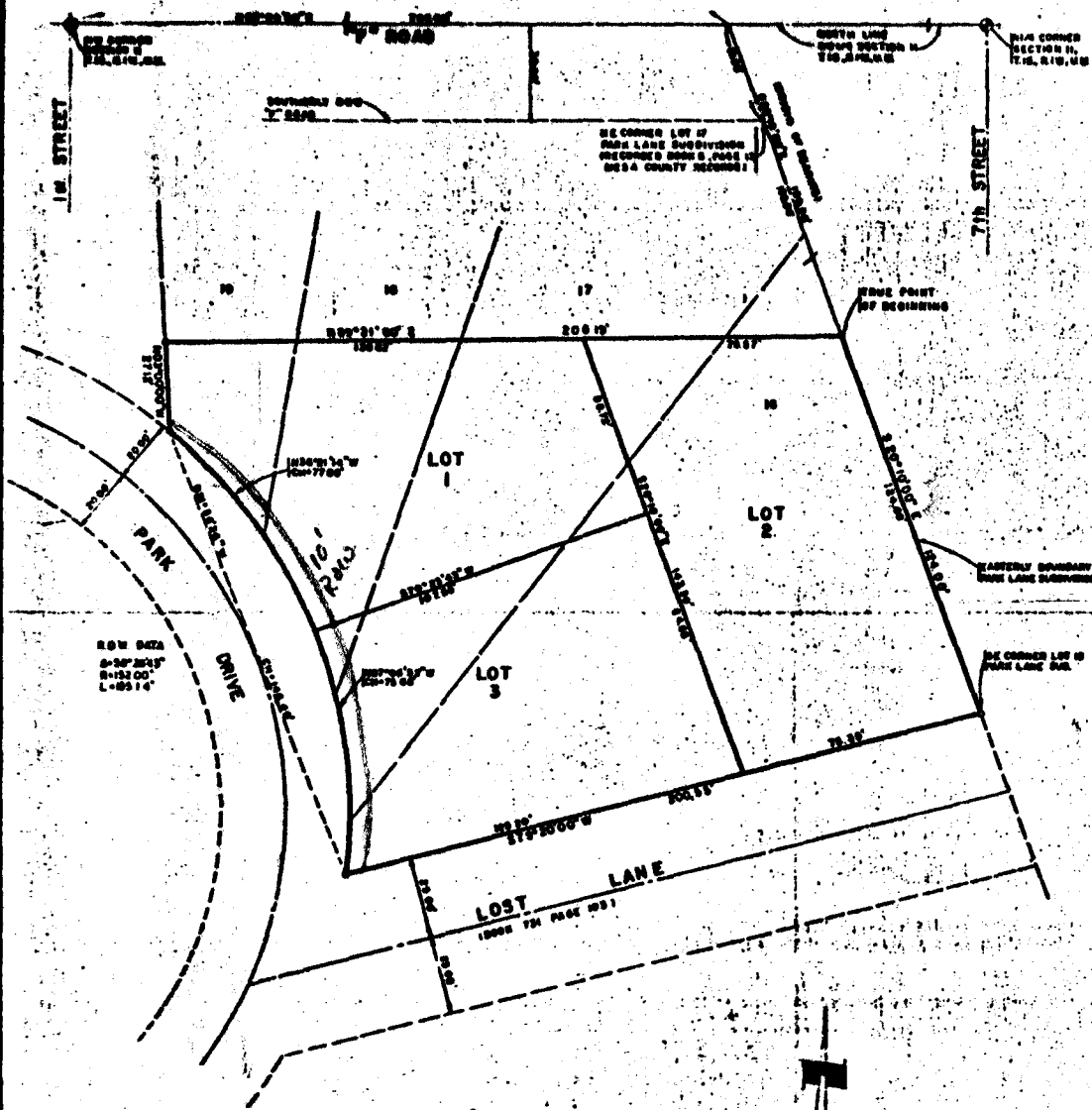




# REPLAT OF PART OF LOTS 16, 17, 18 AND 19 OF PARK LANE SUBDIVISION



**WITNESSETH**

That the undersigned Lessor hereunto has caused her name to be hereunto recorded this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1977 by Lessor Parties.

By Commission Expires: \_\_\_\_\_

Witness my Hand and Official Seal.

**CITIZENSHIP**

This plat of replat of Part of Lots 16, 17, 18 and 19 of Park Lane Subdivision, a subdivision of the City of Grand Junction, County of Mesa and the State of Colorado as approved on this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1977.

City Engineer \_\_\_\_\_

Mayor, Grand Junction City Planning Commission \_\_\_\_\_

State Register City Engineer \_\_\_\_\_

**PLAT AND RECORDABLE INSTRUMENT**

I hereby certify that this instrument was filed in my office on \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ A.M., this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1977 and is duly recorded in Book \_\_\_\_\_ Page \_\_\_\_\_

Notary Public \_\_\_\_\_

I, James T. Potts Jr., do hereby certify that the accompanying plat of replat of Part of Lots 16, 17, 18 and 19 Park Lane Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado has been prepared under my direction and authority pursuant to a field survey of same.

**NOTARY PUBLIC**  
1960  
James T. Potts Jr.  
Registered Land Surveyor  
Colorado Registration No. 1440

**AREA SURVEYS**  
Total Number of Lots: 1,400  
Total Area: 6,600 ac.

**LEGEND**

- ◆ Metes and Bounds Survey
- Section 64° Survey and Metes and Bounds
- 1/2" = 100' Survey and Metes and Bounds
- Metes and Bounds



**RECORD OF INSTRUMENTS**

PLAT NO. \_\_\_\_\_

RECORDED \_\_\_\_\_

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by n/a.

Replat of Lots 16- 19 of Park Lane Subdivision	Fee Paid	_____	_____
<u>name of subdivision</u>		<u>amount</u>	<u>date</u>

Name and address of land owners anl/or subdividers. Developer/Contract holder

<u>Louise Forster</u>	_____	_____
<u>name</u>	<u>name</u>	<u>name</u>
<u>737 Horizon Drive, Grand Junction, Co. 81501</u>	_____	_____
<u>address</u>	<u>address</u>	<u>address</u>
<u>243-5100</u>	_____	_____
<u>business phone</u>	<u>business phone</u>	<u>business phone</u>

- A. Total Subdivision submitted Yes, portion \_\_\_\_\_  
 Eighteen (18) copies submitted Yes date \_\_\_\_\_
- B. Revisions to Preliminary Plat? \_\_\_\_\_ x  
   yes                          no

If so, list (add attached sheets if necessary) NA

The following check list shall be completed to insure that the maps contain the essential information required by the subdivision regulations: (See regulations for detailed information).

27-2.3

- |  |          |
|--|----------|
| b. (2) Scale of Map  | <u>x</u> |
| c. (1) Name of Subdivision   | <u>x</u> |
| (2) Date   | <u>x</u> |
| (3) Legal Description of Property  | <u>x</u> |
| (4) Control points, dimensions, angles, bearings   | <u>x</u> |
| (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances | <u>x</u> |
| (6) Streets and other rights-of-way - names and dimensions   | <u>x</u> |
| (7) Location and Dimensions of easements   | <u>x</u> |
| (8) Lots numbered and area of each lot in square feet  | <u>x</u> |
| (9) Location and description of all monuments  | <u>x</u> |
| (10) Statement of land ownership   | <u>x</u> |
| (11) Dedication statement - easements, rights-of-way and public sites                                | <u>x</u> |

- |   |   |
|---|---|
| (12) Surveyor or Engineer Certification     | x |
| (13) Appropriate certification blocks       | x |
| (14) Clerk and Recorder Certification Block | x |

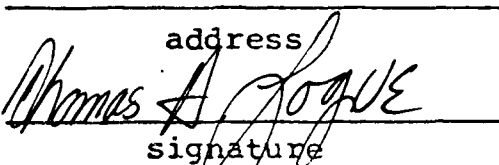
Supporting Documents

- |        |    |  |    |
|--------|----|--|----|
| 27-2.3 | c. | (13) Copy of certificate of title with list of all mortgages, judgments, liens, easements, contracts and agreements of record. | x  |
|        |    | (14) Proof of easement dedication  | x  |
|        | d. | (1) Improvements Guarantee   | NA |
|        |    | (2) Composite Utility Plan   | NA |

The following check list shall be completed to insure that design standards required by the subdivision regulations are met. (See regulations for complete details)

- |        |   |    |
|--------|---|----|
| 27-3.1 | Site Considerations                       | x  |
| 27-3.2 | Streets, Alleys and Easements             | x  |
| 27-3.3 | Blocks                                    | x  |
| 27-3.4 | Lots                                      | x  |
| 27-3.5 | Sidewalks                                 | x  |
| 27-3.6 | Irrigation systems and design             | NA |
| 27-3.7 | Public Sites Reservations and Dedications | NA |

This application completed by:

<u>Paragon Engineering, Inc.</u> name P. O. Box 2872, Grand Junction, Co. 81501 address  signature	 name  address  date:
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Thomas A. Logue

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: August 1, 1977

Development Name: Replat of Lots 16-19 of Park Lane Subdivision

Filing \_\_\_\_\_

Location of Development: TOWNSHIP 15 RANGE 1W SEC 11 1/4 NW

Owner(s) NAME Louise Forster

ADDRESS 737 Horizon Drive, Grand Junction, Co. 81501

Developer (s) NAME Above

ADDRESS \_\_\_\_\_

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
<input checked="" type="checkbox"/> Single Family	<u>3</u>	<u>0.65</u>	<u>100%</u>
<input type="checkbox"/> Apartments	_____	_____	_____
<input type="checkbox"/> Condominiums	_____	_____	_____
<input type="checkbox"/> Mobile Homes	_____	_____	_____
<input type="checkbox"/> Commercial	<u>N. A.</u>	_____	_____
<input type="checkbox"/> Industrial	<u>N. A.</u>	_____	_____
<input type="checkbox"/> Other (specify)	_____	_____	_____
	<b>Street</b>	<u>NA</u>	<u>NA</u>
	<b>Walkways</b>	_____	_____
	<b>Dedicated School Sites</b>	_____	_____
	<b>Reserved School Sites</b>	_____	_____
	<b>Dedicated Park Sites</b>	_____	_____
	<b>Reserved Park Sites</b>	_____	_____
	<b>Private Open Areas</b>	_____	_____
	<b>Easements</b>	_____	_____
	<b>Other (Specify)</b>	_____	_____
	<b>TOTAL</b>	<u>0.65</u>	<u>100%</u>

\*By Map Measure

Estimated Water Requirements 675 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 575 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

City Council

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

September 2, 1977

Ms. Louise Forster  
737 Horizon Drive  
Grand Junction, CO 81501

Re: FINAL PLAT OF REPLAT OF PARK LAND SUBDIVISION - FILE #60-77

Dear Ms. Forster:

The Grand Junction Planning Commission at their regularly scheduled meeting of August 31, 1977, approved the final plat of Park Lane Subdivision. Approval was subject to the following stipulations.

- 1) Dedication of an additional 10' of right-of-way for Park Drive.
- 2) Power of attorney for full one-half street improvements for Park Drive and Lost Lane. (Form attached, please complete and return to our office.)
- 3) Easements as required by Public Service.
- 4) A signed utility composite must be filed with this department prior to recording the final plat.

This item will be heard at the City Council meeting of September 21, 1977. If you have any question or comments, please contact our office prior to this date.

Yours truly,

Karl G. Metzner

KGM:dlw

CC: Ron Rish  
Tom Logue, Paragon Engineering