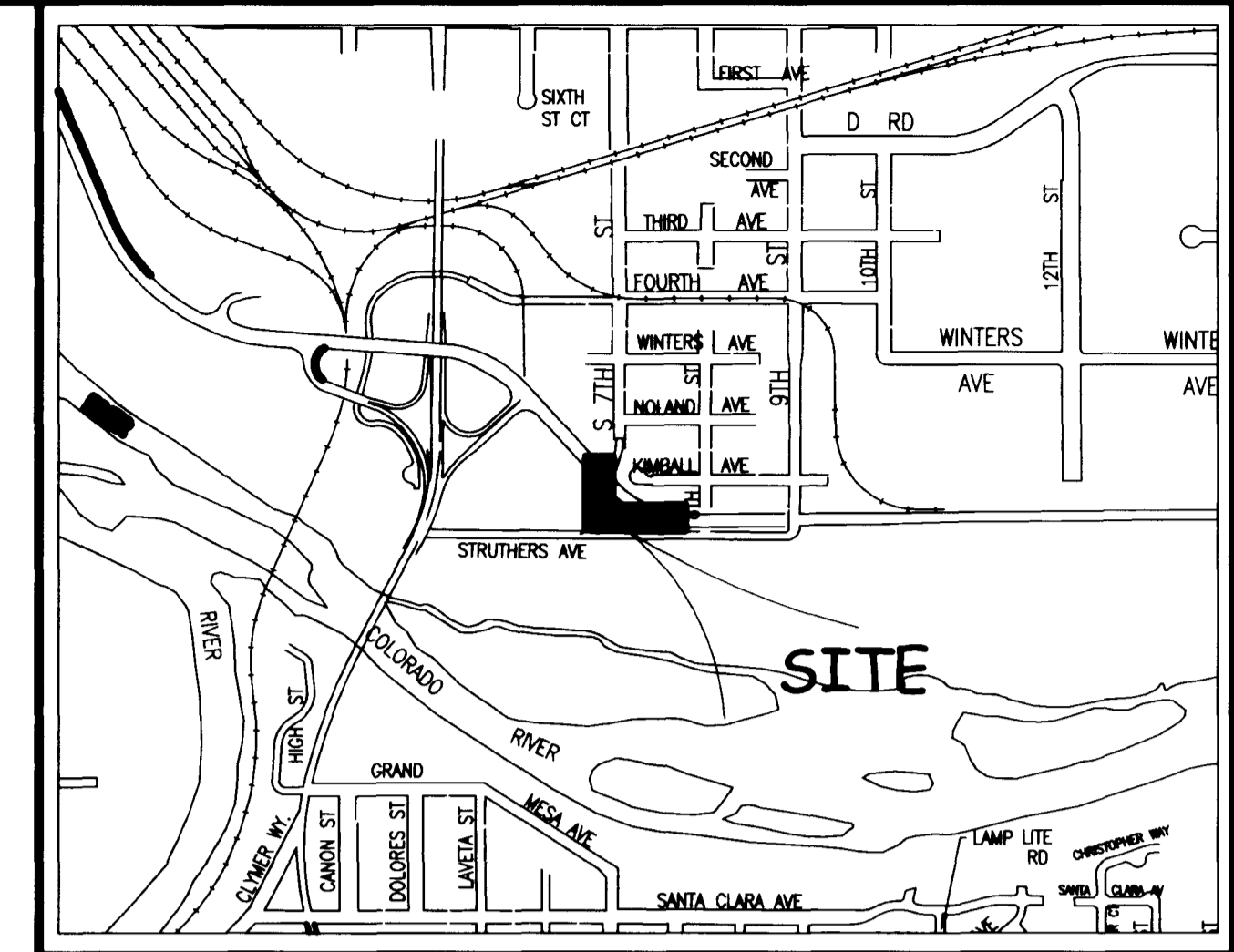


# STRUTHERS SUBDIVISION

A REPLAT LOTS 19 THROUGH 32, INCLUSIVE, BLOCK 15, LOTS 1 AND 2, BLOCK 16, AND THE SOUTH 75 FEET OF LOT 2, BLOCK 9, AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, PLAT BOOK 4, PAGE 39, AND VACATED RIGHT OF WAY PER CITY OF GRAND JUNCTION ORDINANCE NO. 4356, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW 1/4 NE 1/4) SECTION 23, TOWNSHIP ONE SOUTH, RANGE ONE WEST, UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, SHEET 1 OF 2



VICINITY MAP (NOT-TO-SCALE)

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, The City of Grand Junction, owner of that certain real property located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 23, said point being a 2 3/4 inch brass cap in concrete, and considering the South line of the SW 1/4 NE 1/4 of said Section 23 to bear N 89°35'59" W, with all other bearings contained herein being relative thereto; thence N 00°43'37" E, along the West line of the SW 1/4 NE 1/4 of said Section 23, said line also being the West line of the Amended Plat Benton Canon's First Subdivision, as same is recorded in Plat Book 4, Page 39, Public Records of Mesa County, Colorado, a distance of 39.96 feet to the POINT OF BEGINNING; thence N 00°43'37" E, along said West line, a distance of 381.89 feet; thence S 89°56'19" E a distance of 160.26 feet to the West line of South Seventh Street as depicted on said plat; thence along the West line of South Seventh Street the following three (3) courses; 1) S 00°05'05" E a distance of 74.86 feet to the Southeast Corner of Block 9, said plat; 2) thence S 00°02'33" E a distance of 60.00 feet to the Northeast Corner of Block 16, said plat; 3) thence S 00°01'16" E a distance of 103.24 feet to a non-tangent curve; thence 74.36 feet along the arc of a 670.00 foot radius curve, concave Northeast, whose central angle is 06°21'32" and which bears S 53°51'28" E a distance of 74.32 feet to a point on the East line of said South Seventh Street; thence N 00°01'16" W, along said East line, a distance of 15.36 feet to the Northwest Corner of Lot 32, Block 15, said plat; thence S 89°52'11" E a distance of 351.16 feet to the Northeast Corner of Lot 19, said Block 15; thence S 00°04'54" E, along the East line of said Lot 19, a distance of 117.29 feet to the North line of Struthers Avenue, as depicted on said plat; thence along the North line of said Struthers Avenue the following three (3) courses; 1) N 89°46'15" W a distance of 279.54 feet to the Southwest corner Block 15, said plat; 2) thence N 89°40'26" W a distance of 74.89 feet to the Southeast Corner of Block 16, said plat; 3) thence N 89°33'51" W a distance of 150.47 feet, more or less, to the Point of Beginning. CONTAINING 2.541 Acres, more or less, as described.

SAID OWNER has by these presents laid out, platted and subdivided the above-described real property, as shown hereon and designated the same as STRUTHERS SUBDIVISION in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following Dedication and Grants:

All Multipurpose easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are 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.

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; provided, however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots 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(s).

Said owner further certifies that there are no lienholders of record.

IN WITNESS WHEREOF, said owner has caused their name to be hereunto subscribed this 2 day of June, A.D., 2009

By: Bruce Hill  
By: Bruce Hill, Mayor  
For the City of Grand Junction

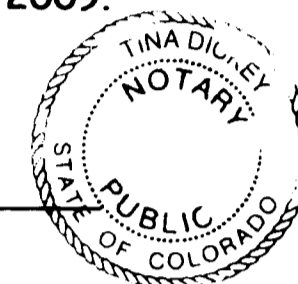
## NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Bruce Hill, Mayor, this 2nd day of June, A.D., 2009

Witness my hand and Official Seal:

Tina Dickey  
Notary Public



My Commission Expires: 06-27-09

## CITY APPROVAL

This Plat of STRUTHERS SUBDIVISION, a subdivision of a portion of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 2 day of June, A.D., 2009.

Janice Rich  
City Manager

Bruce Hill  
City Mayor

## CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY that this instrument was filed for recording in my office at 11:14 o'clock A.M., this 11th day of JUNE, A.D., 2009, and is duly recorded in Book 4870, Pages 688 through 689, Reception No. 2493098, Drawer No. WW-142. Fees: \$ 20+1

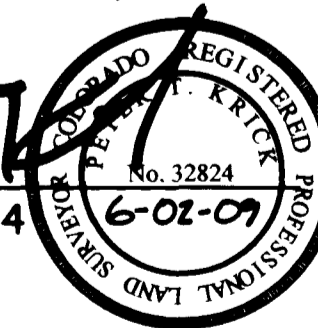
Janice Rich  
Clerk and Recorder

Diana Rodriguez  
Deputy Clerk

## SURVEYOR'S CERTIFICATION

I, Peter T. Krick, a Professional Land Surveyor licensed in the State of Colorado, Certificate No. 32824, do hereby certify that the accompanying plat of STRUTHERS SUBDIVISION, a subdivision of a portion of the City of Grand Junction, has been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the requirements for subdivision plats specified by the City of Grand Junction and the applicable laws of the State of Colorado. This statement does not represent a warranty as to ownership, lienholders, or quality of title, either expressed or implied.

By: Peter T. Krick  
Peter T. Krick, PLS No. 32824



Date: JUNE 2nd, 2009

## GENERAL NOTES

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 the certification shown hereon.

The Basis of Bearings is the South line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian and is assumed to bear N 89°35'59" W. The SW corner of the SW 1/4 NE 1/4 of said Section 23 being a 2-3/4" Mesa County Brass Cap and the SE corner of the SW 1/4 NE 1/4 of said Section 23 being a 3" Aluminum cap, PLS No. 24306.

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

Easement and Title Information a result of record deed research from the Mesa County Clerk and Recorder's Office.

This document has been deemed to be of sufficient clarity for recording purposes. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability of said Office to create a scanned image which is of comparable quality to the original document.

## FOR CITY USE

Book 4854 Page(s) 924-925 Document Vacation Ordinance #4356

Book \_\_\_\_\_ Page(s) \_\_\_\_\_ Document \_\_\_\_\_

Book \_\_\_\_\_ Page(s) \_\_\_\_\_ Document \_\_\_\_\_

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 the certification shown hereon.

DRAWN BY MG DATE 2/2009  
CHECKED BY PTK DATE 6/1/2009  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE \_\_\_\_\_  
NOT-TO-SCALE



PUBLIC WORKS  
AND PLANNING  
ENGINEERING DIVISION

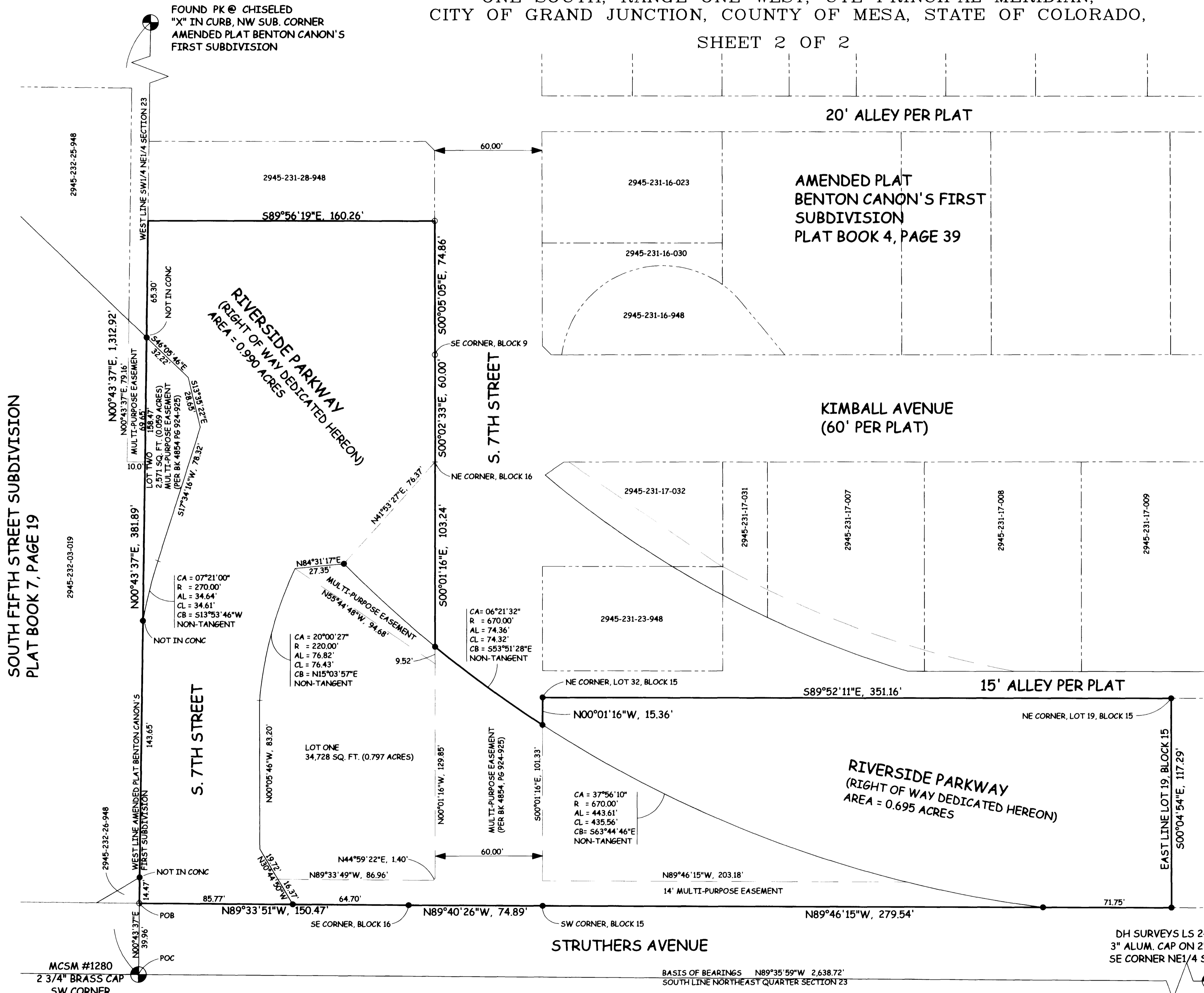
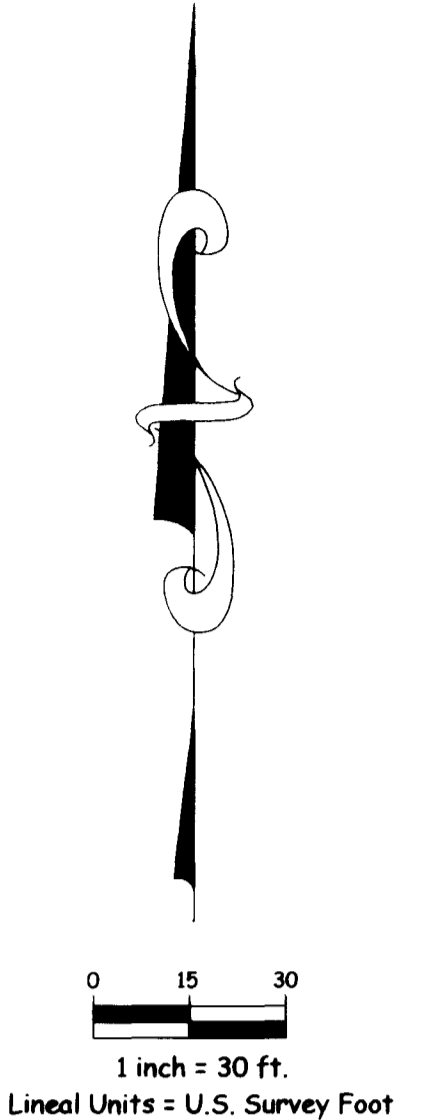
STRUTHERS SUBDIVISION  
SW 1/4 NE 1/4 SEC 23, TWP 1S, RGE 1W, U.M.

SHEET NO. 1  
OF 2

# STRUTHERS SUBDIVISION

A REPLAT LOTS 19 THROUGH 32, INCLUSIVE, BLOCK 15, LOTS 1 AND 2, BLOCK 16, AND THE SOUTH 75 FEET OF LOT 2, BLOCK 9, AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, PLAT BOOK 4, PAGE 39, AND VACATED RIGHT OF WAY PER CITY OF GRAND JUNCTION ORDINANCE NO. 4356, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE 1/4) SECTION 23, TOWNSHIP ONE SOUTH, RANGE ONE WEST, UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO,

SHEET 2 OF 2



**LEGEND OF SYMBOLS**

- FOUND ALIQUOT CORNER, AS DESCRIBED
- SET #5 REBAR AND ALUM. CAP, PLS 32824, IN CONCRETE
- REFERENCE LINE
- SET PK & 2" WASHER (PLS 32824) IN PAVEMENT

**AREA TABULATION**

LOTS = 0.856 ACRES  
 RIGHT OF WAY = 1.685 ACRES  
 TOTAL AREA = 2.541 ACRES

**ABBREVIATIONS**

- |                                 |  |
|---------------------------------|--|
| R = RADIUS                      | FD = FOUND                               |
| AL = ARC LENGTH                 | CONC. = CONCRETE                         |
| CA = CENTRAL ANGLE              | ALUM. = ALUMINUM                         |
| CB = CHORD BEARING              | LS = LAND SURVEYOR                       |
| CL = CHORD LENGTH               | R/W = RIGHT OF WAY                       |
| COR = CORNER                    | MCSM = MESA COUNTY SURVEY MONUMENT       |
| TWP = TOWNSHIP                  | RGE = RANGE                              |
| PM = PRINCIPAL MERIDIAN         | BK = BOOK                                |
| PG = PAGE                       | PLS = PROFESSIONAL LAND SURVEYOR         |
| FT = FEET                       | N = NORTH, S = SOUTH, E = EAST, W = WEST |
| BLM = BUREAU OF LAND MANAGEMENT |  |
| POB = POINT OF BEGINNING        |  |
| POC = POINT OF COMMENCEMENT     |  |
| SEC = SECTION                   |  |

By: Date: JUNE 2<sup>ND</sup>, 2009

DH SURVEYS LS 24306  
 3" ALUM. CAP ON 2" PIPE  
 SE CORNER NE1/4 SEC 23

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 the certification shown hereon.

DRAWN BY MG DATE 4/8/2009  
 CHECKED BY PTK DATE 6/1/2009  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE  
 1" = 30'



PUBLIC WORKS AND UTILITIES  
 REAL ESTATE DIVISION

**STRUTHERS SUBDIVISION**  
 SW 1/4 NE 1/4 SEC 23, TWP 1S, RGE 1W, U.M.

SHEET NO. 2  
 OF 2