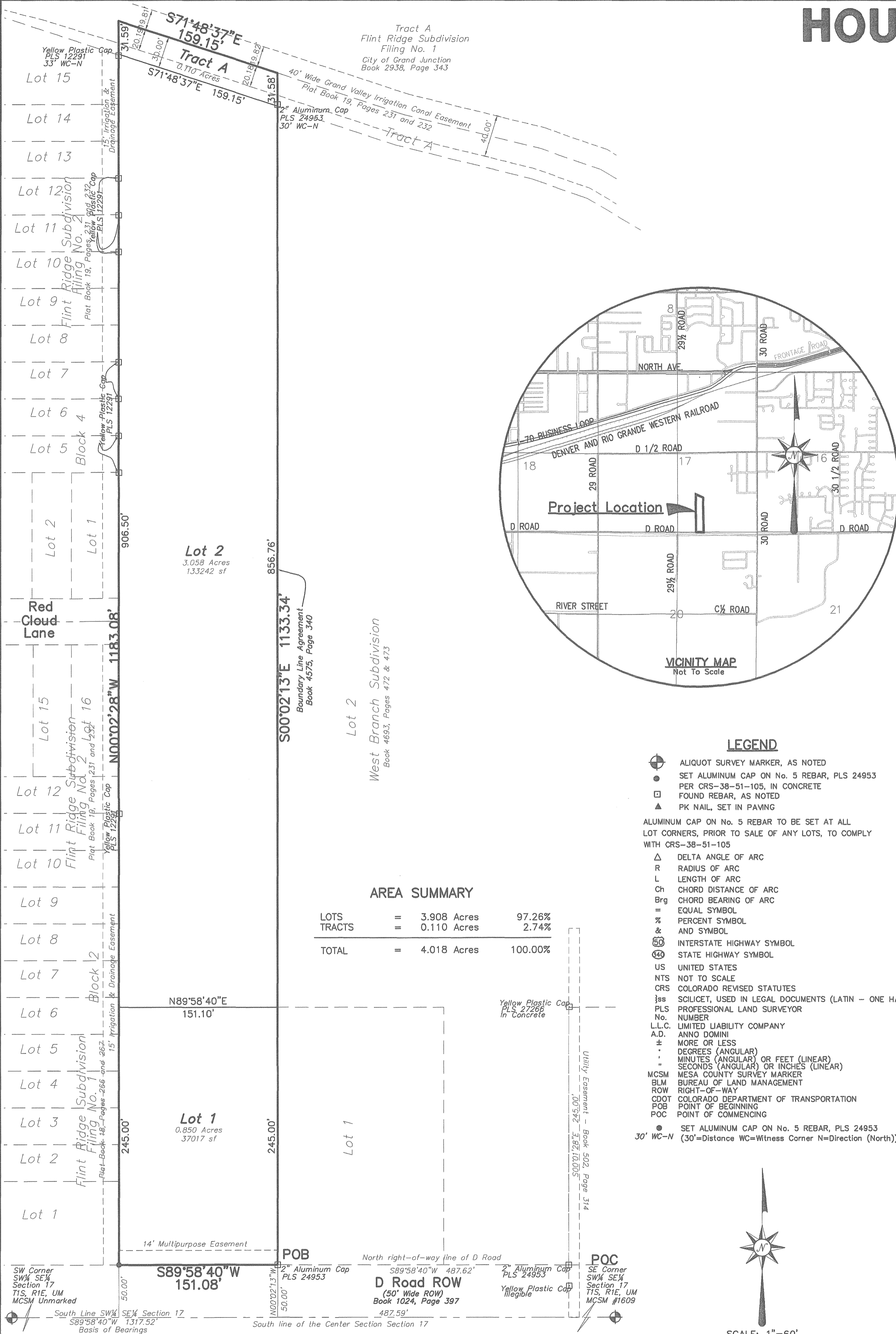
By: Deputy  
Deputy



**HOUGHTON SUBDIVISION**  
SW¼ SE¼ SECTION 17  
T1S, R1E, UTE MERIDIAN  
GRAND JUNCTION, MESA COUNTY, COLORADO

**High Desert Surveying, LLC**  
1673 Highway 50 Unit C  
Grand Junction, Colorado 81503  
Telephone: 970-254-8649 Fax 970-241-0451

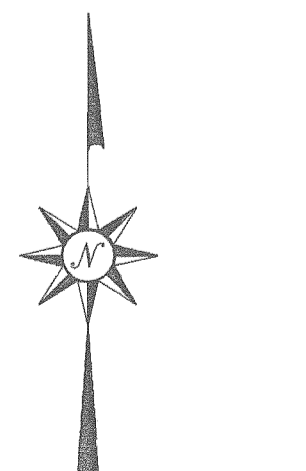
PROJ. NO.	DATE	SURVEYED	DRAWN	CHK'D	SHEET	OF
08-29	November, 2008	sng/p	rsk	jcf	1	1



### AREA SUMMARY

LOTS	=	3.908 Acres	97.26%
TRACTS	=	0.110 Acres	2.74%
<b>TOTAL</b>	<b>=</b>	<b>4.018 Acres</b>	<b>100.00%</b>

- ### LEGEND
- ALICQUOT SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
  - PER CRS-38-51-105, IN CONCRETE
  - FOUND REBAR, AS NOTED
  - PK NAIL, SET IN PAVING
  - ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
  - DELTA ANGLE OF ARC
  - RADIUS OF ARC
  - LENGTH OF ARC
  - CHORD DISTANCE OF ARC
  - CHORD BEARING OF ARC
  - EQUAL SYMBOL
  - PERCENT SYMBOL
  - AND SYMBOL
  - INTERSTATE HIGHWAY SYMBOL
  - STATE HIGHWAY SYMBOL
  - UNITED STATES
  - NOT TO SCALE
  - COLORADO REVISED STATUTES
  - SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
  - PROFESSIONAL LAND SURVEYOR
  - NUMBER
  - L.L.C. LIMITED LIABILITY COMPANY
  - ANNO DOMINI
  - MORE OR LESS
  - DEGREES (ANGULAR)
  - MINUTES (ANGULAR) OR FEET (LINEAR)
  - SECONDS (ANGULAR) OR INCHES (LINEAR)
  - MESA COUNTY SURVEY MARKER
  - BUREAU OF LAND MANAGEMENT
  - RIGHT-OF-WAY
  - COLORADO DEPARTMENT OF TRANSPORTATION
  - POINT OF BEGINNING
  - POINT OF COMMENCING
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
  - (30' Distance WC=Witness Corner N=Direction (North))



SCALE: 1"=60'  
0 30 60 120

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.