

HORIZON GLEN SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, S.L. VENTURES, INC., A COLORADO CORPORATION IS THE OWNER OF THAT REAL PROPERTY LOCATED IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, AND BEING SITUATED IN THE SE 1/4 NE 1/4 SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN AS SHOWN ON THE ACCOMPANYING PLAT, SAID PROPERTY BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF FOSTER SUBDIVISION, (WHICH IS ALSO THE NORTHWEST CORNER OF THE SE 1/4 NE 1/4 OF SECTION 2) AND ASSUMING THE NORTH LINE OF THE SE 1/4 NE 1/4 OF SECTION 2 TO BEAR N 89°54'27" E, WITH ALL BEARING HEREIN RELATIVE THERETO; THENCE N 00°14'24" E 150.00 FEET; THENCE S 89°58'54" E 136.10 FEET; THENCE S 81°53'50" E 315.33 FEET; THENCE S 26°45'24" W 117.56 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF FOSTER SUBDIVISION; THENCE N 89°54'27" E 74.25 FEET ALONG THE NORTH LINE OF THE SE 1/4 NE 1/4 OF SECTION 2; THENCE S 00°05'34" E 145.00 FEET; THENCE S 35°39'47" W 153.42 FEET; THENCE S 00°09'39" W 60.60 FEET; THENCE N 89°53'27" E 870.51 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 27 ROAD; THENCE FOLLOWING SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT A DISTANCE OF 75.88 FEET (SAID CURVE HAVING A RADIUS OF 191.00 FEET, A DELTA ANGLE OF 22°45'42", THE CHORD OF WHICH BEARS S 40°31'56" W 75.38 FEET) TO INTERSECT THE NORTH RIGHT-OF-WAY LINE OF HORIZON DRIVE; THENCE S 66°17'20" W 956.86 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF HORIZON DRIVE; THENCE S 26°30'01" W 222.03 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N 89°57'40" W 227.58 FEET; TO INTERSECT THE WEST LINE OF THE SE 1/4 NE 1/4 SECTION 2; THENCE N 00°01'17" E 968.48 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 14.23 ACRES MORE OR LESS.

THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS HORIZON GLEN SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, STATE OF COLORADO.

THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND RIGHTS OF WAY AS SHOWN ON THE ACCOMPANYING PLAT TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY DEDICATES TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC 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, IRRIGATION 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 AND MAINTENANCE OF SUCH LINES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER.

THAT ALL EXPENSES FOR STREET PAVING OR IMPROVEMENTS SHALL BE FURNISHED BY THE SELLER OR PURCHASER, NOT THE CITY OF GRAND JUNCTION.

THE UNDERSIGNED, IN RECORDING THE ACCOMPANYING PLAT DESIGNATES TRACT "A" AS A PRIVATE COMMON OPEN SPACE FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN HORIZON GLEN SUBDIVISION AND ANY AND ALL PROPERTIES HEREAFTER ANNEXED TO AND BROUGHT UNDER THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS DATED 1991, AND RECORDED WITH THE CLERK AND RECORDER OF MESA COUNTY, COLORADO ON 1991, IN BOOK PAGE RECEPTION NO. (HEREINAFTER REFERRED TO AS THE DECLARATION). THE DESIGNATED PRIVATE COMMON OPEN SPACE IS NOT TO BE FOR USE BY THE GENERAL PUBLIC.

SAID DECLARATION IS HEREBY INCORPORATED INTO AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 21st DAY OF October A.D., 1991

S.L. VENTURES, INC., A COLORADO CORPORATION
William E. Foster II
WILLIAM E. FOSTER II, PRESIDENT

Timothy E. Foster
TIMOTHY E. FOSTER, SECRETARY

STATE OF COLORADO }
COUNTY OF MESA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF October A.D., 1991, BY WILLIAM FOSTER II, PRESIDENT AND TIMOTHY E. FOSTER, SECRETARY, S.L. VENTURES, INC.

Notary Public
MY COMMISSION EXPIRES

Cathleen Amigosa
NOTARY PUBLIC

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:05 O'CLOCK P.M. THIS 6th DAY OF November A.D., 1991, AND IS DULY RECORDED IN PLAT BOOK NO. 11, PAGE 23-24-25

CITY APPROVAL

THIS PLAT OF HORIZON GLEN SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS 5th DAY OF November, 1991

David J. ...
CITY MANAGER
Samuel ...
DIRECTOR OF DEVELOPMENT

John ...
PRESIDENT OF COUNCIL
Jerry ...
CITY ENGINEER

Monika Todd
CHAIRMAN, PLANNING COMMISSION
by *Shirley Howard* Deputy

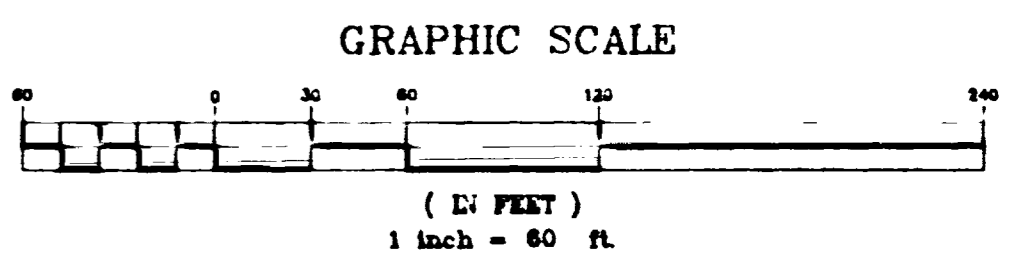
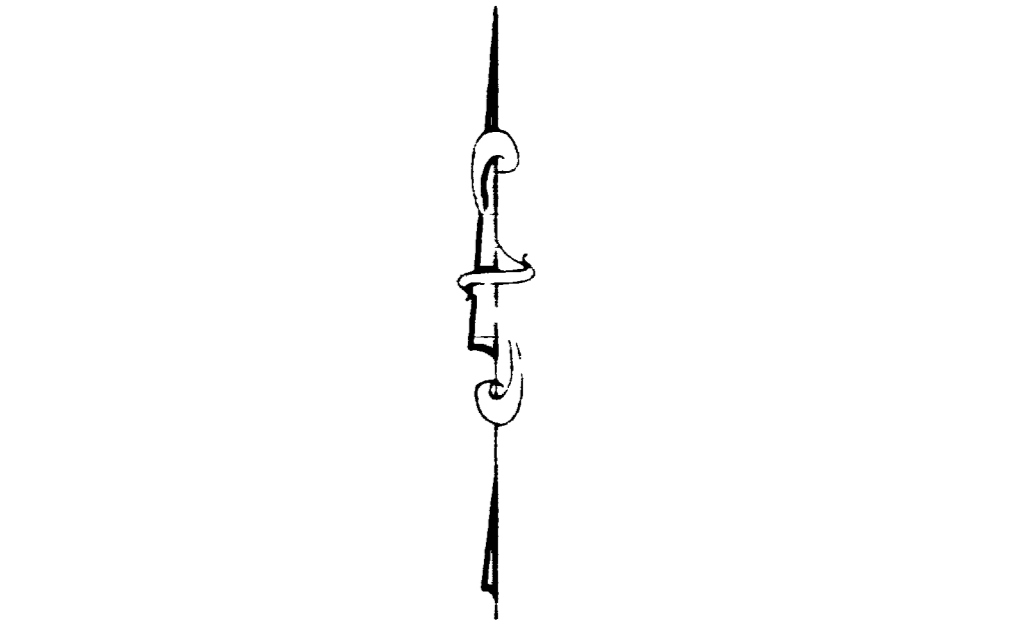
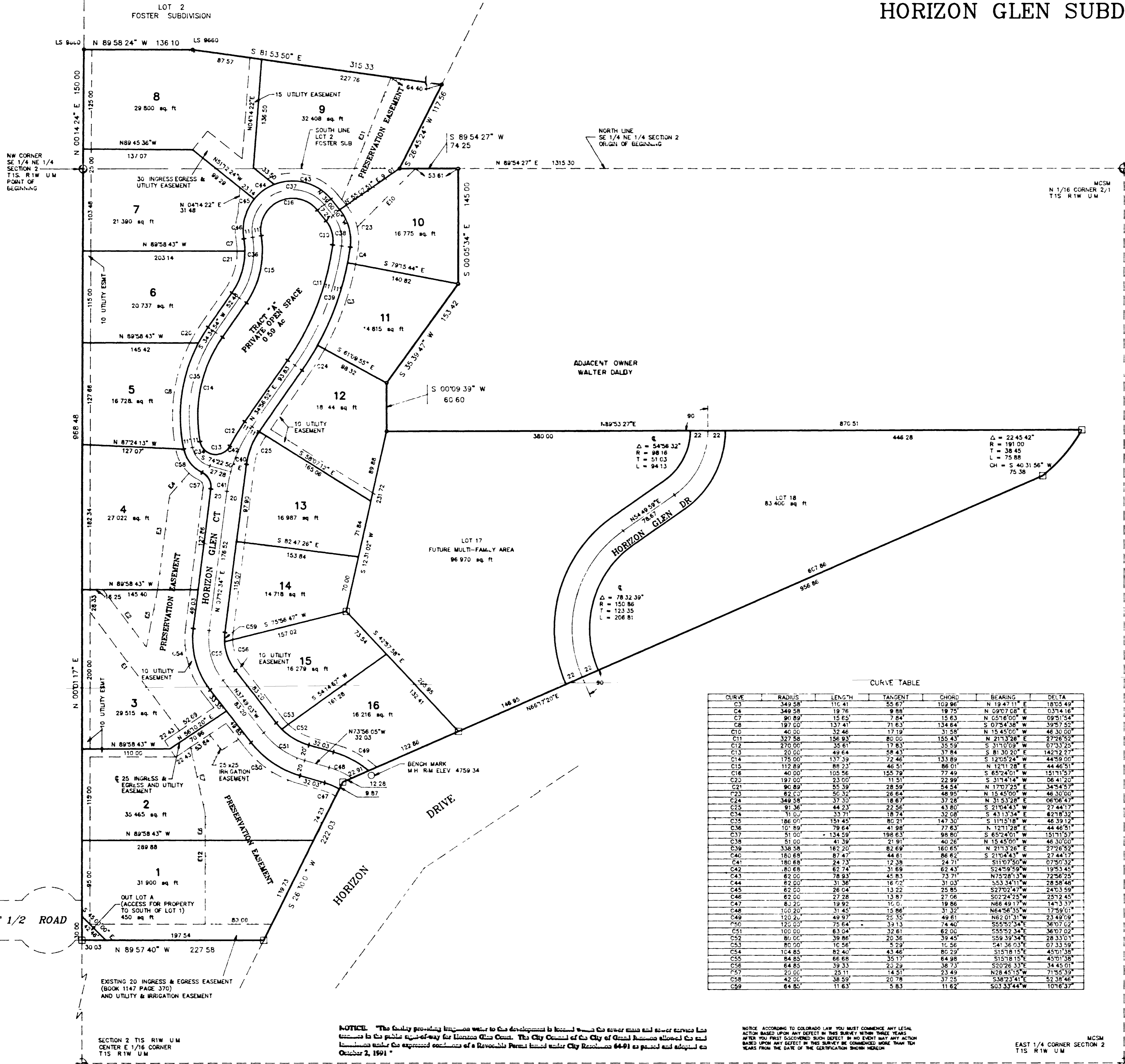
SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, CERTIFY THAT THE ACCOMPANYING PLAT OF HORIZON GLEN SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE AND APPLICABLE LAWS OF THE STATE OF COLORADO.

Dennis W. Johnson
DENNIS W. JOHNSON,
REGISTERED PROFESSIONAL LAND SURVEYOR L.S. 16835
DATE 10-18-91



HORIZON GLEN SUBDIVISION



BASIS OF BEARINGS

BASIS OF BEARINGS ASSUME THE BEARING ALONG THE NORTH LINE OF THE SE 1/4 NE 1/4 OF SECTION 2 BETWEEN THE NE 1/16 CORNER WHICH IS A 1988 BLM ALUMINUM PIPE, AND THE MCSM FOR THE NORTH 1/16 CORNER ON THE EAST BOUNDARY OF SECTION 2 TO BEAR N 89°54'27" E

LEGEND

- MESA COUNTY SURVEY MONUMENT
- FOUND SURVEY MONUMENT
- SET REBAR & ALUMINUM CAP SET IN CONCRETE BY PLS 16835
- SET #5 REBAR AND CAP AT ALL LOT CORNERS LS 16835

AREA SUMMARY

AREA IN LOTS = 12.38 ACRES

AREA IN ROAD = 1.26 ACRES

AREA IN PRIVATE OPEN SPACE = .59 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	349.58	110.41	55.67	109.96	N 19°47'11" E	18°05'49"
C4	349.58	19.76	9.88	19.75	N 09°07'08" E	03°14'16"
C7	90.89	15.85	7.84	15.63	N 05°16'00" W	09°51'54"
C8	197.00	137.41	71.63	134.84	S 07°54'38" W	39°57'52"
C10	40.00	32.46	17.19	31.58	N 15°45'00" W	46°30'00"
C11	327.58	156.93	80.00	155.43	N 21°13'28" E	27°26'52"
C12	270.00	35.61	17.83	35.59	S 31°10'09" W	07°33'25"
C13	20.00	49.64	58.43	37.84	S 81°30'20" E	142°12'27"
C14	175.00	137.39	72.46	133.89	S 12°05'24" W	44°59'00"
C15	112.89	88.23	46.51	86.01	N 12°11'28" E	44°46'51"
C16	40.00	105.56	155.79	77.49	S 65°24'01" W	151°11'57"
C20	197.00	23.00	11.51	22.99	S 31°14'14" W	06°41'20"
C21	90.89	55.39	28.59	54.54	N 17°07'25" E	34°54'57"
C23	62.00	50.32	26.64	48.95	N 15°45'00" W	46°30'00"
C24	349.58	37.30	18.67	37.28	N 31°53'28" E	06°06'47"
C25	91.36	44.23	22.56	43.80	S 21°04'43" W	27°44'17"
C34	31.00	33.71	18.74	32.08	S 43°13'34" E	62°18'32"
C35	186.00	151.45	80.21	147.30	S 11°15'18" W	46°39'12"
C36	101.89	79.64	41.98	77.63	N 12°11'28" E	44°46'51"
C37	51.00	134.59	198.63	98.80	S 65°24'01" W	151°11'57"
C38	51.00	41.39	21.91	40.26	N 15°45'00" W	46°30'00"
C39	338.58	162.20	82.69	160.65	N 21°13'28" E	27°26'52"
C40	180.68	87.47	44.61	86.62	S 21°04'43" W	27°44'17"
C41	180.68	24.73	12.38	24.71	S11°07'50" W	07°50'32"
C42	80.68	62.74	31.69	62.43	S24°59'59" W	19°53'45"
C43	62.00	78.93	45.83	73.71	N75°28'13" W	72°58'25"
C44	62.00	31.38	16.72	31.03	S53°34'11" W	28°58'46"
C45	62.00	26.04	13.22	25.85	S27°02'47" W	24°03'59"
C46	62.00	27.28	13.87	27.06	S02°24'25" W	25°12'45"
C47	83.20	19.92	10.00	19.86	N66°49'17" W	14°13'37"
C48	100.20	31.45	15.86	31.32	N64°56'35" W	17°59'01"
C49	120.20	49.97	25.35	49.61	N62°01'31" W	23°49'09"
C50	120.20	75.24	39.13	74.40	S55°52'54" E	36°07'22"
C51	100.00	63.04	32.61	62.00	S55°52'34" E	36°07'02"
C52	80.00	39.86	20.36	39.45	S59°39'34" E	28°33'01"
C53	80.00	10.56	5.29	10.56	S41°36'03" E	07°33'59"
C54	104.85	82.40	43.46	80.29	S15°18'15" E	45°01'36"
C55	84.85	66.68	35.17	64.98	S15°18'15" E	45°01'36"
C56	64.85	39.33	20.29	38.73	S20°26'33" E	34°45'01"
C57	62.00	25.11	14.29	23.49	N28°45'15" W	31°52'39"
C58	42.00	38.59	20.78	37.25	S38°23'41" E	52°38'46"
C59	64.85	11.63	5.83	11.62	S03°33'44" W	10°16'37"

TABLE FOR PRESERVATION EASEMENT (See CC & Rs)

LINE	DIRECTION	DISTANCE
E1	N 36°51'52" W	186.04'
E2	N 36°51'52" W	90.00'
E3	N 07°12'34" E	120.00'
E4	S 41°17'32" W	36.62'
E5	S 11°00'29" W	73.35'
E6	N 00°00'00" E	33.59'
E7	S 12°29'18" E	85.55'
E10	N 44°40'08" E	103.78'
E11	S 21°46'25" W	165.39'
E 2	N 00°00'00" E	105.05'

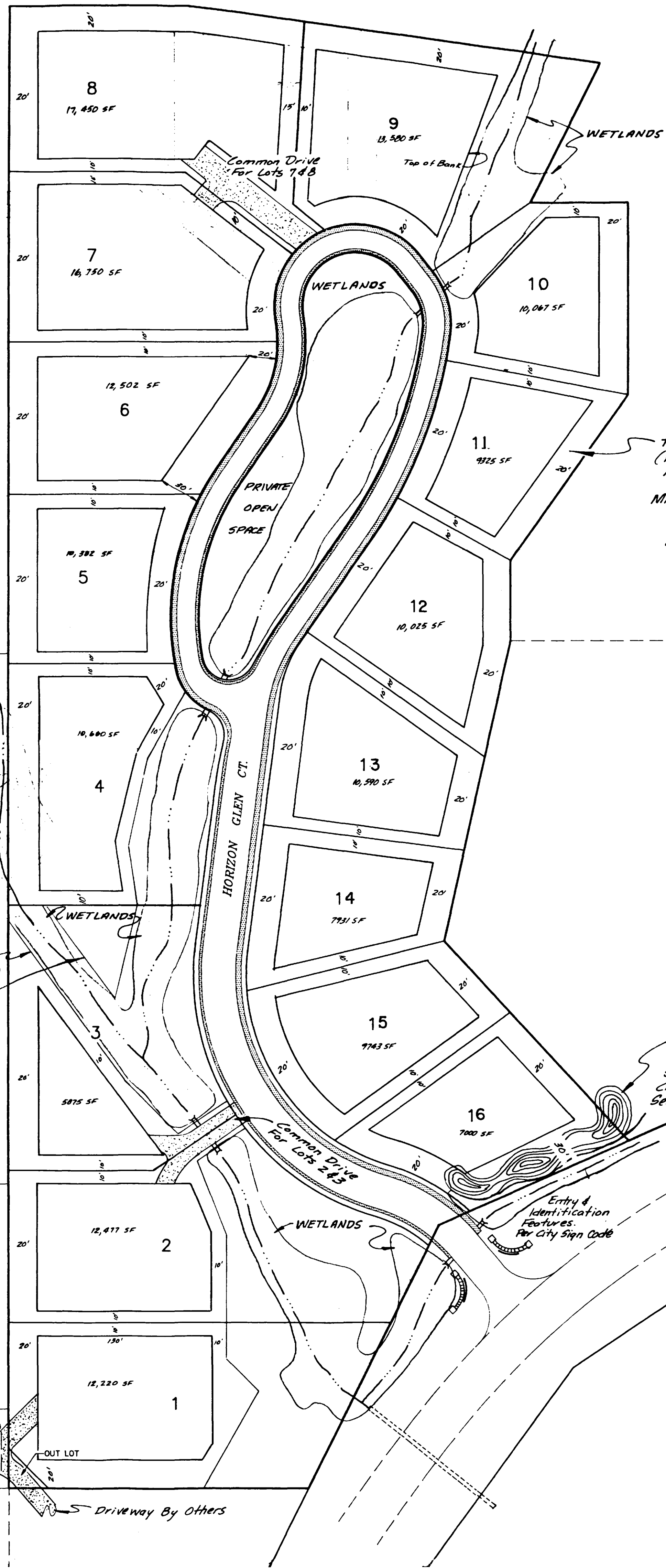
NOTICE: The facility providing irrigation water to the development is located within the sewer main and sewer service line easement to the public right-of-way for Horizon Glen Court. The City Council of the City of Grand Junction allowed the easement under the expressed conditions of a Revocable Permit issued under City Resolution 64-91 as passed and adopted on October 2, 1991.

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

SHEET 2 OF 2

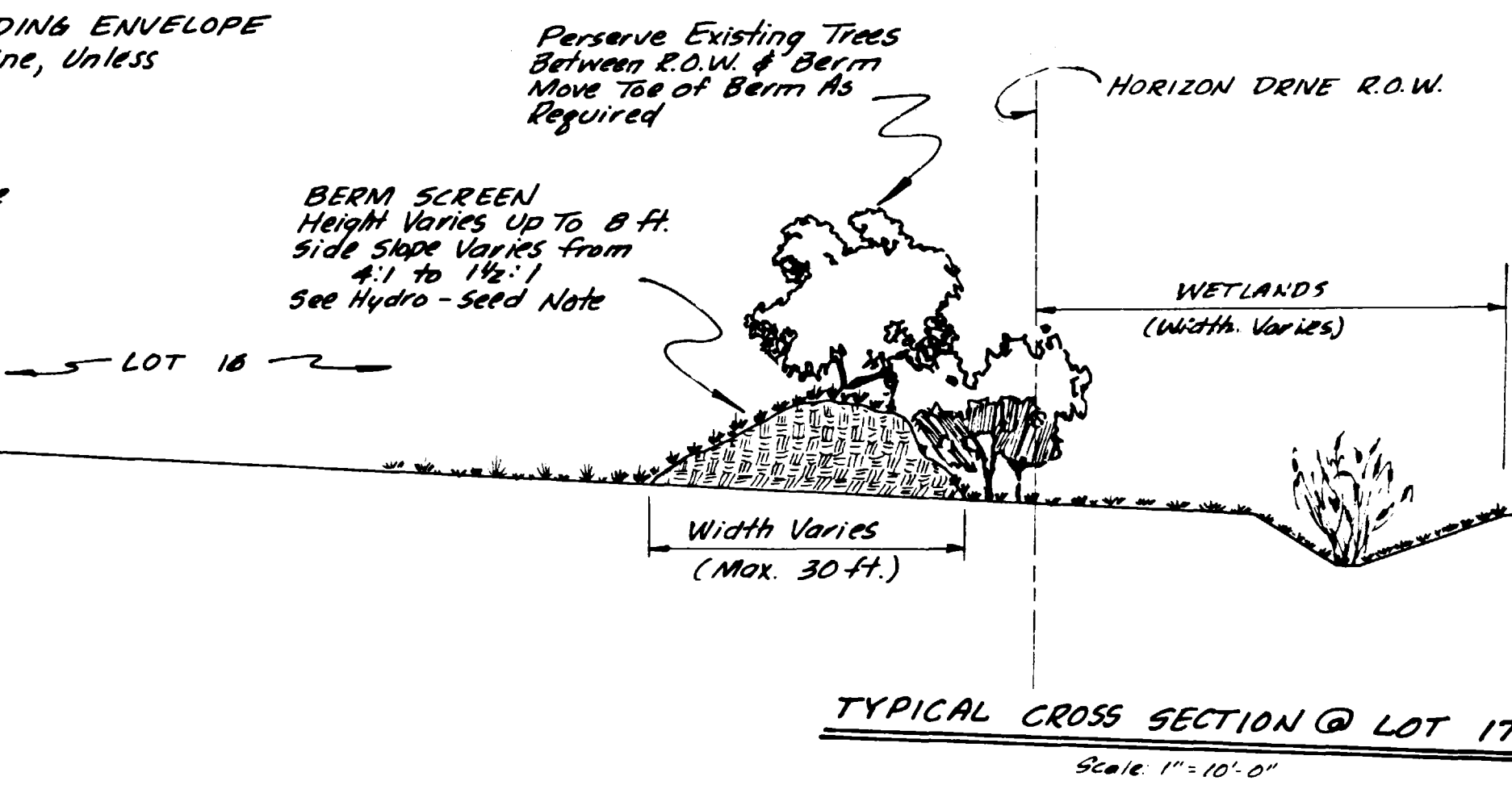
HORIZON GLEN SUBDIVISION
 Located in Part of the NE 1/4, Sec 2, T1S, R1W U.M.
 August 28, 1991
 GRAND JUNCTION, COLORADO

ARLSTROM CONSULTANTS, L.C.
 GRAND JUNCTION, COLORADO
 (303) 242-0101



TYPICAL PRINCIPAL BUILDING ENVELOPE
 (All Dem's. To Property Line, Unless
 Noted Otherwise)

MAX. HEIGHT:
 Two story from average
 Existing Lot Elevation @
 Building Location.



HYDRO-SEED NOTE

- USE STANDARD SPRAY-APPLIED HYDRO MULCH EQUIP.
- PREPARE SEEDBED w/DISC HARROW.
- MULCH:
 NITROGEN-STABILIZED VIRGIN WOOD FIBER
 APPLY HYDRAULICALLY AT ONE TON PER ACRE
- PROTECT SEED w/ASPHALT EMULSION AT 100 lbs/ac.
- APPLY SEED AFTER OCT. 1, AND BEFORE DEC. 15.
- SEED MIX AS FOLLOWS:

SPECIES	RATE: PURE LIVE SEED/AC.
FAIRWAY WHEAT GRASS	4.0 lbs
GALLETO	4.0 lbs
INDIAN RICE GRASS	6.5 lbs
SAND DROPSEED	0.5 lbs
	15.0 lbs TOTAL
- MIX 20 lbs OF ACTUAL NITROGEN PER TON OF MULCH FOR STABILIZATION
- SHRUBS:

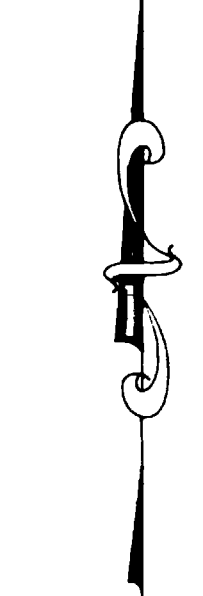
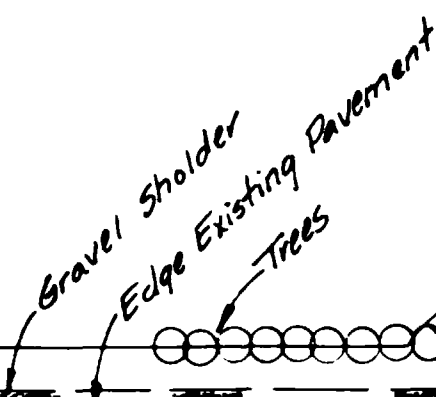
SPECIES	SEEDS WILL BE RANDOMLY SCATTERED
FOURRING SALTBRUSH	
SHADSCALE	
WINTERFAT	

ROUND HILL ADDITION

Typical Edge of Preservation Easement. See CC&R's

Berm Screen Height Varies up to 8 ft. See Typical Cross Section

Entry & Identification Features Per City Sign Code



SCALE: 1"=50'

FINAL DEVELOPMENT PLAN		
HORIZON GLEN SUBDIVISION		
FILING NO. 1		
GRAND JUNCTION, COLORADO		
ARMSTRONG CONSULTANTS, INC.		
GRAND JUNCTION, COLORADO		
(303)242-0101		
DRAWN BY: T. LOGUE	DATE: MAY, 1991	SHEET
CHECKED BY: T. LOGUE	AG NO. 915368	1 of 1

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