

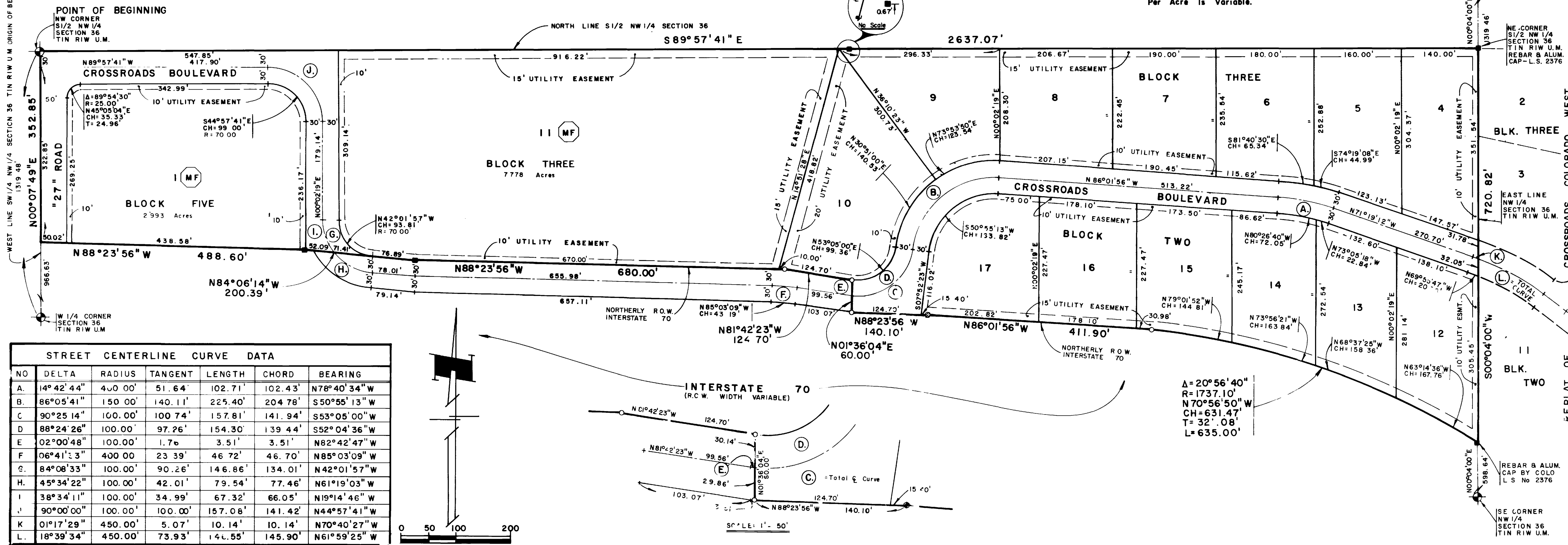
# CROSSROADS COLORADO WEST FILING NO. TWO

### LEGEND

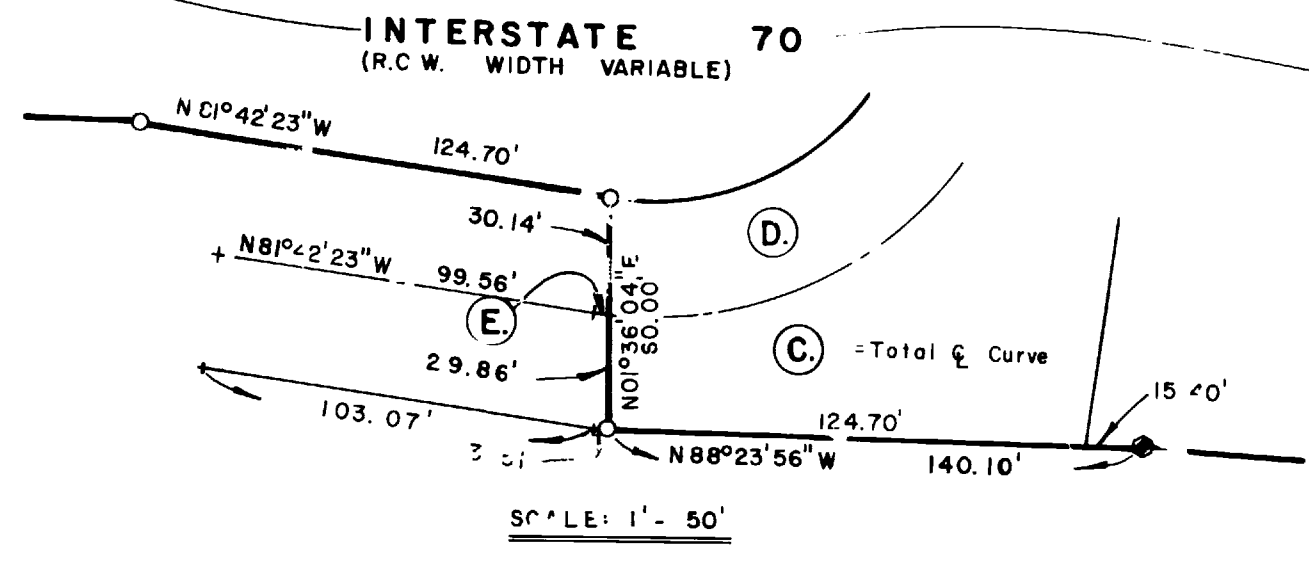
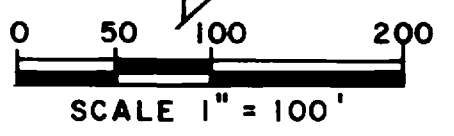
- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar & Monument Cap Set In Concrete
- Indicates 5/8" Rebar & Monument Cap Found
- ⊕ Indicates 5/8" Rebar & Monument Cap At All Lot Corners
- Indicates 1-70 R.O.W. & Marker Found
- MF All Multi-Family Lots Are To Be Developed Through County Processes And Regulations. Number Of Units Per Acre Is Variable.

### AREA QUANTITIES

Total Acres In Lots	23.297 Ac.	or	84.52%
Total Acres In Road R.O.W.	4.266 Ac.	or	15.48%
Total Acres	27.563 Ac.	or	100.00%
Total No. of Lots =	15		



NO	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A.	14°42'44"	400.00'	51.64'	102.71'	102.43'	N78°40'34"W
B.	86°05'41"	150.00'	140.11'	225.40'	204.78'	S50°55'13"W
C.	90°25'14"	100.00'	100.74'	157.81'	141.94'	S53°05'00"W
D.	88°24'26"	100.00'	97.26'	154.30'	139.44'	S52°04'36"W
E.	02°00'48"	100.00'	1.76'	3.51'	3.51'	N82°42'47"W
F.	06°41'33"	400.00'	23.39'	46.72'	46.70'	N85°03'09"W
G.	84°08'33"	100.00'	90.26'	146.86'	134.01'	N42°01'57"W
H.	45°34'22"	100.00'	42.01'	79.54'	77.46'	N61°19'03"W
I.	38°34'11"	100.00'	34.99'	67.32'	66.05'	N19°14'46"W
J.	90°00'00"	100.00'	100.00'	157.08'	141.42'	N44°57'41"W
K.	01°17'29"	450.00'	5.07'	10.14'	10.14'	N70°40'27"W
L.	18°39'34"	450.00'	73.93'	144.55'	145.90'	N61°59'25"W



Δ = 20°56'40"  
R = 1737.10'  
N70°56'50"W  
CH = 631.47'  
T = 32'.08"  
L = 635.00'

This plat of record was prepared and filed in the office of the City of Grand Junction, County of Mesa, State of Colorado, and accepted on this 16th day of April, 1980.

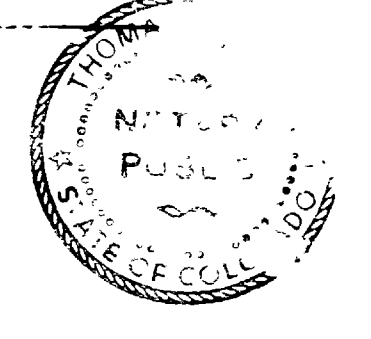
James E. Wyanski, City Manager  
 James J. Dumbly, President of Council  
 Ronald P. Rich, Senior City Planner  
 Clerk and Recorder

STATE OF COLORADO }  
 COUNTY OF MESA } 55  
 RECEPTION No. 1233921  
 I hereby certify that this instrument was filed in my office at 1:30 o'clock P.M. this 10 day of SEPT. A.D., 1980 and is duly recorded in Plat Book 12, Page 299.

Carl Sawyer, Clerk and Recorder  
 Mary Baker, Deputy  
 Fees: 10.00

I, James T. Patten Jr., do hereby certify that the accompanying plat of Crossroads Colorado West Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, as been prepared under my direction and accurately represents a true and correct survey of same.

James T. Patten Jr. 11/8/80  
 Registered Land Surveyor  
 Colorado Registration No. 9960



CROSSROADS COLORADO WEST  
FILING NO. TWO

PARAGON ENGINEERING, INC.  
 P.O. Box 1872  
 1700 Colorado Blvd., Suite 100  
 Grand Junction, Colorado 81501 (303) 243-9988