

RESOLUTION NO. 48-08

A RESOLUTION VACATING VARIOUS UTILITY/DRAINAGE EASEMENTS WITHIN
BLOCK 2 OF THE GLENS AT CANYON VIEW, PHASE 1

Property Located At 2459 F ¼ Road

Recitals:

A request for the vacation of various utility/drainage easements has been submitted in accordance with the Zoning and Development Code. The applicant has requested that the sanitary sewer, multi-purpose, and drainage easements located within Block 2 of the Glens at Canyon View, Phase I, be vacated. The easements were dedicated in Book 4119, Pages 37-39 of the Mesa County Clerk and Records Office.

In a public hearing, the Planning Commission reviewed the request for the vacation request and determined that it satisfied the criteria as set forth and established in Section 2.11.C of the Zoning and Development Code. The proposed vacation is also consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS HEREBY VACATED.

The following described dedicated easements, attached as Exhibits A-F, are hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Resolution.

SEE ATTACHED EXHIBITS "A", "B", "C", "D", "E", and "F"

PASSED on this 14th day of April, 2008.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: James J. Doody
President of Council

EXHIBIT A - SANITARY SEWER EASEMENT

SHEET 1 OF 7

EASEMENT DESCRIPTION

ALL OF THAT SANITARY SEWER EASEMENT AS RECORDED IN BOOK 17 AT PAGE 220 IN THE RECORDS OF MESA COUNTY, COLORADO LYING WITHIN BLOCK 2, GLENS AT CANYON VIEW, PHASE 1, AS RECORDED IN PLAT BOOK 4119 AT PAGE 37 IN THE RECORDS OF MESA COUNTY; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; COUNTY OF MESA, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, MONUMENTED AT THE SOUTH QUARTER CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, AND AT THE CENTER SOUTH SIXTEENTH CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, IS ASSUMED TO BEAR S 00°01'19" W, A DISTANCE OF 1317.30 FEET;

COMMENCING AT THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 4; THENCE S 26°45'49" E, A DISTANCE OF 736.64 FEET TO THE SOUTHWESTERLY CORNER OF SAID GLENS AT CANYON VIEW, PHASE 1, BEING THE POINT OF BEGINNING;

THENCE N 00°10'15" W, ON THE WESTERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1, A DISTANCE OF 20.00 FEET;

THENCE N 89°52'53" E, A DISTANCE OF 6.80 FEET;

THENCE N 31°46'03" E, A DISTANCE OF 78.78 FEET;

THENCE N 89°49'53" E, A DISTANCE OF 212.24 FEET;

THENCE N 00°02'26" E, A DISTANCE OF 40.41 FEET;

THENCE N 20°09'25" E, A DISTANCE OF 130.03 FEET;

THENCE N 11°17'26" E, A DISTANCE OF 7.04 FEET TO THE NORTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1;

THENCE S 89°57'34" E, ON THE NORTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1, A DISTANCE OF 20.39 FEET;

THENCE S 11°17'26" W, A DISTANCE OF 12.57 FEET;

THENCE S 20°09'25" W, A DISTANCE OF 128.03 FEET;

THENCE S 00°02'26" W, A DISTANCE OF 36.78 FEET;

THENCE N 89°49'53" E, A DISTANCE OF 393.40 FEET;

THENCE S 89°11'30" E, A DISTANCE OF 194.41 FEET;

THENCE N 00°02'26" E, A DISTANCE OF 110.70 FEET;

THENCE N 33°42'34" W, A DISTANCE OF 92.34 FEET TO THE NORTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1;

THENCE S 89°57'34" E, ON THE NORTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1, A DISTANCE OF 24.06 FEET;

THENCE S 33°42'34" E, A DISTANCE OF 85.04 FEET;

THENCE S 00°02'26" W, A DISTANCE OF 117.02 FEET;

THENCE S 89°12'32" E, A DISTANCE OF 40.23 FEET;

THENCE S 89°01'16" E, A DISTANCE OF 272.32 FEET;

THENCE N 00°41'17" W, A DISTANCE OF 317.61 FEET TO THE NORTHERLY BOUNDARY OF BLOCK 2, SAID GLENS AT CANYON VIEW, PHASE 1;

THENCE S 89°57'13" E, ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2, A DISTANCE OF 20.00 FEET;

THENCE S 00°41'17" E, A DISTANCE OF 317.89 FEET;

CONTINUED...



SURVCON INC.
PROFESSIONAL SURVEYORS
7100 E. BELLEVIEW AVE., STE G-12
GREENWOOD VILLAGE, CO. 80111
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-01
DRAWN BY:	AGW	SHEET NO.	1 OF 7

EXHIBIT A - SANITARY SEWER EASEMENT

SHEET 2 OF 7

EASEMENT DESCRIPTION CONTINUED

THENCE S 89°11'04" E, A DISTANCE OF 127.20 FEET;
THENCE N 04°24'10" E, A DISTANCE OF 190.48 FEET;
THENCE S 85°35'50" E, A DISTANCE OF 20.00 FEET;
THENCE S 04°24'10" W, A DISTANCE OF 189.23 FEET;
THENCE S 89°11'04" E, A DISTANCE OF 213.11 FEET;
THENCE S 89°57'17" E, A DISTANCE OF 14.01 FEET;
THENCE N 00°02'25" E, A DISTANCE OF 139.56 FEET;
THENCE N 14°17'08" E, A DISTANCE OF 76.32 FEET;
THENCE N 00°02'26" E, A DISTANCE OF 93.35 FEET;
THENCE N 40°57'53" W, A DISTANCE OF 46.71 FEET;
THENCE N 49°02'07" E, A DISTANCE OF 20.00 FEET;
THENCE S 40°57'53" E, A DISTANCE OF 54.19 FEET;
THENCE S 00°02'26" W, A DISTANCE OF 103.33 FEET;
THENCE S 14°17'08" W, A DISTANCE OF 76.32 FEET;
THENCE S 00°02'25" W, A DISTANCE OF 137.06 FEET;
THENCE S 89°57'17" E, A DISTANCE OF 32.54 FEET TO THE EASTERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1;
THENCE S 00°02'36" W, ON THE TO THE EASTERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1, A DISTANCE OF 20.00 FEET;
THENCE N 89°57'17" W, A DISTANCE OF 66.70 FEET;
THENCE N 89°11'04" W, A DISTANCE OF 370.24 FEET;
THENCE N 89°01'16" W, A DISTANCE OF 282.60 FEET;
THENCE N 89°11'30" W, A DISTANCE OF 254.44 FEET;
THENCE S 89°49'53" W, A DISTANCE OF 614.36 FEET;
THENCE S 31°44'39" W, A DISTANCE OF 78.84 FEET TO THE SOUTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1;
THENCE S 89°50'27" W, ON THE SOUTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1, A DISTANCE OF 17.89 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 58,669 SQUARE FEET (1.347 ACRES).

SURVEYOR'S STATEMENT

I, PETER VAN STEENBURGH, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE THAT THIS PROPERTY DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING.

PETER VAN STEENBURGH
COLORADO PLS 37913
FOR AND ON BEHALF OF SURVCON INC.

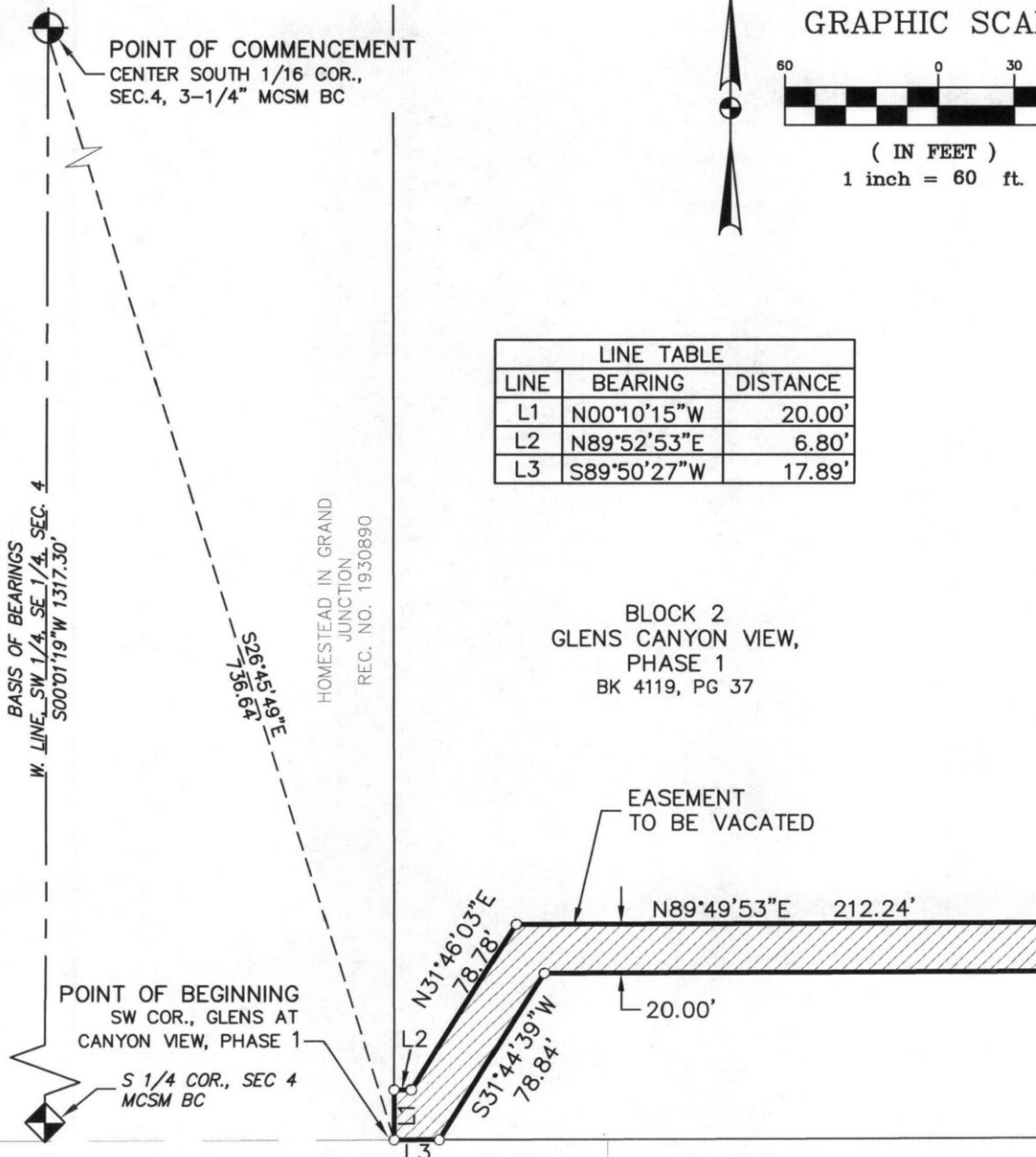


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DRAWN BY:	AGW	SHEET NO.	2 OF 7

EXHIBIT A - SANITARY SEWER EASEMENT

SHEET 3 OF 7



SEE SHEET 4

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
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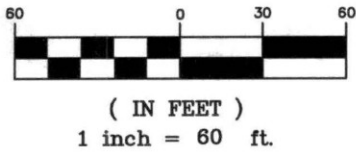


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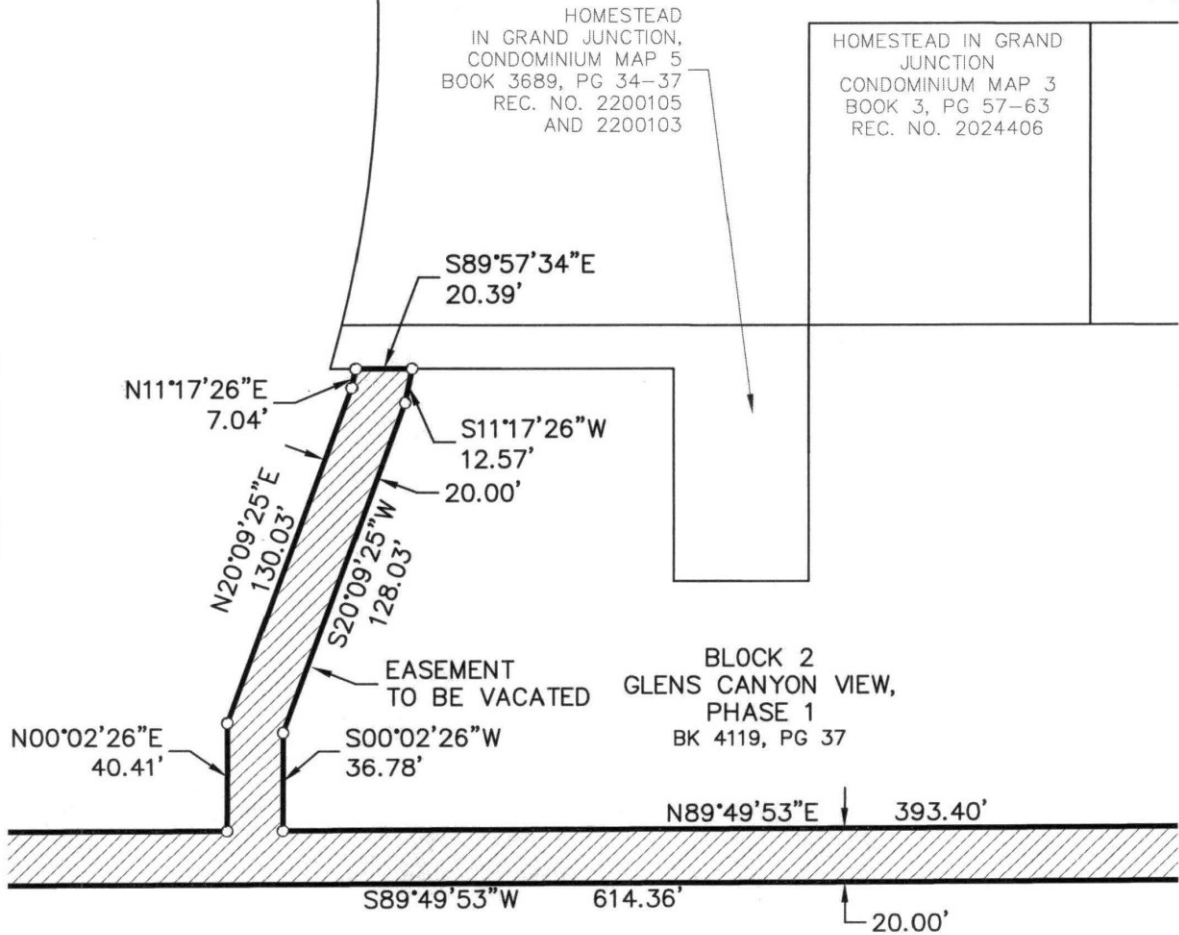
EXHIBIT A - SANITARY SEWER EASEMENT

GRAPHIC SCALE SHEET 4 OF 7



SEE SHEET 3

SEE SHEET 5



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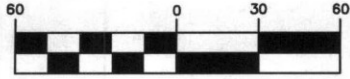


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EXHIBIT A - SANITARY SEWER EASEMENT

GRAPHIC SCALE SHEET 5 OF 7



(IN FEET)
1 inch = 60 ft.



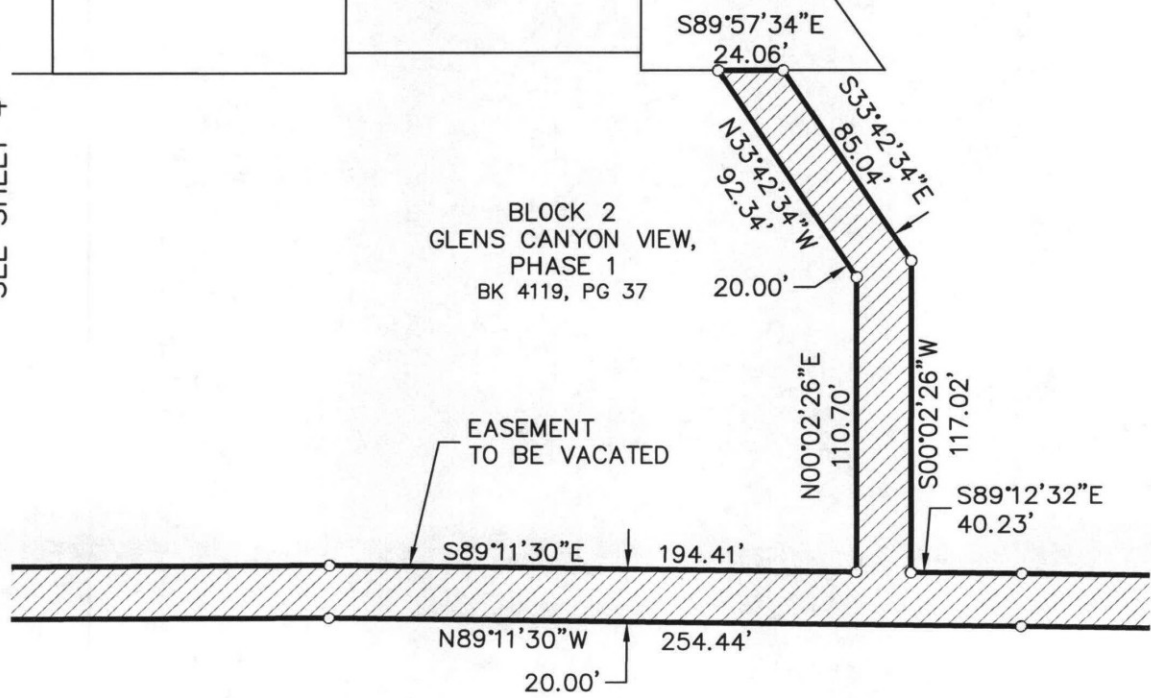
HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 5 BOOK 3689, PG 34-37 REC. NO. 2200105 AND 2200103

HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 2 BOOK 3, PG 11-17 REC. NO. 1984404

HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 4 BOOK 3, PG 64 REC. NO. 2031996

SEE SHEET 4

SEE SHEET 6



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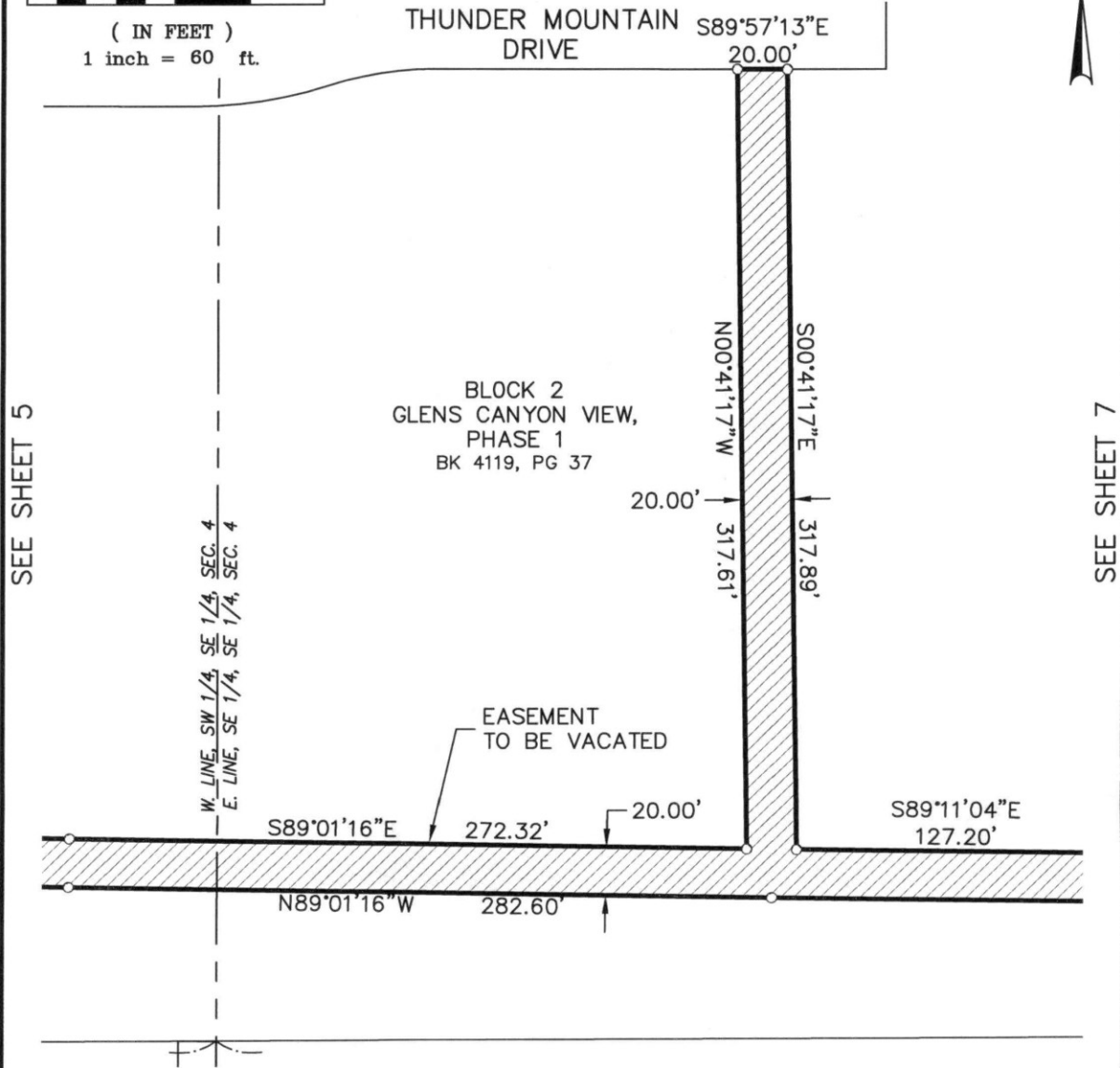
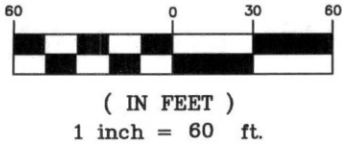


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EXHIBIT A - SANITARY SEWER EASEMENT

GRAPHIC SCALE SHEET 6 OF 7



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SEE SHEET 5

SEE SHEET 7

EXHIBIT A - SANITARY SEWER EASEMENT

SHEET 7 OF 7

GRAPHIC SCALE

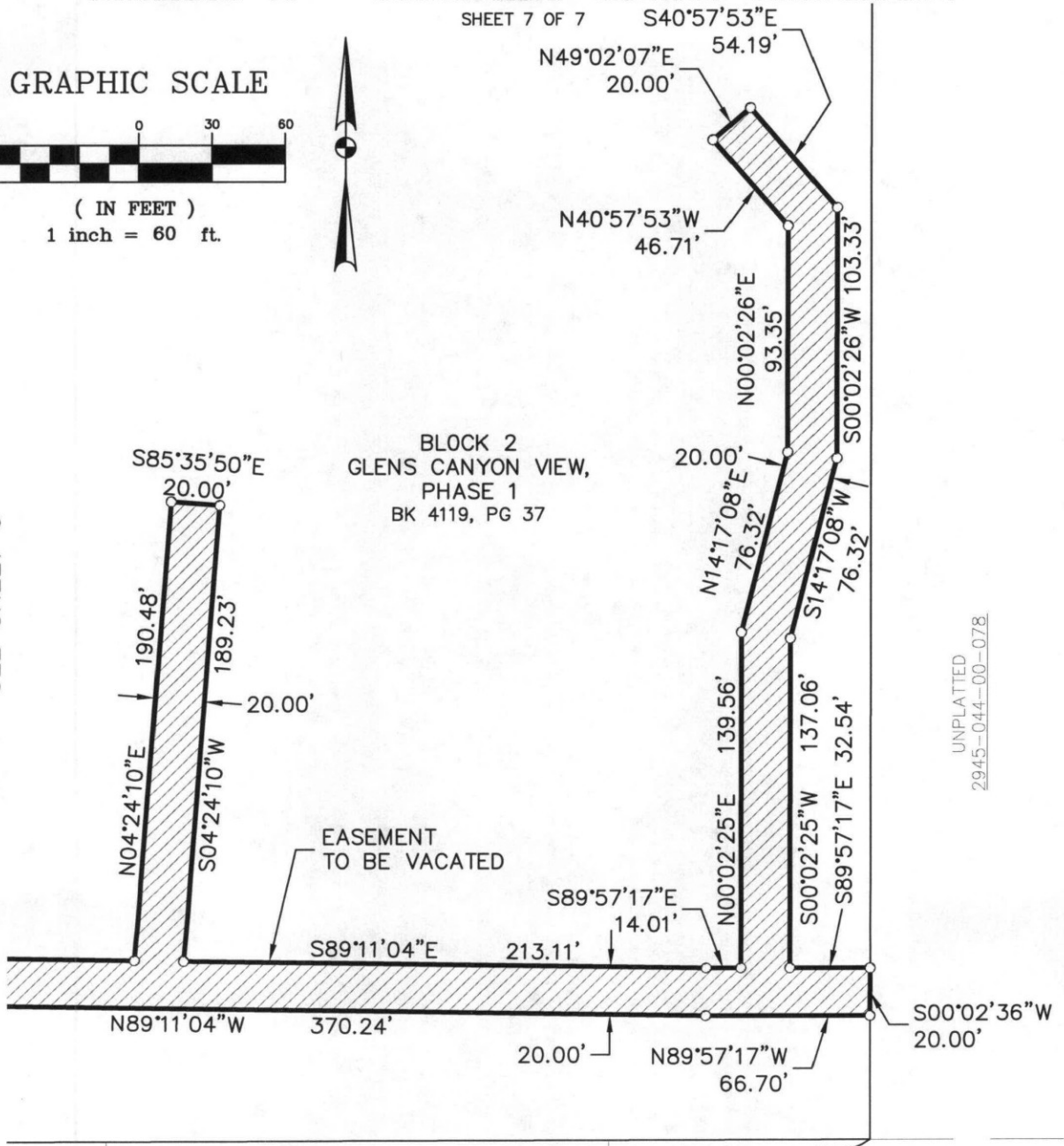


(IN FEET)
1 inch = 60 ft.



SEE SHEET 6

BLOCK 2
GLENS CANYON VIEW,
PHASE 1
BK 4119, PG 37



UNPLATTED
2945-044-00-078

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DRAWN BY:	AGW	PROJECT:	7 OF 7

EXHIBIT B - MULTI-PURPOSE EASEMENT

SHEET 1 OF 7

EASEMENT DESCRIPTION

A PORTION OF THAT MULTI-PURPOSE DRAINAGE AND IRRIGATION EASEMENT AS SHOWN AND DEDICATED BY THE PLAT OF GLENS AT CANYON VIEW, PHASE 1, AS RECORDED IN PLAT BOOK 4119 AT PAGE 37 IN THE RECORDS OF MESA COUNTY AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; COUNTY OF MESA, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, MONUMENTED AT THE SOUTH QUARTER CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, AND AT THE CENTER SOUTH SIXTEENTH CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, IS ASSUMED TO BEAR S 00°01'19" W, A DISTANCE OF 1317.30 FEET;

COMMENCING AT THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 4; THENCE S 83°15'05" E, A DISTANCE OF 332.18 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1, BEING 40.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, AND ON THE SOUTHERLY LINE OF THAT MULTI-PURPOSE EASEMENT DESCRIBED IN PLAT BOOK 17 AT PAGES 220 AND 221, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N 89°50'07" E, PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 15.00 FEET;
THENCE S 00°10'15" E, A DISTANCE OF 596.70 FEET;
THENCE N 89°50'27" E, A DISTANCE OF 312.89 FEET;
THENCE N 89°50'08" E, A DISTANCE OF 164.96 FEET;
THENCE N 89°50'27" E, A DISTANCE OF 494.91 FEET;
THENCE N 89°51'32" E, A DISTANCE OF 28.65 FEET;
THENCE N 00°28'58" E, A DISTANCE OF 135.93 FEET;
THENCE N 17°28'08" W, A DISTANCE OF 124.23 FEET;
THENCE S 76°57'14" W, A DISTANCE OF 44.00 FEET;
THENCE N 89°10'02" W, A DISTANCE OF 257.69 FEET TO THE NORTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1;
THENCE ON THE NORTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. N 00°06'56" E, A DISTANCE OF 7.18 FEET;
2. S 89°57'34" E, A DISTANCE OF 108.73 FEET;
3. S 00°02'26" W, A DISTANCE OF 6.52 FEET;
4. S 89°57'34" E, A DISTANCE OF 90.34 FEET;
5. N 34°52'12" W, A DISTANCE OF 14.27 FEET;

THENCE S 89°10'02" E, A DISTANCE OF 65.15 FEET;
THENCE N 76°57'14" E, A DISTANCE OF 38.27 FEET;
THENCE N 00°10'57" W, A DISTANCE OF 90.43 FEET TO THE NORTHERLY BOUNDARY OF BLOCK 2, SAID GLENS AT CANYON VIEW, PHASE 1;
THENCE ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2, GLENS AT CANYON VIEW, PHASE 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 89°57'13" E, A DISTANCE OF 5.51 FEET TO A POINT OF CURVATURE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 03°02'20", A RADIUS OF 179.00 FEET AND A DISTANCE OF 9.49 FEET;

THENCE S 00°10'57" E, A DISTANCE OF 8.70 FEET;
THENCE N 52°38'32" E, A DISTANCE OF 16.23 FEET TO A POINT ON A CURVE BEING ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2, GLENS AT CANYON VIEW, PHASE 1;



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PROFESSIONAL SURVEYORS
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SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J: /60018618/.../ESMT-VAC-02	
DRAWN BY:	AGW	SHEET NO.	1 OF 7

EXHIBIT B – MULTI-PURPOSE EASEMENT

SHEET 2 OF 7

EASEMENT DESCRIPTION CONTINUED

THENCE ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2, GLENS AT CANYON VIEW, PHASE 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N 07°08'55" W, HAVING A DELTA ANGLE OF 10°25'03", A RADIUS OF 179.00 FEET AND A DISTANCE OF 32.55 FEET TO A POINT OF REVERSE CURVATURE;
 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 01°27'55", A RADIUS OF 141.00 FEET AND A DISTANCE OF 3.61 FEET;
- THENCE S 52°38'32" W, A DISTANCE OF 54.35 FEET;
THENCE S 00°14'17" W, A DISTANCE OF 69.25 FEET;
THENCE S 54°54'32" E, A DISTANCE OF 35.10 FEET;
THENCE N 90°00'00" E, A DISTANCE OF 74.84 FEET;
THENCE S 00°00'00" E, A DISTANCE OF 88.74 FEET;
THENCE S 90°00'00" W, A DISTANCE OF 50.88 FEET;
THENCE S 16°30'09" W, A DISTANCE OF 26.69 FEET;
THENCE S 00°28'58" W, A DISTANCE OF 131.18 FEET;
THENCE N 89°51'32" E, A DISTANCE OF 586.23 FEET;
THENCE N 00°02'36" E, A DISTANCE OF 596.70 FEET TO A POINT BEING 40.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4 AND ON THE SOUTHERLY LINE OF THAT MULTI-PURPOSE EASEMENT DESCRIBED IN BOOK 17 AT PAGES 220 AND 221;
THENCE N 89°51'58" E, A DISTANCE OF 25.00 FEET TO THE EASTERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1;
THENCE ON THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID GLENS AT CANYON VIEW, PHASE 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
 1. S 00°02'36" W, A DISTANCE OF 618.70 FEET TO THE SOUTHEAST CORNER OF SAID GLENS AT CANYON VIEW, PHASE 1;
 2. S 89°51'32" W, A DISTANCE OF 659.81 FEET;
 3. S 89°50'27" W, A DISTANCE OF 494.91 FEET;

THENCE S 89°50'08" W, A DISTANCE OF 164.96 FEET TO THE SOUTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1;
THENCE ON THE SOUTHERLY AND WESTERLY BOUNDARIES OF SAID GLENS AT CANYON VIEW, PHASE 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
 1. S 89°50'27" W, A DISTANCE OF 327.89 FEET TO THE SOUTHWEST CORNER OF SAID GLENS AT CANYON VIEW, PHASE 1;
 2. N 00°10'15" W, A DISTANCE OF 618.70 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 77,654 SQUARE FEET (1.783 ACRES).

SURVEYOR'S STATEMENT

I, PETER VAN STEENBURGH, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE THAT THIS PROPERTY DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING.



PETER VAN STEENBURGH
COLORADO PLS 37913
FOR AND ON BEHALF OF SURVCON INC.

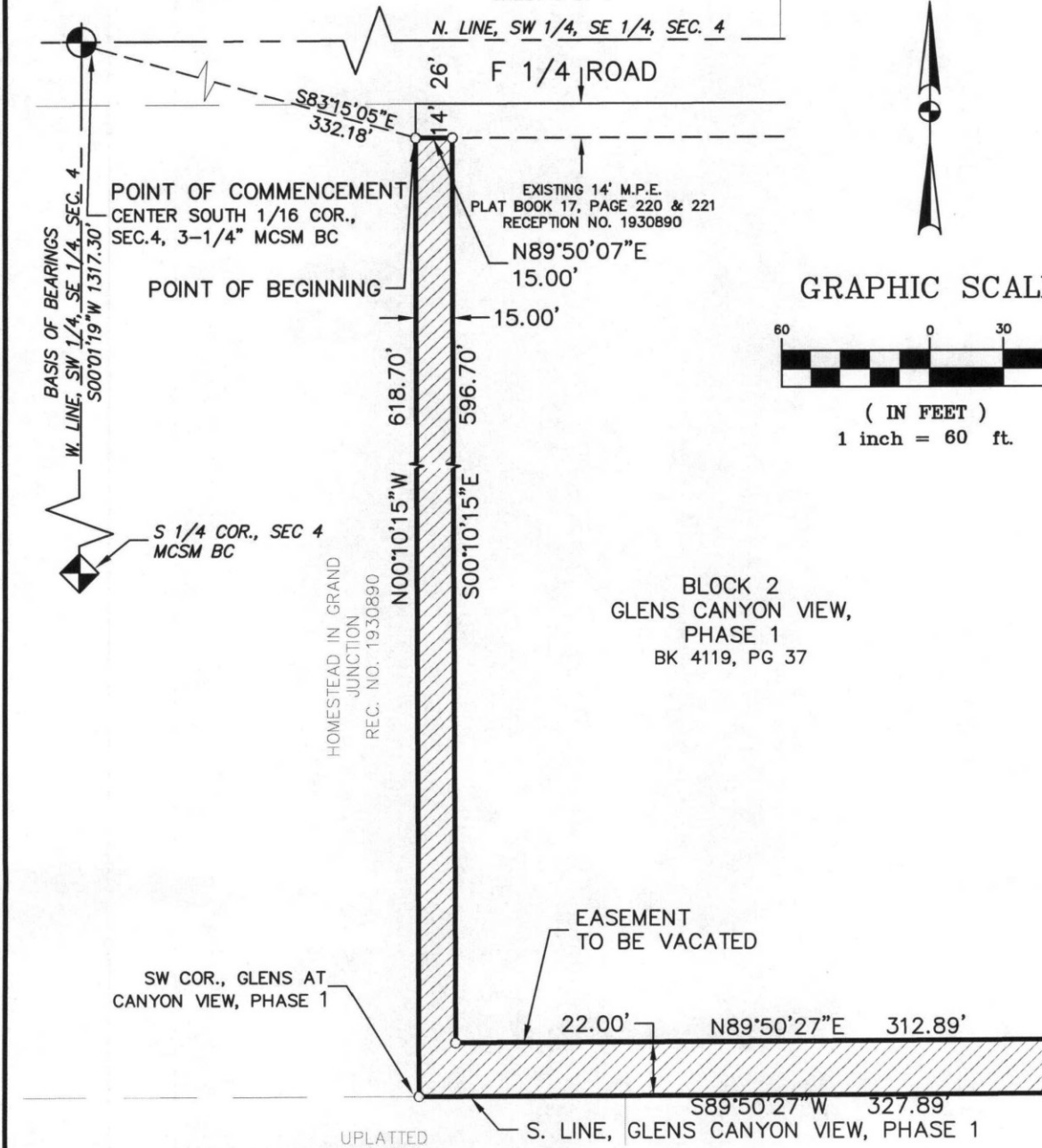


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EXHIBIT B - MULTI-PURPOSE EASEMENT

SHEET 3 OF 7



SEE SHEET 4

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EXHIBIT B - MULTI-PURPOSE EASEMENT

SHEET 4 OF 7



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

HOMESTEAD
IN GRAND JUNCTION,
CONDOMINIUM MAP 5
BOOK 3689, PG 34-37
REC. NO. 2200105
AND 2200103

HOMESTEAD IN GRAND
JUNCTION
CONDOMINIUM MAP 3
BOOK 3, PG 57-63
REC. NO. 2024406

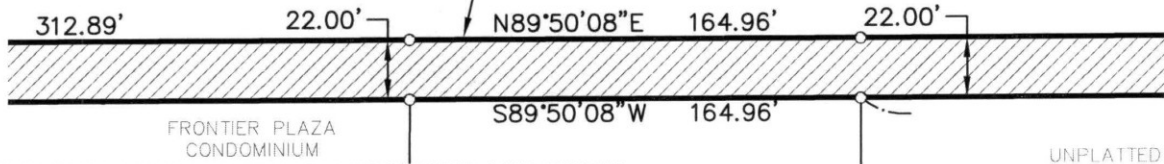
HOME
CONI
BOOK
REC
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SEE SHEET 3

SEE SHEET 5

BLOCK 2
GLENS CANYON VIEW,
PHASE 1
BK 4119, PG 37

EASEMENT
TO BE VACATED



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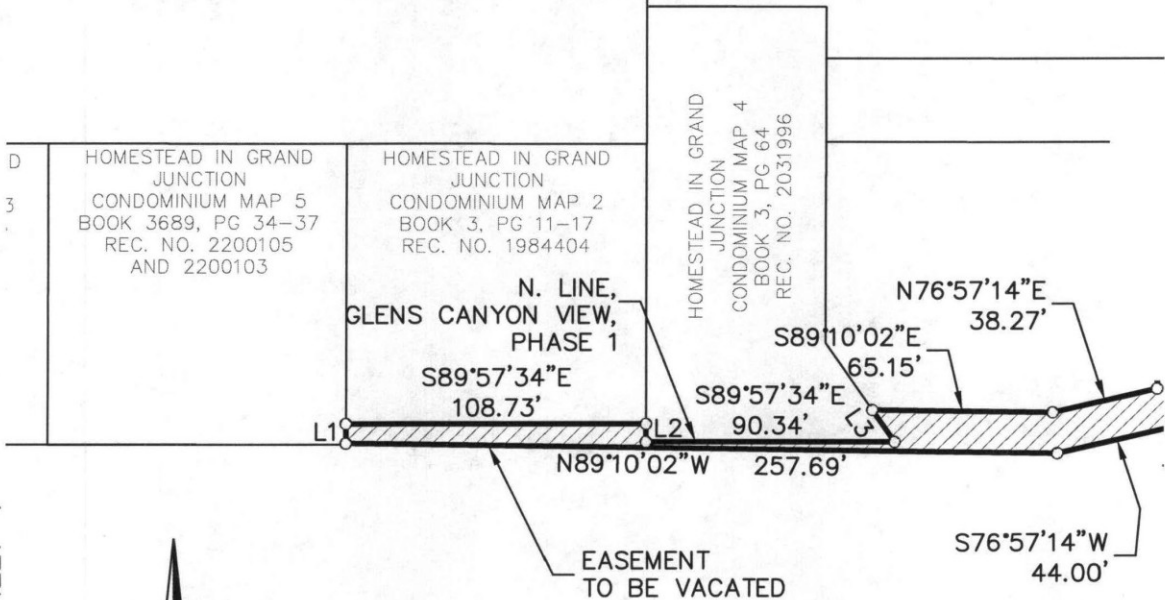


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EXHIBIT B - MULTI-PURPOSE EASEMENT

SHEET 5 OF 7



SEE SHEET 4

SEE SHEET 6



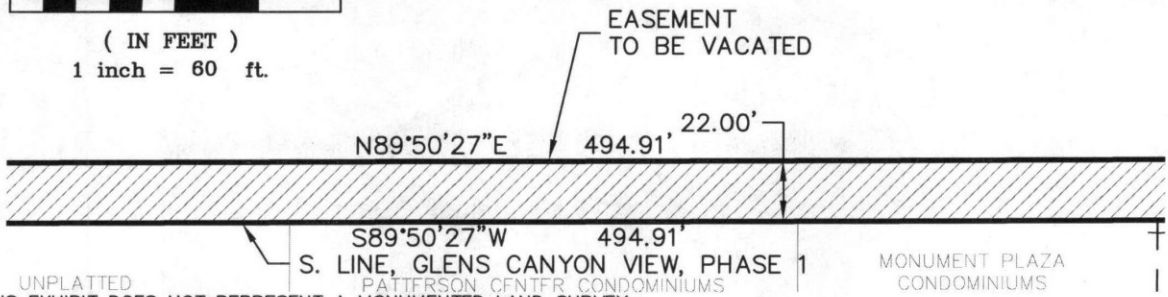
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°06'56\"E	7.18'
L2	S00°02'26\"W	6.52'
L3	N34°52'12\"W	14.27'

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

BLOCK 2
GLENS CANYON VIEW,
PHASE 1
BK 4119, PG 37



UNPLATTED
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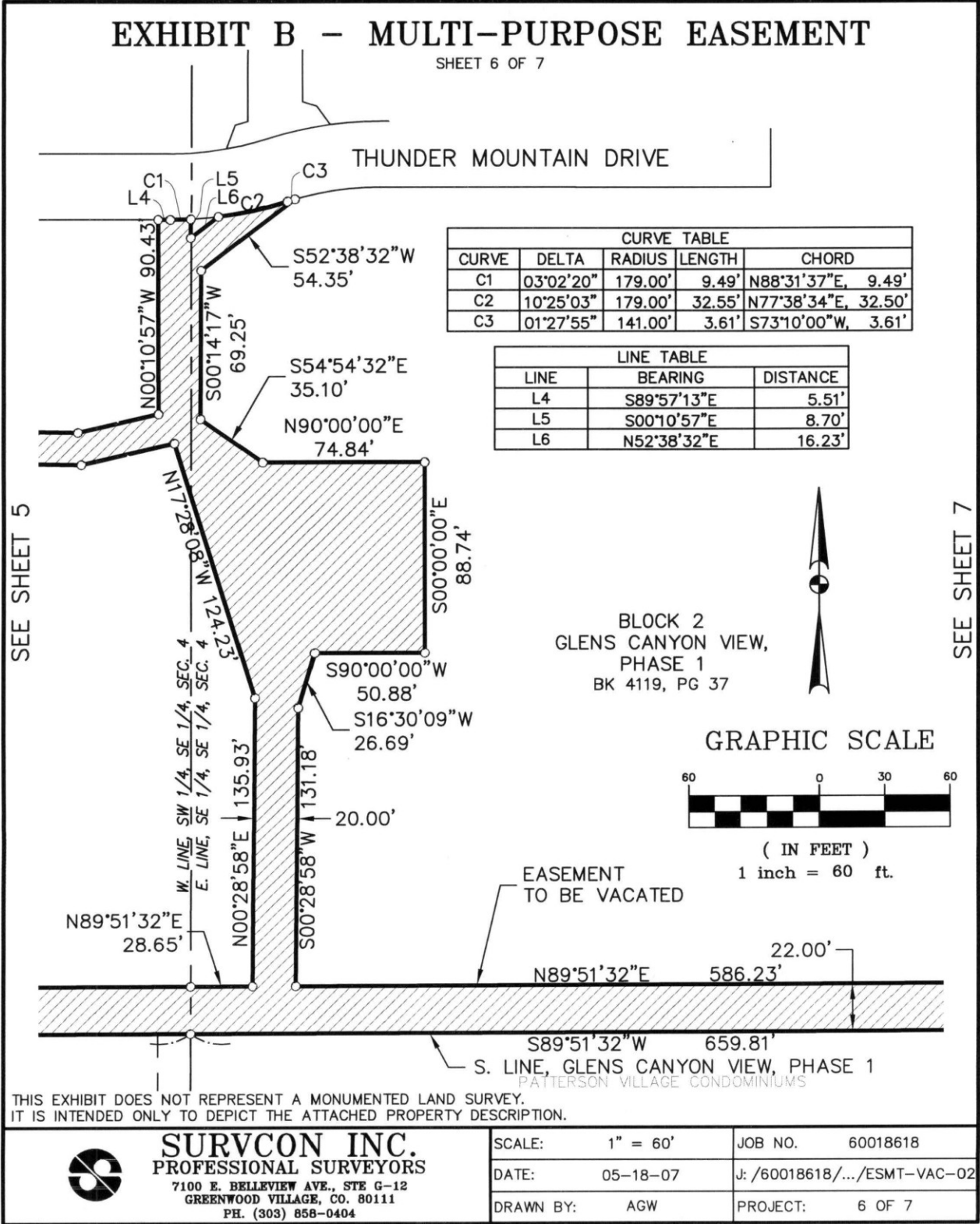


SURVCON INC.
PROFESSIONAL SURVEYORS
7100 E. BELLEVUE AVE., STE G-12
GREENWOOD VILLAGE, CO. 80111
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J: /60018618/.../ESMT-VAC-02	
DRAWN BY:	AGW	PROJECT:	5 OF 7

EXHIBIT B - MULTI-PURPOSE EASEMENT

SHEET 6 OF 7



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	03°02'20"	179.00'	9.49'	N88°31'37"E, 9.49'
C2	10°25'03"	179.00'	32.55'	N77°38'34"E, 32.50'
C3	01°27'55"	141.00'	3.61'	S73°10'00"W, 3.61'

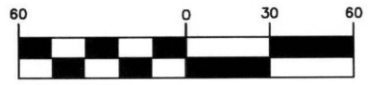
LINE TABLE		
LINE	BEARING	DISTANCE
L4	S89°57'13"E	5.51'
L5	S00°10'57"E	8.70'
L6	N52°38'32"E	16.23'

SEE SHEET 5

SEE SHEET 7

BLOCK 2
GLEN'S CANYON VIEW,
PHASE 1
BK 4119, PG 37

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

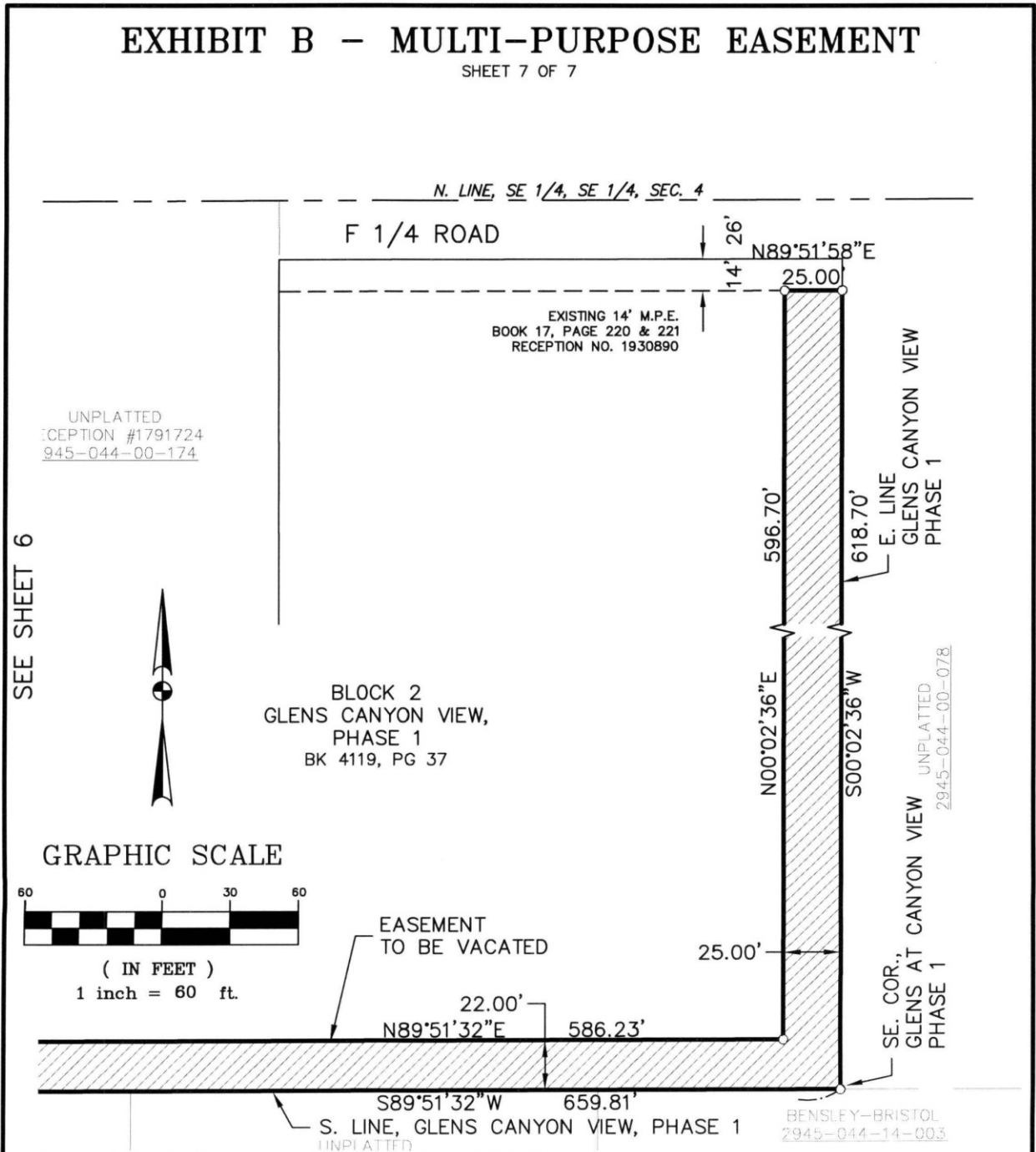
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

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GREENWOOD VILLAGE, CO. 80111
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-02
DRAWN BY:	AGW	PROJECT:	6 OF 7

EXHIBIT B - MULTI-PURPOSE EASEMENT

SHEET 7 OF 7



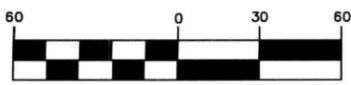
SEE SHEET 6

UNPLATTED
RECEPTION #1791724
2945-044-00-174



BLOCK 2
GLENS CANYON VIEW,
PHASE 1
BK 4119, PG 37

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.


 <p>SURVCON INC. PROFESSIONAL SURVEYORS 7100 E. BELLEVIEW AVE., STE G-12 GREENWOOD VILLAGE, CO. 80111 PH. (303) 858-0404</p>	SCALE: 1" = 60'	JOB NO. 60018618
	DATE: 05-18-07	J: /60018618/.../ESMT-VAC-02
	DRAWN BY: AGW	PROJECT: 7 OF 7

EXHIBIT C – MULTI-PURPOSE EASEMENT

SHEET 1 OF 2

EASEMENT DESCRIPTION

A PORTION OF THAT MULTI-PURPOSE DRAINAGE AND IRRIGATION EASEMENT AS SHOWN AND DEDICATED BY THE PLAT OF GLENS AT CANYON VIEW, PHASE 1, AS RECORDED IN PLAT BOOK 4119 AT PAGE 37 IN THE RECORDS OF MESA COUNTY AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; COUNTY OF MESA, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, MONUMENTED AT THE SOUTH QUARTER CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, AND AT THE CENTER SOUTH SIXTEENTH CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, IS ASSUMED TO BEAR S 00°01'19" W, A DISTANCE OF 1317.30 FEET;

COMMENCING AT THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 4; THENCE S 85°21'03" E, A DISTANCE OF 476.45 FEET TO A POINT BEING 40.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, AND ON THE SOUTHERLY LINE OF THAT MULTI-PURPOSE EASEMENT DESCRIBED IN PLAT BOOK 17 AT PAGES 220 AND 221, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N 89°50'07" E, ON THE SOUTHERLY LINE OF THAT MULTI-PURPOSE EASEMENT DESCRIBED IN BOOK 17 AT PAGES 220 AND 221, A DISTANCE OF 15.00 FEET;

THENCE S 00°34'03" W, A DISTANCE OF 323.06 FEET;

THENCE S 24°11'37" W, A DISTANCE OF 61.59 FEET;

THENCE S 09°16'18" W, A DISTANCE OF 69.84 FEET;

THENCE N 80°43'42" W, A DISTANCE OF 15.00 FEET;

THENCE N 09°16'18" E, A DISTANCE OF 71.81 FEET;

THENCE N 24°11'37" E, A DISTANCE OF 60.41 FEET;

THENCE N 00°34'03" E, A DISTANCE OF 319.73 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6,798 SQUARE FEET (0.156 ACRES).

SURVEYOR'S STATEMENT

I, PETER VAN STEENBURGH, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE THAT THIS PROPERTY DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING.

PETER VAN STEENBURGH
COLORADO PLS 37913
FOR AND ON BEHALF OF SURVCON INC.



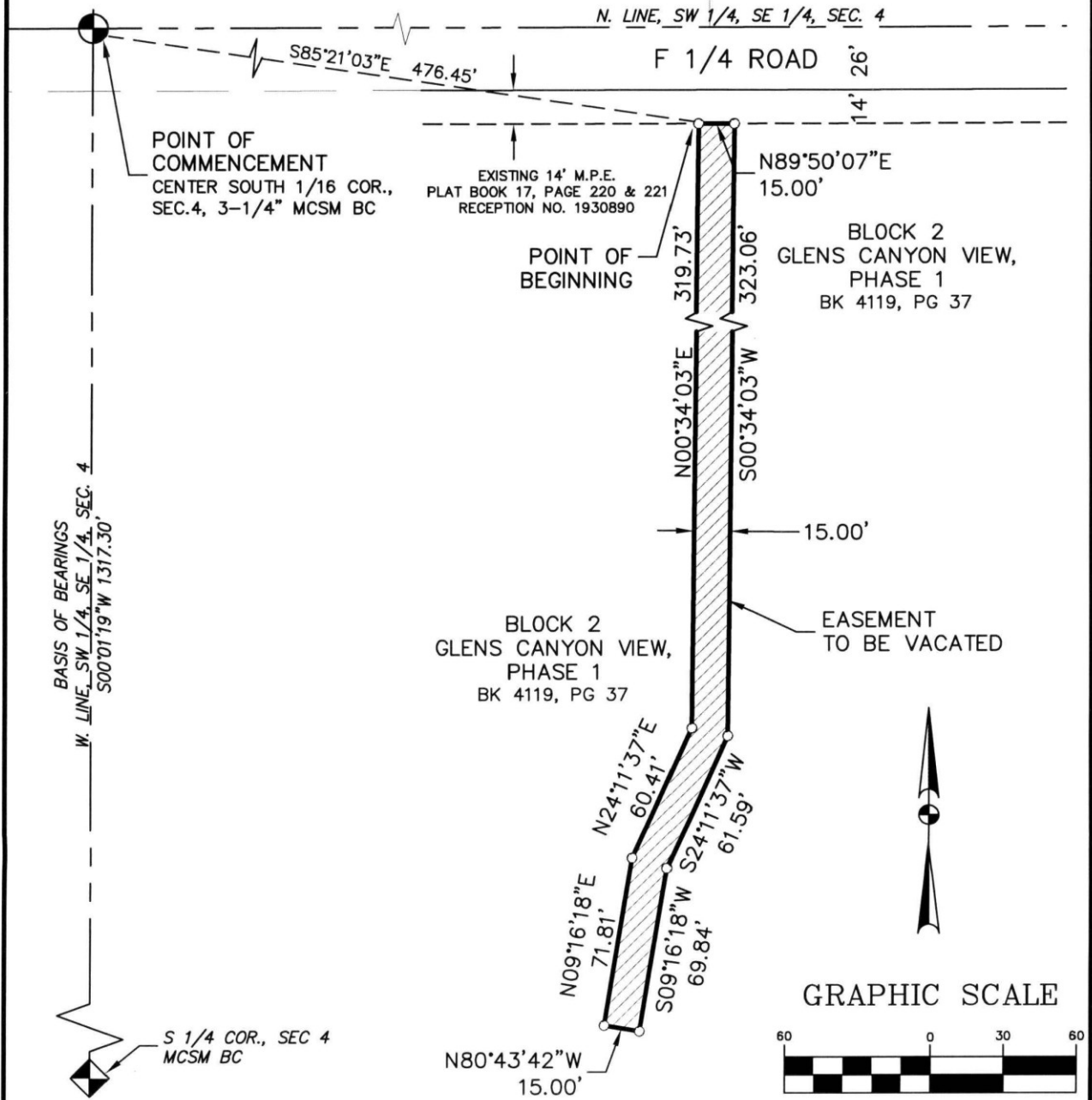
SURVCON INC.
PROFESSIONAL SURVEYORS

7100 E. BELLEVIEW AVE., STE G-12
GREENWOOD VILLAGE, CO. 80111
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-11-07	J:	/60018618/.../ESMT-VAC-03
DRAWN BY:	AGW	SHEET NO.	1 OF 2

EXHIBIT C - MULTI-PURPOSE EASEMENT

SHEET 2 OF 2



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
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PROFESSIONAL SURVEYORS
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GREENWOOD VILLAGE, CO. 80111
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SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-11-07	J:	/60018618/.../ESMT-VAC-03
DRAWN BY:	AGW	PROJECT:	2 OF 2

EXHIBIT D – SANITARY SEWER EASEMENT

SHEET 1 OF 2

EASEMENT DESCRIPTION

ALL OF THAT SANITARY SEWER EASEMENT DESCRIBED IN BOOK 17 AT PAGES 220 AND 221 IN THE RECORDS OF MESA COUNTY LYING WITHIN BLOCK 2, GLENS AT CANYON VIEW, PHASE 1, AS RECORDED IN PLAT BOOK 4119 AT PAGE 37 IN THE RECORDS OF MESA COUNTY; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; COUNTY OF MESA, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, MONUMENTED AT THE SOUTH QUARTER CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, AND AT THE CENTER SOUTH SIXTEENTH CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, IS ASSUMED TO BEAR S 00°01'19" W, A DISTANCE OF 1317.30 FEET;

COMMENCING AT THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 4; THENCE S 69°50'03" E, A DISTANCE OF 679.11 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID BLOCK 2, GLENS AT CANYON VIEW, PHASE 1 AND THE POINT OF BEGINNING;

THENCE ON THE EASTERLY BOUNDARY OF SAID BLOCK 2, GLENS AT CANYON VIEW, PHASE 1 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 00°02'26" W, A DISTANCE OF 17.67 FEET TO A POINT ON A CURVE;
2. ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S 00°02'34" W, HAVING A DELTA ANGLE OF 27°46'23", A RADIUS OF 18.00 FEET AND A DISTANCE OF 8.73 FEET TO A POINT ON A CURVE;
3. ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S 87°03'36" W, HAVING A DELTA ANGLE OF 00°01'55", A RADIUS OF 452.00 FEET AND A DISTANCE OF 0.25 FEET;

THENCE N 89°57'34" W, A DISTANCE OF 148.08 FEET;

THENCE N 00°02'26" E, A DISTANCE OF 154.98 FEET;

THENCE S 89°57'34" E, A DISTANCE OF 20.00 FEET;

THENCE S 00°02'26" W, A DISTANCE OF 134.98 FEET;

THENCE S 89°57'34" E, A DISTANCE OF 119.68 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,507 SQUARE FEET (0.126 ACRES).

SURVEYOR'S STATEMENT

I, PETER VAN STEENBURGH, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE THAT THIS PROPERTY DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING.

PETER VAN STEENBURGH
COLORADO PLS 37913
FOR AND ON BEHALF OF SURVCON INC.

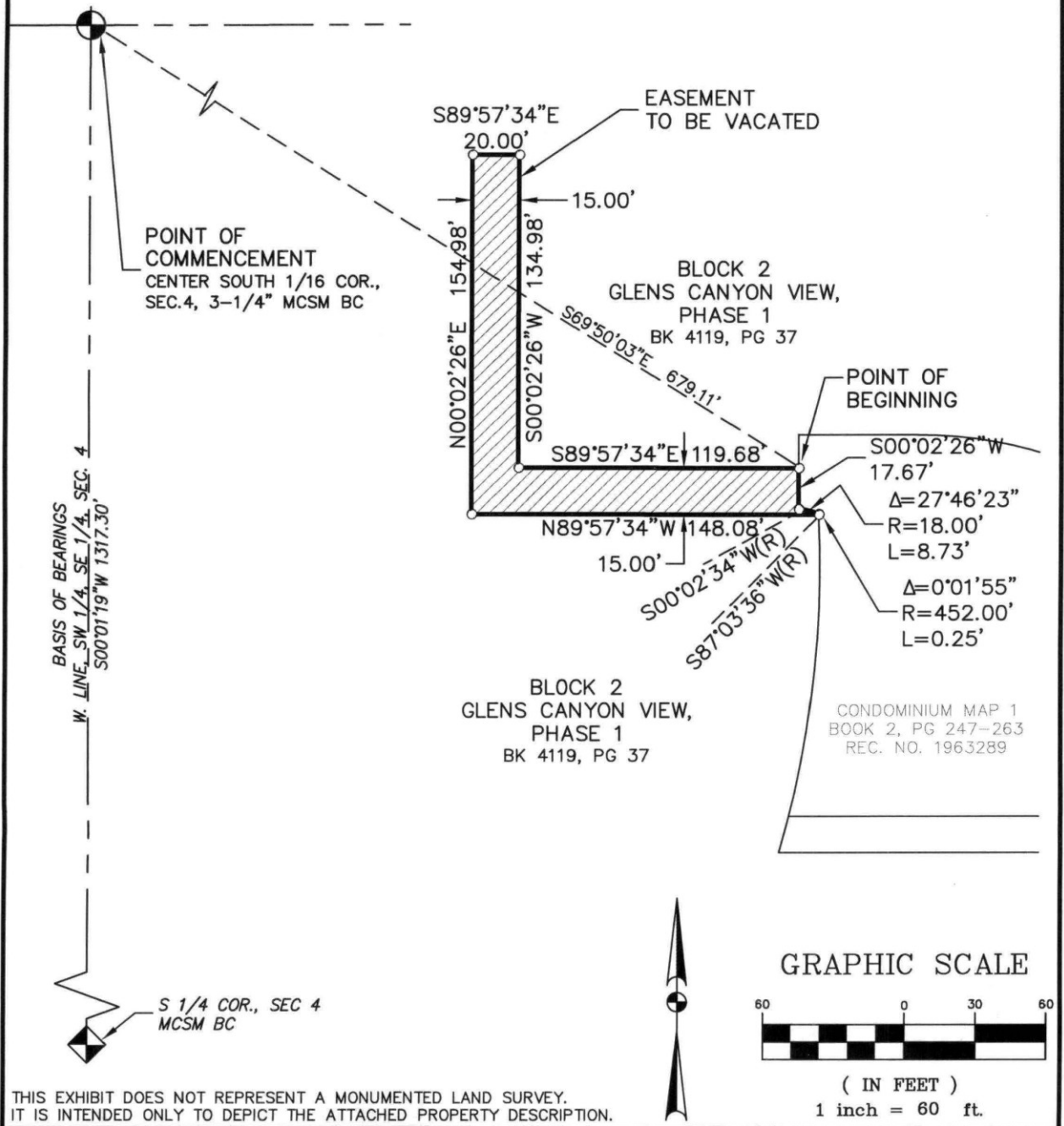


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GREENWOOD VILLAGE, CO. 80111
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-04
DRAWN BY:	AGW	SHEET NO.	1 OF 2

EXHIBIT D - SANITARY SEWER EASEMENT

SHEET 2 OF 2



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
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PROFESSIONAL SURVEYORS
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PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-04
DRAWN BY:	AGW	PROJECT:	2 OF 2

EXHIBIT E - DRAINAGE EASEMENT

SHEET 1 OF 2

EASEMENT DESCRIPTION

ALL OF THAT DRAINAGE EASEMENT AS RECORDED AT RECEPTION NUMBER 2200104 IN THE RECORDS OF MESA COUNTY, COLORADO LYING WITHIN BLOCK 2, GLENS AT CANYON VIEW, PHASE 1, AS RECORDED IN PLAT BOOK 4119 AT PAGE 37 IN THE RECORDS OF MESA COUNTY; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; COUNTY OF MESA, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, MONUMENTED AT THE SOUTH QUARTER CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, AND AT THE CENTER SOUTH SIXTEENTH CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, IS ASSUMED TO BEAR S 00°01'19" W, A DISTANCE OF 1317.30 FEET;

COMMENCING AT THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 4; THENCE S 66°54'51" E, A DISTANCE OF 982.02 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2, GLENS AT CANYON VIEW, PHASE 1, AND THE POINT OF BEGINNING;

THENCE S 89°57'34" E, ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2, A DISTANCE OF 108.01 FEET;

THENCE S 22°57'33" W, A DISTANCE OF 36.38 FEET;

THENCE N 67°02'58" W, A DISTANCE OF 10.00 FEET;

THENCE N 22°57'02" E, A DISTANCE OF 7.73 FEET;

THENCE N 89°57'34" W, A DISTANCE OF 45.25 FEET;

THENCE N 62°00'09" W, A DISTANCE OF 47.99 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1945 SQUARE FEET (0.045 ACRES).

SURVEYOR'S STATEMENT

I, PETER VAN STEENBURGH, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE THAT THIS PROPERTY DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING.

PETER VAN STEENBURGH
COLORADO PLS 37913
FOR AND ON BEHALF OF SURVCON INC.

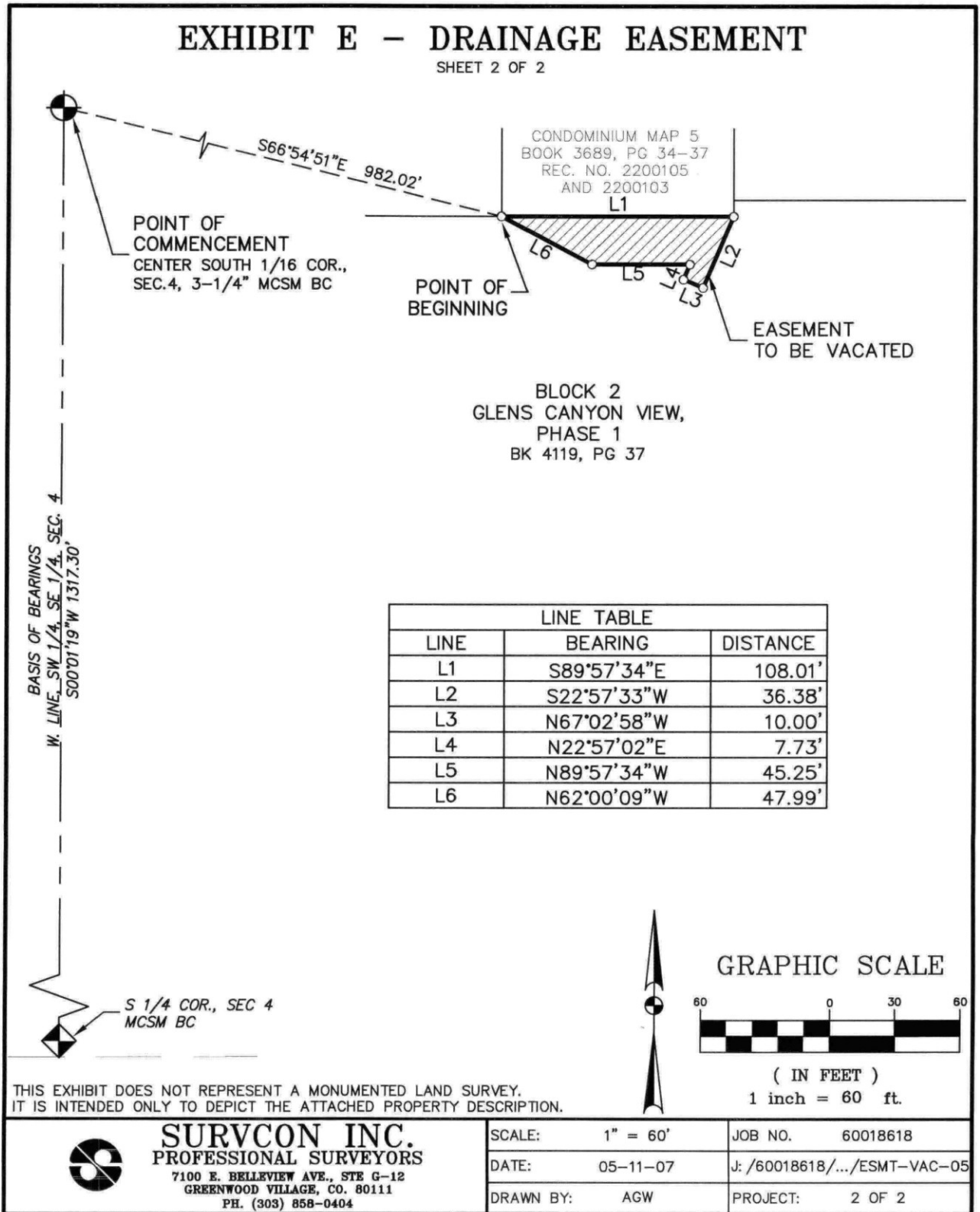


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GREENWOOD VILLAGE, CO. 80111
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-11-07	J: /60018618/.../ESMT-VAC-05	
DRAWN BY:	AGW	SHEET NO.	1 OF 2

EXHIBIT E - DRAINAGE EASEMENT

SHEET 2 OF 2



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SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-11-07	J:	/60018618/.../ESMT-VAC-05
DRAWN BY:	AGW	PROJECT:	2 OF 2

EXHIBIT F – MULTI-PURPOSE EASEMENT

SHEET 1 OF 3

EASEMENT DESCRIPTION

ALL OF THAT MULTI-PURPOSE, DRAINAGE AND UTILITY EASEMENT SHOWN AND DEDICATED ON THE PLAT OF GLENS AT CANYON VIEW, PHASE 1, AS RECORDED IN PLAT BOOK 4119 AT PAGE 37 IN THE RECORDS OF MESA COUNTY; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; COUNTY OF MESA, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, MONUMENTED AT THE SOUTH QUARTER CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, AND AT THE CENTER SOUTH SIXTEENTH CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, IS ASSUMED TO BEAR S 00°01'19" W, A DISTANCE OF 1317.30 FEET;

COMMENCING AT THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 4; THENCE S 69°31'59" E, A DISTANCE OF 1079.55 FEET TO A CORNER ON THE BOUNDARY OF BLOCK 2, SAID GLENS AT CANYON VIEW, PHASE 1, BEING THE POINT OF BEGINNING;

THENCE S 89°57'34" E, ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2, A DISTANCE OF 4.77 FEET;

THENCE S 00°11'48" E, A DISTANCE OF 16.76 FEET;

THENCE S 10°49'36" W, A DISTANCE OF 68.02 FEET;

THENCE S 64°47'07" W, A DISTANCE OF 34.31 FEET;

THENCE N 67°38'19" W, A DISTANCE OF 24.92 FEET;

THENCE S 51°35'05" W, A DISTANCE OF 28.22 FEET;

THENCE N 89°44'19" W, A DISTANCE OF 156.18 FEET;

THENCE N 59°20'28" W, A DISTANCE OF 9.30 FEET TO THE NORTHERLY BOUNDARY OF SAID BLOCK 2;

THENCE ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 89°57'34" E, A DISTANCE OF 39.11 FEET;

2. N 00°02'26" E, A DISTANCE OF 10.14 FEET;

THENCE S 89°44'19" E, A DISTANCE OF 119.87 FEET;

THENCE N 51°35'05" E, A DISTANCE OF 13.37 FEET;

THENCE N 01°25'15" W, A DISTANCE OF 60.64 FEET;

THENCE S 62°00'09" E, A DISTANCE OF 16.66 FEET;

THENCE S 89°57'34" E, A DISTANCE OF 45.25 FEET;

THENCE S 22°57'02" W, A DISTANCE OF 7.73 FEET;

THENCE S 67°02'58" E, A DISTANCE OF 10.00 FEET;

THENCE N 22°57'33" E, A DISTANCE OF 36.38 FEET TO THE NORTHERLY BOUNDARY OF SAID BLOCK 2;

THENCE N 00°06'56" E, ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2, A DISTANCE OF 7.65 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,101 SQUARE FEET (0.163 ACRES).

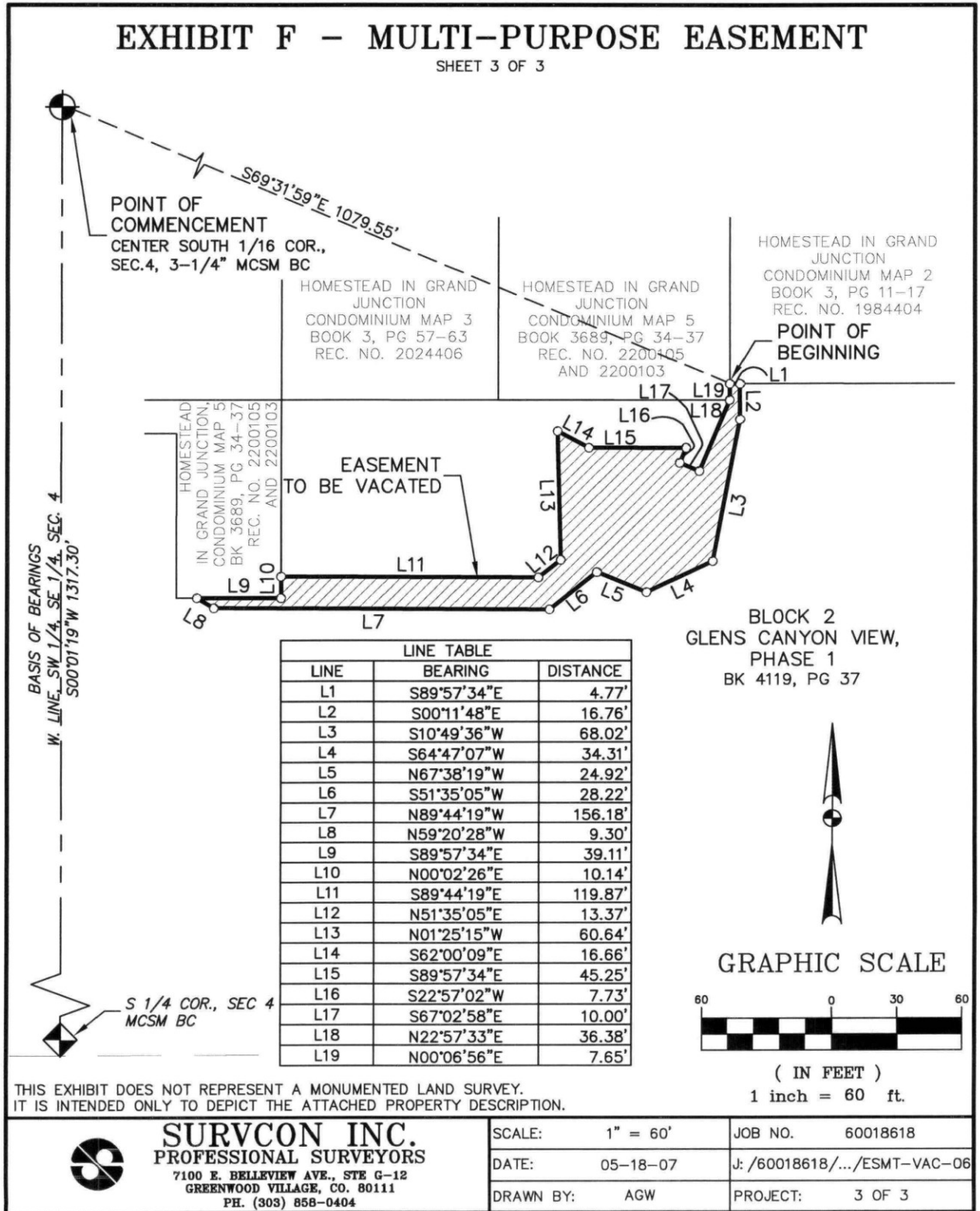


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GREENWOOD VILLAGE, CO. 80111
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J: /60018618/.../ESMT-VAC-06	
DRAWN BY:	AGW	SHEET NO.	1 OF 3

EXHIBIT F - MULTI-PURPOSE EASEMENT

SHEET 3 OF 3



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
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SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-06
DRAWN BY:	AGW	PROJECT:	3 OF 3