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File Date		1974-0037 10/27/00 Project Name: Cedar Circle Subdivision				
P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent recording in the file of the scanned are present in the scanned are present						
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a				
t	d	quick guide for the contents of each file.				
	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed					
77	v	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.				
X	X					
		Application form				
	_	Receipts for fees paid for anything				
	_	*Submittal checklist				
	_	*General project report				
\square	_	Reduced copy of final plans or drawings				
		Reduction of assessor's map				
\dashv	\dashv	Evidence of title, deeds *Mailing list				
		Public notice cards				
	\dashv	Record of certified mail				
\vdash	\dashv	Legal description				
\vdash	\dashv	Appraisal of raw land				
		Reduction of any maps – final copy				
		*Final reports for drainage and soils (geotechnical reports)				
		Other bound or nonbound reports				
П		Traffic studies				
		Individual review comments from agencies				
П		*Consolidated review comments list				
		*Petitioner's response to comments				
		*Staff Reports				
		*Planning Commission staff report and exhibits				
		*City Council staff report and exhibits				
	_	*Summary sheet of final conditions				
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or				
expiration date)						
	DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
X	X	Action Sheet				
X	X	Letter from Walter Phillips to Rick Cisar – 7/17/74				
X	x	Plat of Cedar Circle				
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Date Receive	ed: July 17, 1974		Item # 37-74
Request:	Consider a plat of	the Codas Cir	de subdivision ngle family ses zone.
Location: Location:	nodoing 7 lots we en NW4 of Sec. 12 Clare & Earl of	th P-1-C si 150t feet no Cedar Que.	ngle family ses zone. oith of Walnut
Petitioner:	C. H & Helen (A.	Buttolph	
Address:			Phone:
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To Planning	Comm:		
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LAW OFFICES OF

ELDER, PHILLIPS & CARPENTER

562 WHITE AVENUE

GRAND JUNCTION, GOLORADO 81501

TOM E.ELDER
WALTER J PHILLIPS
STACY R. CARPENTER

July 17, 1974

AREA CODE 303 TELEPHONE 243-0946

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 RlW 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.

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.

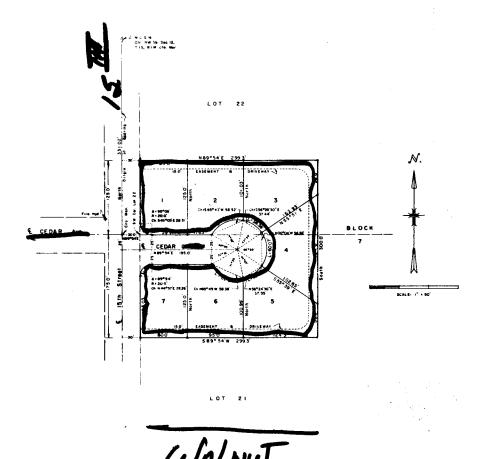
Yours very truly,

ELDER, PHILLIPS & CARPENTER

Walter J. Phillips

WJP/jfc

cc: Mr. and Mrs. Charles H. Buttolph



. JS REBAR

CEDAR CIRCLE SUBDIVISION

NAOW ALL MEN BY THESE PRESENTS:

Thom the undersigned C. H. Buttoph and Holen A. Buttoph and the unders of their real property situated in the City of Grand Junction, County of News, State of Colorede and Income within Lein. 2: new 20; Batch 7. Partnered Studentists, as shown on the occumpanying plot taxcool, said real property being more pervisability detectibed by motest and based on 50 location.

Thee send numbers have caused the soul root property to be laid out and platted as Cadar Circle Subdivision, a subdivision at a part of the City of Grand Junction, County of Mass and State of Colorado.

I subdivision of a Said of the City of strand Junction, "Custing or seek on Street S. Construction."

This seek course do kneeky deduction and so part cit of the streets and reade as a sheek on the accompanying pice to ble use of the public ference and he triply deduces those particus of self and property which are liabilitied custify assessment on the accompanying pict or exemines for the introduction and measurement of such stricts as felliphone, electric and code between times, pairs and cobine, stem and destroy stem among, uster meters, give a pice limes, with preferry shack out shadows to odd from the Saider described withing expansion; and finance partners of read strangers and agrees to do from the Saider described withing expansion; and finance partners of read strangers and preferry them. The strangers are strangers to do from the Saider described withing expansion; and finance partners of read strangers are strangers and preferred to the strangers of the strangers and preferred to the strangers and the strangers and the strangers are strangers are strangers and the strangers are strangers and the strangers are strangers are strangers are strangers and the strangers are strangers are strangers and the strangers are strangers are strangers are strangers.

his day of A.D., 1974	Miles N. Mattochy adde Control teles reques to be selected subscribed
C. H QUTTOLPH	HELEN & BUTTOLPH
NTE OF COLORADO , ss.	
UNTY OF MESA) ""	
The foregoing instrument was acknowledged i	before me thisday of A.D. 1974
C. H. Buttalph and Helen A. Buttalph. My Commission expires	
Witness my hand and official seal.	
	HUTARY PUBLIC
CITY	Y APPROVAL
This plet of Ceder Circle Subdivision, a subdi-	vison of the City of Grand Junction, County of Mesa and State of
lorado was approved and accepted on this	
	CITY OF BRAND JUNCTION
CITY MANAGER	PRESIDENT OF COUNCIL
CHAPPEN GRAND JCT CITY I	PLANNING COM DIRECTOR OF DEVELOPMENT
STILITIES COORDINATING COM	MAND UCT CITY ENGINEER
TATE OF COLORADO) as. UNITY OF MESA) as. 1 hereby certify that this instrument was filed in	
D., 1974, and is duly recorded in Plot Book Numb	ter, Page Humber
	CLERK & RECORDER
	ByDEPUTY
SURVEYOR	R'S CERTIFICATE
	iot the acaumpanying plat of Cadar Circle Subdivision, asa and State of Colorado, has been prepared under my direction name:
	REGISTERED LANG SURVEYOR COLD ME HE 2729
Approved for content and form only one not repeat to C.R.S. 1953, 136-2-2 as amended	t to the occuracy of surveys, calculations, and drafting:
	MESA COUNTY SURVEYOR DATE

#37-74

PLAT OF CEDAR CIRCLE SUBDIVISION