

SUBMITTAL CHECKLIST

RESUBDIVISION

 Location: Holloway M. - Riders

 Project Name: Red 9 Brra K post

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 Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District <u>Redland</u>	Drainage District <u>44 & 5</u>	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WWTF	TCI Cable	TOTAL REQ'D.		
● Application Fee <u>\$ 360</u>	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	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	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	8	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	
● 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					
○ Cover Sheet	IX-11	1	2																													
○ Grading & Stormwater Mgmt Plan	IX-17	1	2														1								1							
○ Storm Drainage Plan and Profile	IX-30	1	2														1			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																				
○ 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						
○ 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																													
○ 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.

17.

GENERAL PROJECT REPORT

G.H. GARRETT

General Contractor
Owner

December 28, 1995

General Project Report

A. Project Description

1. Location. Located in the Ridges Subdivision on the Redlands, immediately west of the city of Grand Junction. The tract is described as Lot 17, Block 13, Filing 5 of the Ridges Subdivision.

2. Acreage. 3.58 acres

3. Proposed use. Construct one single family residence with detached garage. Residence will be served by a private drive extending from Hillview Drive. The planned residence was approved for a Bed and Breakfast by City Council.

B. Public Benefit. One large lot with one residence will reduce housing density from six to one for the 3.58 acre lot.

C. Project Compliance, Compatibility and Impact.

1. Adopted plans and/or policies.

a. Vacation of Right-of-Way. A previous replat of Lot 17 platted a street (Katherine Court) for ingress, egress and a utility easement. Under the project proposal the public right-of-way and any easements should be vacated since the land will be totally private with one single residence.

b. The project will comply with the conditions set forth by the Grand Junction Development Department, letter dated November 24, 1995.

2. Land use in the surrounding area. Single family housing and city open space.

3. Site access and traffic patterns. Access is through the Ridges Subdivision via Hillview Drive. Access will be a dead-end private driveway that begins at the end of Hillview Dr.

4. All utilities are available at the entrance of the site where Hillview Drive ends. Necessary extension of utilities will be made by the owner.

5. Special or unusual demands on utilities. None known.

6. Effect on public facilities. Minimal

7. Site soils and geology. Soils report was made available on previous General Project Reports to the GJCDD.

8. Impact on site geology and geological hazards. Minimal impact. Project will reduce the number of planned residential

units on the acreage from six to one.

9. Hours of operation. Not applicable

D. Development Schedule and Phasing.

April through July 96 - construct utility infrastructure
July through Mar 97 - Construct residence

VE-96-8

2945-202-17-944
City of Grand Junction
250 N 5th St
Grand Junction, CO 81501

Dynamic Investments Inc.
391 1/2 Hillview Dr
Grand Junction, CO 81503

James M Wilson
Darlene J
PO Box 4393
Grand Junction, CO 81503

Donald W Anderson
J 1
393 1/2 Hillview Dr
Grand Junction, CO 81503

Douglas A Diekman
Patricia K
393 Hillview Dr
Grand Junction, CO 81503

Gary Wendall Hines
391 Hillview Dr.
Grand Junction, CO 81503

Brian J Cinquegrani
387 Hillview Dr
Grand Junction, CO 81503

Susan L Knutson
385 1/2 Hillview Dr
Grand Junction, Co 81503

John O Schaefer
Ninta J
385 Hillview Dr
Grand Junction, CO

Wayne R Ash
Linda L Ash
383 1/2 Hillview Dr
Grand Junction, CO 81503

Charles P Wanebo
Toni C Wanebo
381 1/2 Hillview Dr
Grand Junction, CO 81503

John R Paulson
Ruth A
381 Hillview Dr
Grand Junction, CO 81503

Mary Arceneaux
377 Hillview Dr
Grand Junction, CO 81503

Joseph Michael Buffa
375 Hillview Dr
Grand Junction, CO 81503

Professional Investment
Properties Inc
383 Hillview Dr
Grand Junction, CO 81503

Steven C Johnson
Sharon A Johnson
308 1/2 Hillview Dr
Grand Junction, CO 81503

Dieter W Kubisch
Tr of Dieter W Kubisch Rev Lv T
378 Hillview Dr
Grand Junction, CO 81503

Alan J Koos
Bobbie Gale
380 Hillview Dr
Grand Junction, CO 81503

Lawrence Vincent Hostetler
Alice M Hostetler
382 Hillview Dr
Grand Junction, CO 81503

James L Stevenson
Sandra L
382 1/2 Hillview Dr
Grand Junction, CO 81503

Richard I Oerman
Voni M
384 Hillview Dr
Grand Junction, CO 81503

Kenneth E Karp
Kathleen R
386 Hillview Dr
Grand Junction, CO 81503

Henry A Gonzales
Maria Isabel
388 Hillview Dr
Grand Junction, CO 81503

John A Korbe
Jimmie L
388 1/2 Hillview Dr
Grand Junction, CO 81503

Mesa County
250 N 5th St.
Grand Junction, CO 81501

Genie Inc
PO Box 3299
Grand Junction, CO 81502

Temple Rock Capital
Ed Cluff
475 17th Ste 1210
Denver, CO 80202

City of Grand Junction
250 N 5th St
Grand Junction, CO 81501

G H Garrett
2397 Mariposa Dr
Grand Junction, CO 81503

REVIEW COMMENTS

Page 1 of 2

FILE #VE-96-8

TITLE HEADING: Vacation of Easement

LOCATION: 375 Hillview Drive

PETITIONER: G.H. 'Lee' Garrett

PETITIONER'S ADDRESS/TELEPHONE: 2397 Mariposa Drive
Grand Junction, CO 81503
243-0572

STAFF REPRESENTATIVE: Kathy Portner

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., JANUARY 26, 1996.

PUBLIC SERVICE COMPANY

1/8/96

Gary Lewis

244-2698

No objections to vacation of easement/right-of-way as shown on Los Altos Subdivision, however, Public Service Company will require customer to furnish us with easement to cover gas and electric facilities installed to serve this lot. Public Service Company easement document require to cover "as built" facilities due to new lines being cut into existing primary line presently serving Ridges Subdivision. Easement issue will be addressed at time customer makes application for service and service will be contingent upon providing required easement.

CITY FIRE DEPARTMENT

1/15/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal since the petitioner has previously agreed to provide a 6" water line and fire line on site, along with a 20' wide private drive with an all weather surface capable of supporting a 20 ton vehicle.

REDLANDS WATER & POWER

1/12/96

Gregg Strong

243-2173

This does not appear to have any impact on our facilities.

CITY PROPERTY AGENT

1/17/96

Steve Pace

256-4003

1. Utility, irrigation and drainage easements are addressed in the dedication but are not shown on the plat.
2. What streets and rights-of-way are being dedicated to the City (according to language dedication)?
3. What right-of-way is being vacated (should be shown on the plat along with lots being replatted).
4. Should the outer boundary monuments be re-set in concrete?

5. Need basis of bearings statement.
6. The City Approval Statement needs only the City Manger and President of Council signature lines.

COMMUNITY DEVELOPMENT DEPARTMENT

1/18/96

Kathy Portner

244-1446

1. It appears Katherine Court is not a right-of-way, but is a private tract with a utility and ingress/egress easement. Please clarify.
2. The replat into 1 lot should show the location of the easement to be vacated (Tract B - ingress/egress and utility easement and 15' utility easement and Tract A - Private open space and utility easement).
3. Provide a legal description of Tract B (ingress, egress and utility easement) and the 15' utility easement and Tract A (private open space & utility easement).
4. The dedication includes dedication of easements that aren't shown on the drawing.
5. City signature block only needs to include City Manager and President of City Council.

CITY DEVELOPMENT ENGINEER

1/18/96

Jody Kliska

244-1591

Same as Community Development Department.

CITY UTILITY ENGINEER

1/19/96

Trent Prall

244-1590

No comment.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

U.S. West

Mesa County Surveyor

STAFF REVIEW

FILE: #VE-96-8
DATE: January 29, 1996
STAFF: Kathy Portner
REQUEST: Replat and Vacation of Easements and Private Tracts
LOCATION: Hillview Drive in the Ridges
APPLICANT: G.H. Lee Garrett

EXISTING LAND USE: Six undeveloped residential lots

PROPOSED LAND USE: Bed and Breakfast on a single lot

SURROUNDING LAND USE:

NORTH: Undeveloped--Proposed Single Family
SOUTH: Undeveloped and Attached Unit Residential
EAST: Single Family Residential
WEST: Undeveloped--Proposed Single Family

EXISTING ZONING: PR-4 (Planned Residential, 4 units per acre)

PROPOSED ZONING: No change proposed

SURROUNDING ZONING:

NORTH: PR-4
SOUTH: PR-4
EAST: PR-4
WEST: PR-4

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area. The Amended Final Plan for the Ridges, as adopted by Planning Commission and City Council, does apply for this property. This proposal meets the general development standards of the plan in that it preserves the existing natural features and does not develop those areas that are unsuitable for development because of geologic constraints.

STAFF ANALYSIS:

The 3.576 acre site proposed for the Bed and Breakfast was originally platted as a "multi-family" lot as a part of Ridges, Filing #5 in 1979 or 1980. It was replatted in 1987 as Los Altos Subdivision, consisting of 6 single family lots, tract A, a private open space and utility easement and tract B (Katherine Drive) for ingress, egress and utility easement.

The applicant received approval from the Planning Commission to construct a large private residence with six bedrooms/baths to be used for a Bed and Breakfast. This proposal is to replat the existing 6 lots into one lot and eliminate the private tracts and easements, which are not necessary for the proposed development. The petitioner has agreed to meet all technical requirements of the plat.

STAFF RECOMMENDATION:

Staff recommends approval of the replat and the vacation of the private tracts and easements with the recording of the new plat.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #VE-96-8, a replat and vacation of private tracts and easements in the Los Altos Subdivision, I move we approve the request.



Subject Property

KATHERINE DR.

HILLVIEW

PETITIONER COMMENTS

Reference: File # VE-96-8

Title Heading: Vacation of Easement

Location: 375 Hillview Drive

Petitioner: G. H. Lee Garrett

Petitioner Address and Telephone

2397 Mariposa Dr.

Grand Junction, CO 81503

243-0572

All review comments have been addressed in the revised replat.

A handwritten signature in cursive script, appearing to read "G. H. Garrett". The signature is written in dark ink and is positioned above the printed name.

G. H. Garrett

REVIEW COMMENTS

Page 1 of 2

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1/18/96

Jody Kliska

244-1591

Same as Community Development Department.

CITY UTILITY ENGINEER

1/19/96

Trent Prall

244-1590

No comment.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney
U.S. West
Mesa County Surveyor

5/20/96

MEMORANDUM

TO: Mark Achen
Linda Afman

FROM: Kathy Portner *KP*

DATE: May 20, 1996

RE: Garrett Minor Subdivision

The Garrett Minor Subdivision plat is ready for signatures. This is a replat of several lots into one, located in the Ridges. Lee Garrett has received approval for a bed and breakfast on this site. Please sign and return to Community Development.

CITY OF GRAND JUNCTION
DEPARTMENT OF PUBLIC WORKS & UTILITIES
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501
(970) 244-4003

1759023 0105PM 05/31/96
MONIKA TODD CLK&REC MESA COUNTY CO

TO THE MESA COUNTY CLERK & RECORDER:

THIS IS TO CERTIFY that the herein named Subdivision Plat,

GARRET MINOR SUBDIVISION

Situated in the S ^{1/2} ~~1/4~~ of Section 20,

Township 1 SOUTH, Range 1 WEST,

of the UTE Meridian in the City of Grand Junction, County of Mesa, State of Colorado, has been reviewed under my direction and, to the best of my knowledge, satisfies the requirements pursuant to C.R.S. 38-51-106 and the Zoning and Development Code of the City of Grand Junction for the recording of subdivision plats in the office of the Mesa County Clerk and Recorder.

This certification makes no warranties to any person for any purpose. It is prepared to establish for the County Clerk and Recorder that City review has been obtained. This certification does not warrant: 1) title or legal ownership to the land hereby platted nor the title or legal ownership of adjoining; 2) errors and/or omissions, including, but not limited to, the omission(s) of rights-of-ways and/or easements, whether or not of record; 3) liens and encumbrances, whether or not of record; 4) the qualifications, licensing status and/or any statement(s) or representation(s) made by the surveyor who prepared the above-named subdivision plat.

Dated this 31 day of May, 1996.

City of Grand Junction,
Department of Public Works & Utilities

By: James L. Shanks
James L. Shanks, P.E., P.L.S.
Director of Public Works & Utilities

Recorded in Mesa County

Date: 5-31-96

Plat Book: 15 Page: 87

Drawer: 008

2

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

LOTS 1 THROUGH 6, INCLUSIVE
LOS ALTOS SUBDIVISION, A REPLAT OF LOT SEVENTEEN IN BLOCK
THIRTEEN OF THE RIDGES FILING NO. 5.
MESA COUNTY, COLORADO
TAX SCHEDULE NO.S; 2945-201-06-033 THROUGH 2945-201-06-036
AND 2945-202006-037 and 2945-202-06-038

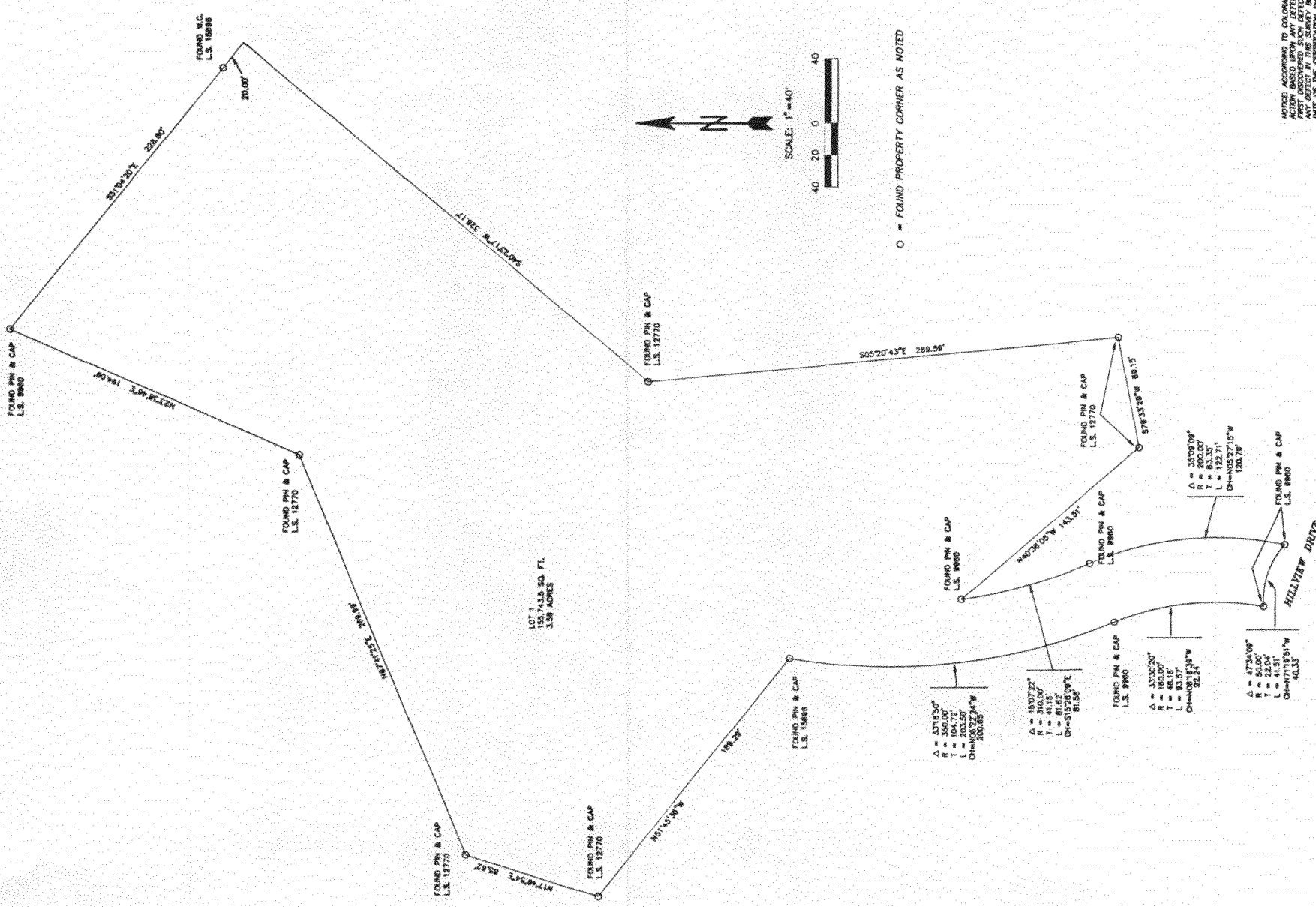
Also known by street and number as

VACANT LOT ON KATHERINE COURT
GRAND JUNCTION, CO 81503

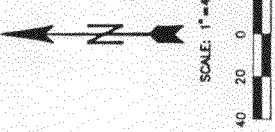
Also known by 375 HILLVIEW DRIVE
GRAND JUNCTION, CO 81503

GARRETT MINOR SUBDIVISION

A REPLAT OF LOS ALTOS SUBDIVISION, A REPLAT OF LOT 17, BLOCK 13, THE RIDGES FILING NO. FIVE



LOT 1
155,741.5 SQ. FT.
3.56 ACRES



○ = FOUND PROPERTY CORNER AS NOTED

NOTICE ACCORDING TO COLORADO STATE LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU ARE ADVISED OF THE DEFECT OR WITHIN TEN YEARS FROM THE DATE OF THE COMPLETION SHOWN HEREON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, G.H. GARRETT is the owner of that real property situated in the S 1/2 of Section 20, Township 1 South, Range 1 West of the 11th Meridian, City of Grand Junction, County of Mesa, State of Colorado as recorded in Book 2129 at Page 483 in the records of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

LOS ALTOS SUBDIVISION, A REPLAT OF LOT 17, BLOCK 13 OF THE RIDGES FILING NO. FIVE MESA COUNTY, COLORADO.

That said owner has caused the said real property to be laid out and approved as GARRETT MINOR SUBDIVISION, a replat of a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever. All Utility Easements to the City of Grand Junction for the use of the public forever. All Easements for electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines; but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

All Irrigation Easements to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; All easements include the right of ingress and egress on, along, over, under and through and across by the beneficiaries, their successors, or assigns, together with the right of erecting, repairing, maintaining, improving, altering, extending, enlarging, relocating, widening, deepening, and otherwise using any easement of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____ A.D., 1996

G.H. Garrett

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 1996 by G.H. Garrett

My Commission expires: _____ Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M this _____ day of _____ A.D., 1996 and is duly recorded in Plat Book No. _____ M Page _____

Clerk and Recorder _____ Deputy _____ Fees \$ _____ Drawer No. _____

CITY APPROVAL
This plat of GARRETT MINOR SUBDIVISION, A REPLAT OF LOT 17, BLOCK 13, THE RIDGES FILING NO. FIVE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, THE RIDGES FILING NO. FIVE, has been approved and accepted on this _____ day of _____ A.D., 1996.

City Manager _____ President of Council _____ Chairman, Grand Junction City Planning Commission
Director of Development _____ Grand Junction City Engineer _____

I, William G. Roy, do hereby certify that the accompanying plat of GARRETT MINOR SUBDIVISION A REPLAT OF LOS ALTOS SUBDIVISION, A REPLAT OF LOT 17, BLOCK 13, THE RIDGES FILING NO. FIVE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is a replat of a subdivision of a part of the City of Grand Junction, Colorado, and is in conformity with the provisions of the City of Grand Junction and all applicable state laws and regulations.

William G. Roy
WILLIAM G. ROY P.L.S. 12901

GARRETT MINOR SUBDIVISION

A REPLAT OF LOS ALTOS SUBDIVISION, A REPLAT OF LOT 17, BLOCK 13, THE RIDGES FILING NO. FIVE, LOCATED IN THE S 1/2 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M.