



243-4333

file 21-93



LOT LINE ADJUSTMENT PROCEDURES APPLICATION

Receipt # 5627  
Date Received 2/23/93  
Received By [Signature]

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.

Michael C. McDallum  
Name of Property Owner

Same  
Name of Representative

Linda L. McDallum  
Name of Property Co-Owner

2490 Hwy 6 #50  
Mailing Address

Mailing Address

GRAND Jct Colo 81503  
City State Zip

City State Zip

243-4333  
Telephone, work & home

Telephone, work & home

COMMON LOCATION AND ADDRESS OF PROPERTY(S): 2490 HWY 6 #50

TAX SCHEDULE NUMBERS: 2945-094-00-152 ; 2945-091-00-153

SUBMITTAL REQUIREMENTS

1. An Assessor's Map with the parcels outlined in red. *Order from Assessor's office map # 2945-09*
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. *(total of 4 copies)*
5. A copy of the certificate of taxes due for each parcel involved (effective date within 30 days.) *Order from County Treasurer's office*
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. ~~Processing Fee.~~ *Processing Fee.*

*we will distribute for review*

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.

Original NOT Remove from Office

I certify that, to my knowledge, this application is complete and true in its entirety and further understand that any material errors or omissions will result in voiding any approval(s).

Signature of Property Owner, Date Signature of Representative Date  
Date Date

REVIEW AGENCY COMMENTS

(6) COUNTY SURVEYOR - Date: \_\_\_\_\_ Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

(7) CITY ENGINEER - Date: \_\_\_\_\_ Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

(8) FIRE DEPARTMENT - Date: \_\_\_\_\_ Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

(9) LIEN HOLDER - Name: NORWEST BANK GRAND JUNCTION  
Address 2808 NORTH AVENUE  
City GRAND JUNCTION State Colo Zip 81501  
Signature Thomas R. Benton Date 2/9/93

(9) LIEN HOLDER - Name: VIRGIL R. ROSS  
Address 2757 B ROAD  
City GRAND JUNCTION State Colo Zip 81503  
Signature Virgil R. Ross Date \_\_\_\_\_

FEBRUARY 1, 1993

Memorandum to Mesa County Planning and County Surveyor

RE: Review of Survey Plats

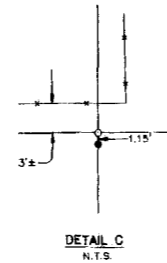
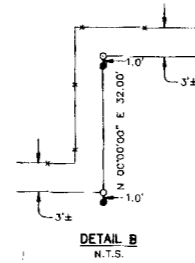
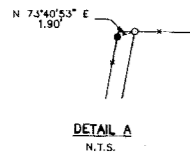
From Western Engineers, Inc.

In the interest of improving the flow of the review process of plat submittals, Western engineers, Inc.. will begin providing blue-line plats only, for review. The blue-line submitted to the County Surveyor will include a computer printout listing the traverse closure of the boundary under review. Upon receipt of a notice indicating that the submittal has been reviewed and that all issues have been resolved, Western will submit a signed mylar plat suitable for filing. Please call me regarding any modifications to this plan that you would suggest.

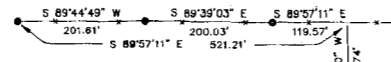
Respectfully submitted by Richard Mason, Western Engineers, Inc.

OR Remove  
Office

#21 93



25 ROAD SUBDIVISION  
SURVEYED BY PARAGON ENGINEERING (L.S. 9860)



GROGAN SALES PARTNERSHIP  
BOOK 582, PAGE 246  
SURVEYED BY A & M ENGINEERS (L.S. 11645)

NE CORNER  
SE 1/4 NE 1/4  
SECTION 9  
T1S, R1W, U1M.

25 ROAD  
(60' R.O.W.)

BASIS OF BEARING  
(FROM BANNER AND ASSOCIATES PLAT)

DECEDED  
30' R.O.W.

P.O.B.

R.O.W.

P.O.C.

1/4 COR  
SECTION 9  
T1S, R1W, U1M.

**NEW DESCRIPTION FOR PAVETTI**

A tract of land situate in the SE1/4NE1/4 and the NE1/4SE1/4 of Section Nine in T1S, R1W of the Ute Meridian more particularly described by the following:

Commencing at a Mesa County Brass Cap at the E 1/4 Corner of said Section Nine, and considering the line between said corner and a Mesa County Brass Cap at the N.E. Corner of the SE1/4NE1/4 of said Section Nine to bear N00°02'00\"/>

1. N80°00'00\"/>
- 2. S00°27'11\"/>
- 3. S28°38'00\"/>
- 4. N61°22'00\"/>
- 5. leaving said right-of-way line, N28°38'00\"/>
- 6. N11°00'00\"/>
- 7. S90°00'00\"/>
- 8. N00°00'00\"/>
- 9. S90°00'00\"/>
- 10. S00°02'00\"/>
- 11. leaving said west line N90°00'00\"/>
- 12. S00°27'11\"/>

Subject to all easements apparent and recorded.

**25 1/2\"/>**

Commencing at the East 1/4 Corner of Section Nine, T1S, R1W of the U.M.; thence N00°02'00\"/>

**NEW MCCALLUM DESCRIPTION**

A tract of land situate in the SE1/4NE1/4 and the NE1/4SE1/4 of Section Nine in T1S, R1W of the Ute Meridian more particularly described by the following:

Commencing at a Mesa County Brass Cap at the E 1/4 Corner of said Section Nine, and considering the line between said corner and a Mesa County Brass Cap at the N.E. Corner of the SE1/4NE1/4 of said Section Nine to bear N00°02'00\"/>

1. N60°00'00\"/>
- 2. S00°27'11\"/>
- 3. S28°38'00\"/>
- 4. S61°22'00\"/>
- 5. leaving said right-of-way line N00°10'50\"/>
- 6. S90°00'00\"/>
- 7. N00°27'11\"/>

Subject to all easements apparent and recorded.

**DESCRIPTION PAVETTI TO MCCALLUM CONVEYANCE**

A tract of land situate in the SE1/4NE1/4 of Section Nine in T1S, R1W of the Ute Meridian more particularly described by the following:

Commencing at a Mesa County Brass Cap at the E 1/4 Corner of said Section Nine, and considering the line between said corner and a Mesa County Brass Cap at the N.E. Corner of the SE1/4NE1/4 of said Section Nine to bear N00°02'00\"/>

1. N80°00'00\"/>
- 2. S00°27'11\"/>
- 3. S90°00'00\"/>
- 4. N00°27'11\"/>

**ACREAGE SUMMARY**

MCCALLUM ORIGINAL	1.33
PAVETTI TO MCCALLUM	1.00
TOTAL MCCALLUM	2.33
PAVETTI NET	8.13
RIGHT-OF-WAY	0.20

**PROPERTY SURVEY CERTIFICATION**

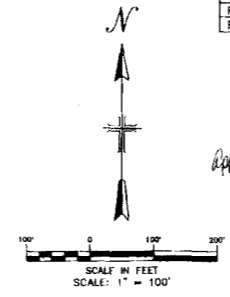
I, Richard A. Mason, do hereby certify to Michael McCallum that this plat represents a true and correct survey of the property described and that the survey was made under my direct supervision and checking on January 26, 1993.

*Richard A. Mason*  
Richard A. Mason 3/21/93  
Colorado Registration No. 18469



BOOK 1, PAGE 23  
MESA COUNTY RECEPTION NO.: 857-93  
FILING DATE: 4-13-93

WESTERN SURVEYING ENGINEERS & LAND SURVEYORS  
BOUNDARY LINE ADJUSTMENT FOR  
**MICHAEL MCCALLUM**  
OF PROPERTY LOCATED IN THE  
SE1/4 NE1/4 SEC. 9, T1S, R1W, U1M.  
CITY OF GRAND JCT., MESA COUNTY, COLORADO  
SURVEYED R.A.M. DRAWN A.L.W. CHECKED M.J.L.  
DATE 1-26-93 MET DWS. NO. 3357-1192-1  
DEPOSIT 857-93

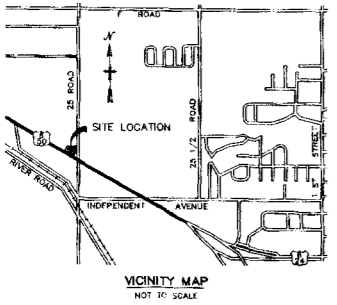


*Approved Survey*  
4/15/93

- NOTES:**
1. TITLE INFORMATION SUPPLIED BY CLIENT.
  2. MAXIMUM DIFFERENCE OF RECORDED POSITION COMPARED TO ACCEPTED MONUMENTS FOUND = 0.33 FEET.
  3. PAVETTI TRACT IS SENIOR TO GROGAN SALES TRACT. (SEE DETAILS OF MONUMENT LOCATIONS).  
CHAIN OF TITLE= GAVIN - SHULTS - PAVETTI.  
1948 1949
  4. DITCH EASEMENT CROSSES MCCALLUM PROPERTY ALONG SOUTH LINE OF NE1/4 SECTION 9.
  5. MCCALLUM PROPERTY SURVEYED BY BANNER AND ASSOCIATES (1989).

- LEGEND:**
- ◆ MESA COUNTY SURVEY MONUMENT
  - CALCULATED POSITION
  - SET #5 REBAR W/CAP (L.S. 18489)
  - FOUND #5 REBAR W/CAP (L.S. 11645)
  - FOUND #5 REBAR W/CAP (L.S. 9960)
  - FOUND #5 REBAR W/CAP (L.S. 20632)
  - FOUND #5 REBAR W/CAP (L.S. 9012)
  - FOUND #5 REBAR W/CAP (L.S. 14115)
  - FOUND #5 REBAR NO CAP
  - EXISTING FENCE LINE
  - - - EXISTING DITCH LINE

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this 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 the certification hereon.  
NOTE: The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or warranty.



SURVEYED BY I.T.S. L.S. 10097

TRACT SURVEYED BY W.E.I. L.S. 18469

METRO OIL PRODUCTS INC.  
BOOK 926, PAGE 549

L. PAVETTI  
BOOK 912, PAGES 133-135

D. GUTHRIE  
BOOK 1823, PAGE 243

M. MCCALLUM  
BOOK 1872, PAGE 480