

COLONY PARK, FILING NO 2 A REPLAT OF A PORTION OF COLONY PARK, FILING NO 1, SECTION 10, T 1 S, R 1 W, UTE MERIDIAN

DESCRIPTION OF COLONY PARK, FILING NO. 2 A REPLAT OF A PORTION OF COLONY PARK, FILING NO 1

Colony Park Filing No 2 consisting of Block I and Cider Mill Road together in the E 1/2 of the NW 1/4 of the NE 1/4 of Section 10 Township 1 South Range 1 West of the Ute Meridian City of Grand Junction County of Mesa State of Colorado more fully described as follows

Beginning at the northeasterly corner of Colony Park Filing No 2 whence the 1/4 corner a Mesa County Survey Marker common to Sections 3 and 10 T 1 S R 1 W U M bears N 85 02 08 W 87131 feet with the Section line between Sections 3 and 10 between the 1/4 corner and Section corner at 2 3 10 11 considered to bear N 89 58 25 W and with all bearings listed herein relative thereto

- 1 Thence S 00 01 35 W 296 40 feet
- 2 Thence southeasterly 29 37 feet along the arc of a circular curve concave to the northeast with a radius of 38 00 feet a delta of 44 16 56 and a chord bearing S 22 06 53 E 28 64 feet
- 3 Thence southerly 77 29 feet along the arc of a circular curve concave to the west with a radius of 50 00 feet a delta of 88 33 52 and a chord bearing S 00 01 35 W 69 8 feet
- 4 Thence southwesterly 29 37 feet along the arc of a circular curve concave to the southeast with a radius of 38 00 feet a delta of 44 16 56 and a chord bearing S 22 10 03 W 28 64 feet
- 5 Thence S 00 01 35 W 3 78 feet
- 6 Thence N 89 58 31 W 50 00 feet
- 7 Thence N 00 01 35 E 3 78 feet
- 8 Thence northwesterly 29 37 feet along the arc of a circular curve concave to the southwest with a radius of 38 00 feet a delta of 44 16 56 and a chord bearing N 22 06 53 E 28 64 feet
- 9 Thence northerly 77 29 feet along the arc of a circular curve concave to the east with a radius of 50 00 feet a delta of 88 33 52 and a chord bearing N 00 01 35 E 69 82 feet
- 10 Thence northeasterly 15 74 feet along the arc of a circular curve concave to the northwest with a radius of 38 00 feet a delta of 23 43 42 and a chord bearing N 32 26 40 E 15 63 feet
- 11 Thence N 89 58 25 W 31 22 feet
- 12 Thence N 00 01 35 E 3 00 feet
- 13 Thence N 89 58 25 W 124 96 feet
- 14 Thence N 00 01 17 E 306 74 feet
- 15 Thence S 89 58 25 E 208 62 feet to the Point of Beginning

Block I and Cider Mill Road together as described above contains 1679 acres more or less

That said owner does hereby dedicate the streets shown in the plat shown hereon to the City of Grand Junction on behalf of the public forever and does hereby dedicate those portions of Block I Colony Park Filing No 2 which are labeled as Access Drivage and Utility Easements in the Plat shown hereon are dedicated to the City of Grand Junction in behalf of the Public Utility Companies and the Public as perpetual easements for the installation and maintenance of utility access and drainage facilities including but not limited to transmission lines electric lines gas lines water lines sewer lines and telephone lines together with the right to trim interfering trees and brush and with the perpetual right of ingress and egress for installation of such facilities and those areas labeled Open Space in the Plat shown hereon are hereby dedicated to the owners of the property within Block I Colony Park Filing No 2 for recreational and aesthetic purposes as determined appropriate by said owners Said easements and rights shall be utilized in a reasonable prudent manner

IN WITNESS WHEREOF I hereunto set my hand this 17 day of April AD 1992

George D Young  
George D Young

ACKNOWLEDGEMENT OF OWNERSHIP

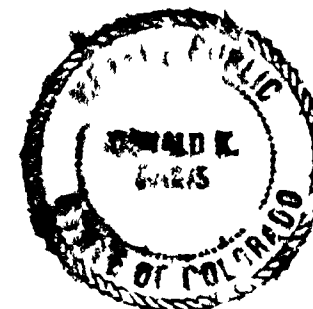
State of Colorado )  
County of Mesa )

On this 17 day of April AD 1992 before me the undersigned officer personally appeared George D Young and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained

IN WITNESS WHEREOF I hereunto affix my hand and official seal  
My commission expires Aug. 24, 1993

Donald K Paris  
Notary Public

521 Reed Ave, Grand Jet, Colo.  
Address



CITY APPROVAL

Colony Park Filing No 2 A Replat of a Portion of Colony Park Filing No 1 located in E 1/2 of the NW 1/4 of the NE 1/4 of Section 10 T 1 S R 1 W U M City of Grand Junction County of Mesa State of Colorado is approved and accepted on this 8 day of AUGUST AD 1991

James L Shamba  
City Manager

OCUSLD  
President of the Grand Junction City Council

John E Glavin  
Chairman of the Grand Junction City Planning Commission

Samuel Beaudin  
City Planning Director

Jerry Don Newton  
City Engineer

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado )  
County of Mesa )

I hereby certify that Colony Park Filing No 2 A Replat of a Portion of Colony Park Filing No 1 Section 10 T 1 S R 1 W Ute Meridian was filed for record in the office of the County Clerk and Recorder of Mesa County at 12 44 P M on the 23rd day of April AD 1992 in Book No 14 Page No 4445 Reception No 160014 Drawer # 236 Fee \$ 20 00

Monika Todd  
Mesa County Clerk and Recorder

Jasmine Martin  
Deputy

CERTIFICATE OF OWNERSHIP AND DEDICATION

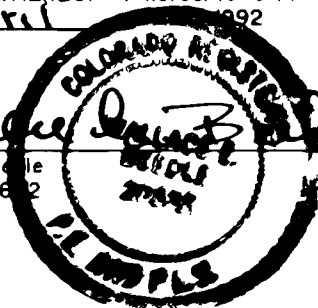
KNOW ALL MEN BY THESE PRESENTS that George D Young being the owner in fee simple of Colony Park Filing No 2 A Replat of a Portion of Colony Park Filing No 1 Section 10 Township 1 South Range 1 West Ute Meridian City of Grand Junction County of Mesa State of Colorado does hereby Replat said real property in accordance with the Replat shown hereon and that said owner has caused the said real property to be layed out and surveyed as Colony Park Filing No 2 a subdivision of a part of the City of Grand Junction County of Mesa Colorado

SURVEYOR'S CERTIFICATE

I Wallace E Beedle a Professional Land Surveyor licensed under the laws of the State of Colorado do hereby certify that Colony Park Filing No 2 A Replat of a Portion of Colony Park Filing No 1 Section 10 T 1 S R 1 W Ute Meridian shown hereon has been prepared under my direct supervision and accurately represents a survey conducted under my direct supervision This survey complies with applicable requirements of the Zoning and Development Code of the City of Grand Junction and applicable laws and regulations of the State of Colorado to the best of my knowledge and belief

IN WITNESS WHEREOF I hereunto affix my hand and official seal this 8 day of April 1992

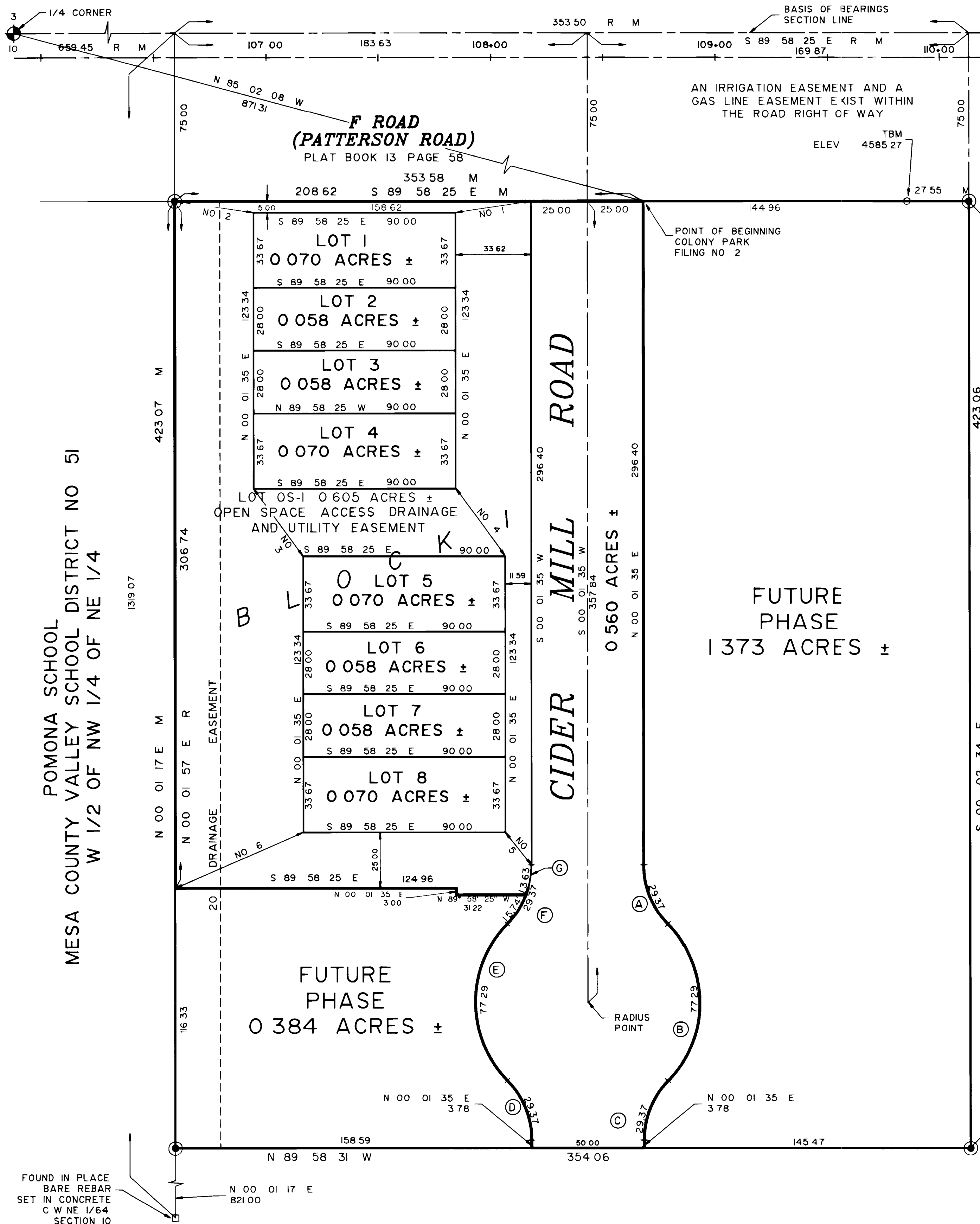
Wallace E Beedle  
Wallace E Beedle  
P L S No 2082



COLONY PARK FILING NO 2 A REPLAT OF A PORTION OF COLONY PARK, FILING NO 1, LOCATED IN E 1/2 NW 1/4 NE 1/4 OF SECTION 10, T 1 S, R 1 W, UTE MERIDIAN, MESA COUNTY, COLORADO			
BANNER ASSOCIATES INC GRAND JUNCTION COLORADO			
SCALE	JOB NO	DATE	SHEET NO
NTS	8239-01	3 13-92	1 of 2

REVISIONS REVIEW COMMENTS 4 13 92 FJK WEB W.E.B.  
REVISIONS REVIEW COMMENTS 4 07 92 RLC WEB W.E.B.  
REVISIONS REVIEW COMMENTS 3 25 92 FJK WEB W.E.B.

COLONY PARK, FILING NO 2 A REPLAT OF A PORTION OF COLONY PARK, FILING NO 1, SECTION 10, T1 S, R1 W, UTE MERIDIAN



**TABLE OF LOT CORNER TIES**

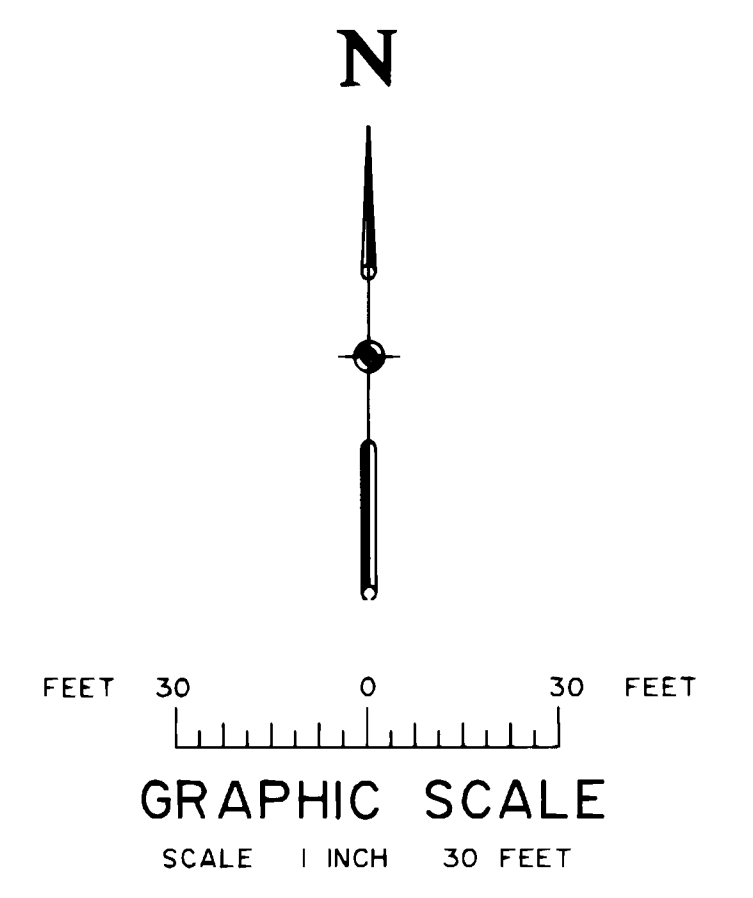
NO 1	N 81 34 06 E	33 99
NO 2	N 81 50 37 W	35 36
NO 3	S 36 12 54 E	37 27
NO 4	S 36 12 54 E	37 27
NO 5	S 38 18 16 E	18 69
NO 6	S 66 20 50 W	62 25

**COLONY PARK, FILING NO 2  
TABLE OF AREAS**

LOTS 1 TO 8 BLOCK 1	0 512 ACRES ±
CIDER MILL ROAD	0 560 ACRES ±
LOT 05-1 BLOCK 1	0 607 ACRES ±
TOTAL	1 679 ACRES ±

**CUL-DE-SAC DATA  
(ON THE PROPERTY LINE)**

(A)	Δ = 44 16 56	R = 38 00	L = 29 37	T = 15 46	C = 28 64	CB = S 22 06 53 E
(B)	Δ = 88° 33 52	R = 50 00	L = 77 29	T = 48 76	C = 69 82	CB = S 00 01 35 W
(C)	Δ = 44 16 56	R = 38 00	L = 29 37	T = 15 46	C = 28 64	CB = S 22 10 03 W
(D)	Δ = 44 16 56	R = 38 00	L = 29 37	T = 15 46	C = 28 64	CB = N 22 06 53 W
(E)	Δ = 88 33 52	R = 50 00	L = 77 29	T = 48 76	C = 69 82	CB = N 00 01 35 E
(F)	Δ = 28° 29 26	R = 38 00	L = 18 90	T = 9 65	C = 18 70	CB = N 30 03 48 E
(G)	Δ = 15 47 30	R = 38 00	L = 10 47'	T = 5 27'	C = 10 44	CB = N 07 55 20 E



- LEGEND**
- SET THIS SURVEY 5/8 REBAR WITH 1 1/2 DIAMETER ALUMINUM CAP MARKED BANNER INC 20632
  - ⊕ FOUND M C S M MONUMENT 3 BRASS TABLET IN MONUMENT BOX
  - FOUND IN PLACE REBAR WITH CAP MARKED LS 24943
  - MONUMENT FOUND IN PLACE AS DESCRIBED
  - ⊙ INDICATES MONUMENT IS SET IN CONCRETE
  - R DIMENSION OF RECORD
  - M DIMENSION MEASURED THIS SURVEY

- NOTES**
- BASIS OF BEARINGS THE SECTION LINE BETWEEN THE 1/4 CORNER TO SECTIONS 3 AND 10 AND THE SECTION CORNER AT 2 3 10 II BOTH T1 S R1 W U M WHICH HAS A BEARING (OF RECORD) OF S 89 58 25 E EACH CORNER IS MARKED BY A MESA COUNTY SURVEY MONUMENT
  - SEA LEVEL DATUM BASED ON MESA COUNTY BM # 30 ON TOP OF BRASS CAP AT SECTION CORNER TO 2 3 10 II ELEVATION GIVEN AS 4607.326
  - COLONY PARK FILING NO 1 WAS FILED FOR RECORD WITH THE MESA COUNTY CLERK AND RECORDER IN PLAT BOOK 13 PAGE 58
  - RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS CONDUCTED BY ABSTRACT AND TITLE COMPANY OF MESA COUNTY INC GRAND JUNCTION COLORADO

WALLACE BRIDLE  
20632  
April 15, 1992

NOTICE ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON A DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**COLONY PARK, FILING NO 2 A REPLAT OF A PORTION OF COLONY PARK FILING NO 1, LOCATED IN E 1/2, NW 1/4, NE 1/4 OF SECTION 10, T1 S, R1 W UTE MERIDIAN, MESA COUNTY, COLORADO**

BANNER ASSOCIATES INC  
GRAND JUNCTION COLORADO

SCALE	JOB NO	DATE	SHEET NO
1" = 30	8239-01	3 13-92	2 of 2

REVISIONS	REVIEW COMMENTS	4 13 92	FJK	WEB
REVISIONS	REVIEW COMMENTS	4 07 92	RLC	WEB
REVISIONS	REVIEW COMMENTS	3 25 92	FJK	WEB

WLB  
bLB  
WLB