



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

Receipt 4623
 Date 9-24-96
 Rec'd By me
 File No. LLA-96-209

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

LOT LINE ADJUSTMENT

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

COMMON LOCATION AND ADDRESS OF PROPERTY(S): 2838 1/2 ELM AVE

TAX SCHEDULE NUMBER(S): 2943-073-00-034

SUBMITTAL REQUIREMENTS

1. Narrative (~~4~~⁵ copies)
2. A reduced Assessor's map with the parcel outlined in red (~~4~~⁵ copies)
3. 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. (~~6~~⁷ copies)
4. 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. (1 copy)
5. Unsigned Warranty Deeds with the legal description from the survey for all the parcels. (1 copy each)
6. Copy of the certificate of taxes due for each parcel involved (effective date within 30 days). (1 copy)
7. Review Agency Cover Sheets for: County Surveyor, City Engineer, Fire Department, Community Development Department. (1 each) CITY PROPERION ABEWT
8. Lien Holder(s) Signature(s) evidencing consent. (1 copy)
9. **\$160.00** processing fee payable to the City of Grand Junction at time of application.

| <input checked="" type="checkbox"/> PROPERTY OWNER | <input type="checkbox"/> DEVELOPER | <input checked="" type="checkbox"/> REPRESENTATIVE |
|--|------------------------------------|--|
| Hank & Eleanor Saddoris | | Joel Richmond |
| Name | Name | Name |
| 2838 1/2 Elm Avenue | | 451 Topaz, #A |
| Address | Address | Address |
| Grand Junction, CO 81501 | | Clifton, CO 81520 |
| City/State/Zip | City/State/Zip | City/State/Zip |
| (970) 242-8272 | | (970) 242-7970 |
| Business Phone No. | Business Phone No. | Business Phone No. |

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

I (we) certify that, to my (our) 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 Person Completing Application Joel Richmond Date _____

Hank Saddoris Eleanor Saddoris

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

9-17-95

Eleanor S. Joel Richmond 434-8992 (h)

BN

SUBMITTAL CHECKLIST

242-7970(w)

MINOR SUBDIVISION 2943-073-00-034

Location: 2838 1/2 Elm Ave.

Project Name: Sadoris

| ITEMS | | DISTRIBUTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|----------------|------------------------------|------------------|---------------------|-----------------------|-------------------------|------------------------|-----------------|--------------------------|----------------------------|---------------|-------------------|------------------------------|-------------------|----------------|--------------------|-----------------------|---|------------------|------------------|-------------|------------------|--------|--------|----------------------|----------------------------|-----------------------|----------------|-------------|--------------|---|--|
| DESCRIPTION | SSID REFERENCE | ● City Community Development | ● City Dev. Eng. | ● City Utility Eng. | ● City Property Agent | ○ City Parks/Recreation | ● City Fire Department | ● City Attorney | ● City G.J.P.C. (8 sets) | ○ City Downtown Dev. Auth. | ● City Police | ○ County Planning | ○ County Building Department | ● County Surveyor | ○ Walker Field | ○ School Dist. #51 | ○ Irrigation District | ● Drainage District <i>(Grand Junction)</i> | ○ Water District | ○ Sewer District | ● U.S. West | ● Public Service | ○ GVRP | ○ CDOT | ○ Corps of Engineers | ○ Colorado Geologic Survey | ○ U.S. Postal Service | ● Persigo WWTF | ● TCI Cable | TOTAL REQ'D. | | |
| | | ● Application Fee \$2400 | VII-1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Submittal Checklist* | VII-3 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Review Agency Cover Sheet* | VII-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| ● Application Form* | VII-1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| ● Reduction of Assessor's Map* | VII-1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| ● Evidence of Title | VII-2 | 1 | | | 1 | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Appraisal of Raw Land | VII-1 | 1 | | | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Names and Addresses* | VII-2 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Legal Description* | VII-2 | 1 | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Deeds | VII-1 | 1 | | | 1 | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Easements | VII-2 | 1 | 1 | 1 | 1 | | | 1 | | | | | | | | | | | | | 1 | 1 | 1 | | | | | | | | | |
| ○ Avigation Easement | VII-1 | 1 | | | 1 | | | 1 | | | | | | | 1 | | | | | | | | | | | | | | | | | |
| ○ ROW | VII-3 | 1 | 1 | 1 | 1 | | | 1 | | | | | | | | | | | | | 1 | 1 | 1 | | | | | | | | | |
| ○ Covenants, Conditions & Restrictions | VII-1 | 1 | 1 | | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Common Space Agreements | VII-1 | 1 | 1 | | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| ● County Treasurer's Tax Cert. | VII-1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Improvements Agreement/Guarantee* | VII-2 | 1 | 1 | 1 | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ CDOT, 404, or Floodplain Permit | VII-3,4 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● General Project Report | X-7 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| ● Location Map | IX-21 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Composite Plan | IX-10 | 1 | 2 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ 11"x17" Reduction Composite Plan | IX-10 | 1 | | | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| ● Final Plat | IX-15 | 1 | 2 | 1 | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| ○ 11"x17" Reduction of Final Plat | IX-15 | 1 | | | | | | 8 | 1 | 1 | 1 | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | | 1 | 1 | | | | |
| ○ Cover Sheet | IX-11 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Grading & Stormwater Mgmt Plan | IX-17 | 1 | 2 | | | | | | | | | | | | | | 1 | | | | | | | | 1 | 1 | | | | | | |
| ○ Storm Drainage Plan and Profile | IX-30 | 1 | 2 | | | | | | | | | | | | | | 1 | | | 1 | 1 | 1 | | | | | | | | | | |
| ○ Water and Sewer Plan and Profile | IX-34 | 1 | 2 | 1 | | | | | | | | | | | | | | | 1 | 1 | 1 | 1 | 1 | | | | | | 1 | 1 | | |
| ○ Roadway Plan and Profile | IX-28 | 1 | 2 | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | | | |
| ○ Road Cross-sections | IX-27 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Detail Sheet | IX-12 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Landscape Plan | IX-20 | 2 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Geotechnical Report | X-8 | 1 | 1 | | | | | | | | | | 1 | | | | | | | | | | | | | | | | 1 | | | |
| ○ Phase I & II Environmental Report | X-10,11 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Final Drainage Report | X-5,6 | 1 | 2 | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | | | |
| ○ Stormwater Management Plan | X-14 | 1 | 2 | | | | | | | | | | | | | | 1 | | | | | | | | | 1 | | | | | | |
| ○ Sewer System Design Report | X-13 | 1 | 2 | 1 | | | | | | | | | | | | | | | | | 1 | | | | | | | | | | | |
| ○ Water System Design Report | X-16 | 1 | 2 | 1 | | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | |
| ○ Traffic Impact Study | X-15 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | | | | 1 | | | | | |
| ○ Site Plan | IX-29 | 1 | 2 | 1 | 1 | | 1 | | 8 | | | | | | | | | | | | | | | | | | | | | | | |

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE

Date: 1-29-96
Conference Attendance: JOEL RICHMOND, ELEANOR THEODORUS, BILL NESEKER
Proposal: LOT LINE ADJUSTMENT, 2 LOTS
Location: 2838 1/2 ELM

Tax Parcel Number: 2943-073-00-034
Review Fee: \$160

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

Additional ROW required? YES R/W WILL BE REQUIRED ALONG ELM AVE
Adjacent road improvements required? NO
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? NO Estimated Amount:
Recording fees required? YES Estimated Amount:
Half street improvement fees/TCP required? NO Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required?

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

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.

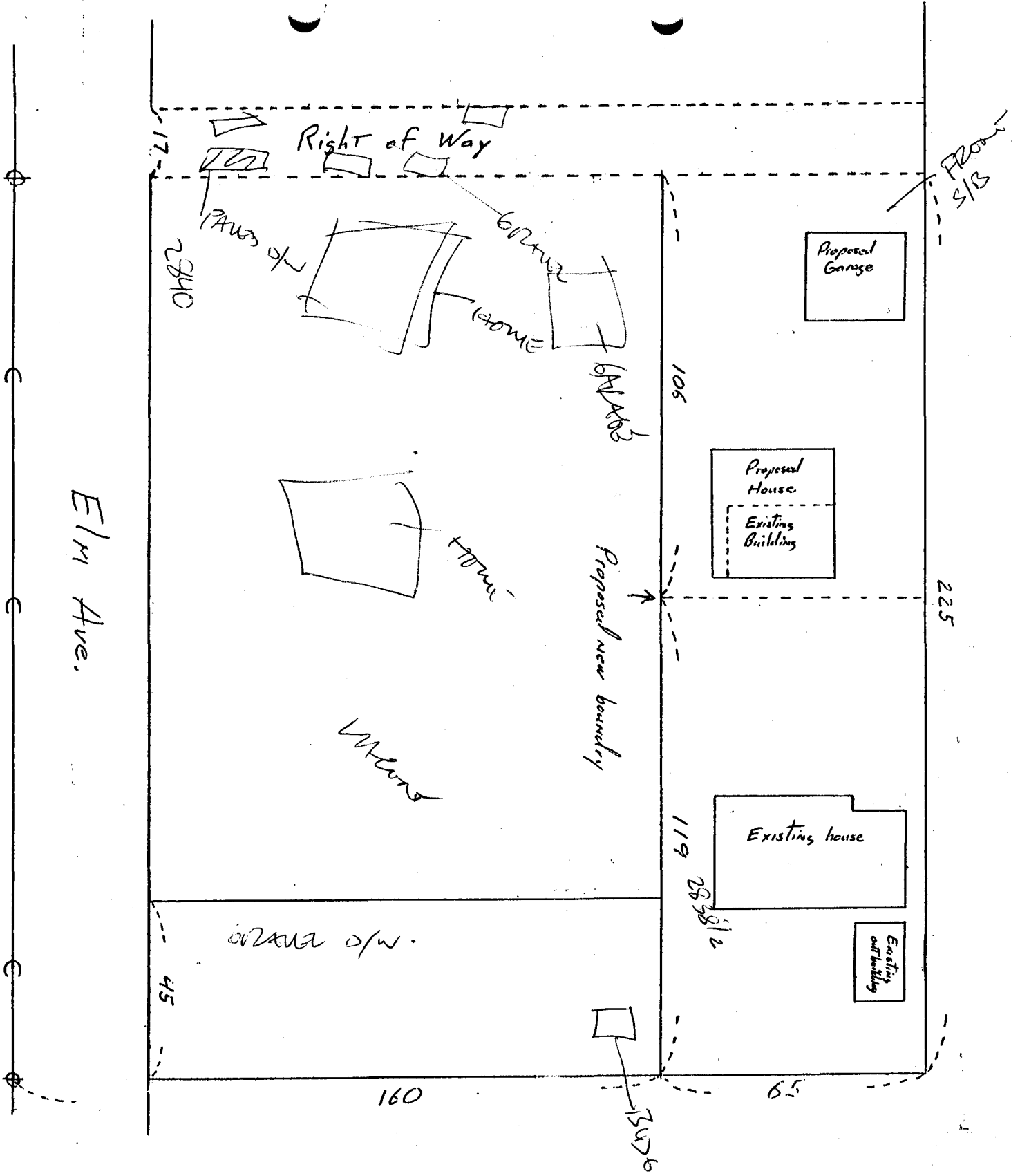
In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require 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)

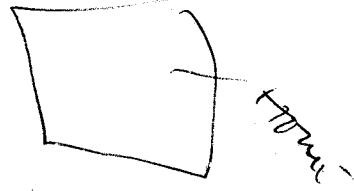
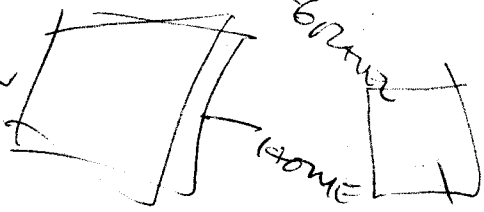
Signature(s) of Representative(s)



Elm Ave.

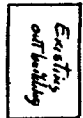
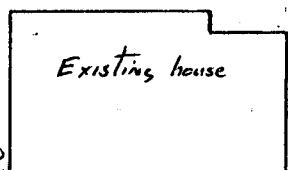
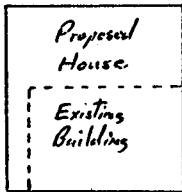
Right of Way

2840



L/10000

Proposed new boundary



106

225

119

2838 1/2

65

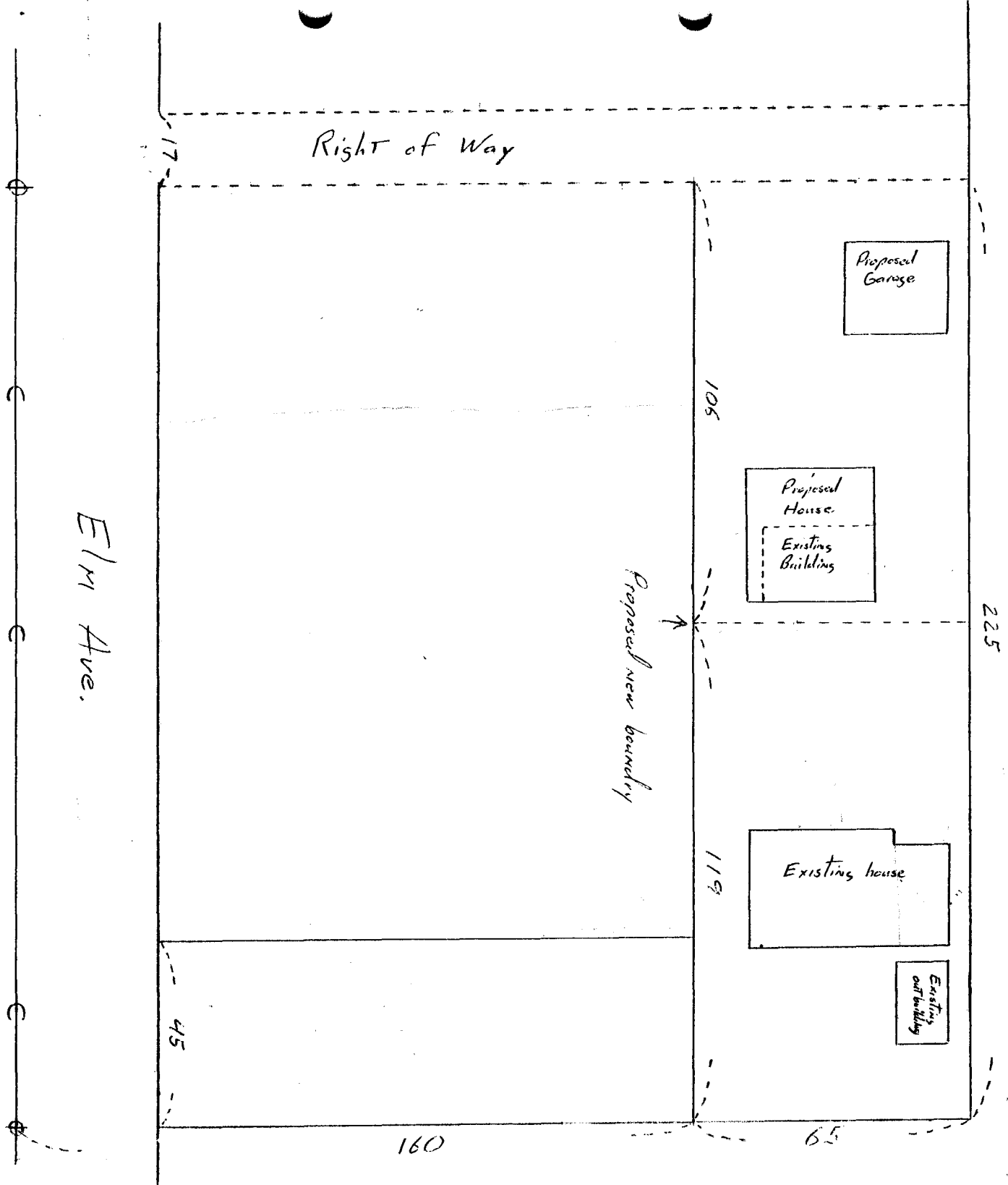
160

45

3576

622nd d/w.

PLOW S/S



Right of Way

Elm Ave.

Proposed Garage

Proposed House
Existing Building

Existing house

Existing outbuilding

Proposed new boundary

17

106

119

45

160

65

225

SADDORIS LOT LINE ADJUSTMENT

PROJECT NARRATIVE

A. Project Description

Petitioners own two adjacent parcels located at 2838 ½ Elm Avenue, Grand Junction, Colorado 81501. The dimensions of the first parcel are 45' x 160', with the 45' facing on Elm Avenue. The second parcel is adjacent to the northern boundary of the first parcel, measures 225' x 65', and includes a 17' wide driveway running from the western end of the parcel south to Elm Ave.

Petitioners desire to move the northern lot line of the first parcel north and west approximately to the middle of the second parcel, thereby enlarging the first parcel and reducing the size of the second parcel. The requested lot line adjustment is intended to make the two parcels more equal in size. Petitioners plan to build a new home for themselves on the second parcel. The existing home on the site, which is currently located on the eastern portion of the second parcel (and which will be located on the northern portion of the first parcel after the lot line adjustment) will be occupied by Petitioners' care givers.

B. Public Benefit

The requested lot line adjustment will allow Petitioners to continue to live in their own home throughout their lives, and will result in a more efficient residential use of Petitioners' property.

C. Project Compliance, Compatibility, and Impact

All surrounding properties are used for residential purposes. In addition, Petitioners' request will not require any additional accesses onto Elm Avenue. The driveways currently serving the first and second parcels will continue to be used for those purposes, and no additional driveways will be necessary. Petitioners' request will not create any special demands on public utilities or public facilities.

REVIEW COMMENTS

Page 1 of

FILE #LLA-96-209

TITLE HEADING: Saddoris Lot Line Adjustment

LOCATION: 2838 ½ Elm Avenue

PETITIONER: Hank & Eleanor Saddoris

PETITIONER'S ADDRESS/TELEPHONE: 2838 ½ Elm Avenue
Grand junction, CO 81501
242-8272

PETITIONER'S REPRESENTATIVE: Joel Richman

STAFF REPRESENTATIVE: Bill Nebeker

NOTE: PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY COMMUNITY DEVELOPMENT

10/3/96

Bill Nebeker

244-1447

1. Parcel 2 and the proposed new home shall retain the old address of 2838 ½ Elm. The existing home on Parcel 1 shall be assigned the new address of 2842 Elm. These changes are necessary for postal and emergency services purposes.
2. General Warranty deeds shall be prepared by Tim Woodmansee, the City Property Agent, for the dedication of Elm Avenue. When these deeds are ready for signature they will be sent to the petitioner. They must be signed, notarized and returned prior to recordation of the deeds creating the property line adjustment.
3. According to the your project report, access to parcel 2 is proposed through parcel 1. If at such time in the future this arrangement is no longer possible it may be necessary to have the encroaching fence removed from the flagpole of parcel 2 to allow sufficient and safe access to this property without encroaching on the neighbor's property. The petitioner may want to seek legal counsel to assess if waiting until later to have the fence removed will limit their rights to do so.
4. Recording fees of \$6 per page are required for right-of-way dedications; to be paid at a later date.

CITY DEVELOPMENT ENGINEER

10/3/96

Jody Kliska

244-1591

No comment.

CITY FIRE DEPARTMENT

10/1/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal.

CITY PROPERTY AGENT

10/3/96

Steve Pace

256-4003

1. Show dimensions for the ref. markers to the SW corner of the NE1/4 SW1/4.
2. Show distance to P.O.B. for parcel #2.
3. Bearings on the plat should read in the same direction as the description.

Memorandum

DATE: October 3, 1996
TO: Tim Woodmansee
FROM: Bill Nebeker *BN*
RE: Right-of-Way dedication for lot line adjustment

Please prepare warranty deeds by 10-17-96 for right-of-way dedication for Elm Avenue for the SADDORIS lot line adjustment. If you need more information please let me know. Thanks.

DEEDS SENT TO SADDORIS 10-9-96
BN

DUFFORD, WALDECK, MILBURN & KROHN

744 Horizon Court, Suite 300
Grand Junction, CO 81506
(970) 241-5500
Fax: (970) 243-7738

FAX TRANSMISSION COVER SHEET

Date: October 15, 1996
To: Bill Nebeker, Senior Planner
Fax: 244-1599
Re: Elm Avenue right-of-way dedication (Our File #9026-001)
Sender: Nathan A. Keever

YOU SHOULD RECEIVE 3 PAGE(S), INCLUDING THIS COVER SHEET. IF YOU DO NOT RECEIVE ALL THE PAGES OR IF THIS DOCUMENT IS NOT ADDRESSED TO YOU, PLEASE CALL (970) 241-5500.

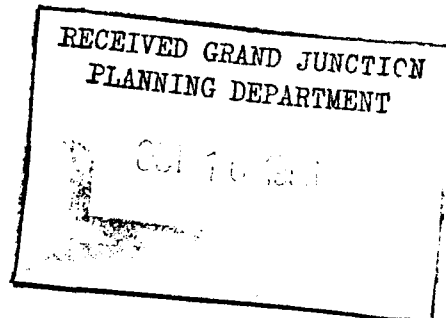
Original to Follow: No Yes ➔ Via: Mail Overnight Delivery

MESSAGE:

Dear Mr. Nebeker:

This fax follows your fax of October 8, 1996 regarding the dedication of a right-of-way by Hank & Eleanor Saddoris. I have enclosed two Bargain and Sale Deeds that cover the two parcels in question that are on Elm Avenue. This type of deed is appropriate for the type of transfer in this matter. After you have reviewed these documents please contact me and I will have them executed and recorded. Thank you for your assistance in this matter.

Nate Keever



Unless otherwise indicated, the information contained in the facsimile message is protected by the attorney/client and/or attorney work product privileges. It is intended only for the individual named above. The privileges are not waived by virtue of telecopying this message. The reader of this facsimile message is hereby notified that any dissemination, distribution, or copying of the communication contained herein (except for delivery to the above named individual) is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the above address via United States postage. We will reimburse you for your telephone and postage expense. Thank you.

Memorandum

DATE: October 16, 1996

TO: John Shaver, Tim Woodmansee

FROM: Bill Nebeker *BN*

RE: Right-of-way dedication for SADDORIS Boundary
Line Adjustment

Tim had written Warranty Deeds for the dedication of Elm Avenue in conjunction with this boundary line adjustment. The applicant's attorney is suggesting that Bargain & Sale deeds are appropriate for this type of transaction. Should I accept them or require warranty deeds? See attached and please let me know. You may want to call Nate Keever if you need additional information. Thanks.

[Type your memo text here]

To: Bill Nebeker
Cc: Michael Drollinger, Kathy Portner, Tim Woodmansee, Dan Wilson
From: John Shaver
Subject: Saddoris Deeds
Date: 10/17/96 Time: 2:39PM

Bill,

Not knowing the whole story on why or what is at issue with these deeds only allows me to give you a general response but that may be all that you're looking for anyway.

A bargain and sale deed is not the common form for these type of transactions; it would not be unusual for a conveyance like this to be made via special warranty deed. The main difference between the two being the matter of the owner warranting the title to the property with the (surprise) warranty deed and no warranty with the bargain and sale deed. Unless the area is contested or we have reason to believe that it will be, a general warranty is not required.

The other consideration is the deal itself-it the people say the deal will happen only if the deeds are bargain and sale then we need to accept such or not. Such a position would be unusual but not totally implausible.

If this totally confuses the issue or if you think the facts are important, please let me know.

jps

FAXED TO LANDESIGN 11/15/96
2 PAGES



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

November 13, 1996

Jeff Fletcher
LANDesign
259 Grand Avenue
Grand Junction, CO 81501

Dear Jeff:

Attached are review comments for Joel Richmond's boundary line adjustment (City file #LLA-96-209). Please make corrections to the survey and return 2 copies to me. Upon review and final approval I'll instruct you or Joel to pick up deeds for boundary adjustment and right-of-way dedication and return them with notarized signatures.

If you have any questions please call me at 244-1447.

Sincerely,

Bill Nebeker
Senior Planner

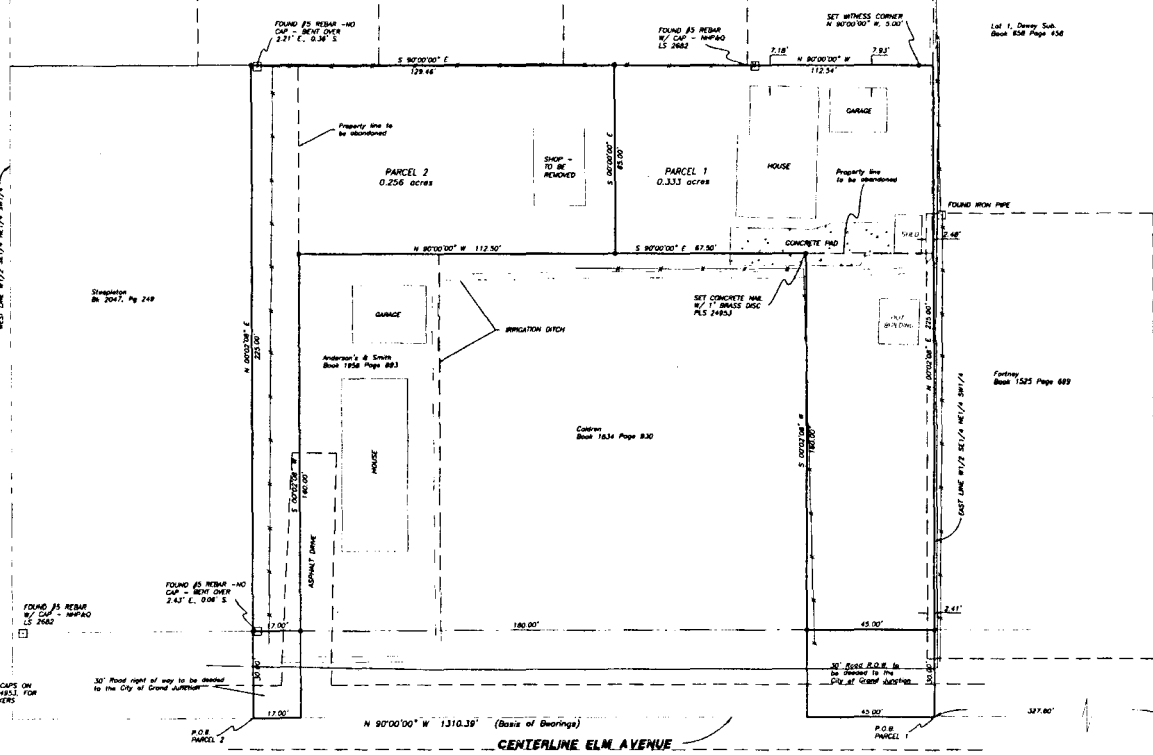
c: Joel Richmond



BOUNDARY LINE ADJUSTMENT OF PARCELS LOCATED IN W1/2 SE1/4 NE1/4 SW1/4 SECTION 7, T1S, R1E, UTE MERIDIAN

15 14 13 12 11

TULA SUBDIVISION - FIRST ADDITION
REPLAT OF LOTS 5 - 15
Book 9 Page 129



PARCEL 1 LEGAL DESCRIPTION

A parcel of land situated in the West Half (W1/2) Southeast Quarter (SE1/4) Northeast Quarter (NE1/4) Southwest Quarter (SW1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian and being more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter (NE1/4) Southwest Quarter (SW1/4) of said Section 7, whence the Southeast corner of said Northeast Quarter (NE1/4) Southwest Quarter (SW1/4) bears North 30 degrees 00 minutes 00 seconds West (N 30°00'00" W), a distance of 1310.39 feet, with all bearings contained herein relative thereto; thence North 00 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 327.60 feet to the SE corner of the West Half (W1/2) Southeast Quarter (SE1/4) Northeast Quarter (NE1/4) Southwest Quarter (SW1/4) of Section 7, and the POINT OF BEGINNING, thence along the East line of said West Half (W1/2) Southeast Quarter (SE1/4) Northeast Quarter (NE1/4) Southwest Quarter (SW1/4), North 00 degrees 00 minutes 08 seconds East (N 00°02'08" E), a distance of 225.00 feet; thence North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 112.54 feet; thence South 00 degrees 00 minutes 00 seconds East (S 00°00'00" E), a distance of 65.00 feet; thence South 90 degrees 00 minutes 00 seconds East (S 90°00'00" E), a distance of 67.50 feet; thence South 00 degrees 00 minutes 00 seconds East (S 00°00'00" E), a distance of 112.54 feet; thence South 90 degrees 00 minutes 00 seconds East (S 90°00'00" E), a distance of 45.00 feet to the POINT OF BEGINNING EXCEPTING the South 30.00 feet thereof to be deemed to the City of Grand Junction for road right of way. Containing 0.333 acres as described.

PARCEL 2 LEGAL DESCRIPTION

A parcel of land situated in the West Half (W1/2) Southeast Quarter (SE1/4) Northeast Quarter (NE1/4) Southwest Quarter (SW1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian and being more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter (NE1/4) Southwest Quarter (SW1/4) of said Section 7, whence the Southeast corner of said Northeast Quarter (NE1/4) Southwest Quarter (SW1/4) bears North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 1310.39 feet, with all bearings contained herein relative thereto; thence North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 369.60 feet to the POINT OF BEGINNING, thence North 00 degrees 00 minutes 08 seconds East (N 00°02'08" E), a distance of 225.00 feet; thence South 90 degrees 00 minutes 00 seconds East (S 90°00'00" E), a distance of 123.46 feet; thence South 00 degrees 00 minutes 00 seconds East (S 00°00'00" E), a distance of 65.00 feet; thence North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 112.54 feet; thence South 00 degrees 00 minutes 00 seconds West (S 00°02'08" W), a distance of 160.00 feet; thence North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 17.00 feet to the POINT OF BEGINNING EXCEPTING the South 30.00 feet thereof to be deemed to the City of Grand Junction for road right of way. Containing 0.256 acres as described.

Easement and Title Information provided by Abstract & Title Co. of Mesa County, Policy No. 897108
Basis of bearings assume the South line of the NE1/4 SW1/4 of Section 7 to bear N 90°00'00" W 1310.39 feet. Survey markers on this line are as shown on this Plat.
Note: Property corners located during this survey that were within 0.25 feet of the calculated point were occupied as being "in position".

NOTES: ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE SURVEYING ACTS AND REGULATIONS OF THE STATE OF COLORADO. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE ORIGINAL RECORDS OR THE CORRECTNESS OF THE INFORMATION THEREIN. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE ORIGINAL RECORDS OR THE CORRECTNESS OF THE INFORMATION THEREIN.

- LEGEND**
- ◆ MESA COUNTY SURVEY MARKER
 - FOUND REBAR, OR AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
 - (R) RECORD MEASUREMENT
 - ② 2" ALUMINUM CAP ON No. 6 REBAR
 - ◇ FOUND P.K. NAIL FOR MARKER, AS DESCRIBED

LAND SURVEY DEPOSITS

MESA COUNTY SURVEYOR'S OFFICE
DATE _____
BOOK _____ PAGE _____
DEPOSIT NO. _____

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during April, 1996, 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.

Jeffrey C. Fleischer
1996-04

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|--|--------------------------------|------------------------|----------------------|
| BOUNDARY LINE ADJUSTMENT | | | |
| W1/2 SE1/4 NE1/4 SW1/4 Section 7, 11S, R1E, UTE MERIDIAN MESA COUNTY, COLORADO | | | |
| LANDesign | | | |
| <small>ENGINEERS & SURVEYORS - L.P. LICENSED</small> | | | |
| <small>255 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 244-9190</small> | | | |
| <small>PROJECT NO. 96012</small> | <small>SUB. BY DRAWMAN</small> | <small>CHECKED</small> | <small>SHEET</small> |
| <small>DATE: APR. 1996</small> | <small>EDWARD J. JAY</small> | <small>1</small> | <small>1</small> |

CEATED THIS 9th DAY OF 3rd 1997

LLA-96-209
F.N.M.
RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
APR 19 1997

Prepared for: Joel Richmond
2816 1/2 Elm Ave
Grand Junction, CO

LLA-1996-209