

# SEDONA SUBDIVISION FILING 2

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, SEDONA DEVELOPMENT CO., A COLORADO PARTNERSHIP, IS THE OWNER OF THAT REAL PROPERTY LOCATED IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, AND BEING A PART OF LA CASA DE DOMINGUEZ FILING THREE, IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BOOK 1908, PAGE 997 & BOOK 1975, PAGE 291.

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF LA CASA DE DOMINGUEZ FILING 3; THENCE N 90°00'00" W A DISTANCE OF 125.01 FEET ALONG THE NORTH LINE OF LOT 1 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 21 SECONDS WEST (S 00°00'21" W), A DISTANCE OF 307.01 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (N 90°00'00" E), A DISTANCE OF 119.04 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST (N 45°00'00" E), A DISTANCE OF 9.22 FEET; THENCE SOUTH 05 DEGREES 26 MINUTES 25 SECONDS EAST (S 05°26'25" E), A DISTANCE OF 71.82 FEET; THENCE NORTH 47 DEGREES 43 MINUTES 13 SECONDS WEST (N 47°43'13" W), A DISTANCE OF 7.40 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (N 90°00'00" W), A DISTANCE OF 126.90 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 21 SECONDS WEST (S 00°00'21" W), A DISTANCE OF 466.97 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE NORTH 89 DEGREES 55 MINUTES 49 SECONDS WEST (N 89°55'49" W), A DISTANCE OF 475.05 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 21 SECONDS EAST (N 00°00'21" E), A DISTANCE OF 833.40 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (N 90°00'00" E), A DISTANCE OF 475.04 FEET TO THE TRUE POINT OF BEGINNING.

THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS SEDONA SUBDIVISION, FILING TWO, A PART OF LA CASA DE DOMINGUEZ FILING THREE, 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, AND FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY DEDICATES TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY, DRAINAGE, IRRIGATION, OR MULTI-PURPOSE 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: IRRIGATION WATER STORAGE AND FACILITIES, AND DETENTION OF STORMWATER RUNOFF FOR SEDONA SUBDIVISION FILINGS 1 AND 2; AS CONVEYANCE OF HISTORIC UPSTREAM STORMWATER RUNOFF; AND AS PRIVATE COMMON OPEN SPACE FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FILING NO. 1, AND FILING NO. 2.

TRACT "B" AS AN INGRESS AND EGRESS EASEMENT FOR THE HOMEOWNERS OF LOTS 10, 11, AND 12 OF SEDONA SUBDIVISION FILING 2.

TRACTS "C & D" AS PRIVATE COMMON OPEN SPACE FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN SEDONA SUBDIVISION FILING NO. 2.

AND ANY AND ALL PROPERTIES HEREAFTER ANNEXED TO AND BROUGHT UNDER THE TERMS OF THE THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS DATED June 16, 1993, AND RECORDED WITH THE CLERK AND RECORDER OF MESA COUNTY, COLORADO ON July 1, 1993, IN BOOK 1980 PAGES 48, RECEPTION NO. 1644350 (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 OWNER HAS CAUSED THEIR NAME TO BE HEREUNTO SUBSCRIBED THIS 29 DAY OF April A.D., 1993.

William L. Shuman  
WILLIAM L. SHUMAN  
SEDONA DEVELOPMENT COMPANY  
A COLORADO PARTERSHIP

STATE OF COLORADO }  
COUNTY OF MESA } ss  
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF April A.D., 1993  
BY: WILLIAM L. SHUMAN, SEDONA DEVELOPMENT CO.

January 8, 1997  
MY COMMISSION EXPIRES

Thomas M. Meljane  
NOTARY PUBLIC

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 1:48 o'clock P M.,  
July 15 A.D., 1993 and was duly recorded in plat Book No. 14 Page No. 130-131

DRAWER # AA 11  
Reception # 1644351

Clerk and Recorder

### CITY APPROVAL

THIS PLAT OF SEDONA SUBDIVISION FILING 2, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS July 15, 1993 DAY OF July 1993

David Eichen  
CITY MANAGER  
Larry Timm  
CITY COMMUNITY DEVELOPMENT DIRECTOR

John E. Eichen  
PRESIDENT OF COUNCIL  
Steve Kim Newton  
CITY ENGINEER

John E. Eichen  
CHAIRMAN, PLANNING COMMISSION

### SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF SEDONA SUBDIVISION FILING 2, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, 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, PLS.  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 16835

5/5/93  
DATE

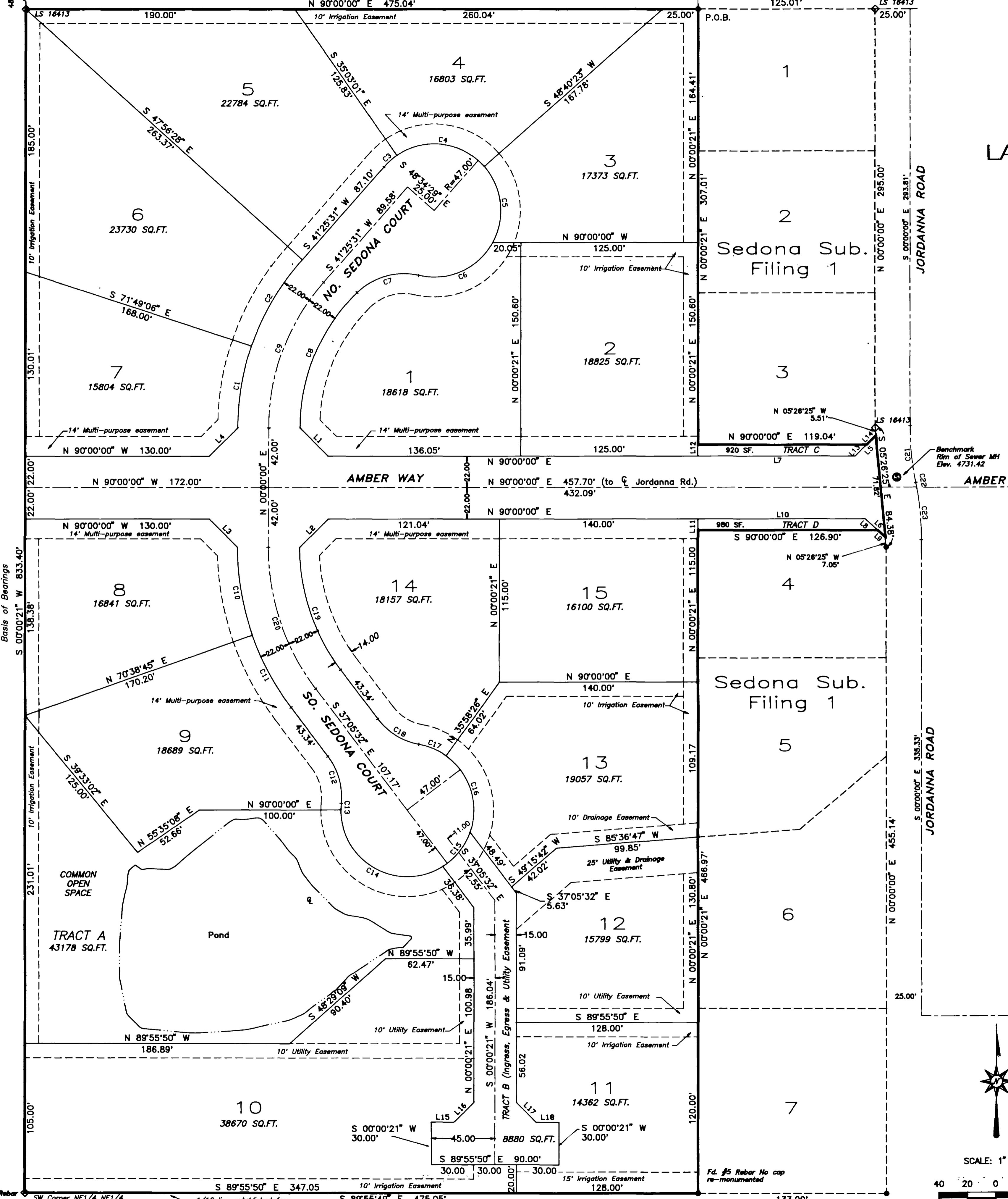
Dennis W. Johnson

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| SEDONA SUBDIVISION FILING 2  |
| A REPLAT OF LA CASA DE DOMINGUEZ #3<br>NE1/4 NE1/4 SECTION 35<br>T.1N., R.1W., UTE MERIDIAN<br>MESA COUNTY, COLORADO |
| Professional Surveying Services<br>P.O. Box 4506 - Grand Jct., CO  |
| JOB NO. 9303 SHEET 1 OF 2  |

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THE 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 CERTIFICATION SHOWN HEREON.

# SEDONA SUBDIVISION FILING NO. 2

A REPLAT OF LOTS 1 & 2 OF  
LA CASA DE DOMINGUEZ FILING THREE



CURVE TABLE

| CURVE# | RADIUS  | LENGTH  | CHORD   | CHORD BEARING | DELTA ANGLE | TANGENT |
|--------|---------|---------|---------|---------------|-------------|---------|
| C1     | 177.00' | 58.66'  | 58.39'  | N 09°29'37" E | 18°59'14"   | 29.60'  |
| C2     | 177.00' | 71.27'  | 70.79'  | N 30°31'23" E | 23°04'18"   | 36.13'  |
| C3     | 47.00'  | 12.22'  | 12.19'  | N 48°14'25" E | 14°53'50"   | 6.14'   |
| C4     | 47.00'  | 68.07'  | 62.28'  | S 82°49'08" E | 82°59'03"   | 41.57'  |
| C5     | 47.00'  | 57.46'  | 53.94'  | S 06°18'21" E | 70°02'32"   | 32.94'  |
| C6     | 47.00'  | 61.21'  | 56.98'  | N 66°01'31" E | 74°37'13"   | 35.82'  |
| C7     | 47.00'  | 47.15'  | 45.20'  | N 74°35'50" E | 57°28'35"   | 25.77'  |
| C8     | 133.00' | 106.45' | 103.63' | N 22°55'46" E | 45°51'32"   | 56.28'  |
| C9     | 155.00' | 112.07' | 109.64' | N 20°42'45" E | 41°25'31"   | 58.61'  |
| C10    | 187.00' | 63.17'  | 62.87'  | N 09°40'38" W | 19°21'15"   | 31.89'  |
| C11    | 187.00' | 57.89'  | 57.66'  | N 28°13'24" W | 17°44'17"   | 29.18'  |
| C12    | 47.00'  | 35.09'  | 34.28'  | S 15°42'20" E | 42°46'25"   | 18.41'  |
| C13    | 47.00'  | 4.66'   | 4.66'   | S 02°50'26" W | 05°40'53"   | 2.33'   |
| C14    | 47.00'  | 100.25' | 82.30'  | S 61°06'18" E | 122°12'37"  | 85.18'  |
| C15    | 47.00'  | 31.58'  | 30.97'  | S 38°33'20" W | 38°28'06"   | 16.40'  |
| C16    | 47.00'  | 60.42'  | 56.35'  | S 17°30'32" E | 73°39'38"   | 35.20'  |
| C17    | 47.00'  | 20.94'  | 20.77'  | S 67°06'09" E | 25°31'37"   | 10.65'  |
| C18    | 47.00'  | 35.09'  | 34.28'  | S 58°28'45" E | 42°46'25"   | 18.41'  |
| C19    | 143.00' | 92.58'  | 90.97'  | N 18°32'46" W | 37°05'32"   | 47.98'  |
| C20    | 165.00' | 106.82' | 104.96' | N 18°32'46" W | 37°05'32"   | 55.36'  |
| C21    | 202.00' | 40.30'  | 40.24'  | N 05°42'57" W | 11°25'53"   | 20.22'  |
| C22    | 202.00' | 3.22'   | 3.22'   | S 10°57'51" E | 00°54'52"   | 1.61'   |
| C23    | 202.00' | 37.08'  | 37.03'  | S 05°14'55" E | 10°31'00"   | 18.59'  |

BASIS OF BEARINGS  
Basis of bearings assume the West line of the NE1/4 NE1/4 of Section 35 to bear N 00°00'21" E.

AREA SUMMARY

|                |   |                    |
|----------------|---|--------------------|
| AREA IN LOTS   | = | 6.709 Acres        |
| AREA IN ROADS  | = | 1.337 Acres        |
| AREA IN TRACTS | = | 1.224 Acres        |
| <b>TOTAL</b>   | = | <b>9.270 Acres</b> |

| LINE# | BEARING       | DISTANCE |
|-------|---------------|----------|
| L1    | N 45°00'00" W | 28.28'   |
| L2    | N 45°00'00" E | 28.28'   |
| L3    | S 45°00'00" E | 28.28'   |
| L4    | N 45°00'00" E | 28.28'   |
| L5    | N 45°00'00" E | 20.54'   |
| L6    | S 47°43'11" W | 19.29'   |
| L7    | N 90°00'00" W | 11.04'   |
| L8    | S 47°43'11" E | 11.89'   |
| L9    | S 47°43'11" E | 7.40'    |
| L10   | N 90°00'00" W | 118.10'  |
| L11   | N 00°00'21" E | 8.00'    |
| L12   | N 00°00'21" E | 8.00'    |
| L13   | N 45°00'00" E | 11.31'   |
| L14   | N 45°00'00" E | 9.22'    |
| L15   | S 89°55'50" E | 15.98'   |
| L16   | S 45°02'16" E | 19.91'   |
| L17   | S 44°57'45" E | 19.79'   |
| L18   | S 89°55'50" E | 16.02'   |

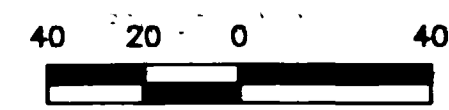
BUILDING SETBACKS

PRINCIPAL BUILDING  
Front 20' from ROW  
Rear 20'  
Side 5' (inc. corner Lots) or esmt width

ACCESSORY BUILDING  
(Limited to rear 1/2 of Lot)  
Rear 10'  
Side 5' or Easement width



SCALE: 1"=40'



- LEGEND
- MESA COUNTY SURVEY MONUMENT
  - SET ALUM CAP & No. 5 REBAR AT ALL LOT CORNERS
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE
  - (R) RECORD MEASUREMENT
  - ◇ FOUND PROPERTY CORNER AS NOTED

Located in the NE1/4 Section 35, T1N, R1W, UTE M.

**SEDONA SUBDIVISION FILING 2**  
A REPLAT OF  
LA CASA DE DOMINGUEZ FL. 3  
MESA COUNTY, COLORADO

Professional Surveying Services  
P.O. BOX 4506, Grand Junction, CO 81502  
303-241-3841

SUR. BY: JS/LD      DRAWN BY: DMU  
JOB NO. 9303-3      SHEET 2 OF 2

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Fd. #4 Rebar in conc. SW Corner NE1/4 NE1/4 Section 35, T1N, R1W, U.M.

Fd. #5 Rebar No cap re-monumented