



Date Received: July 17, 1974

Item # 37-74

Request: Consider a plat of the Cedar Circle subdivision involving 7 lots with R-1-C single-family res. zone.

Location: at NW 1/4 of Sec. 12, 150± feet north of Walnut Ave. & East of Cedar Ave.

Petitioner: C. H. & Helen A. Buttolph

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Advertised: NO Date: \_\_\_\_\_

To Planning Comm: \_\_\_\_\_

Action: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Advertised: \_\_\_\_\_ Date: \_\_\_\_\_

To City Council: \_\_\_\_\_

Action: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

JUL 22 REC'D

LAW OFFICES OF  
ELDER, PHILLIPS & CARPENTER  
562 WHITE AVENUE  
GRAND JUNCTION, COLORADO 81501

TOM E. ELDER  
WALTER J. PHILLIPS  
STACY R. CARPENTER

AREA CODE 303  
TELEPHONE 243-0946

July 17, 1974

Mesa County Planning Commission  
Courthouse  
Grand Junction, Colorado 81501

Attention: Mr. Rick Cisar

RE: Cedar Circle Subdivision

Dear Mr. Cisar:

This will confirm a conversation with you on July 16, 1974, wherein we reviewed the Cedar Circle Subdivision with you.

Title to the property now stands in the names of Charles Harold Buttolph and Helen A. Buttolph, as joint tenants. The legal description is as follows:

Beginning at the SW Corner of Lot 22, Block 7, of Fairmount Subdivision, said point being South 331.02 feet and N89°54'E 30.0 feet from the NW Corner SE¼ NW¼ of Section 12, T1S R1W of the Ute Meridian, thence North 125.0 feet, thence N89°54'E 299.3 feet, thence South 300.0 feet, thence S89°54'W 299.3 feet, thence North 175.0 feet to the point of beginning.

Mr. and Mrs. Buttolph purchased the property on June 14, 1974, from W. J. Pray and Eva Pray. There

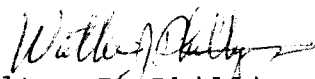
There is a fence and old outbuildings on the south, approximately, 25 feet of the property. We are at this time requesting that the owners of the property to the south of the subdivision remove the fence and outbuildings. Ellen Lancaster and W. W. Lancaster owned Lot 21 and the North 125 feet of Lot 22, and did, on May 5, 1955, convey the South 125 feet of Lot 22 in Block 7 and the North 175 feet in Lot 21 in Block 7 of Fairmount Subdivision to W. J. Pray and Eva Pray at Warranty Deed as recorded in Book 642 at Page 454 in the Mesa County Clerk and Recorder's office.

July 17, 1974

On June 14, 1974, W. J. Pray and Eva Pray conveyed the above property to Charles Harold Buttolph and Helen A. Buttolph, and, there is, therefore, in our opinion, no question that good and marketable title to Cedar Circle Subdivision stands in the name of Charles Harold Buttolph and Helen A. Buttolph, as joint tenants.

Yours very truly,

ELDER, PHILLIPS & CARPENTER

  
Walter J. Phillips

WJP/jfc

cc: Mr. and Mrs. Charles H. Buttolph

# CEDAR CIRCLE SUBDIVISION

## DEDICATION

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned C. H. Buttolph and Helen A. Buttolph are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within Lots 21 and 22, Block 7, Fairmount Subdivision, as shown on the accompanying plat thereof, said real property being more particularly described by metes and bounds as follows:

Beginning at the SW Corner of Lot 22, Block 7, of Fairmount Subdivision, said point being South 331.02 feet and N 89°54'E 30.0 feet from the NW Corner 3 E 1/4, NW 1/4 of Section 12, T15, R11W of the One Hundred and Thirteenth Range North 125.0 feet, thence N 89°54'E 299.3 feet, thence South 300.0 feet, thence S 89°54'W 299.3 feet, thence North 175.0 feet to the point of beginning.

That said owners have caused the said real property to be laid out and plotted as Cedar Circle Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa and State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled on utility easements on the accompanying plat as easements for the installation and maintenance of such devices as telephone, electric and cable television lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines, with further right of ingress and egress to and from the above described utility easement, and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits.

IN WITNESS WHEREOF said C. H. Buttolph and Helen A. Buttolph have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1974.

\_\_\_\_\_ C. H. BUTTOLPH \_\_\_\_\_ HELEN A. BUTTOLPH

STATE OF COLORADO ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1974

by C. H. Buttolph and Helen A. Buttolph.

My Commission expires \_\_\_\_\_

Witness my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC

### CITY APPROVAL

This plat of Cedar Circle Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1974.

CITY OF GRAND JUNCTION

_____ CITY MANAGER	By _____ PRESIDENT OF COUNCIL
_____ CHAIRMAN GRAND JCT CITY PLANNING COM.	_____ DIRECTOR OF DEVELOPMENT
_____ UTILITIES COORDINATING COMMITTEE	_____ GRAND JCT CITY ENGINEER

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ) ss.  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. \_\_\_\_\_ A.D., 1974, and is duly recorded in Plat Book Number \_\_\_\_\_ Page Number \_\_\_\_\_

\_\_\_\_\_  
CLERK & RECORDER  
By \_\_\_\_\_  
DEPUTY

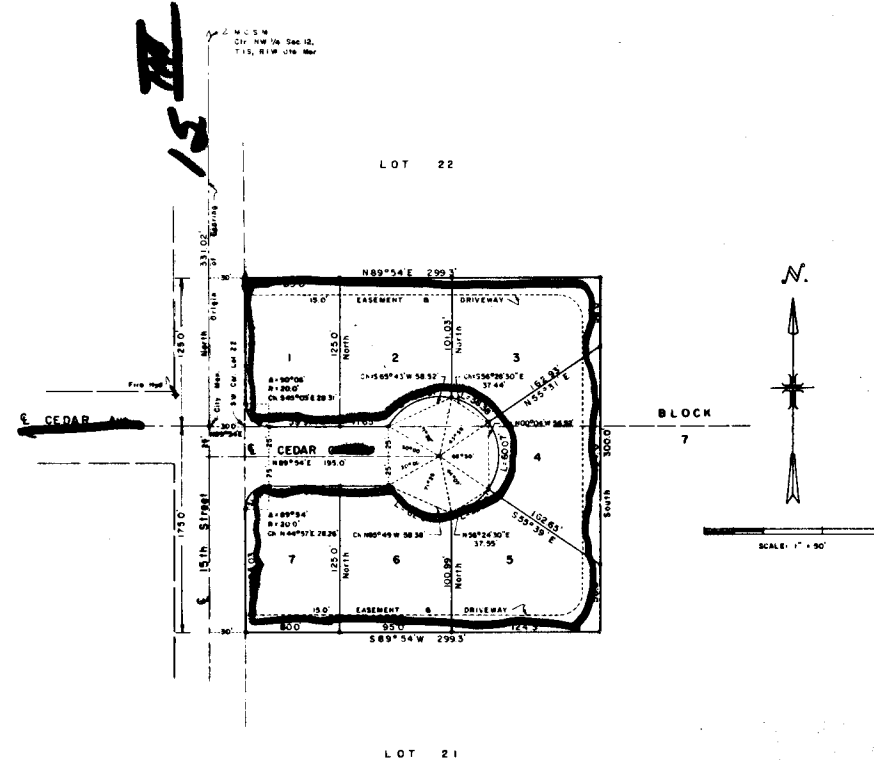
### SURVEYOR'S CERTIFICATE

I, Clarence J. Bischof do hereby certify that the accompanying plat of Cedar Circle Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

\_\_\_\_\_  
REGISTERED LAND SURVEYOR-COLORADO REG. NO. 2729

Approved for content and form only and not to the accuracy of surveys, calculations, and drafting:  
Pursuant to C.R.S. 1953, 136-2-2 as amended.

\_\_\_\_\_  
MESA COUNTY SURVEYOR DATE \_\_\_\_\_



**Walnut**  
LEGEND

- ◊ MESA COUNTY SURVEY MONUMENT
- # 5 REBAR

#37-74

WESTERN ENGINEERS, INC.  
PLAT OF  
CEDAR CIRCLE  
SUBDIVISION  
MESA COUNTY, COLORADO  
APPROVED: C. J. BISCHOP GRAND JCT. ENGINEER  
GRAND JUNCTION, COLO. 815-231-1191 7/10/74