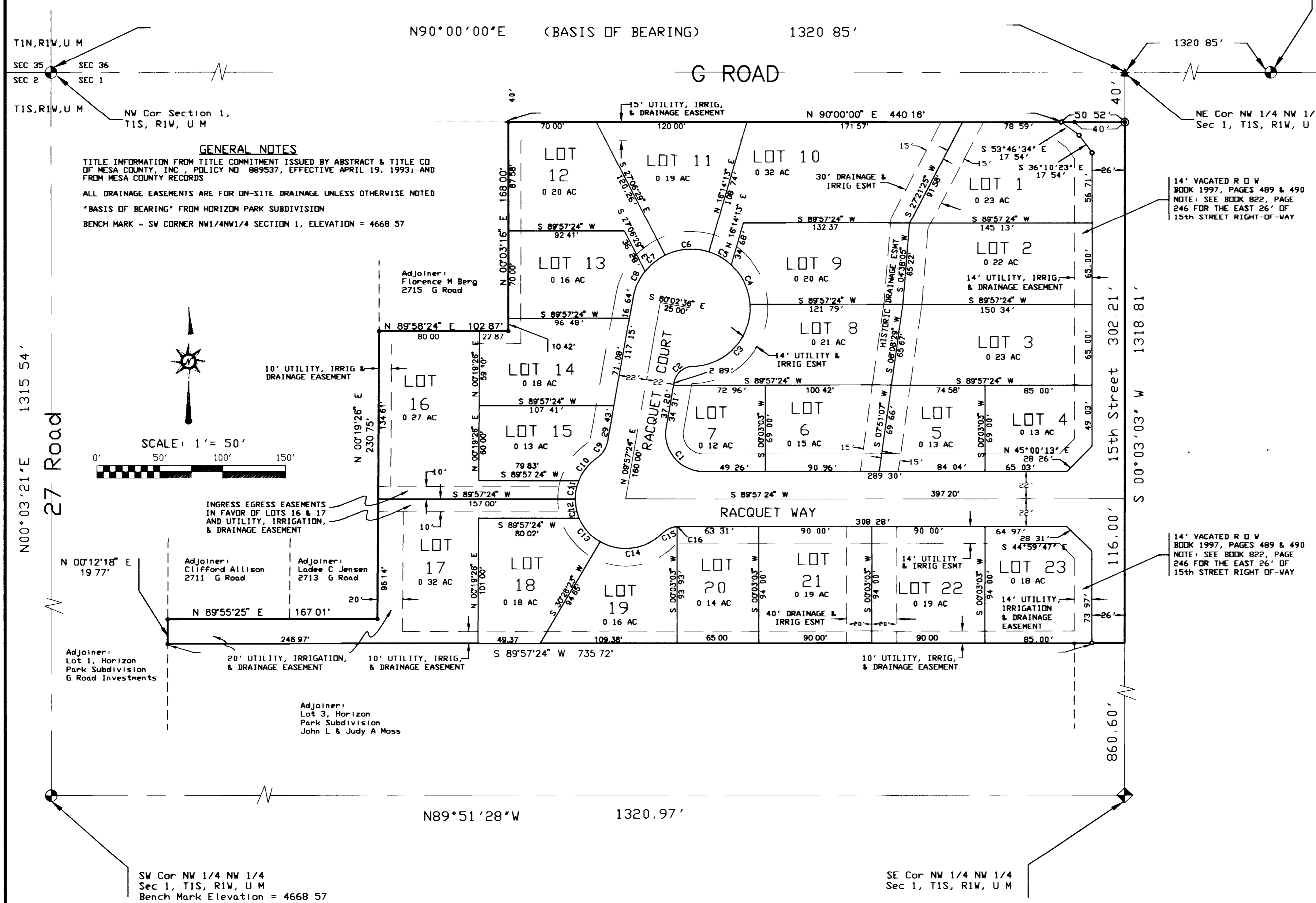
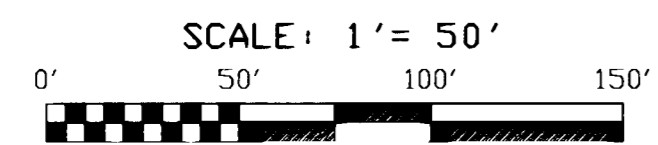


HORIZON PARK EAST

A REPLAT OF LOT 2 HORIZON PARK SUBDIVISION
AS RECORDED IN PLAT BOOK 13 PAGE 513 AT
MESA COUNTY CLERK & RECORDER OFFICE.



GENERAL NOTES
TITLE INFORMATION FROM TITLE COMMITMENT ISSUED BY ABSTRACT & TITLE CO. OF MESA COUNTY, INC. POLICY NO. 889537, EFFECTIVE APRIL 19, 1993, AND FROM MESA COUNTY RECORDS.
ALL DRAINAGE EASEMENTS ARE FOR ON-SITE DRAINAGE UNLESS OTHERWISE NOTED.
BASIS OF BEARING FROM HORIZON PARK SUBDIVISION
BENCH MARK = SW CORNER NW 1/4 NW 1/4 SECTION 1, ELEVATION = 4668.57



KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Horizon Park East Development Company, LLC, are the owners of a parcel of land situated in the Northwest 1/4 Northwest 1/4 of Section 1, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Mesa County, Colorado and recorded in Book 2003 at Page 207 Mesa County Records, and being more particularly described as follows:

Lot 2 HORIZON PARK SUBDIVISION, as recorded in Plat Book 13 page 513 at Mesa County Clerk and Recorder office.
That said owners have caused the said real property to be laid out and surveyed as HORIZON PARK EAST, 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 itself and for the use of the public forever, together with perpetual right of ingress and egress in said streets and roads for the purpose of maintenance and future construction, and hereby dedicate to the City for itself and for public utilities and the property owners of said subdivision in common, those portions of said real property which are labeled as utility and/or irrigation easements on the accompanying plat as perpetual easements for the installation and subsequent maintenance of utility and/or irrigation 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 subsequent maintenance of such lines, said easements and rights shall be utilized in a reasonable and prudent manner. That said owners do hereby dedicate to the City of Grand Junction for itself and for the public, those portions of said real property which are labeled as drainage easements for the purposes specified on the accompanying plat as perpetual easements for the installation and subsequent maintenance of storm runoff facilities, together with the right to dredge and to remove and/or trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and subsequent maintenance of such facilities, said easements and rights shall be utilized in a reasonable and prudent manner. That the real property labeled as ingress egress easement on the accompanying plat shall provide common access to and from, and shall inure to the common benefit of the owners of Lot 16 and Lot 17 and their invitees.

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

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 23rd day of September A D 1993.

W R Bray
W R Bray, Manager
Wayne E Beede
Wayne E Beede, Manager
STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 23rd day of September A D 1993.
My commission expires My Commission expires 12-4-00

WITNESS MY HAND AND OFFICIAL SEAL
Christy J. Gandy
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 2:41 o'clock P. M. this 23rd day of SEPTEMBER A D 1993 and is duly recorded as Reception Number 1655764 in Plat Book 13, Page 513 through inclusive.
Clerk and Recorder: *Monika Padd* Deputy: *Brian S. Johnson* # 10.00 Fees

Covenants, Conditions and Restrictions recorded in Book 2012, Pages 945-947, Reception Number 1655764, Date October 9, 1993.

Setbacks recorded in Book 14, Page 159, Reception Number 1655765, Date October 9, 1993.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
Approved this 17th day of September A D 1993, County Planning Commission of Mesa County, Colorado.
John J. Williams President of City Council
Mark Cleahan City Manager

SURVEYOR'S CERTIFICATE
I, Richard A. Mason, do hereby certify that the accompanying plat of HORIZON PARK EAST SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same and complies with the Zoning and Ordinance Code of the City of Grand Junction (Section 5-6).
Richard A. Mason
Richard A. Mason 18469
Registered Professional Land Surveyor
P.L.S. No. 18469
Date 9/17/93

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	30.00'	52.36'	45.96'	N 40°02'36" W	100°00'00"	35.75'
C2	15.00'	20.64'	19.05'	N 49°22'36" E	78°50'24"	12.33'
C3	47.00'	75.65'	67.74'	S 42°41'10" W	92°13'16"	48.86'
C4	47.00'	35.94'	35.07'	S 25°19'42" E	43°48'27"	18.90'
C5	47.00'	20.77'	20.60'	S 59°53'30" E	25°19'09"	10.56'
C6	47.00'	35.75'	34.90'	N 85°39'25" E	43°35'03"	18.79'
C7	47.00'	20.58'	20.41'	N 51°19'17" E	28°05'19"	10.46'
C8	47.00'	23.64'	23.39'	N 24°22'02" E	28°49'17"	12.08'
C9	20.00'	15.91'	15.49'	S 32°44'35" W	45°34'23"	9.40'
C10	40.00'	23.42'	23.09'	N 38°45'19" E	33°32'55"	12.06'
C11	40.00'	15.38'	15.28'	N 10°58'07" E	22°01'28"	7.78'
C12	40.00'	15.38'	15.28'	N 11°03'20" W	22°01'28"	7.78'
C13	40.00'	26.15'	25.69'	N 40°47'50" W	37°27'33"	13.56'
C14	40.00'	53.12'	49.30'	N 82°25'42" E	76°05'22"	31.30'
C15	20.00'	14.22'	13.92'	N 64°45'04" E	40°44'06"	7.43'
C16	20.00'	1.69'	1.69'	N 87°32'15" E	04°50'17"	0.84'

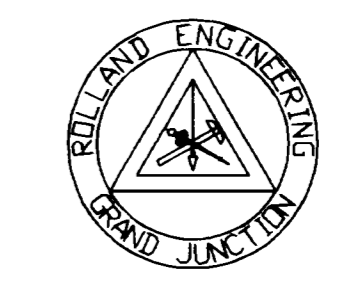
LEGEND

- FOUND 5/8" REBAR & CAP - LS 9133 & LS 24943
- SET 5/8" REBAR & ALUM CAP IN CONC - LS 18469
- SET 5/8" REBAR & CAP AT LOT CORNERS - LS 18469
- ⊙ FOUND 2 1/2" GALVANIZED PIPE W/ CAP - LS 24943
- ⊙ MESA COUNTY SURVEY MONUMENT
- ◆ BLM SURVEY MONUMENT
- ▲ FOUND HINGE BOLT AT 1/16 POSITION & REFERENCED BY BLM

AREA SUMMARY

TOTAL AREA IN LOTS	4.47 AC	89.4%
TOTAL AREA IN STREETS	0.53 AC	10.6%
TOTALS	5.00 AC	100.0%

NOTE: 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.



HORIZON PARK EAST SUBDIVISION
A REPLAT OF LOT 2 HORIZON PARK

LOCATED: NW 1/4 NW 1/4 Section 1,
Township 1 South, Range 1 West,
Ute Meridian, Mesa County, Colorado

Designed: IDR	Checked: RAM	Sheet: 1
Drawn: CFD	Date: 5/93	Of: 1

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(303) 243-8300