

Kathy



LOT LINE ADJUSTMENT PROCEDURES APPLICATION

Receipt # 5532
Date Received 12-23-92
Received By ASJ

Complete this application and submit with documents listed below to the Grand Junction Planning Department, 250 North 5th Street, Grand Junction, CO 81501, 244-1430.

Donna K. Roberts
Name of Property Owner

Charlie W. Rosedahl
Name of Representative

Name of Property Co-Owner

105 Country Club Park
Mailing Address

Grand Junction, CO 81503
City State Zip

242-0971 243-7153
Telephone, work & home

2119 Broadway
Mailing Address

Grand Junction, CO 81503
City State Zip

245-7598 242-5020
Telephone, work & home

COMMON LOCATION AND ADDRESS OF PROPERTY(S): 1420 Glenwood Ave. & 1213 North 15th St., Grand Junction, CO 81501

TAX SCHEDULE NUMBERS: 2945-123-00-061 & 2945-123-00-063

I NARRATIVE - 4 copies SUBMITTAL REQUIREMENTS

1. An Assessor's Map with the parcel outlined in red.
2. A land improvement survey prepared by a licensed surveyor. On parcels where structures exist, the location of the structures in relation to the proposed property lines shall be shown. ~~Two~~ Four copies are required.
3. Current ownership & encumbrances report or title commitment identifying all property owners and lien holders that have a record interest in the property. Each such person must sign this form.
4. Unsigned Warranty Deeds with the legal description from the survey for all the parcels. (2 parcels)
5. A copy of the certificate of taxes due for each parcel involved (effective date within 30 days.)
6. County Surveyor Review Comments (see back of this form).
7. City Engineer Review Comments (see back of this form.)
8. Fire Department Review Comments (see back of this form.)
9. Lien Holder(s) Signature(s) evidencing consent (see back of this form.)
10. \$100.00 ~~\$50.00~~ Processing Fee.

submit

It is the petitioner's responsibility to present this form to the review agencies for sign-off. Petitioner(s) must sign the back of this form.

received
1/4/93 FW

EX-1-93

COMMUNITY DEVELOPMENT DEPARTMENT 1/18/93
Dave Thornton 244-1437

1. The 3-foot wide strip of land extending to the north of the main parcel is puzzling. This should be connected or conveyed to an adjacent parcel or something.

2. The property descriptions on the survey plat are not identical to the property descriptions on the warranty deeds. The survey plat needs to match the descriptions on the warranty deeds.

3. The zoning for these two parcels is RMF-32, therefore the sideyard setback for accessory structures located on the rear half of the parcel is 3 feet from the property line. The existing shed on parcel 2 meets the setback as proposed. Please note that any building construction on the concrete pad on parcel 2 will have to meet building setbacks for a principal structure which is currently 10 feet from the side yard property line and 45 feet from the centerline of the Glenwood Avenue right-of-way for the front yard setback. Current setbacks apply to both parcels for all new construction.

4. To allow for the entire public sidewalk to be located in the public right-of-way, additional land at the southeast corner of parcel 1 needs to be dedicated to the City of Grand Junction. Please see the City Property Agent's comments.

**BOUNDARY LINE ADJUSTMENT LOCATED IN A PART
OF LOT 2, GRANDVIEW SUBDIVISION, MESA COUNTY, COLO.**

PROPERTY DESCRIPTIONS

Three parcels of land located in a Part of Lot 2 of Grandview Subdivision, located in Section 12, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows;

PARCEL 1

Commencing at the Northeast corner of Lot 2 of Grandview Subdivision and assuming the East line of Lot 2 to bear S 00°01'06" W, with all bearings herein relative thereto; thence S 00°01'06" W a distance of 294.35 feet to a point, thence S 90°00'00" W a distance of 10.84 feet to THE TRUE POINT OF BEGINNING; thence South 90 degrees 00 minutes 00 seconds West (S 90°00'00"), a distance of 204.19 feet; thence North 00 degrees 00 minutes 00 seconds East (N 00°00'00" E), a distance of 142.50 feet; thence North 90 degrees 00 minutes 00 seconds East (N 90°00'00" E), a distance of 52.00 feet; thence North 00 degrees 00 minutes 00 seconds East (N 00°00'00" E), a distance of 51.85 feet; thence South 90 degrees 00 minutes 00 seconds East (S 90°00'00" E), a distance of 3.00 feet; thence South 00 degrees 00 minutes 00 seconds East (S 00°00'00" E), a distance of 116.00 feet; thence North 90 degrees 00 minutes 00 seconds East (N 90°00'00" E), a distance of 155.06 feet; thence South 00 degrees 01 minutes 06 seconds West (S 00°01'06" W), a distance of 71.84 feet; thence South 41 degrees 55 minutes 51 seconds West (S 41°55'51" W), a distance of 8.75 feet to the true point of beginning; and containing 0.46 acres.

PARCEL 2

Commencing at the Northeast corner of Lot 2 of Grandview Subdivision and assuming the East line of Lot 2 to bear S 00°01'06" W, with all bearings herein relative thereto; thence S 00°01'06" W a distance of 294.35 feet to a point, thence S 90°00'00" W a distance of 215.03 feet to THE TRUE POINT OF BEGINNING; thence North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 50.00 feet; thence North 00 degrees 00 minutes 00 seconds East (N 00°00'00" E), a distance of 142.50 feet; thence North 90 degrees 00 minutes 00 seconds East (N 90°00'00" E), a distance of 50.00 feet; thence South 00 degrees 00 minutes 00 seconds East (S 00°00'00" E), a distance of 142.50 feet to the true point of beginning; and containing .164 acres, or 7125 square feet.

5' ROW TO TO BE DEEDED TO CITY OF GRAND JUNCTION

Commencing at the Northeast corner of Lot 2 of Grandview Subdivision and assuming the East line of Lot 2 to bear S 00°01'06" W, with all bearings herein relative thereto; thence S 00°01'06" W a distance of 294.35 feet to THE TRUE POINT OF BEGINNING; thence South 90 degrees 00 minutes 00 seconds West (S 90°00'00" W), a distance of 10.84 feet; thence North 41 degrees 55 minutes 51 seconds East (N 41°55'51" E), a distance of 8.75 feet; thence North 00 degrees 01 minutes 06 seconds East (N 00°01'06" E), a distance of 71.84 feet; thence North 90 degrees 00 minutes 00 seconds East (N 90°00'00" E), a distance of 5.00 feet; thence South 00 degrees 01 minutes 06 seconds West (S 00°01'06" W), a distance of 78.35 feet to the true point of beginning; and containing .009 acres or 411 square feet.

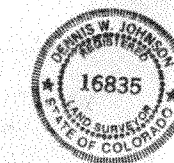
PARCEL TO BE DEEDED TO ADJUST BOUNDARY LINE

Commencing at the Northeast corner of Lot 2 of Grandview Subdivision and assuming the East line of Lot 2 to bear S 00°01'06" W, with all bearings herein relative thereto; thence S 00°01'06" W a distance of 294.35 feet to a point, thence S 90°00'00" W a distance of 215.03 feet to THE TRUE POINT OF BEGINNING; thence North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 25.00 feet; thence North 00 degrees 00 minutes 00 seconds East (N 00°00'00" E), a distance of 142.50 feet; thence North 90 degrees 00 minutes 00 seconds East (N 90°00'00" E), a distance of 25.00 feet; thence South 00 degrees 00 minutes 00 seconds East (S 00°00'00" E), a distance of 142.50 feet to the true point of beginning; and containing .082 acres, or 3563 square feet.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during December 1992, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Dennis W. Johnson 1-20-93
DENNIS W. JOHNSON
COLORADO REGISTERED SURVEYOR, No. 16835



SCALE: 1"=20'



LEGEND

- ⊕ CITY OF GRAND JUNCTION BLOCK MONUMENT
- CALCULATED POSITION (NOT SET)
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835
- (R) RECORD MEASUREMENT
- FOUND PROPERTY CORNER AS NOTED

Prepared for: Fletcher Realty
Grand Junction, CO

Revised 1/19/93

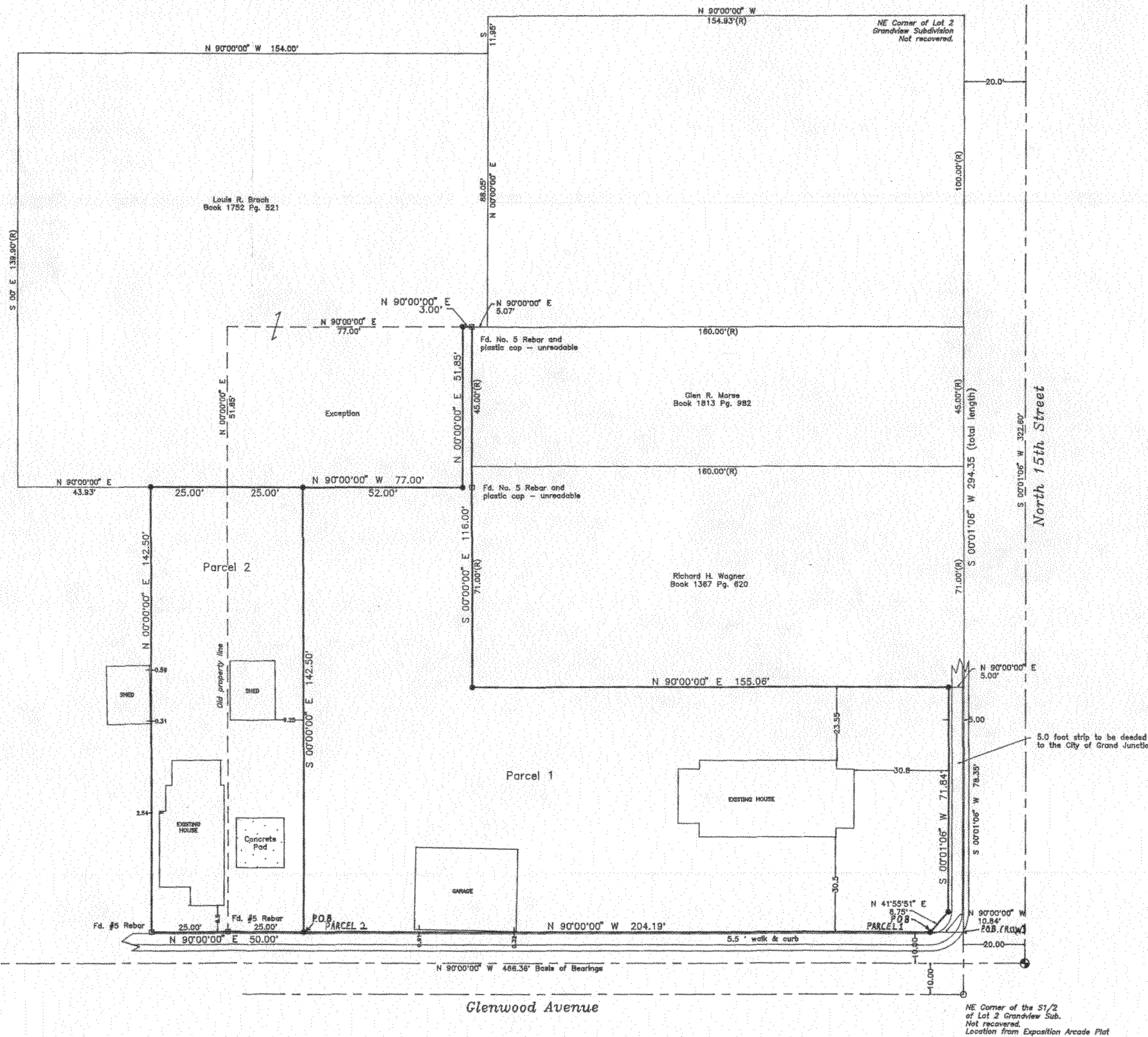
Professional Surveying Services
P.O. BOX 4506, Grand Junction, CO 81502
303-241-3841

BOUNDARY LINE ADJUSTMENT
A PART OF LOT 2, GRANDVIEW SUB.
SEC. 12, T.1S., R.1W., UTE MERIDIAN
MESA COUNTY, COLORADO

SUR. BY: DWJ/LD DRAWN BY: DWJ
JOB NO. 9260 SHEET 1 OF 1

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMPLY WITH ANY LEGAL ACTION BASED UPON ANY DEFECT IN THE 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 CERTIFICATION SHOWN HEREON.

EX-1-93



BASIS OF BEARINGS

Basis of bearings assume the City Monument line along Glenwood Avenue to bear N 90°00'00" W 466.36 feet. Both monuments on this line are City of Grand Junction Block monuments.

Note: Easement and title information provided by First American Title Co. policy No. 114952

Side yard and set back measurements accurate to ±0.3 feet

City Block Monument
14th & Glenwood

City Block Monument
15th & Bunting Ave.

NE Corner of the S1/2
of Lot 2 Grandview Sub.
Not recovered.
Location from Exposition Arcade Plat