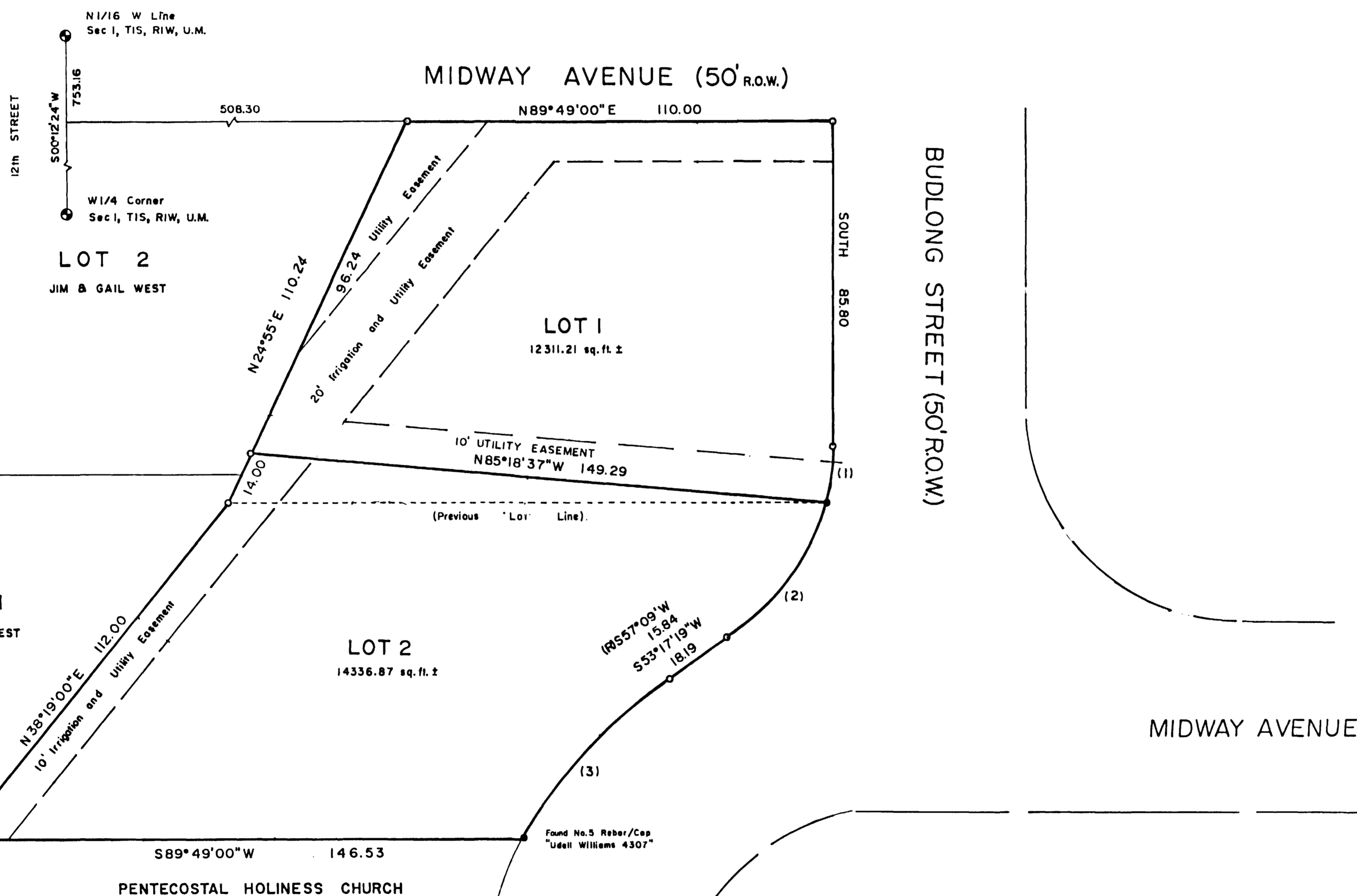


Scale 1" = 20'

- = Found No. 5 Rebar
- = Set No. 5 Rebar and Cap "Monument PLS 24943"

# HORIZON VIEW

A REPLAT of LOTS 3 and 4, BLOCK 7, PARTS of BLOCKS 4 & 7 AND PART of BLOCK 3 O'NAN SUBDIVISION.



CURVE TABLE

	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
(1)	59.10	13°45'59"	14.20	7.13	14.17	S06°52'59" W
(2)	59.10	43°24'12"	44.77	23.52	43.71	S35°27'30" W
(3)	109.10	29°45'03"	56.65	28.98	56.01	S42°16'00" W

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned James E West and Gail West are the owners of that real property as described in Book 1660 at Page 131 and Book 1697 at Page 42; as recorded in the Mesa County Clerk and Recorder's Office and being more particularly described as follows:

Lots 3 and 4 in Block 7 O'NAN SUBDIVISION.

That said Owner's have caused said real property to be laid out and surveyed as HORIZON VIEW, A Replat of Lots 3 and 4 Block 7 a part of Blocks 4 and 7 and part of Block 3, O'NAN SUBDIVISION.

IN WITNESS said Owner's has caused their names to be hereunto subscribed this 25<sup>th</sup> day of January AD 1994

James E. West  
Gail West

STATE OF COLORADO }  
COUNTY OF MESA }SS

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January AD 1994 by James E West and Gail West.

My Commision Expires 1/2/95  
Notary Public

CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO }  
COUNTY OF MESA }SS

I hereby certify that this instrument was recorded in my office at 7:33 o'clock P. M. this 27<sup>th</sup> day of January AD 1994 and is duly recorded as Reception Number 1669422 in Plat Book 74 at Page 182.

Mesa County Clerk and Recorder

### CITY OF GRAND JUNCTION APPROVAL

This Plat of HORIZON VIEW a subdivision in the City of Grand Junction was approved this 27<sup>th</sup> day of January AD 1994

City Manager  
President of City Council

That said owner does hereby 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 electric lines, gas lines, sewer lines, telephone lines, and appurtenances; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines.

### SURVEYOR'S CERTIFICATE

I Cecil D. Caster, certify that the accompanying plat of HORIZON VIEW a subdivision of a part of the City of Grand Junction, has been prepared under my direct supervision and accurately represents a field survey of the same.

Date 1-25-94  
Cecil D. Caster  
Registered Professional Land Surveyor  
P.L.S. Number 24943



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 herein.

Monument Surveying Co.  
755 Reed Av.  
Grand Junction, CO 81501  
245-4189

HORIZON VIEW  
A REPLAT OF LOTS 3 AND 4, BLOCK 7, PARTS OF BLOCK 4 AND 7, AND PART OF BLOCK 3 O'NAN SUBDIVISION.  
NW 1/4, SECTION 1, T1S, R1W, U.M.

DESIGNED \_\_\_\_\_ FIELD APPROVAL \_\_\_\_\_  
DRAWN \_\_\_\_\_ TECHNICAL APPROVAL \_\_\_\_\_  
CHECKED \_\_\_\_\_ APPROVED \_\_\_\_\_

PREPARED FOR: \_\_\_\_\_ JOB NO: \_\_\_\_\_