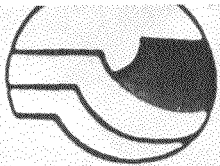


# Table of Contents

File 1990-0046

Name: Boundary Line Adjustment for Lots 5 & 6 of Denver Rio Grande Western

	S c a n n e d *	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	<b>Table of Contents</b>
X	X	<b>Review Sheet Summary</b>
		Application Form
		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>		
X		Special Warranty Deed – Not Signed
X		Lot Line Adjustment Procedures Application – 8/27/90
X		Letter from Fred A. Weber to Max Morris, Q.E.D. Surveying Systems – error in Subdivision Boundaries – 10/16/90
X		Letter from Roger C. Head, Mesa County Surveyor to Max Morris, Q.E.D. Surveying Systems re: conflict of corner position in section 23 – 6/19/90
X		Letter from Udell Williams, Land Surveyor to Planning re: wrong coordinates – 3/6/90
X	X	Letter from J.D. Newton, City Engineer to D.J. Brungardt, D & RGW Railroad re: easement is extending to and including the 25' along the south boundary line of the subdivision – alternatives – 1/23/91
X		Certification of plat – 1/3/91
X	X	Review of Amended & RGW Rail Road - Filing #6
X	X	Boundary Line Adjustment
X		Building Locations Map
X	X	Memo from Tim Woodmansee to Don Newton re: easement secured – 5/1/91



# Mesa County Surveyor

Roger C. Head

(303) 244-1821

531 White Avenue

P.O. Box 20000-5026

Grand Junction, Colorado 81501

Max Morris  
Q.E.D. Surveying Systems  
1700 I-70 Business Loop  
Grand Junction, Co 81501

June 19, 1990

Dear Max

It has been brought to the attention of this office that there is a conflict of corner position in section 23, T1S, R1W, Ute Meridian.

Udell Williams has conducted a survey in the North 1/2 of Section 23, T1S, R1W, and has found that his position for the NW 1/16 and C-N 1/16 corners are in conflict with the corners established by Q.E.D. Surveying Systems.

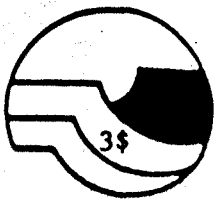
Udell Williams has made deposit of his survey with this office. (Deposit No 379-90 April 26, 1990 and also furnished the office with corner location of the North 1/2 of Section 23 as found and established and says he has informed you by letter of the conflict.

If you are in error the corners showing conflict will effect several of your subdivisions or surveys in this area. Please inform this office as soon as you have made the proper corrections to resolve this matter.

If you have any questions on this matter or need assistance please contact this office.

Roger C. Head  
Mesa County Surveyor.





# Mesa County Surveyor

Roger C. Head

(303) 244-1821

531 White Avenue

P.O. Box 20000-5026

Grand Junction, Colorado 81502

MAX MORRIS  
Q.E.D. SURVEYING SYSTEMS  
1700 I-70 BUSINESS LOOP  
GRAND JUNCTION, CO 81501

October 16, 1990

DEAR MAX.

The City of Grand Junction has given the Mesa County Survey Department a land survey plat drawing of lots 4 & 5 of the D&RGW Railroad Subdivision filing six which was to be reviewed for a Lot line adjustment.

The review can not be completed as requested as the Subdivision so mentioned has been found to be in error, as per the letter received by Udell Williams, professional land surveyor, letter received March 6, 1990.

Your company having admitting to an error upon the Subdivision boundaries. Whereas the NW 1/16 and the CN 1/16 corners of Section 23, T 1 S, R 1 W, UTE MERIDIAN have been found to be in error as shown on the existing subdivision plat as recorded May 3rd 1989. Book 13 Page 437 of clerk and recorder records.

On June 19, 1990 a letter from the Mesa County Surveyor, Roger Head had been sent to your office identifying the monumentation conflict. It was request that you inform us of this matter as soon as you had made corrections.

At this time we request that this matter be resolved to eliminate any future conflict which may accrue in transfer of title to the existing lots within the subdivision boundaries.

This office will not, at this time accept the Land Survey Plat for the lot line adjustment of lots 4 and 5 of the D&RGW RAILROAD SUBDIVISION FILING SIX until correction has been made.

Suggested procedure, will be to submit and amended plat through the planning commissions procedures, as the quality of error is to such and extent that an affidavit of correction would not clearly define or resolve the conflict to the publics interest. Your are therefore requested to correct this problem within the boundaries of the existing subdivision.

If you have any questions on this matter or need assistance please contact this office.

Fred A. Weber  
Mesa County Deputy Surveyor  
Ph 244-1822

Copies to:  
City of Grand Junction.  
Title Companies



City of Grand Junction, Colorado  
81501-2668  
250 North Fifth Street

January 23, 1991

Mr. D.J. Brungardt  
D&RG Western Railroad Company  
P.O. Box 5482  
Denver, CO 80217

RE: D&RGW Railroad Subdivision Filing Six

Dear Mr. Brungardt:

Enclosed is the description of an easement which would contain the storm sewer which was recently discovered on lots 3, 4, and 5.

We have shown the proposed easement to extend to and include the 25' Utility Easement along the south boundary line of the subdivision. Another alternative would be a separate 10' wide easement centered on the existing storm sewer.

Please let me know if you have questions or need additional information regarding this easement.

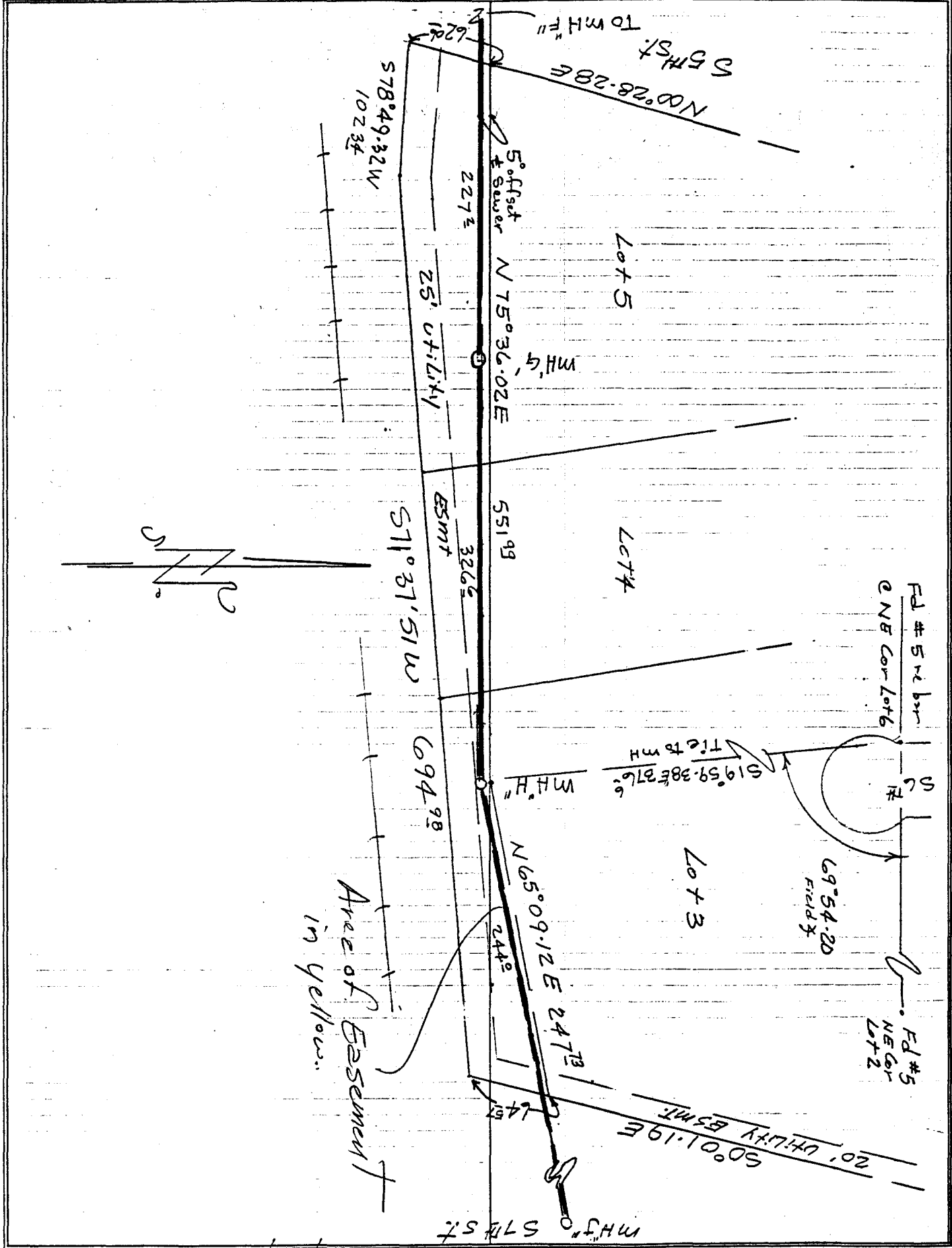
Sincerely,

A handwritten signature in cursive script that reads "Don Newton".

J.D. Newton,  
City Engineer

ckb/File:D&RGW#6

xc: Kathy Portner,  
Community Development Department



1/2 191

SURVEY NOTES

JOB NO

SURVEY BY

SURVEY OF D&R GW RR. Sub (F6) Amended. INDEX Sewer Easement

CITY OF GRAND JUNCTION 250 No. 5th Street Engineering Division Public Works Department

To: DONN  
From: TIMW  
Subject: D&RGW RAILROAD SUBDIVISION *Filing 6*  
Date: 05-01-91 Time: 3:00p

We now have a storm sewer easement across Lots 3, 4 and 5 of D&RGW Railroad Subdivision Filing No. 6. With this issue resolved, Don Brungardt asks that you now move ahead with the adjustment of Lots 4 and 5 (I know nothing about this). TimW.

MESA COUNTY SURVEYING  
FRED A. WEBER  
P.O. BOX 20000.5026  
GRAND JUNCTION, CO 81502  
PH 244-1822

SEP 27, 1991

## SUBDIVISION REVIEW.

SUBDIVISION NO SB-50-91

AMENDED, D & RGW RAIL ROAD FILING SIX

OWNER: D & RGW RAIL ROAD

SURVEYOR: Q.E.D. Surveying Systems.  
1018 Colorado Ave  
GRAND JCT, CO, 81501  
Ph 241-2370

REVIEW OF AMENDED & RGW RAIL ROAD FILING NO. SIX.

### TITLE BLOCK

Inlarge your lettering in your title block as micro fiche produced by the Clerk & Recorder will not re-produce readable copies

### MONUMENT RECORDS

There is no state monument records on the following:

A monument record for the W 1/16 N Bdy, C-N 1/16 SECTION 23, T1S, R1W, must be presented to county surveyors office prior to the recording of the plat.

### SUBDIVISION BOUNDARY

Your control for your subdivision is noted as being as follows  
W 1/16 N Bdy, N 1/4, C-N 1/16, NW 1/6 CORNER.  
the C-N 1/16 MUST BE ESTABLISHED AS PER COLORADO REVISED STATE  
STATUTES. Monument records must be turned into the state.

Your Boundary does not close. Relative closurer 1/3600  
Northing 1.45 ft, Easting 0.10

Your north 1/4 of section 23 T1S, R1W does not close by Northing 25  
feet plus or minus.

### LOT LINES

Adjust your lot dimensions to your center section line adjustment.

If you have any questions please feel free to call.  
Fred Weber 244-1822  
07/18/91



DATE: 9-27-1991 TIME: 10:6  
SURVEY NAME: QEDRR6  
SURVEY FILE: QEDRR61.TRV

TRAVERSE NAME: QEDRR6

S PT	BEARING	HORIZ DIST (feet)	NORTHING (feet)	EASTING (feet)	
2			9997.1562	11309.2969	
					[W 1/16 N BDY SEC 23
	S 89x52'32"E	1309.290			
3			9994.3125	12618.5838	
					[N 1/4 SEC 23
	S 0x09'13"W	1315.220			
6A			8679.0972	12615.0577	
					[C-N 1/16 SEC 23
	N 89x55'37"W	1310.440			
7A			8680.7681	11304.6188	
					[NW 1/16 SEC 23 PER AMENDED FILE # 6
	N 0x11'56"E	1317.840			
2A			9998.6002	11309.1933	
					[POB W 1/16 N BDY 23

DATE: 9-27-1991 TIME: 10:6

===== QEDRR6 ===== 10:06 am

CLOSURE TYPE: Closed Loop

ADJUSTMENT RULE: Compass rule

ERROR SUMMARY:

Relative 1 : 3628  
 Angular na  
 Linear 1.4477 (ft)  
 Northing\* 1.4439 (ft)  
 Easting\* -0.1036 (ft)  
 Elevation\* 0.0000 (ft)  
 Bearing\* N 4x06'11"W

\* from: correct ending pt  
to: actual ending pt

TRAVERSE SUMMARY:

Length: \* 5252.7900 (ft)  
 \*\* 5252.7900 (ft)  
 Points: \* 4  
 Area: 1723601 (sq ft)  
 39.568 (acres)  
 \*\* 1723601 (sq ft)  
 \*\* 39.568 (acres)

\* Beginning pt to Ending pt  
\*\* Includes Curved Sides

CLOSING PTS:	PT	NORTHING	EASTING	ELEVATION
Beginning	2	9997.1562	11309.2969	0.0000
Ending (actual)	2A	9998.6002	11309.1933	0.0000
Ending (correct)	2A	9997.1562	11309.2969	0.0000

=====