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File 1994-0075

Name: 265/267 East Parkview Re-subdivision

P r e s e n t	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 ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
X	X	Table of Contents
		*Review Sheet Summary
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		Review Sheets
		Receipts for fees paid for anything
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X		Reduction of assessor's map.
		Evidence of title, deeds, easements
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		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
<u>DOCUMENT DESCRIPTION:</u>		
X	X	Certification of Plat – 6/10/94
X		E-mails
X		Mesa County Treasurer Tax Notice - 1993
X		Treasurer's Certificate of Taxes Due – 3/15/94
X		Chicago Title Ins. Co. – Owner's Policy
X		Quit Claim Deeds – not conveyed to City – Bk 1215/Pg 217, Bk 1218 / Pg 183, Bk 1218 / Pg 244
X		Improvement Location Certificate – 4/23/91
		Warranty Deeds not conveyed to City – Bk 1834 / Pg 913
X		Notes to file
X	X	Site Plan of Lots 3,4, and part of 16, Block 6 fo Parkview Subdivision as Amended - ** - see GIS Historical Maps



DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street Grand Junction, CO 81501
(303) 244-1430

Original
Do NOT Remove
From Office

Receipt _____
Date _____
Rec'd By _____
File No. 75-94

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		265 & 267 EAST Parkview	RSF-8	Single Family
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
Janice M. Massey		
Name	Name	Name
267 E. Parkview Dr.		
Address	Address	Address
Grand Junction, CO 81503		
City/State/Zip	City/State/Zip	City/State/Zip
243-6744/241-0590		
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Janice M. Massey
Janice M. Massey
 Signature of Person Completing Application

Janice M. Massey
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

March 28, 1994
Date

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

2945-252-19-001
Rocky L Cesario
269 E Parkview Dr
Grand Junction, CO 81503

2945-252-19-018
Hazel D E Cherry
David E Grooms
270 W Parkview Dr
Grand Junction, CO 81503

2945-252-19-024
Donald C & Susan E McGoffin
266 W Parkview Dr
Grand Junction, CO 81503

2945-252-19-027
Jerry S & Mary M Placencia
257 E Parkview Dr
Grand Junction, CO 81503

2945-252-10-029
Elsie M Rettig, et al
2817 Unawep Ave
Grand Junction, CO 81503

2945-252-18-005
James G & Peggy L Tillman
269 1/2 W Parkview Dr
Grand Junction, CO 81503

2945-252-18-008
Steven Craig & Susan K Minnick
265 1/2 W Parkview Dr
Grand Junction, CO 81503

2945-252-20-005
Michael L Maranville
2989 Pinyon Ave
Grand Junction, CO 81504

2945-252-20-008
Tony N & Rita M Tenorio
264 E Parkview Dr
Grand Junction, CO 81503

2945-252-20-941
City of Grand Junction
C/O Darrel Lowder
Grand Junction, CO 81501

2945-252-19-015
Gilbert Quintana,
et al
264 W Parkview Dr
Grand Junction, CO 81503

2945-252-19-019
Gary L & Glenda Beaird
271 W Parkview Dr
Grand Junction, CO 81503

2945-252-19-025
James L & Nancy L Langston
260 W Parkview Dr
Grand Junction, CO 81503

2945-252-19-028
William L & Anna L Walters
263 E Parkview Dr
Grand Junction, CO 81503

2945-252-18-034
Larry & Joyce Dangler
3134 W Parkview Cr
Anaheim, CA 92804

2945-252-18-006
JoNell Masters
C/O John R Masters
PO Box 649
Palisade, CO 81526

2945-252-18-009
Verena F Jarrad
Donna R Bashara
265 W Parkview Dr
Grand Junction, CO 81503

2945-252-20-006
Frank H & V E Miller
1911 Eastlawn Ave
Durango, CO 81301

2945-252-20-009
Robert H & Yvonne M Wilkins
262 E Parkview Dr
Grand Junction, CO 81503

2945-251-00-029
Jim L & Joan E Harrison
268 27 1/2 Rd
Grand Junction, CO 81503

2945-252-19-017
Melvin L & Carol Way
268 W Parkview Dr
Grand Junction, CO 81503

2945-252-19-021
Jesse Lawrence Gonzales
271 E Parkview Dr
Grand Junction, CO 81503

2945-252-19-026
Kimberly J Smatla
W 264 28th Ave
Spokane, WA 99203

2945-252-20-004
Dennis L & Katherine B Murdie
9050 W Edna St
Boise, ID 83704

2945-252-18-035
Elsie M Rettig, et al
2817 Unawep Ave
Grand Junction, CO 81503

2945-252-18-007
Bruce B & Cathy E Johnson
267 W Parkview Dr
Grand Junction, CO 81503

2945-252-18-010
Carmen W Allen
3616 Ridge Dr
Grand Junction, CO 81506

2945-252-20-007
John E & Lisa K Goodnough
266 E Parkview Dr
Grand Junction, CO 81503

2945-252-20-011
Kevin J & Brenda J El-Bakri
260 W Parkview Dr
Grand Junction, CO 81503

2945-251-06-005
Dennis D & Carmen Smith
2757 Sunshine Lane
Grand Junction, CO 81503

2945-252-19-001

Rocky L. Cesario
269 E Parkview Dr.
Grand Junction, CO 81503

2945-252-19-015

Gilbert Quintana,
et al
264 W Parkview Dr.
Grand Junction, CO 81503

2945-252-19-015

Melvin L. & Carol Way
268 W. Parkview Dr.
Grand Junction, CO 81503

2945-251-06-006

Carl David High
2755 Sunshine Ln
Grand Junction, CO 81503

2945-251-06-007

J Cruz & Maria Gonzales
2755 Sunshine Ln
Grand Junction, CO 81503

2945-251-06-008

Viola C Maddox
804 Tahiti Dr
Grand Junction, CO 81506

2945-251-02-008

Scott G & Margery A Granbouche
260 27 1/2 Rd
Grand Junction, CO 81503

2945-251-02-009

Mary E Hurd
262 27 1/2 Rd
Grand Junction, CO 81503

2945-251-02-010

Ralph & Mary Sue Quarles
264 1/2 27 1/2 Rd
Grand Junction, CO 81503

2945-251-02-011

Constance M Fielding
266 27 1/2 Rd
Grand Junction, CO 81503

2945-251-02-016

Kenneth Grzybowski
264 27 1/2 Rd
Grand Junction, CO 81503

2945-251-02-021

Mary Ann Bradshaw
260 1/2 27 1/2 Rd
Grand Junction, CO 81503

2945-251-002-022

Thomas M & Marion E Bell
PO Box 14
Rangely, CO 81648

2945-251-02-024

Philip L & Rene Thompson
10505 Butter Dr
Peoria, AZ 85345

GENERAL PROJECT REPORT

A. PROJECT DESCRIPTION

**LOT LINE ADJUSTMENT: 265 E. PARKVIEW DR.
267 E. PARKVIEW DR.**

**TO RELOCATE SOUTH LOT LINE OF 267 E. PARKVIEW DR. 14
FEET SOUTH.**

**TO RELOCATE NORTH LOT LINE OF 265 E. PARKVIEW DR.
14 FEET SOUTH**

B. PUBLIC BENEFIT: N/A

**C. PROJECT COMPLIANCE, COMPATABILITY AND PHASING:
N/A**

D. DEVELOPMENT SCHEDULE AND PHASING:

**THE PROJECT WILL BE COMPLETE BY THE TIME THIS PACKET
IS RECEIVED BY THE CITY OF GRAND JUNCTION.**

9/5 04

Original
Do NOT Remove
From Office

75-94 RESUBDIVISION: 265 & 267 EAST PARKVIEW DRIVE
COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS

5/6/94

1. Existing driveway on Lot A should be indicated on Site Plan to confirm location.
2. Sidewalk ^{may} will be required along frontage of Lot B when lot is developed.
3. Setback from relocated lot line to existing home on Lot A is conforming.

- notification sent?
- other comments?

also Northgate Drive

TYPE LEGAL DESCRIPTION BELOW, USING ADDITIONAL SPACING AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

2945-252-19-003 Lot 3 Blk 6 Parkview Sub Sec 25 1S 1W 267 E. Parkview Dr.
2945-252-19-004 Lot 4 Blk 6 Parkview Sub Sec 25 1S 1W 265 E. Parkview Dr.

Original
Do NOT Remove
From Office

875 94

SUBMITTAL CHECKLIST

RESUBDIVISION W-243-6744

Location: 265 & 267 E. PARKWOOD

Project Name: _____

ITEMS		DISTRIBUTION	
DESCRIPTION	SSID REFERENCE	DISTRIBUTION	
75 94			
Original Do NOT Remove From Office			
• Application Fee #10000	VII-1	1	
• Submittal Checklist*	VII-3	1	
• Review Agency Cover Sheet*	VII-3	1	
• Application Form*	VII-1	1	
• 1"X17" Reduction of Assessor's Map	VII-1	1	
• Evidence of Title	VII-2	1	
• Appraiser of Raw Land	VII-1	1	
• Names and Addresses	VII-3	1	
• Legal Description	VII-2	1	
○ Deeds	VII-1	1	
○ Easements	VII-2	1	
○ Avigation Easement	VII-1	1	
○ ROW	VII-3	1	
• Covenants, Conditions, & Restrictions	VII-1	1	
○ Common Space Agreements	VII-1	1	
• County Treasurer's Tax Cert.	VII-1	1	
○ Improvements Agreement/Guarantee	VII-2	1	
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	
• General Project Report	X-7	1	
• Location Map	IX-21	1	
• Composite Plan	IX-10	1	
• Final Reduction Composite Plan	IX-10	1	
• Final Plat	IX-15	1	
• Source of Final Plat	IX-15	1	
○ Cover Sheet	IX-11	1	
○ Grading & Stormwater Mgmt Plan	IX-17	1	
○ Storm Drainage Plan and Profile	IX-30	1	
• Water and Sewer Plan and Profile	IX-34	1	
• Roadway Plan and Profile	IX-28	1	
○ Road Cross-sections	IX-27	1	
○ Detail Sheet	IX-12	1	
○ Landscape Plan	IX-20	2	
○ Geotechnical Report	X-8	1	
○ Phase I & Environmental Report	X-10.11	1	
○ Final Drainage Report	X-5.6	1	
○ Stormwater Management Plan	X-14	1	
○ Sewer System Design Report	X-13	1	
○ Water System Design Report	X-16	1	
○ Traffic Impact Study	X-15	1	
• Site PLAN	IX-29	2	

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles., some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 3-21-94
Conference Attendance: JAN MASSEY & DAVE THORNTON
Proposal: REPLAN to move a property line
Location: 265 & 267 EAST PARKVIEW DRIVE

Tax Parcel Number: 0945-252-19-023 & 004

Review Fee:

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? N/A
Adjacent road improvements required? N/A Existing Sidewalk
Area identified as a need in the Master Plan of Parks and Recreation? N/A
Parks and Open Space fees required? N/A Estimated Amount:
Recording fees required? YES Estimated Amount: \$1000
Half street improvement fees required? N/A Estimated Amount:
Revocable Permit required? N/A
State Highway Access Permit required? N/A

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #

Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?

Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

REVIEW COMMENTS

Page 1 of 2

FILE #75-94

TITLE HEADING: Resubdivision/Lot Line
Adjustment

LOCATION: 265 & 267 E Parkview Drive

PETITIONER: Janice M. Massey

PETITIONER'S ADDRESS/TELEPHONE: 267 E Parkview Drive
Grand Junction, CO 81503
243-6744/241-0590

STAFF REPRESENTATIVE: Michael Drollinger

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., MAY 26, 1994.**

CITY UTILITY ENGINEER
Bill Cheney

4/25/94
244-1590

1. Legend on plat needs to be changed so it doesn't indicate corners that have not been set or were not found.
2. Water lines are expected to be upgraded in 1994 to provide adequate fire protection for East and West Parkview.

U.S. WEST
Leon Peach

4/26/94
244-4964

No comments at this time.

CITY DEVELOPMENT ENGINEER
Jody Kliska

5/3/94
244-1591

1. Is Lot 16 owned by the same owner as Lots 3 & 4? If not, there needs to be another signature on the plat.
2. Since part of Lot 16 is changing, shouldn't the legal encompass all of Lot 16?
3. Is a 5 foot utility easement sufficient? Especially when it is bounded by 10 foot easements?
4. Dedications should conform to those applicable on the attached Guide to Plat Dedications. If street right-of-way already exists, is it necessary to restate that here?

COMMUNITY DEVELOPMENT DEPARTMENT
Michael Drollinger

5/6/94
244-1439

1. Existing driveway on Lot A should be indicated on site plan to confirm location.
2. Sidewalk may be required along frontage of Lot B when lot is developed.
3. Setback from relocated lot line to existing home on Lot A is conforming.

SUB NO. SB-60-94

MESA COUNTY LAND RECORDS
544 ROOD AVE
GRAND JUNCTION, COLO. 81501
(303) 244-1823

#75-94

To: Monika Todd, Mesa County Clerk & Recorder.

This is to certify that the SUBDIVISION PLAT described below

REPLAT OF LOTS 3, 4, & PART OF 16 BLK 6, PARKVIEW SUB. AS AMENDED

has been reviewed under my direction and that to the best of my knowledge it conforms with the necessary requirements pursuant to the Colorado Revised Statute 1973 38-51-102 for the recording of Land Survey Plats in the records of the County Clerk's Office. This approval does not certify as to the accuracy of Surveys, Drafting, Calculations, nor to the possibility of omissions of easements and other Rights-of-Way or Legal Ownerships.

Dated this 26th day of APRIL, 1994.

Signed: Ken Swearingin
KEN SWEARENGIN

NOTE "

The recording of this plat is subject to all Approved Signatures & Dates.

RECORDED IN MESA COUNTY RECORDS

DATE: _____

TIME: _____

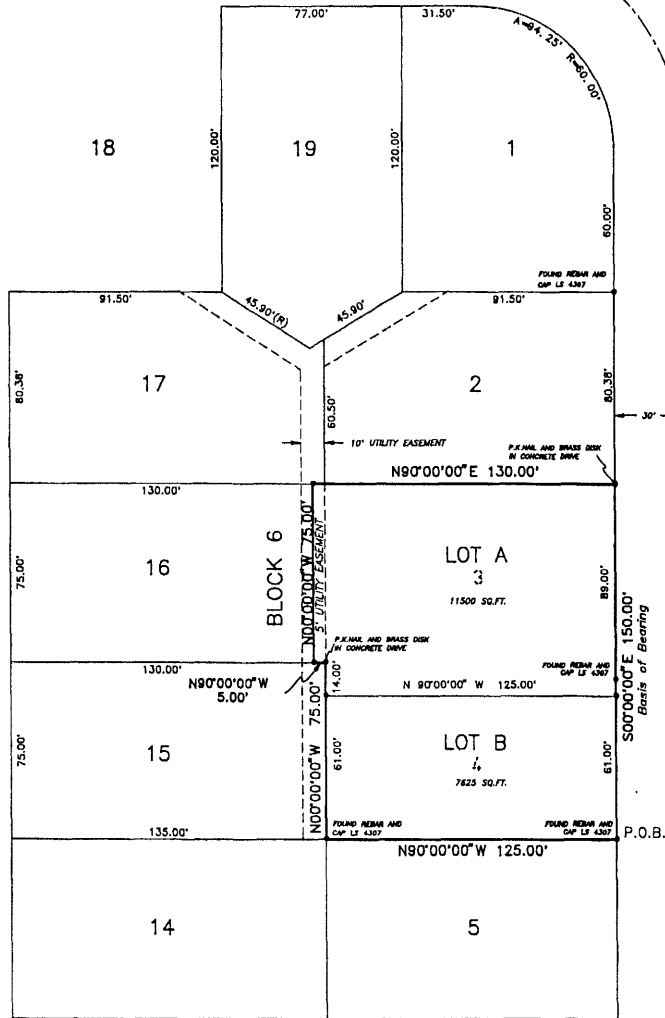
BOOK: 14 PAGE 236

RECEPTION NO: _____

Drawn 11/99

1685321 01:55 PM 06/10/94
MONIKA TODD CLK&REC MESA COUNTY CO

A REPLAT OF LOTS 3, 4, & PART OF 16, BLOCK 6 PARKVIEW SUBDIVISION AS AMENDED



AREA SUMMARY	
AREA IN LOT A	= 11500 Sq. Ft.
AREA IN LOT B	= 7825 Sq. Ft.
TOTAL	= 19125 Sq. Ft.

LEGEND

- SET ALUMINUM CAP ON No. 5 REBAR IN CONCRETE, PLS 16835
- (R) RECORD DISTANCE
- ◆ FOUND SURVEY MONUMENT AS NOTED
- FOUND REBAR AND CAP LS 4307

BASIS OF BEARINGS
Basis of bearings assumes the East line of Lots 4 and 5 of Block 6 to bear S 00°00'00" E, according to Amended Plat of Parkway Subdivision, as recorded in Plat Book 580, Page 158-A

East Parkway Drive

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, JANICE M. MASSEY IS THE OWNER OF THAT REAL PROPERTY LOCATED IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, AND BEING LOT 3, LOT 4, AND THE EAST 5 FEET OF LOT 16, BLOCK 6, PARKVIEW SUBDIVISION, AS AMENDED, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (WARRANTY DEEDS - BOOK 1834, PAGES 912 AND 913)

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 6, PARKVIEW SUBDIVISION AS AMENDED; THENCE NORTH 90 DEGREES WEST (N90°00'00"W), 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00 DEGREES WEST (N00°00'00"W), 75.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 90 DEGREES WEST (N90°00'00"W), 5.00 FEET, A POINT ON THE SOUTH LINE OF LOT 16, BLOCK 6; THENCE NORTH 00 DEGREES WEST (N00°00'00"W), 75.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 16; THENCE NORTH 90 DEGREES EAST (N90°00'00"E), 130.00 FEET TO THE NORTHEAST CORNER OF LOT 3, BEING A POINT ON THE WEST RIGHT-OF-WAY OF EAST PARKVIEW DRIVE (A 80 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 00 DEGREES EAST (S00°00'00"E), 150.00 FEET ALONG SAID WEST RIGHT-OF-WAY TO THE POINT OF BEGINNING, AND CONTAINING 19,125 SQUARE FEET.

THE SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS LOT 4 AND LOT 8, PARKVIEW SUBDIVISION AS AMENDED, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, STATE OF COLORADO, THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND RIGHTS-OF-WAY AS SHOWN ON THE ACCOMPANYING PLAT TO THE CITY OF GRAND JUNCTION, AND FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY DEDICATES TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY, OR MULTI-PURPOSE EASEMENTS ON THE ACCOMPANYING PLAT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH; WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SUCH LINES, SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER, THAT ALL EXPENSES FOR STREET PAVING OR IMPROVEMENTS SHALL BE FURNISHED BY THE SELLER OR PURCHASER, NOT THE CITY OF GRAND JUNCTION.

IN WITNESS WHEREOF SAID OWNER HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS 17th DAY OF May, 1994.

Janice M. Massey
JANICE M. MASSEY

STATE OF COLORADO } SS
COUNTY OF MESA

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, A.D., 1994, BY: JANICE M. MASSEY
December 23, 1995
MY COMMISSION EXPIRES

Carol R. Higgins
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 1:55 o'clock P.M., June 10, A.D., 1994, and was duly recorded in plot Book No. 14 Page No. 236. DRAWER AA99

Clerk and Recorder

CITY APPROVAL

THIS REPLAT OF LOT 3, LOT 4, AND THE EAST 5 FEET OF LOT 16, BLOCK 6, PARKVIEW SUBDIVISION AS AMENDED, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS 10th DAY OF JUNE 1994.

Thurt Achan
CITY MANAGER

RT Mason
PRESIDENT OF COUNCIL

Scale 1"=30'



SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF LOTS 3 AND 4, AND THE EAST 5 FEET OF LOT 16, BLOCK 6, PARKVIEW SUBDIVISION AS AMENDED, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND APPLICABLE LAWS OF THE STATE OF COLORADO.

Dennis W. Johnson
DENNIS W. JOHNSON PLS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 6895
5/16/94
DATE



REPLAT OF LOTS 3, 4, & PART OF 16 BLK 6, PARKVIEW SUB. AS AMENDED	
NW1/4 SEC 25, T1S, R1W UTE M. MESA COUNTY, COLORADO	
Professional Surveying Services P.O. BOX 4506, Grand Junction, CO 81502 303-241-3841	
SUR. BY: J/LD	DRAWN BY: DML/RSK
JOB NO. 94035	SHEET 1 OF 1

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMISSION ANY LAND ACTION BASED UPON ANY NOTICE IN THIS SURVEY. THESE NOTICE MUST BE AFTER YOU FIRST RECORD THIS SURVEY. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMISSIONED UNLESS YOU DO THIS FROM THE DATE OF RECORDED THESE NOTICE.

4/18/94
P4035.DWG

A REPLAT OF LOTS 3, 4, & PART OF 16, BLOCK 6 PARKVIEW SUBDIVISION AS AMENDED

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, JANICE M. MASSEY IS THE OWNER OF THAT REAL PROPERTY LOCATED IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, BEING SAID LOT 3, LOT 4, AND PART OF LOT 16, BLOCK 6, PARKVIEW SUBDIVISION, AS AMENDED, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (WARRANTY DEEDS - BOOK 1834, PAGES 812 AND 813)

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 6, PARKVIEW SUBDIVISION, AS AMENDED, (NAD 83) 125.36' WEST TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES WEST (NAD 83) 75.00' FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 90 DEGREES WEST (NAD 83) 75.00' FEET, A POINT ON THE WEST LINE OF SAID LOT 4; THENCE NORTH 00 DEGREES WEST (NAD 83) 75.00' FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE NORTH 90 DEGREES WEST (NAD 83) 130.00' FEET TO THE NORTHEAST CORNER OF LOT 3; BEING A POINT ON THE WEST RIGHT-OF-WAY OF EAST PARKVIEW DRIVE (A 60 FOOT WIDE RIGHT-OF-WAY) THENCE SOUTH 00 DEGREES WEST (NAD 83) 125.36' FEET TO THE POINT OF BEGINNING, AND CONTAINING 18,125 SQUARE FEET.

THE SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAD OUT AND SURVEYED AS LOT 3 AND LOT 4, PARKVIEW SUBDIVISION AS AMENDED, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, BEING SAID LOT 3, LOT 4, AND PART OF LOT 16, BLOCK 6, PARKVIEW SUBDIVISION, AS AMENDED, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (WARRANTY DEEDS - BOOK 1834, PAGES 812 AND 813)

APART ALL OF THE STREETS AND RIGHTS-OF-WAY AS SHOWN ON THE ACCOMPANYING PLAN TO THE CITY OF GRAND JUNCTION, AND FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY DEDICATES TO THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, THE SAID STREETS AND RIGHTS-OF-WAY AS SHOWN ON THE ACCOMPANYING PLAN AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH THE RIGHT TO REPAIR, REPLACE AND MAINTAIN THE SAME, AND TO INSTALL AND MAINTAIN SUCH UTILITIES, INCLUDING INSTALLATION AND MAINTENANCE OF SUCH UTILITIES, EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER THAT ALL EXPENSES FOR STREET PAVING OR IMPROVEMENTS SHALL BE FURNISHED BY THE SELLER OR PURCHASER, NOT THE CITY OF GRAND JUNCTION.

IN WITNESS WHEREOF SAID OWNER HAS CAUSED HER NAME TO BE HERETO SUBSCRIBED THIS 17th DAY OF 12th 1995

Janice M. Massey
JANICE M. MASSEY

STATE OF COLORADO } SS
COUNTY OF ALBA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF 12th 1995
1995
DECEMBER 23, 1995
MY COMMISSION EXPIRES

Carol R. Daigne
NOTARY PUBLIC

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO } SS
COUNTY OF ALBA

I hereby certify that this instrument was filed in my office at 1:55 o'clock
P. M. on 10 A.D., 1994, and was duly recorded in plat Book
No. 14 Page No. 236 DEPUKE 8899

Clerk and Recorder

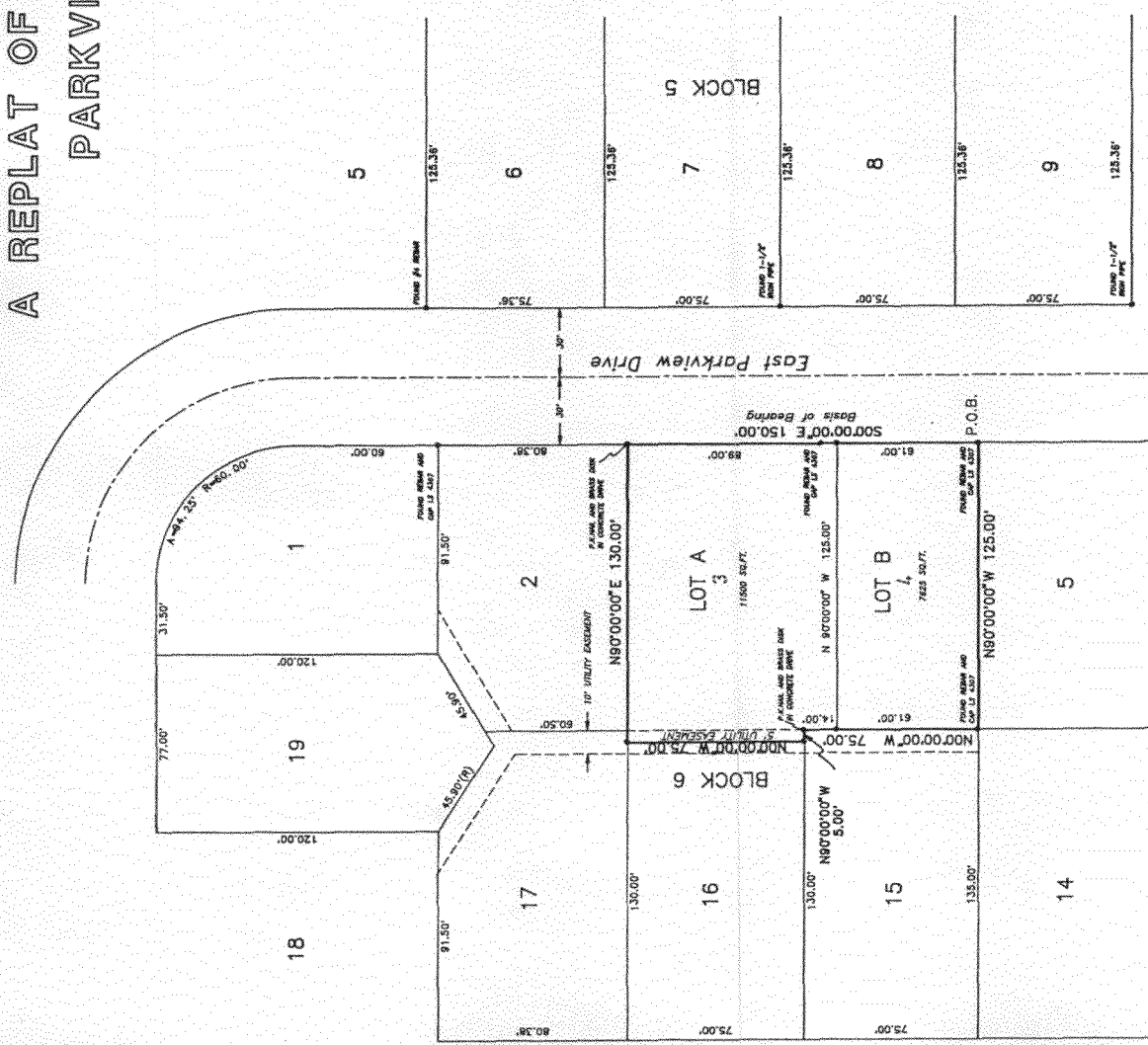
CITY APPROVAL
THIS REPLAT OF LOT 3, LOT 4, AND THE EAST 5 FEET OF LOT 16, BLOCK 6, PARKVIEW SUBDIVISION AS AMENDED, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS 10th DAY OF JUNE 1994

Paul J. Cohen
PRESIDENT OF COUNCIL

REPLAT OF LOTS 3, 4 & PART OF 16
BLK 6, PARKVIEW SUB, AS AMENDED
NM1/4 SEC 25, T1S, R1W UTE M.
MESA COUNTY, COLORADO

Professional Surveying Services
P.O. Box 6506, Grand Junction, CO 81502
303-241-3841

SUR. BY: JF/S DRAWN BY: DM/RSK
JOB NO. 84035 SHEET 1 OF 1



SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAN OF LOTS 3 AND 4, AND THE EAST 5 FEET OF LOT 16, BLOCK 6, PARKVIEW SUBDIVISION AS AMENDED, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAME. THIS PLAN CONFORMS TO THE CODE AND APPLICABLE LAWS OF THE STATE OF COLORADO.

Dennis W. Johnson
DENNIS W. JOHNSON, PLS
COLORADO PROFESSIONAL LAND SURVEYOR
No. 8095

DATE: 5/16/94

AREA SUMMARY

AREA IN LOT A	= 11500 Sq. Ft.
AREA IN LOT B	= 7825 Sq. Ft.
TOTAL	= 19325 Sq. Ft.

- LEGEND**
- SET ALUMINUM CAP ON No. 5 REBAR IN CONCRETE, PLS 16835
 - (R) RECORD DISTANCE
 - ◇ FOUND SURVEY MONUMENT AS NOTED
 - FOUND REBAR AND CAP L3 4307
- BASIS OF BEARINGS**
Basis of bearings assume the East line of Lots 4 and 5 of Block 6 to bear S 00°00'00" E, according to Approved Plat of Parkview Subdivision, as recorded in Plat Book 8403, Page 158-4.