

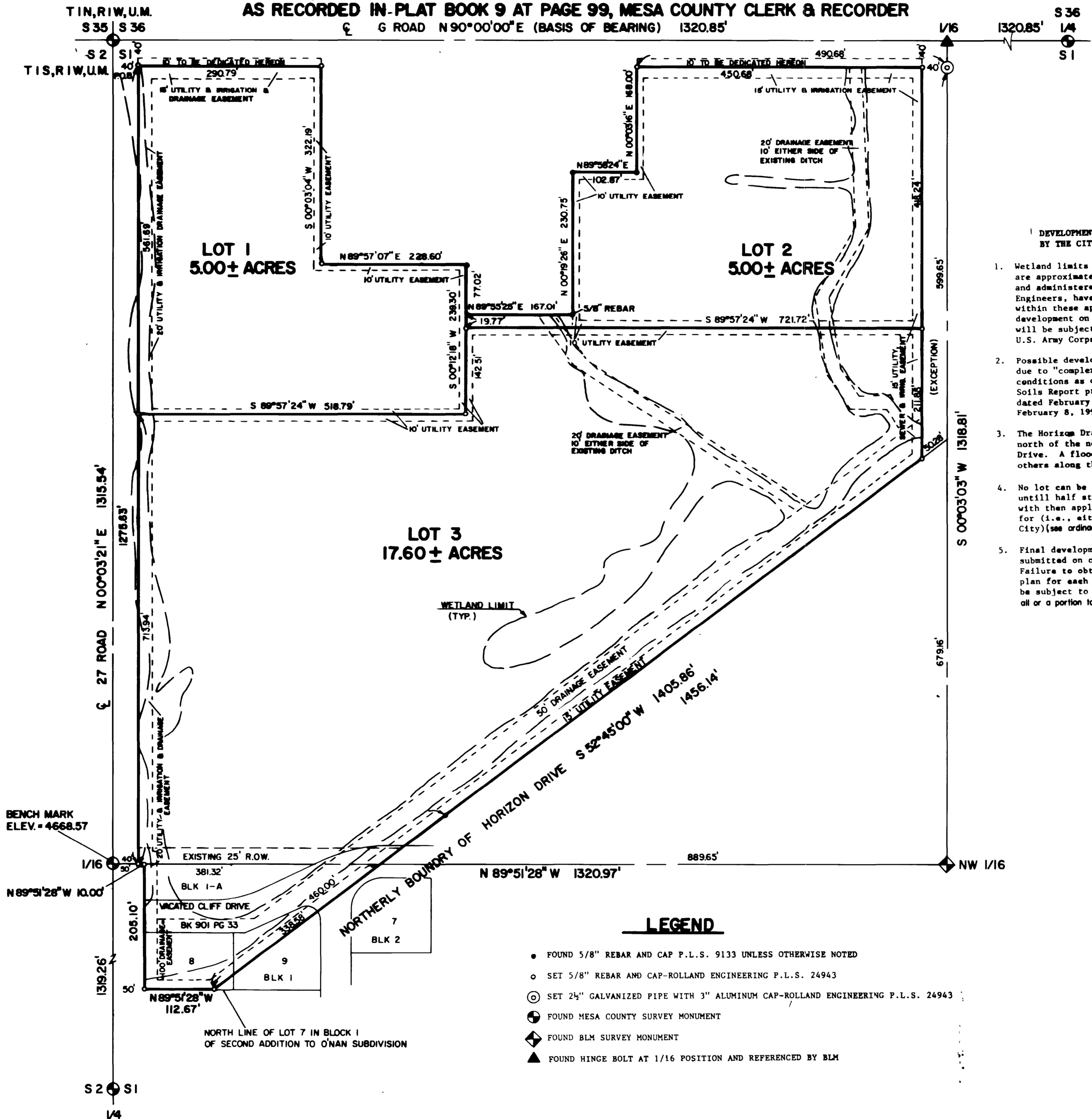
NOTE: NO DEVELOPMENT MAY OCCUR ON LOTS 1, 2, OR 3 UNTIL SUCH TIME AS A FINAL DEVELOPMENT PLAN HAS BEEN APPROVED BY THE CITY OF GRAND JUNCTION.

# HORIZON PARK SUBD.

ALSO A REPLAT OF BLOCK 1-A, AND PARTS OF LOTS 8 & 9 OF BLOCK 1,

2nd ADDITION O'NAN SUBDIVISION

AS RECORDED IN-PLAT BOOK 9 AT PAGE 99, MESA COUNTY CLERK & RECORDER



### DEVELOPMENT NOTES AS REQUIRED BY THE CITY OF GRAND JUNCTION

1. Wetland limits as indicated on this plat are approximate only. Wetlands, as defined and administered by the U.S. Army Corps of Engineers, have been identified by others within these approximate limits. Any development on any lot of this subdivision will be subject to the authority of the U.S. Army Corps of Engineers.
2. Possible development limitations may exist due to "complex soil and foundations" conditions as defined in the Geologic and Soils Report prepared by Chen and Associates dated February 27, 1981 and updated February 8, 1991.
3. The Horizon Drain runs through Lot 3 just north of the northerly boundary of Horizon Drive. A floodplain has been identified by others along this drain.
4. No lot can be developed or further subdivided until half street improvements, in accordance with then applicable City laws, are provided for (i.e., either built or money paid to the City)(see ordinance 2508).
5. Final development plans for each lot shall be submitted on or before September 1, 1993. Failure to obtain approval of a final development plan for each of the lots will cause this plat to be subject to reversion or vacation, and/or rezoning or a portion to one dwelling per lot.

### LEGEND

- FOUND 5/8" REBAR AND CAP P.L.S. 9133 UNLESS OTHERWISE NOTED
- SET 5/8" REBAR AND CAP-ROLLAND ENGINEERING P.L.S. 24943
- ⊙ SET 24" GALVANIZED PIPE WITH 3" ALUMINUM CAP-ROLLAND ENGINEERING P.L.S. 24943
- ◆ FOUND MESA COUNTY SURVEY MONUMENT
- ◆ FOUND BLM SURVEY MONUMENT
- ▲ FOUND HINGE BOLT AT 1/16 POSITION AND REFERENCED BY BLM

KNOW ALL MEN THESE PRESENTS:

That the undersigned, First Interstate Bank of Denver, N.A., are the owners of a parcel of land situated in the Northwest 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian and being more particularly described as follows:

Commencing at the Northwest Corner of said Section 1 whose North line is assumed to bear N90°00'00"E with all bearings contained herein relative thereto; thence N90°00'00"E 40 feet along said North line of Section 1; thence S00°03'21"W 40 feet to a point on the Southerly R.O.W. line of G Road the TRUE POINT OF BEGINNING; thence N90°00'00"E 290.79 feet along said Southerly R.O.W. of G Road; thence leaving said Southerly R.O.W. of G Road S00°03'04"W 322.19 feet; thence N89°57'07"E 228.60 feet; thence S00°12'18"W 77.02 feet; thence N89°55'25"E 167.01 feet; thence N00°19'26"E 230.75 feet; thence N89°58'24"E 102.87 feet; thence N00°03'16"E 168.00 feet to a point on the Southerly R.O.W. of G Road; thence along said Southerly R.O.W. of G Road N90°00'00"E 490.68 feet to a point on the East line of the NW1/4 of said Section 1; thence along said East line of said NW1/4, Section 1 S00°03'03"W 599.65 feet to a point on the Northerly R.O.W. line of Horizon Drive; thence along said Northerly R.O.W. line of Horizon Drive S52°45'00"W 1456.14 feet to a point on the North line of Lot 7 Block 1 of the Second Addition to O'Nan Subdivision; thence along said North line of Lot 7 N89°51'28"W 112.67 feet to a point on the East R.O.W. line of 27 Road; thence along said R.O.W. line of 27 Road N00°03'21"E 205.10 feet; thence N89°51'28"W 10.00 feet; thence N00°03'21"E 1275.63 feet to the TRUE POINT OF BEGINNING; EXCEPT that part of the East 400.00 feet of the NW1/4 NW1/4 Section 1 situated herein for road Right-Of-Way

That said Owners have caused the said real property to be laid out and surveyed as Horizon Park Subdivision, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO. That said owners do hereby dedicate and set apart all streets and roads as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever, and dedicate 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 electrical lines, gas lines, and telephone lines, together with the right to trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and maintenance of such lines; said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be borne by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 24th day of April A.D. 1991.

*Suzanne Book*  
Suzanne Book (Vice President First Interstate Bank of Denver, N.A.)

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 24th day of April A.D. 1991 by Suzanne Book, Vice President of First Interstate Bank of Denver, N.A. Witness my hand and Seal.

*Scott D. Williams*  
Notary Public

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
I hereby certify that this instrument was filed in my office at 12:02 o'clock P. M. this 1st day of May A.D. 1991 and is duly recorded as Reception Number 1569437 in Plat Book 13 at Page 513 thru inclusive. Drawer # J-100  
Mouka Todd, County Clerk By: Barbara A. Johnson, Deputy Co. Clerk

This plat of HORIZON PARK SUBDIVISION a subdivision of the City of Grand Junction, Mesa County, and State of Colorado was approved and accepted on this 30 day of April AD 1991.

CITY OF GRAND JUNCTION  
*John M. Roli*  
City Manager  
*William S. McLean*  
President of City Council  
*David A. ...*  
City Planning Director

*James ...*  
Chairman City Planning Commission

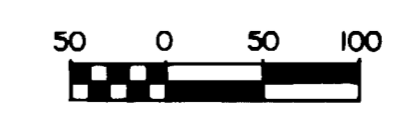
### SURVEYOR'S CERTIFICATE

I, Cecil D. Caster, do hereby certify that the accompanying plat of Horizon Park Subdivision, City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same, and that said plat and survey conform to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

DATE 4-24-91  
Cecil D. Caster  
Registered Professional  
P.L.S. Number 24943



SCALE 1"=100'



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 any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

	NO. DATE REVISION BY		
	HORIZON PARK SUBDIVISION LOCATED: NW 1/4, SEC 1, T1S, R1W, U.M.		
<b>ROLLAND ENGINEERING</b> 518 28 Road Suite B-103 Grand Junction, Colorado 81501 (303) 243-8300	DESIGNED	CHECKED	JOB NO.
	DRAWN	DATE	SHEET