

HORIZON GLEN SUBDIVISION

AS AMENDED

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, (BOOK 1837 PG 337-339) 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 AND A PART OF THE REPLAT OF LOT 2 FOSTER SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 22, SAID PROPERTY AS SHOWN ON THE ACCOMPANYING PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST ONE QUARTER NORTHEAST ONE QUARTER OF SECTION 2 (NW CORNER SE 1/4 NE 1/4), 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 BEARINGS HEREIN RELATIVE THERETO; THENCE N 00°14'24" E 150.00 FEET; THENCE S 89°58'24" E 136.10 FEET; THENCE S 81°53'50" E 315.33 FEET; THENCE S 26°45'24" W 117.42 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF FOSTER SUBDIVISION; THENCE N 89°54'27" E 73.99 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°03'22" E 60.57 FEET; THENCE N 89°53'28" 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 75.97 FEET (SAID CURVE HAVING A RADIUS OF 191.00 FEET, A DELTA ANGLE OF 22°47'20"; THE CHORD OF WHICH BEARS S 40°31'10" W 75.47 FEET) TO INTERSECT THE NORTH RIGHT-OF-WAY LINE OF HORIZON DRIVE; THENCE S 66°17'20" W 956.83 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF HORIZON DRIVE; THENCE S 26°30'01" W 245.93 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S 89°51'23" W 216.02 FEET; TO INTERSECT THE WEST LINE OF THE SE 1/4 NE 1/4 SECTION 2; THENCE N 00°01'17" E 990.54 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 14.34 ACRES MORE OR LESS.

THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS HORIZON GLEN SUBDIVISION AS AMENDED, 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, ROADS AND R.O.W.'S AS SHOWN ON THE ACCOMPANYING PLAT TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE CITY OF GRAND JUNCTION AND TO THE PUBLIC FOREVER, AND HEREBY DEDICATES TO THE PUBLIC UTILITIES 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 October 16th 1992, AND RECORDED WITH THE CLERK AND RECORDER OF MESA COUNTY, COLORADO ON NOVEMBER 6, 1992, IN BOOK 1864 PAGE 682, RECEPTION NO. 1585581 (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 11th DAY OF August A.D., 1992

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF August A.D., 1992, BY WILLIAM FOSTER II, PRESIDENT AND TIMOTHY E. FOSTER, SECRETARY, S.L. VENTURES, INC.

10-9-93
MY COMMISSION EXPIRES

Anna Buhl
NOTARY PUBLIC

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO

COUNTY OF MESA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:15 O'CLOCK A. M. THIS 25th DAY OF May A.D., 1993, AND IS DULY RECORDED IN PLAT BOOK NO. 14 PAGE 116-118 Ratifications: Book 1979
Drawer: AA3 Page 203-204
Reception # 1640185

CITY APPROVAL

THIS PLAT OF HORIZON GLEN SUBDIVISION AS AMENDED, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS 25th DAY OF March, 1993

Clare Culcher
CITY MANAGER

John Halsey
PRESIDENT OF COUNCIL

John Halsey
CHAIRMAN, PLANNING COMMISSION

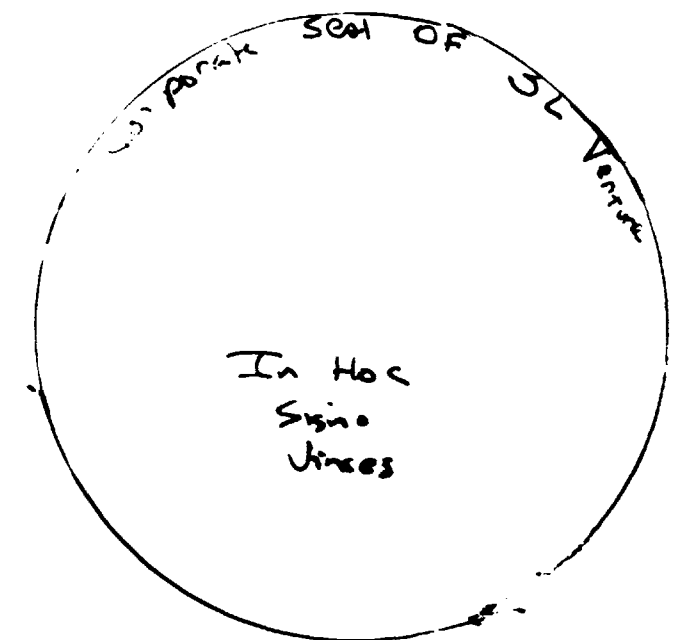
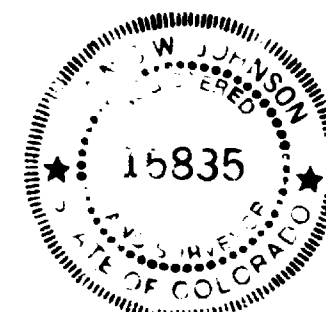
Samy Lim
DIRECTOR OF DEVELOPMENT

George Don Newton
CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, CERTIFY THAT THE ACCOMPANYING PLAT OF HORIZON GLEN SUBDIVISION AS AMENDED, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA 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 3-3-92 DATE
DENNIS W. JOHNSON, PROFESSIONAL SURVEYING SERVICES
REGISTERED PROFESSIONAL LAND SURVEYOR L.S. 16835



REVISED 2-27-92

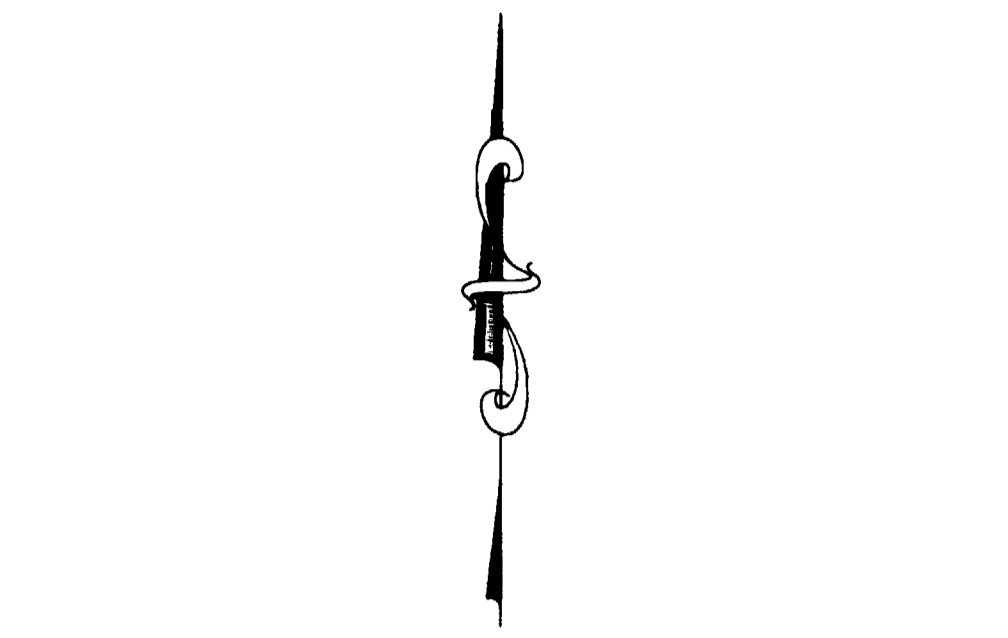
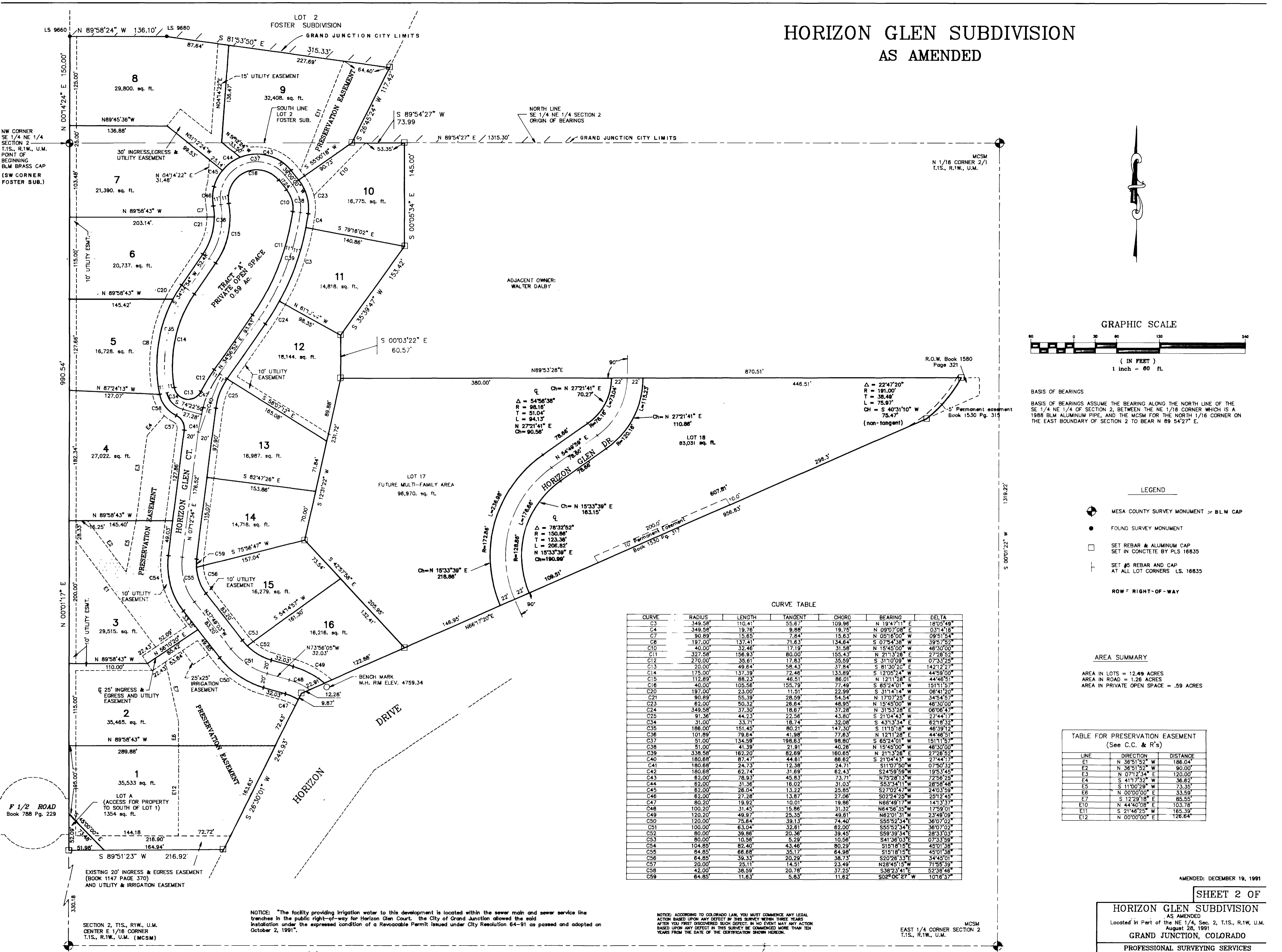
SHEET 1 OF 2

HORIZON GLEN SUBDIVISION
AS AMENDED
Located in Part of the NE 1/4, Sec. 2, T.1S., R.1W., U.M.
December 18, 1991
GRAND JUNCTION, COLORADO

PROFESSIONAL SURVEYING SERVICES
GRAND JUNCTION, COLORADO
(303) 241-3841

01105101.tif

HORIZON GLEN SUBDIVISION AS AMENDED



LEGEND

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

ROW = RIGHT-OF-WAY

AREA SUMMARY

AREA IN LOTS = 12.49 ACRES
 AREA IN ROAD = 1.26 ACRES
 AREA IN PRIVATE OPEN SPACE = .59 ACRES

**TABLE FOR PRESERVATION EASEMENT
(See C.C. & R's)**

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	73.35'
E5	S 11°00'25" W	33.59'
E6	N 00°00'00" E	85.55'
E7	S 12°29'18" E	103.78'
E10	N 44°40'08" E	165.39'
E11	S 21°46'25" W	126.64'
E12	N 00°00'00" E	126.64'

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	90.69'	15.65'	7.64'	15.63'	N 05°16'00" W	09°51'54"
C8	197.00'	137.41'	71.63'	134.64'	S 07°54'38" W	39°57'52"
C10	40.00'	32.46'	17.19'	31.58'	N 15°45'00" W	48°30'00"
C11	327.58'	156.93'	80.00'	155.43'	N 21°13'26" E	27°28'52"
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	112.69'	82.23'	46.51'	86.01'	N 12°11'28" E	44°48'51"
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	48°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	82°18'32"
C35	186.00'	151.45'	80.21'	147.30'	S 11°19'18" W	48°39'12"
C36	101.89'	78.64'	41.98'	77.63'	N 12°11'28" E	44°48'51"
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	48°30'00"
C39	338.58'	162.20'	82.69'	160.65'	N 21°13'26" E	27°28'52"
C40	180.88'	87.47'	44.81'	86.82'	S 21°04'43" W	27°44'17"
C41	180.88'	24.73'	12.36'	24.71'	S 11°19'18" W	07°59'01"
C42	180.88'	62.74'	31.69'	62.43'	S 24°59'59" W	19°53'45"
C43	62.00'	78.93'	45.83'	73.71'	N 75°28'13" W	72°58'25"
C44	62.00'	31.36'	16.02'	31.03'	S 53°34'11" W	28°58'48"
C45	62.00'	26.04'	13.22'	25.85'	S 27°02'47" W	24°03'59"
C46	62.00'	27.28'	13.87'	27.06'	S 02°24'25" W	25°12'45"
C47	80.20'	19.92'	10.01'	19.86'	N 66°49'17" W	141°33'37"
C48	100.20'	21.45'	15.86'	31.32'	N 64°58'35" W	175°01'51"
C49	120.20'	49.97'	25.35'	49.61'	N 62°01'31" W	23°49'09"
C50	120.00'	75.64'	39.13'	74.40'	S 55°52'34" E	36°07'02"
C51	100.00'	63.04'	32.61'	62.00'	S 55°52'34" E	36°07'02"
C52	80.00'	39.86'	20.36'	39.45'	S 59°39'34" E	28°33'03"
C53	80.00'	10.56'	5.29'	10.56'	S 41°38'03" E	07°33'59"
C54	104.85'	82.40'	43.46'	80.29'	S 15°18'15" E	45°01'38"
C55	64.85'	66.68'	35.17'	64.98'	S 15°18'15" E	45°01'38"
C56	64.85'	39.13'	20.29'	38.73'	S 20°28'33" W	34°45'01"
C57	20.00'	25.11'	14.51'	23.49'	N 28°45'15" W	71°55'39"
C58	42.00'	38.59'	20.78'	37.25'	S 38°23'41" E	52°38'46"
C59	64.85'	11.63'	5.83'	11.62'	S 02°08'27" W	10°16'37"

NOTICE: "The facility providing irrigation water to this development is located within the sewer main and sewer service line trenches in the public right-of-way for Horizon Glen Court. The City of Grand Junction allowed the said installation under the expressed condition 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.

MCSM
EAST 1/4 CORNER SECTION 2
T.1S., R.1W., U.M.

AMENDED: DECEMBER 19, 1991

SHEET 2 OF

HORIZON GLEN SUBDIVISION
AS AMENDED
Located in Part of the NE 1/4, Sec. 2, T.1S., R.1W., U.M.
August 28, 1991
GRAND JUNCTION, COLORADO

PROFESSIONAL SURVEYING SERVICES
GRAND JUNCTION, COLORADO
(303) 241-3841

01105102.tif