--- MESA COUNTY SURVEY MONUMENT BHASS CAP NE CORNER SECTION 2 A PLAT OF: HORIZON TOWERS A PART OF THE NORTHEAST 1/4, SECTION 2, TOWNSHIP I SOUTH, RANGE I WEST, OF THE UTE MERIDIAN MESA COUNTY, COLORADO REAL PROPERTY SITUATED IN THE NEW OF SECTION 2 TIS RIW UTE PM DATE OF PREPARATION: SEPT. 23, 1983 MESA COUNTY, COLORADO SAID PARCEL BEING SHOWN AND DESCRIBED IN PARTICULAR ON THE BOUNDARY SURVEY PLAT RECORDED IN BOOK 1446 AT PAGE 255 IN THE CLERK & RECORDERS OFFICE, MESA COUNTY, COLORADO. THAT THE SAID OWNER DOES HEREBY DEDICATE AND SET APART THE STREET RIGHT-OF-WAY SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER AND DEDICATE TO THE UTILITY COMPANIES **LEGEND** THOSE PORTIONS OF SAID 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, SANITARY SEWER MAINS, WATER LINES, AND GAS PIPELINES, WITH FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED UTILITY EASEMENTS. O SET #5 REBAR IN CONCRETE W/CAP MARKED "ARMSTRONG ENG 9175" FOUND # 5 REBAR POURED CONCRETE AROUND BY ARMSTRONG & ASSOC. THAT ALL EXPENSE FOR STREET PAVING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER FOR PURCHASER NOT BY THE CITY OF GRAND FOUND MONUMENT AS NOTED. JUNCTION. NOTE: COURSES FOLLOWED BY (R)
ARE FROM PLAT RECORDED IN SAID DEDICATION IS HEREBY INCORPORATED INTO AND MADE A PART OF BOOK 1446 PAGE 255 THIS PLAT. IN WITNESS THERFOF, SAID OWNER, PENNER-FRANTS & FOUND *5 REBAR W/ALUMINUM CAP LS 17491 CC., HAS CAUSED HIS NAME TO HEREUNTO SUBSCRIBED THIS

September 29 DAY OF _____, A.D., 1983 STATE OF COLORADO THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

29th DAY OF Section A.D., 1983. WITNESS MY HAND MY COMMISSION EXPIRES AND OFFICIAL SEAL NOTARY PUBLIC AVE 1745 20. Warren ave Englander CO 80110 R O.W. CURVE DATA Δ= 113° 44' 00" R# 20 00' L = 39.70' SUBDIVISION APPROVAL T = 30.64 CHORD = 33.50' THIS PLAT OF HORIZON TOWERS, A BUBDIVISION WITHIN THE CITY OF CHORD BRG + \$56947 '00"E GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO WAS APPROVED DAY OF MOVEMBOY A.D., 1983. 5 UTILITY EASEMENT 5 REBAR . S89°52'40"W 260.00' (R) FOUND #5 REBAR W/ALUMINUM CAP LS 17491 · 0 JCT. PLANNING COMMISSION CLERK & RECORDER CERTIFICATE STATE OF COLORADO COUNTY OF MESA I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ROW CURVE DATA Gross Area .5.28 Ac. ± Δ = 28° 37 31" IS 0°05'00"W 79.37'(R) Dedicated Right-of-Way Area 0.12 Ac = R = 904 93 260.00' (R) 5.16 Ac.* Net Area T = 230 88 CHORD - 447 42 # 5 REBAR CHORD BRG : \$ 52 02'15 "W 5' UTILITY EASEMENT FOUND 11/2" IRON PIPE 5 x 6 CONCRETE SIPHON BOX MIDWAY AVENUE 20' UTILITY EASEMENT 15' UTILITY ESMT -OPEN CONCRETE IRRIGATION DITCH 45 REBAR AND MELTED CAP GRAVEL LANDSCAPING DEDICATED RIGHT-OF-WAY 2032 Sa Ff MIIIIIIIIIIII 40 00' (R) 589°52'40"W S89°52'40"W 224.00' (R) EASEMENT ASPHALT PARKING LOT FOUND #5 REBAR W/PLASTIC CAP LS 2729 S 89°52'40" W 704.35' (R) S 0° 05' 00"W 30.00' (R) #5 REBAR AND ALLOY CAP PK NAIL & WASHER IN ASPHALT L S. #10057 -STAMPED GALL S NO. 17491 OWNED & DEVELOPED BY: Penner + Frantz & Company 1795 West Warren Englewood, Colorado 80110 (303) 935-3591 MESA COUNTY SURVEY MONUMENT ENGINEER Armstrong & Assoc. Inc. 861 Rood Avenue SURVEYOR'S CERTIFICATE Grand Junction, Colorado 81501 1, JANES RAYLIA a registered land surveyor in the State of Colorado, do hereby certyle the same and account represents a field survey of the same (303) 245 - 3861 BOUNDARY SURVEY BY: Gingery & Assoc. L.S. 17419 Recorded in Book 1446, Page 255 Mesa County, Colorado Clerk & Recorder Office 1 = 50 HORIZON TOWERS ARMSTRONG & ASSOCIATES, INC. 861 ROOD AVENUE GRAND JUNCTION, CO. (303)245-3861 01078401.tif 834099