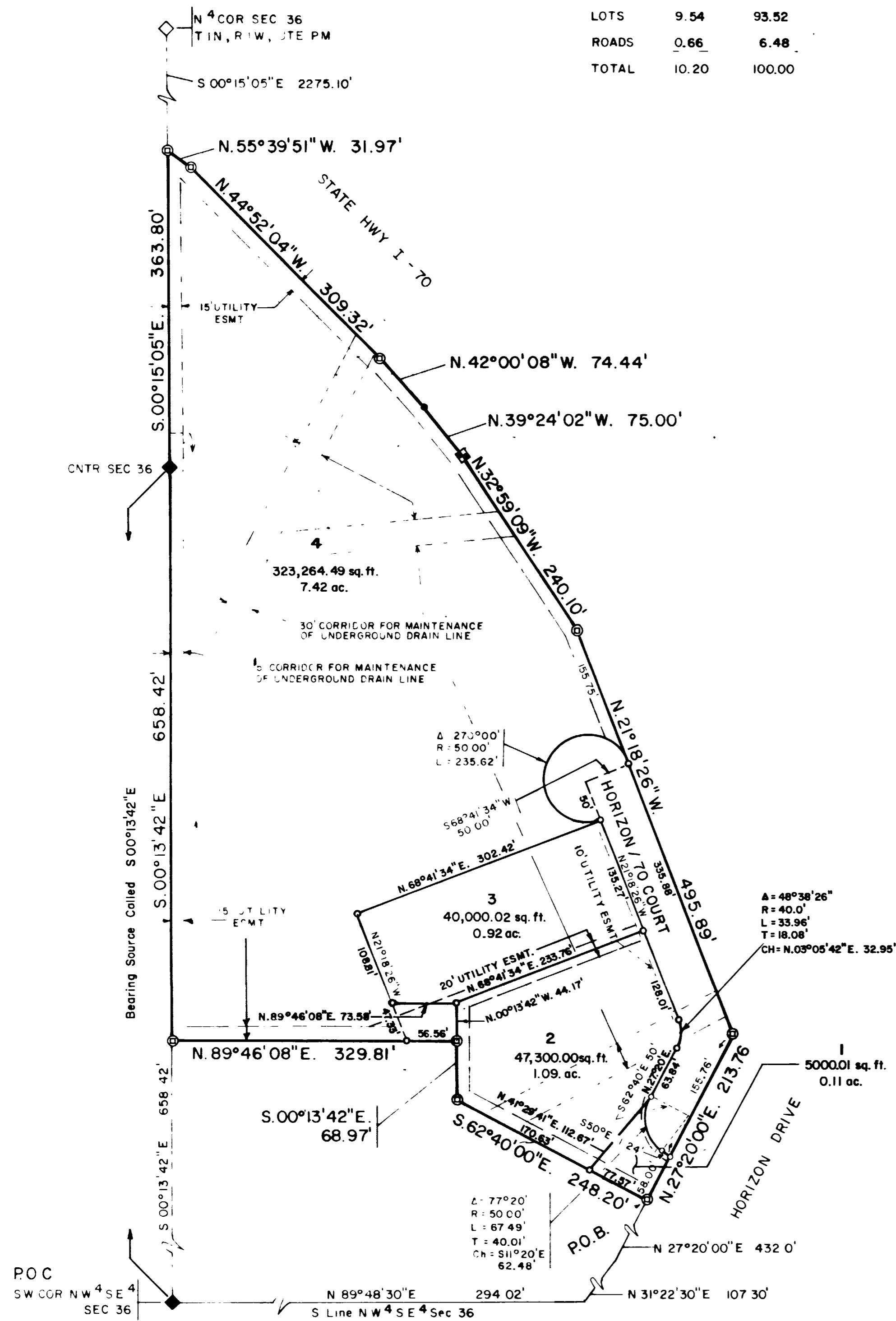


HORIZON / 70

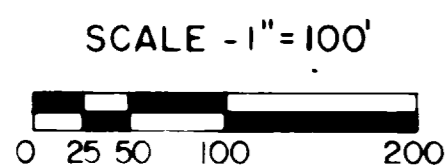
AREA SUMMARY		
	ACRES	%
LOTS	9.54	93.52
ROADS	0.66	6.48
TOTAL	10.20	100.00



Lot 1 shall be subject to the following deed restriction:
Access to said Lot 1 shall be from Lot 2 only and not Horizon / 70 Court.

LEGEND

- ⊕ Found #5 Rebar w/Cap Marker - Armstrong PE LS 11441 Set Same in Conc.
- Set #5 Rebar w/Cap - In Conc.
- Set #5 Rebar w/Cap
- ⊠ Found State Highway R.O.W. Marker
- ◆ Found Mesa County Brass Cap
- ◇ Mesa County Brass Cap Found by Others during Armstrong Survey.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

and John King are
That the undersigned, Jack Treece the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and lying in the W²NE⁴ and in the W²SE⁴ of Section 36, T1N, R1W, of the Ute Meridian, and more particularly described as follows: Commencing at the SW Corner NW⁴SE⁴ Section 36, T1N, R1W of the Ute Meridian; thence N89°48'30"E along the South line of the NW⁴SE⁴ Section 36, 294.02 ft. to a point on the Westerly right of way line of Horizon Drive; thence N31°22'30"E along said right of way 107.3 ft; thence N27°20'00"E along said right of way 432.0 ft. to the true point of beginning; thence N27°20'00"E along said right of way 213.76 ft. to a point on the Southerly right of way line of Highway I-70; thence along the Southerly right of way line of Highway I-70 the following courses: (N21°18'26"W 495.89 ft; thence N32°59'09"W 240.10 ft; thence N39°24'02"W 75.00 ft; thence N42°00'08"W 74.44 ft; thence N44°52'04"W 309.32 ft; thence N55°39'51"W 31.97 ft.) to a point on the West line of the NE⁴ of said Section 36; thence S00°15'05"E, along said West line 363.80 ft. to the SW Corner of the NE⁴ of said Section 36; thence S00°13'42"E along the West line of the NE⁴ of said Section 36, a distance of 658.42 ft. to the NW Corner SW⁴NW⁴SE⁴ of said Section 36; thence N89°46'08"E along the North line of said SW⁴NW⁴SE⁴ 329.81 ft. to the NE Corner of the W²SW⁴NW⁴SE⁴; thence S00°13'42"E along the East line of W²SW⁴NW⁴SE⁴ 68.97 ft; thence S62°40'00"E 248.20 ft. to the true POINT OF BEGINNING, containing 10.20 acres, more or less, as shown by the accompanying plat thereof:

That the said owners have caused the said real property to be laid out and surveyed as HORIZON/70, a subdivision of a part of the City of Grand Junction, County of Mesa:

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser not the City of Grand Junction

IN WITNESS WHEREOF, said owner Jack Treece has caused his name to be hereunto subscribed this 3rd day of August, A.D., 1978.

By Jack Treece
Jack Treece

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 3rd day of August, A.D., 1978, by Jack Treece.
My Commission expires Sept 8, 1978 Witness my hand and official seal. Swann Shultz
Notary Public

IN WITNESS WHEREOF, said owner John King has caused his name to be hereunto subscribed this 2nd day of August, A.D., 1978.

By John King
John King

STATE OF COLORADO)
COUNTY OF EL PASO) ss.

The foregoing instrument was acknowledged before me this 2nd day of August, A.D., 1978, by John King.
My Commission expires Sept 1, 1978 Witness my hand and official seal. Swann Shultz
Notary Public

CITY APPROVAL

This plat of HORIZON/70, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved on this 16th day of August, A.D., 1978.

James E. W. Wacker
City Manager
James Rider
Chairman, Grand Junction, City Planning Commission

Karl M. Johnson
President of Council
Helmut Beaver
Director of Development

Ronald P. Rich
Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss.

I hereby certify that this instrument was filed in my office at 11:10 o'clock A.M., this 16th day of Oct., 1978 A.D., 1978 and is duly recorded in Plat Book 12, Page 76, Rec. # 1173861

Carol Sawyer
Clerk and Recorder

Deputy: _____ Fee \$ 10⁰⁰

SURVEYOR'S CERTIFICATE

I, Luther T. Musgrave, do hereby certify that the accompanying plat of HORIZON/70, 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.

Luther T. Musgrave 9-27-78
Luther T. Musgrave, L.S. 10388

HORIZON / 70		
FINAL PLAT		
FOR: JACK TREECE	SURVEYORS C & M ENGINEERS	SURVEYED BY:
SCALE: 1" = 100'		DRAWN BY: MH
DATE: 8/1/78	GRAND JUNCTION, COLO.	APPROVED BY:
		SHEET NO. 1 OF 1
		FILE NO. 78-06-2