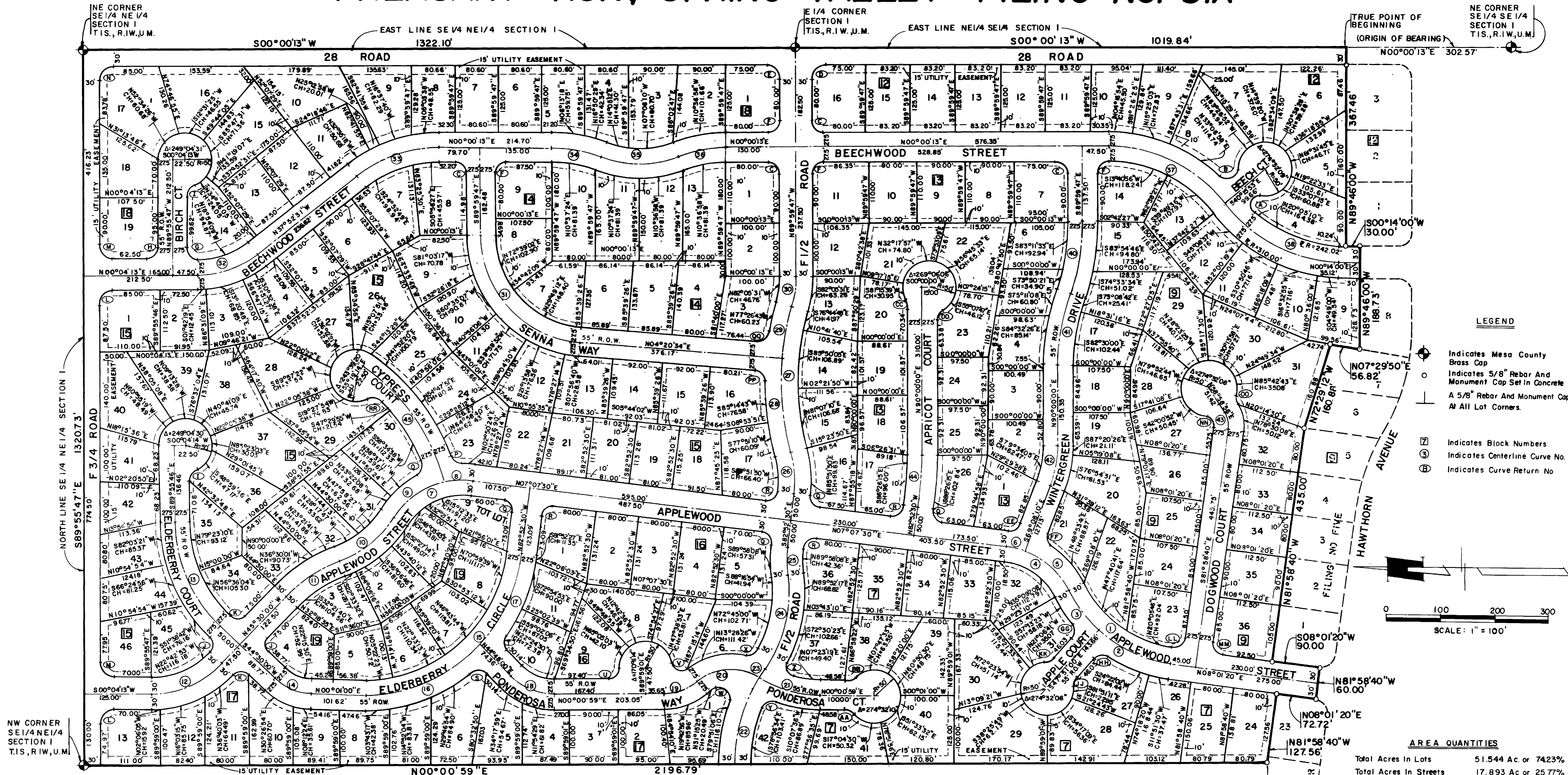


# PHEASANT RUN, SPRING VALLEY- FILING NO. SIX



**LEGEND**

- ⊙ Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- ⊙ A 5/8" Rebar And Monument Cap At All Lot Corners.
- ⑦ Indicates Block Numbers
- ⑩ Indicates Centerline Curve No.
- Ⓓ Indicates Curve Return No

**AREA QUANTITIES**

Total Acres In Lots	51.544 Ac. or 74.23%
Total Acres In Streets	17.893 Ac or 25.77%
<b>Total Acres</b>	<b>69.437 Ac. or 100.00%</b>
Total Number Of Lots	197 Lots

**CURVE RETURN DATA**

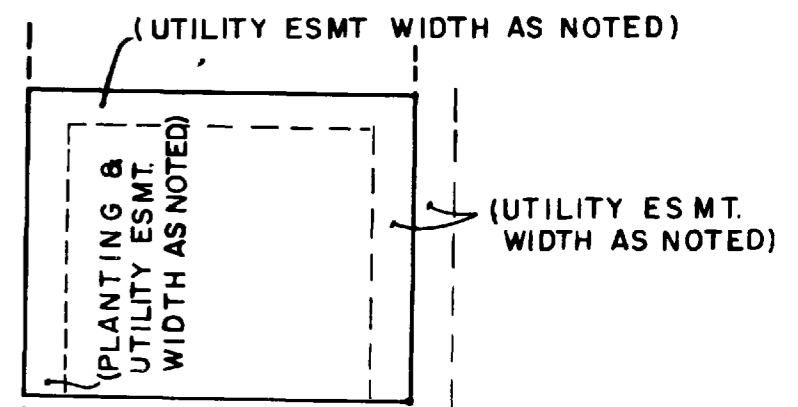
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
1	44°26'36"	20.00	62.37	59.24	38.09	S67°50'22"E
2	134°06'40"	20.00	47.26	46.21	36.84	N29°05'13"W
3	90°00'00"	20.00	20.00	31.42	28.28	N45°00'13"E
4	90°00'00"	25.00	25.00	39.27	35.36	N44°59'13"W
5	90°00'00"	25.00	25.00	39.27	35.36	N45°00'13"E
6	90°00'00"	20.00	20.00	31.42	28.28	N44°59'13"W
7	90°00'00"	20.00	20.00	31.42	28.28	N45°00'13"E
8	90°00'00"	20.00	20.00	31.42	28.28	N44°55'13"W
9	90°00'00"	20.00	20.00	31.42	28.28	N45°04'13"E
10	90°00'00"	20.00	20.00	31.42	28.28	N44°55'13"W
11	90°00'00"	20.00	20.00	31.42	28.28	N59°23'31"E
12	90°00'00"	20.00	20.00	31.42	28.28	N89°30'00"E
13	90°00'00"	20.00	20.00	31.42	28.28	N00°30'00"W
14	90°00'00"	25.00	25.00	39.27	35.36	N44°55'13"W
15	90°00'00"	25.00	25.00	39.27	35.36	N45°04'13"E
16	89°56'00"	25.00	24.97	39.26	35.33	S44°57'17"E
17	17°52'16"	20.00	17.77	23.95	26.52	N79°53'02"E
18	7°52'16"	20.00	14.23	24.74	23.23	N93°56'26"E
19	90°00'00"	20.00	20.00	31.42	28.28	S52°07'13"W
20	90°00'00"	20.00	20.00	31.42	28.28	N37°52'30"W
21	8°05'10"	20.00	17.44	28.65	26.27	N03°45'25"E
22	32°05'10"	20.00	17.41	28.65	26.27	N85°50'13"E
23	90°00'00"	20.00	20.00	31.42	28.28	N44°56'10"W
24	119°35'08"	20.00	34.35	41.74	34.57	S20°24'13"W
25	133°24'44"	20.00	46.45	46.57	36.74	N2°34'27"E
26	74°43'06"	20.00	14.45	25.02	23.42	N23°24'13"W
27	88°08'20"	20.00	19.26	30.77	27.82	S23°46'15"W
28	103°17'25"	20.00	25.27	36.06	31.37	N66°24'33"E
29	47°16'04"	20.00	8.75	16.45	16.04	S2°39'01"E
30	47°16'04"	20.00	8.75	16.45	16.04	N23°37'03"W
31	26°45'56"	20.00	4.76	9.34	9.26	S77°37'12"W
32	7°20'10"	20.00	12.11	21.76	20.70	S58°45'15"E
33	76°15'14"	20.00	15.76	26.62	24.76	N72°10'22"W

**CENTERLINE CURVE DATA**

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
1	76°55'20"	20.00	15.70	26.62	24.70	N2°24'00"E
2	39°53'12"	20.00	17.05	28.24	25.95	N88°17'42"W
3	80°53'12"	20.00	17.05	28.24	25.95	S07°24'18"E
4	47°16'04"	20.00	8.75	16.50	16.04	N71°25'02"W
5	47°16'04"	20.00	8.75	16.50	16.04	S24°12'58"E
6	90°00'00"	17.50	17.50	27.49	24.75	S 58°40' E
7	90°00'00"	20.00	20.00	31.42	28.28	N59°01'20"E
8	86°18'12"	20.00	18.75	30.13	27.36	N52°52'05"E
9	47°16'04"	20.00	8.75	16.50	16.04	S82°36'58"W
10	89°02'14"	20.00	18.34	29.69	27.04	S46°51'56"W
11	89°02'14"	20.00	18.34	29.69	27.04	S38°10'48"E
12	74°43'14"	20.00	16.26	26.07	24.27	S08°22'23"W

**CURVE RETURN DATA**

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
1	55°09'15"	250.00	130.60	240.70	231.51	N35°36'15"E
2	34°07'14"	250.00	76.74	148.91	146.72	N25°05'10"E
3	21°02'10"	250.00	46.42	91.79	91.27	N52°40'05"E
4	56°03'14"	150.00	79.86	146.75	140.98	N35°09'20"E
5	42°01'20"	150.00	58.06	110.80	108.30	N42°01'30"E
6	39°42'12"	150.00	18.07	35.97	35.88	N1°59'14"E
7	65°42'10"	150.00	96.86	172.01	162.74	N25°33'55"W
8	21°36'12"	150.00	28.62	56.56	56.23	N03°40'41"W
9	44°05'14"	150.00	60.75	115.44	112.62	N36°31'46"W
10	39°21'20"	200.00	71.52	137.38	134.69	N38°54'00"W
11	26°16'14"	260.00	60.69	119.24	118.20	N32°01'40"W
12	45°34'13"	180.00	75.61	143.16	139.42	N22°42'53"W
13	45°34'13"	278.64	117.05	221.62	215.82	N67°17'07"E
14	44°29'10"	97.50	39.87	75.70	73.31	S22°15'13"W



**Notes:**

- All lots have a 10' planting and utility easement along all street frontage (except 28 Road x F 3/4 Road)
- All easements shown are for utility, drainage and irrigation (widths noted).

# PHEASANT RUN, SPRING VALLEY- FILING NO. SIX

**KNOW ALL MEN BY THESE PRESENTS:**

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

Commencing at the NE Corner of the SE 1/4 SE 1/4 of said Section 1; Thence N 00° 00' 13" E along the east line of the NE 1/4 SE 1/4 of said Section 1 a distance of 302.57 feet to the NE corner of Pheasant Run Spring Valley Filing No. Five, said corner also being the TRUE POINT OF BEGINNING; Thence along the northerly boundary of said Pheasant Run Spring Valley Filing No. Five by the following seven (7) courses and distances: (1) N 89° 46' 00" W 367.46 feet; (2) S 00° 14' 00" W 30.00 feet; (3) N 89° 46' 00" W 188.73 feet; (4) N 07° 29' 50" E 56.82 feet; (5) N 72° 29' 12" W 160.88 feet; (6) N 81° 58' 40" W 435.00 feet; (7) S 08° 01' 20" W 90.00 feet to a point on the northerly and easterly boundary of Spring Valley Filing No. Four; Thence along said northerly and easterly boundary of Spring Valley Filing No. Four by the following three (3) courses and distances: (1) N 81° 58' 40" W 60.00 feet; (2) N 08° 01' 20" E 72.72 feet; (3) N 81° 58' 40" W 127.56 feet; Thence N 00° 00' 59" E along the west lines of the NE 1/4 SE 1/4 and the SE 1/4 NE 1/4 of said Section 1 a distance of 2196.79 feet to the NW corner of the SE 1/4 NE 1/4 of said Section 1; Thence S 89° 55' 47" E along the north line of the SE 1/4 NE 1/4 of said Section 1 a distance of 1320.73 feet to the NE corner SE 1/4 NE 1/4 of said Section 1; Thence S 00° 00' 13" W along the east line of the SE 1/4 NE 1/4 of said Section 1 a distance of 1322.10 feet to the E 1/4 corner of said Section 1; Thence continuing S 00° 00' 13" W along the east line of the NE 1/4 SE 1/4 of said Section 1 a distance of 1019.84 feet to the TRUE POINT OF BEGINNING, containing 69.437 acres.

That said owner has caused the said real property to be laid out and surveyed as Pheasant Run, Spring Valley Filing No. Six, 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 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.

Owner, in recording the plat of Spring Valley, Filing #5, has designated certain areas of land in Spring Valley Filing #5 as Common Area for the common use and enjoyment of the homeowners in Spring Valley Filing #4, Spring Valley Filing #5, Pheasant Run, Spring Valley Filing #6 and any and all properties 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 1122 at Page 964, reception number 1143899, as amended by Amended Declaration of Covenants, Conditions and Restrictions, dated October 20, 1977, and recorded with the Clerk and Recorder of Mesa County, Colorado on October 20, 1977 in Book 1124 at Page 107, as amended by Annexation to Declaration of Covenants, Conditions and Restrictions dated February 9, 1978 and recorded with the Clerk and Recorder of Mesa County, Colorado, as amended to 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").

Owner, in recording this plat of Pheasant Run, Spring Valley Filing No. Six has designated all water of the Grand Valley Water Users Association appertenant to the properties contained herein to be held in trust for the benefit of the owners of Spring Valley, Filing #4, Spring Valley Filing #5, Pheasant Run, Spring Valley Filing No. Six 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 actual use and enjoyment of the owners of Spring Valley Filing #4, Spring Valley Filing #5, Pheasant Run, Spring Valley Filing No. Six 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 owner, S.D. 76, a joint venture by Barru Homes, Inc. and Discovery 76 Corporation, has caused these names to be hereunto subscribed this 14th day of MARCH A.D., 1978.

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

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

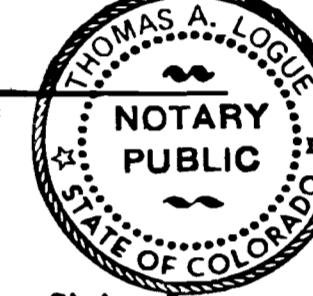
William H. Nelson  
William H. Nelson, Secretary  
Barru Homes, Inc.

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

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 14th day of MARCH 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 Holling, Secretary of Discovery 76 Corporation.

Witness my hand and official seal.  
My commission expires: Aug 9th 1981

Thomas A. Logie  
Notary Public  


**CITY APPROVAL**

This plat of Pheasant Run, Spring Valley Filing No. Six, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved on this 9th day of April A.D., 1978.

James E. Wysocki  
City Manager

Karl W. Johnson  
President of Council

Frank Amundson  
Chairman, Grand Junction City Planning Commission

John A. H. H. H.  
Director of Development

Ronald P. Rich  
Grand Junction City Engineer

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 1:07 o'clock P.M., this 18 day of May A.D., 1978 and is duly recorded in Plat Book 12, Page 164+165

Carl Sawyer  
Clerk and Recorder

Deputy

Fees: 20.00

**SURVEYORS CERTIFICATE**

I, James T. Patty Jr., do hereby certify that the accompanying plat of Pheasant Run, Spring Valley Filing No. Six, a subdivision of the City of Grand Junction, County of Mesa, 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



