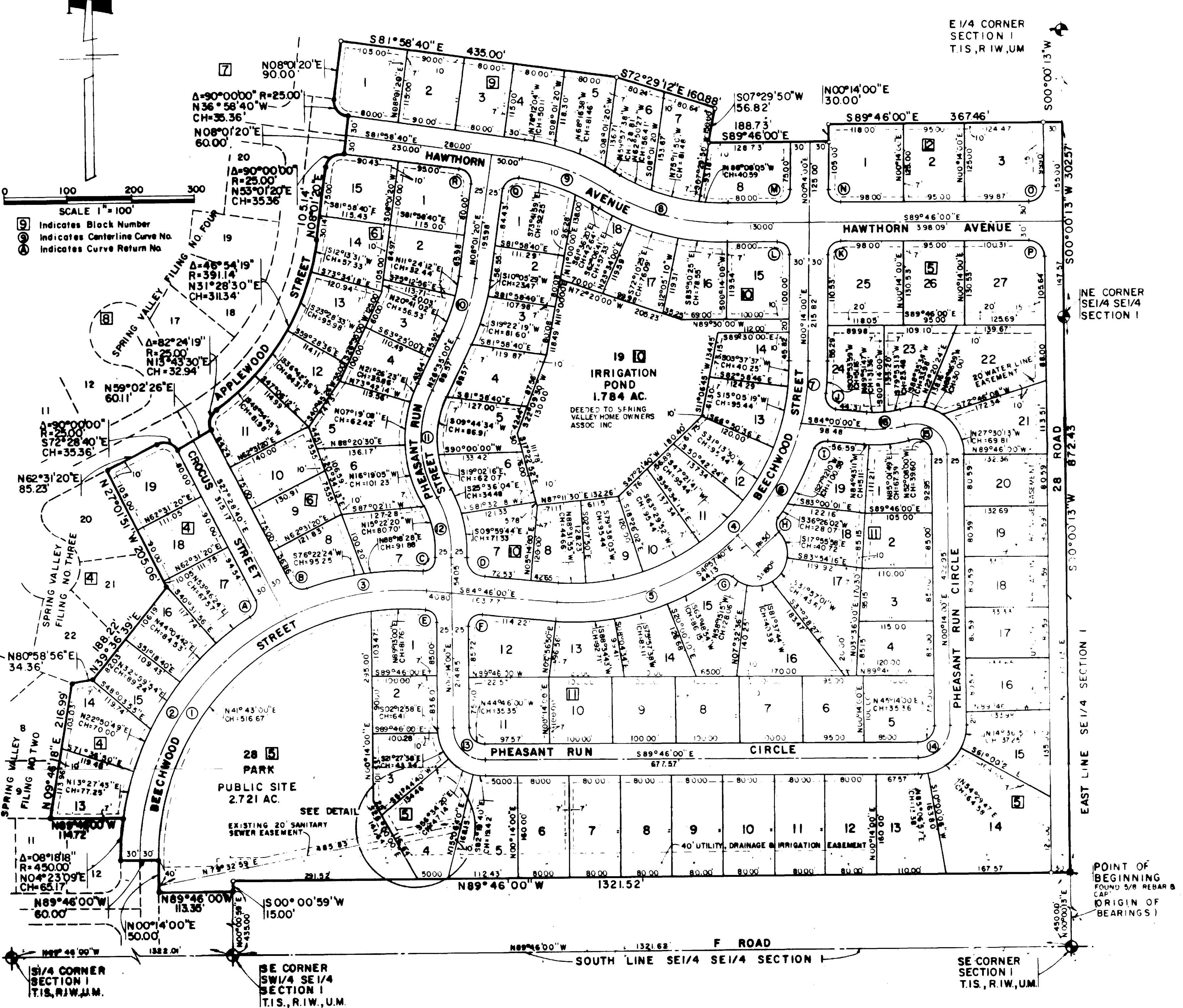


PHEASANT RUN SPRING VALLEY - FILING NO. FIVE



SCALE 1" = 100'
 (S) Indicates Block Number
 (C) Indicates Centerline Curve No.
 (R) Indicates Curve Return No.

LEGEND

- (S) Indicates Mesa County Brass Cap
- (C) Indicates 5/8" Rebar And Monument Cap
- (R) A 5/8" Rebar And Monument Cap At All Lot Corners
- (F) Indicates 5/8" Rebar And Monument Cap (Found)

AREA QUANTITIES

Total Acres In Irrigation Pond	1.784 Ac. or 4.63%
Total Acres In Park	2.721 Ac. or 7.07%
Total Acres In Streets	8.008 Ac. or 20.79%
Total Acres In Lots	26.004 Ac. or 67.51%
Total Acres	38.517 Ac. or 100.00%
Total Number Of Lots	97 Lots

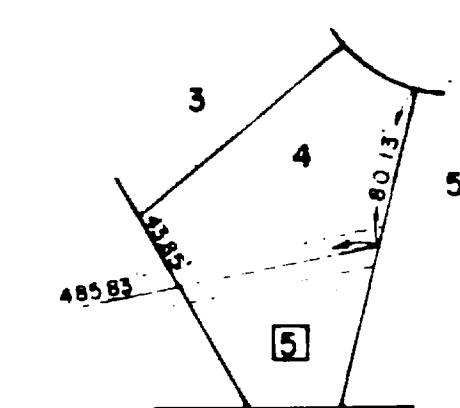
CENTRALLINE STREET CURVE DATA

NO	DELTA	CHORD	TANGENT	LENGTH	CHORD	BEARING
1	95°00'00"	420.00	458.35	656.39	616.31	N. 47°44'100"E
2	64°08'13"	420.00	263.17	470.16	446.02	N. 32°18'17"E
3	95°00'00"	420.00	115.91	226.19	223.47	N. 79°48'18"E
4	95°00'00"	370.00	403.78	296.22	54.58	N. 47°44'100"E
5	47°11'45"	370.00	161.63	304.77	296.22	N. 71°38'10"E
6	33°15'30"	370.00	110.51	214.77	211.77	N. 31°24'13"E
7	14°31'50"	370.00	47.22	93.94	93.66	N. 07°30'25"E
8	31°58'37"	390.37	100.39	195.54	194.01	N. 73°46'42"E
9	24°11'17"	390.37	75.07	147.91	146.82	N. 69°58'10"E
10	18°33'14"	300.00	49.02	97.18	96.76	S. 17°18'10"E
11	57°33'14"	175.00	96.13	175.81	168.51	S. 02°11'50"E
12	31°12'46"	175.00	48.88	95.37	94.15	S. 1°22'20"E
13	90°00'00"	50.00	50.00	78.54	70.71	S. 44°46'100"E
14	90°00'00"	50.00	50.00	78.54	70.71	N. 45°14'100"E
15	104°44'100"	50.00	64.85	91.40	79.19	N. 52°08'100"E
16	20°30'100"	178.51	32.28	63.87	63.53	S. 89°45'100"E

Notes:
 1. All lots have a 10' planting & utility easement along all street frontage (except 28 Reed).
 2. All easements shown are for utility, drainage & irrigation (width noted)

CURVE RETURNS DATA

NO	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A	85°13'25"	20.00	13.51	2.36	27.17	N. 15°13'02"E
B	82°13'27"	20.00	14.45	2.70	28.30	N. 08°15'23"E
C	93°56'103"	20.00	12.76	21.42	20.44	N. 47°12'01"E
D	85°00'100"	20.00	26.12	4.22	38.51	N. 42°16'100"E
E	85°00'100"	20.00	14.33	2.67	27.02	N. 42°16'100"E
F	95°00'100"	20.00	21.83	33.16	28.44	N. 42°16'100"E
G	80°24'121"	20.00	16.90	28.07	25.82	N. 32°30'50"E
H	80°24'121"	20.00	16.90	28.07	25.82	N. 01°45'29"E
I	76°01'04"	20.00	15.63	26.34	24.69	N. 57°59'28"E
J	92°33'158"	20.00	20.55	33.96	24.67	N. 38°13'01"E
K	90°00'100"	20.00	20.00	31.42	20.28	N. 45°14'100"E
L	90°00'100"	20.00	20.00	31.42	28.24	N. 44°46'100"E
M	90°00'100"	20.00	20.00	31.42	24.24	N. 45°14'100"E
N	90°00'100"	20.00	20.00	31.42	27.23	N. 44°46'100"E
O	90°13'47"	25.00	25.00	34.47	31.43	N. 42°07'106"E
P	80°46'13"	25.00	24.10	34.17	34.28	N. 42°07'106"E
Q	90°00'100"	25.00	25.00	44.27	35.36	N. 39°14'120"E
R	90°00'100"	25.00	25.00	44.27	28.30	N. 37°14'120"E



DETAIL

PHEASANT RUN SPRING VALLEY FILING NO. FIVE
PARAGON ENGINEERING, INC.
 P.O. BOX 2872, R25 ROAD AVE, GRAND JUNCTION, COLO, 81501, PHONE 243-8966
 OCT. 1977

PHEASANT RUN SPRING VALLEY - FILING NO. FIVE

DEDICATION

BY ALL MEN BY THESE PRESENTS:

That the undersigned B.D. 76 a joint venture by Barru Homes Inc., and Discovery 76 Corporation are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the SE 1/4 of Section 1, T.15, R.14 of the 1st Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the SE corner of said Section 1; Thence N. 00° 00' 13" E along the east line of the SE 1/4 of said Section 1 a distance of 450.00 feet to the TRUE POINT OF BEGINNING; Thence N. 89° 46' 00" W 1321.52 feet; Thence S. 00° 00' 59" W 15.00 feet to a point on the Northerly boundary of Spring Valley Filing No. 2, as recorded in the records of the Clerk and Recorders office of Mesa County, Colorado; Thence along the said Northerly boundary of Spring Valley Number 2 by the following six (6) courses and distances:

- 1) North 89° 46' 00" West 113.35 feet
- 2) North 0° 14' 00" East 50.00 feet
- 3) North 89° 46' 00" West 60.00 feet
- 4) Along the arc of a curve to the right whose radius is 450.00 feet and whose long chord bears North 04° 23' 09" East 65.17 feet
- 5) North 89° 46' 00" West 114.72 feet
- 6) North 08° 46' 18" East 216.94 feet to a point on the Southerly boundary of Spring Valley Filing Number 3 as recorded in the records of the said Clerk and Recorders Office; Thence along the said Southerly boundary of Spring Valley Number 3 by the following three (3) courses and distances:

- 1) North 80° 58' 56" East 34.36 feet
- 2) North 39° 36' 39" East 188.22 feet
- 3) North 27° 01' 51" West 205.06 feet to a point on the easterly boundary of Spring Valley Filing Number 4 as recorded in the records of the said Clerk and Recorders Office; Thence along the said easterly boundary of Spring Valley Filing Number 4 by the following nine (9) courses and distances:

- 1) North 62° 31' 20" East 45.23 feet
- 2) Along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears South 72° 28' 40" East 35.36 feet
- 3) North 59° 02' 26" East 60.11 feet
- 4) Along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears North 13° 43' 30" East 32.94 feet
- 5) Along the arc of a curve to the left whose radius is 31.14 feet and whose long chord bears North 31° 28' 30" East 311.34 feet
- 6) North 08° 01' 20" East 105.14 feet
- 7) Along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears North 53° 01' 20" East 35.36 feet
- 8) North 08° 01' 20" East 60.00 feet
- 9) Along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears North 36° 58' 40" West 35.36 feet

Thence N. 08° 01' 20" E 90.00 feet; Thence S. 81° 58' 40" E 435.00 feet; Thence S. 72° 29' 12" E 160.88 feet; Thence S. 07° 25' 50" W 56.82 feet; Thence S. 89° 46' 00" E 184.73 feet; Thence N. 00° 14' 00" E 30.00 feet; Thence S. 89° 46' 00" E 367.46 feet to a point on the east line SE 1/4 of said Section 1; Thence S. 00° 00' 13" W along said East line SE 1/4 of Section 1 a distance of 302.57 feet to the NE corner of the SE 1/4 SE 1/4 of said Section 1; Thence continuing S. 00° 00' 13" W along said East line SE 1/4 of said Section 1 a distance of 872.43 feet to the TRUE POINT OF BEGINNING. Containing 38.517 Acres.

That said owners have caused the said real property to be laid out and surveyed as Pheasant Run, Spring Valley Filing No. 5 a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets, avenues, roads and public sites as shown on the accompanying plat to the use of the public forever and dedicate to the utility companies those portions of said real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of such utilities as telephone, electric lines, poles and cables, storm and sanitary sewer mains and gas pipelines, with further right of ingress and egress to and from the above described utility easements and those portions of said real property which are labeled as irrigation easements for the installation and maintenance of irrigation ditches, flumes and conduits and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches, flumes and conduits.

When in recording this plat of Spring Valley, Filing #5 has designated certain areas of land as Common Area for the common use and enjoyment of the homeowners in Spring Valley, Filing #4, Spring Valley, Filing #6, and any and all properties hereafter annexed to and brought under the terms of the Declaration of Covenants, Conditions and Restrictions dated October 11, 1977, and recorded with the Clerk and Recorder of Mesa County, Colorado, on October 11, 1977, in book 1188 at page 288, reception number 114380, as amended by Amended Declaration of Covenants, Conditions and Restrictions dated October 24, 1977, and recorded with the Clerk and Recorder of Mesa County, Colorado, on October 24, 1977, in book 1182, at page 17, as annexed to by Annexation to Declaration of Covenants, Conditions and Restrictions dated , and recorded with the Clerk and Recorder of Mesa County, Colorado simultaneously herewith (hereinafter referred to as the "Declaration").

The designated areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Spring Valley, Filing #4, Spring Valley, Filing #6, and properties hereafter annexed to and brought under the terms of the Declaration.

Owners, in recording this plat of Spring Valley, Filing #5 have designated all water of the Grand Valley Water Users Association appurtenant to the properties contained herein to be held in trust for the benefit of the owners of Spring Valley, Filing #4, Spring Valley, #5, and any and all properties annexed to and brought under the terms of the Declaration.

The designated water is not designated hereby for the use of the general public but is designated for the mutual use and enjoyment of the owners of Spring Valley, Filing #4, Spring Valley, Filing #5, and any and all properties hereafter annexed to and brought under the terms of the Declaration as more fully provided in the Declaration.

Said Declaration is hereby incorporated into and made a part of this plat.

IN WITNESS WHEREOF said owners B.D. 76 a joint venture by Barru Homes Inc., and Discovery 76 Corporation have caused their names to be hereunto subscribed this 12 day of FEBRUARY, A.D., 1978.

Paul S. Barru
Paul S. Barru, President
Barru Homes Inc.

William H. Nelson
William H. Nelson, Secretary
Barru Homes Inc.

Frank Nisley Jr.
Frank Nisley Jr., President
Discovery 76 Corporation

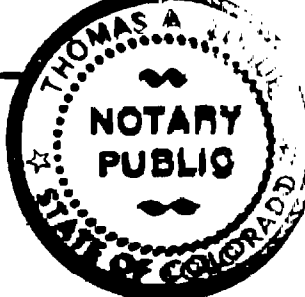
G. Douglas Helling
G. Douglas Helling, Secretary
Discovery 76 Corporation

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 12 day of FEBRUARY, A.D., 1978 by Paul S. Barru, President and William H. Nelson, Secretary of Barru Homes Inc., and Frank Nisley Jr., President and G. Douglas Helling, Secretary of Discovery 76 Corporation.

My Commission Expires: Aug. 9th 1981
Witness My Hand and Official Seal:

Thomas A. Helling
Notary Public



CITY APPROVAL

This plat of Pheasant Run, Spring Valley Filing No. Five, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved on this 12 day of JANUARY, A.D., 1978.

James E. Wyszoch City Manager
Andrew D. Bogiech President of Council
Alvin A. Bauer Director of Development
Ronald P. Rich Chairman, Grand Junction City Planning Commission
Ronald P. Rich Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., this _____ day of _____ A.D., 1978 and is duly recorded in Plat Book _____, Page _____.

Clerk and Recorder _____ Deputy _____ Fees \$ _____

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Pheasant Run, Spring Valley Filing No. Five a subdivision of the City of Grand Junction, County of Mesa and State of Colorado has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.
James T. Patty Jr.
Colorado Registration No. 9960

