

ALPINE VILLAGE

A REPLAT OF LOT 10, ALPINE MEADOWS II SUBDIVISION

PLAT DEDICATION

DEDICATION

That the undersigned Alpine Meadows Development Corp., a Colorado Corporation, is the owner of that real property situated in the NE1/4 NE 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Book 1889, Page 442.

Lot 10 of Alpine Meadows II, a subdivision located in Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as ALPINE VILLAGE, a subdivision of a part of Mesa County, Colorado and,

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;

All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary and storm sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary and storm sewer lines, water lines, and telephone lines.

All GVVUA easements to the City of Grand Junction for the use of the public and to the Grand Valley Water Users Association, its successors and assigns, for the installation on maintenance of GVVUA irrigation facilities;

All Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

Tracts A, B, & C to the owners of adjoining lots specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invites, and also for use by public services, including but not limited to, fire, police, emergency vehicles, and the City of Grand Junction. Maintenance of Tracts A, B, & C is the responsibility of the ALPINE VILLAGE HOMEOWNERS ASSOCIATION.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage easements, the right to dredge, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 7 day of July, A.D. 1994.

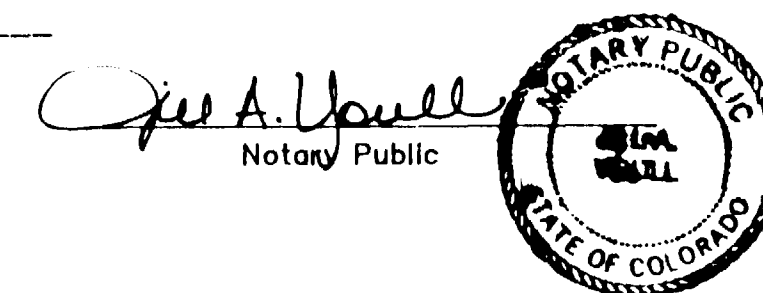
V. Kevin Nourse
Alpine Meadows Development Corp.
By: V. Kevin Nourse, President

Robert L. Griffin Vice Pres.
Alpine Meadows Development Corp.
By: Robert L. Griffin, Vice President

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing Instrument was acknowledged before me this 7th day of July, A.D., 1994.
Witness my hand and official seal

My Commission Expires 6-24-95



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this Instrument was filed in my office at 11:50 o'clock A.M., August 2, A.D., 1994, and was duly recorded in Plat Book No. 14 Page No. 260, 261

Clerk and Recorder

CITY APPROVAL

THIS PLAT OF ALPINE VILLAGE SUBDIVISION, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS 25th DAY OF July, 1994.

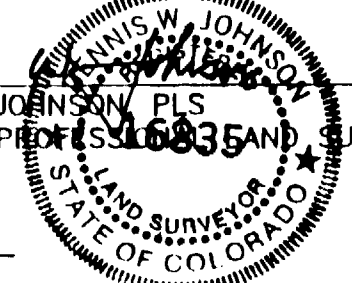
Mark Cohen
CITY MANAGER

RT Mantillo
PRESIDENT OF THE CITY COUNCIL

SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF ALPINE VILLAGE SUBDIVISION, A REPLAT OF LOT 10 OF ALPINE MEADOWS II, A SUB-DIVISION OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUBDIVISION 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 SURVEYOR NO. 16835
2/7/94
DATE



ALPINE VILLAGE

A REPLAT OF LOT 10
ALPINE MEADOWS II SUBDIVISION

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

SUR. BY: JF/LD DRAWN BY: DWJ
JOB NO. 9389 SHEET 1 OF 2

ALPINE VILLAGE

A REPLAT OF LOT 10, ALPINE MEADOWS II

MCSM
NW Corner
NE 1/4 NE 1/4
Section 35

MCSM
NE Corner Sec. 35
T1N, R1W, UM

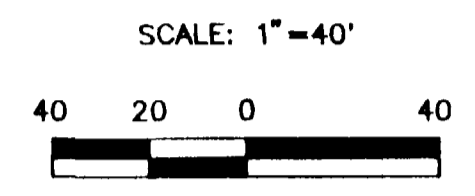
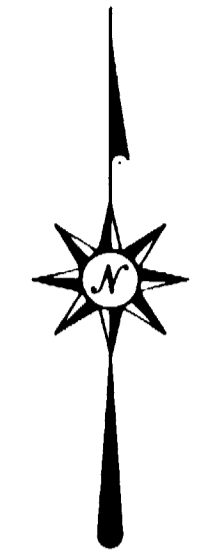
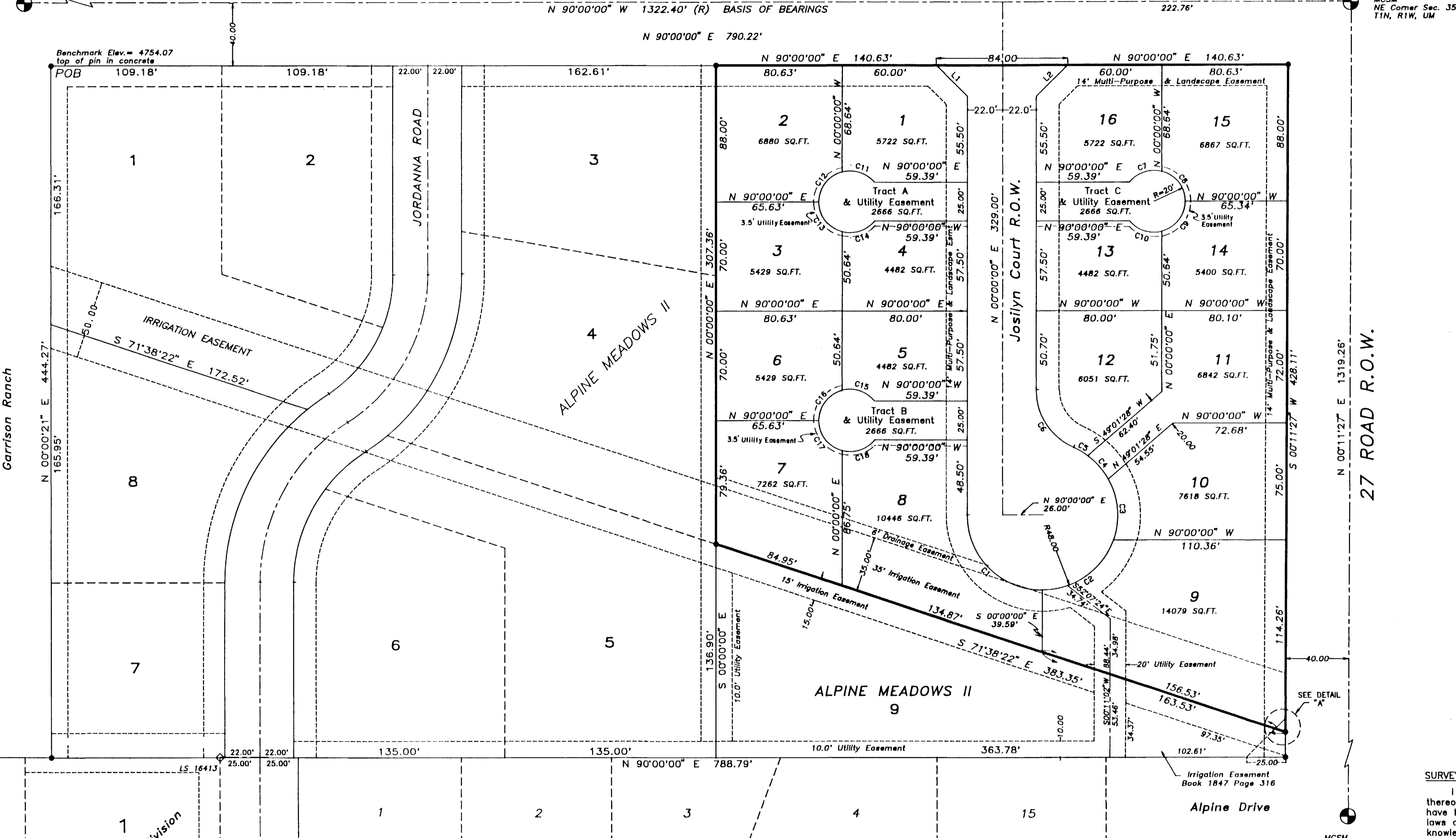
H ROAD R.O.W.

N 90°00'00" W 1322.40' (R) BASIS OF BEARINGS

N 90°00'00" E 790.22'

Benchmark Elev. = 4754.07
top of pin in concrete

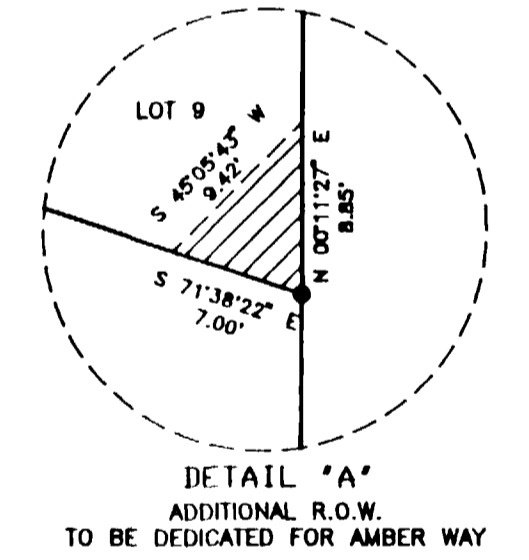
POB 109.18'



BASIS OF BEARINGS
Basis of bearings assume the North line of the NE 1/4 NE 1/4 of Section 35 to bear N 90°00'00" W 1322.40 feet. Both monuments on this line are Mesa County Brass Caps.

AREA SUMMARY

AREA IN LOTS	=	2.505 Acres
AREA IN ROADS	=	0.435 Acres
AREA IN TRACTS	=	0.138 Acres
TOTAL	=	3.078 Acres



SURVEYOR'S CERTIFICATION
I hereby certify that this plat of ALPINE VILLAGE, and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

MCSM
SE Corner
NE 1/4 NE 1/4
Section 35

DENNIS W. JOHNSON
 REGISTERED SURVEYOR, No. 16835
 State of Colorado
 Witnessed this 7th day of July, 1994

CURVE DATA TABLE

CURVE #	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	48.00'	75.40'	67.88'	N 45°00'00" W	90°00'00"	48.00'
C2	48.00'	59.09'	55.43'	S 54°44'00" W	70°32'01"	33.94'
C3	48.00'	40.56'	39.37'	S 04°44'32" E	48°25'02"	21.58'
C4	48.00'	20.15'	20.00'	S 40°58'32" E	24°02'58"	10.22'
C5	48.00'	10.77'	10.74'	S 59°25'35" E	12°51'07"	5.41'
C6	40.00'	45.97'	43.48'	N 32°55'34" W	65°51'08"	25.90'
C7	20.00'	22.97'	21.73'	N 71°34'47" E	65°47'43"	12.94'
C8	20.00'	26.36'	24.49'	S 37°45'40" E	75°31'21"	15.49'
C9	20.00'	26.36'	24.49'	S 37°45'40" W	75°31'21"	15.49'
C10	20.00'	22.97'	21.73'	S 71°34'47" E	65°47'43"	12.94'
C11	20.00'	22.97'	21.73'	S 71°34'47" W	65°47'43"	12.94'
C12	20.00'	26.36'	24.49'	N 37°45'40" E	75°31'21"	15.49'
C13	20.00'	26.36'	24.49'	N 37°45'40" W	75°31'21"	15.49'
C14	20.00'	22.97'	21.73'	N 71°34'47" E	65°47'43"	12.94'
C15	20.00'	22.97'	21.73'	N 71°34'47" W	65°47'43"	12.94'
C16	20.00'	26.36'	24.49'	N 37°45'40" E	75°31'21"	15.49'
C17	20.00'	26.36'	24.49'	N 37°45'40" W	75°31'21"	15.49'
C18	20.00'	22.97'	21.73'	N 71°34'47" E	65°47'43"	12.94'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 45°00'00" E	28.28'
L2	S 45°00'00" W	28.28'

- LEGEND**
- MESA COUNTY SURVEY MONUMENT
 - LOT CORNERS TO BE SET PURSUANT TO CRS 38-51-101
 - SET ALUMINUM CAP & No. 5 REBAR IN CONCRETE, PLS 16835
 - FOUND PROPERTY CORNER AS NOTED

Located in the NE 1/4 Section 35, T1N, R1W, UTE M.

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ALPINE MEADOWS II SUBDIVISION

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SUR. BY: JF/LD	DRAWN BY: DWJ
JOB NO. 9389	SHEET 2 OF 2

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 CERTIFICATION SHOWN HEREON.