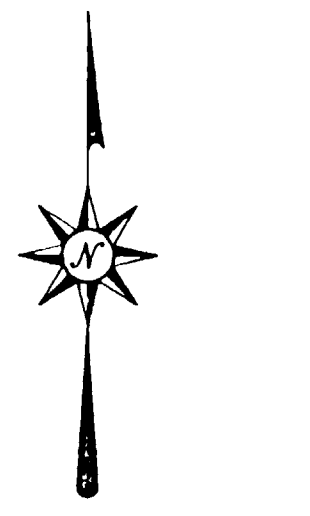
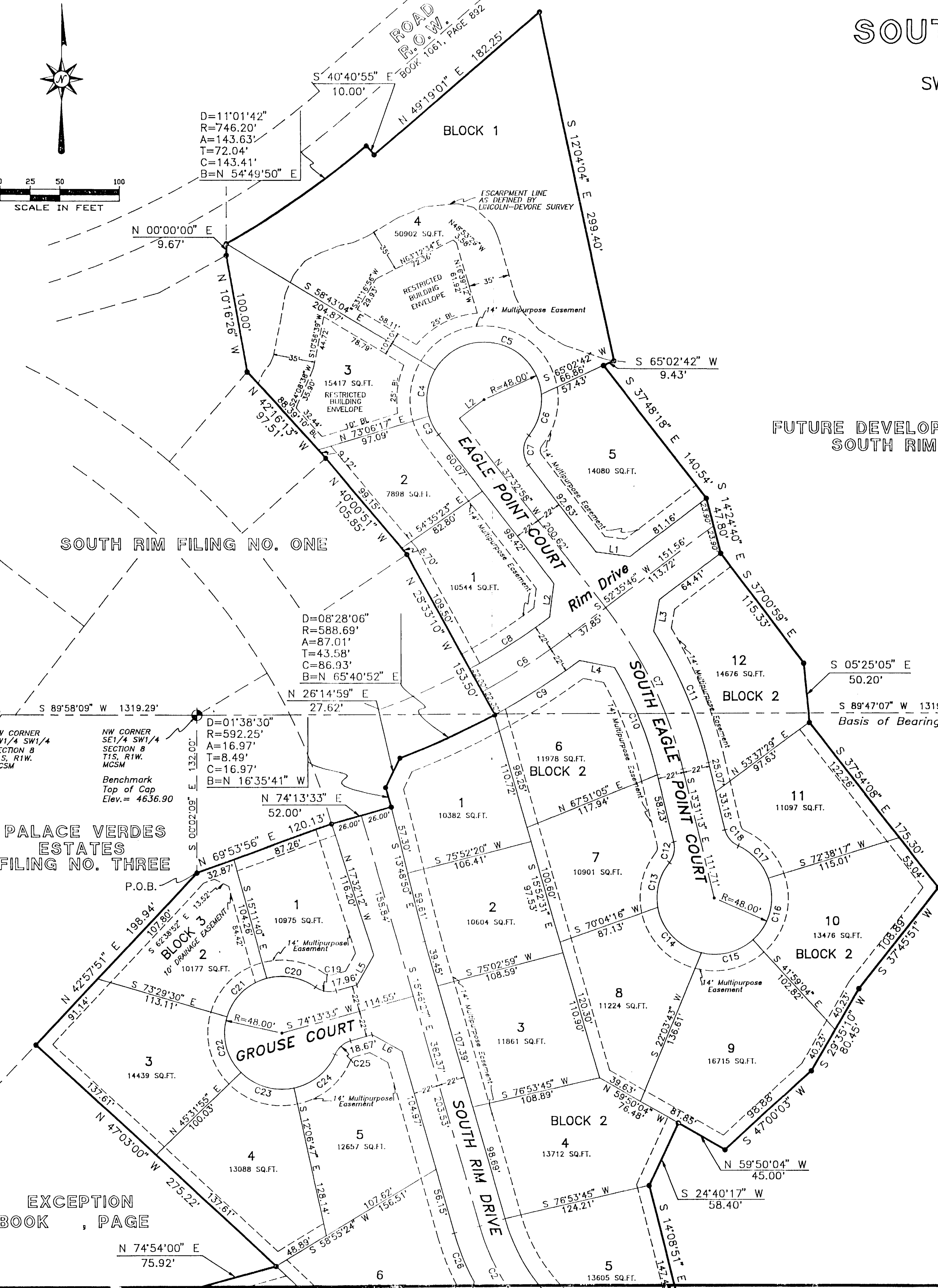


SOUTH RIM FILING NO. TWO

LOCATED IN THE
SW1/4, SECTION 8, T1S, R1W, UTE MERIDIAN,
MESA COUNTY, COLORADO



SCALE IN FEET



CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C6	08°51'03"	566.69'	87.54'	43.86'	87.45'	N 57°01'18" E
C7	24°09'48"	357.10'	150.60'	76.44'	149.49'	S 25°36'06" E

LINE#	BEARING	DISTANCE
L2	N 52°27'02" E	26.00'

LINE#	BEARING	DISTANCE
L1	N 82°28'36" W	28.25'
L2	N 07°45'26" E	28.44'
L3	N 10°29'27" E	26.82'
L4	S 78°25'11" E	29.89'
L5	N 29°13'32" E	29.26'
L6	S 60°46'27" E	28.85'

CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C3	20°39'15"	48.00'	17.30'	8.75'	17.21'	N 27°13'21" W
C4	48°10'39"	48.00'	40.36'	21.46'	39.18'	N 07°11'37" E
C5	143°46'34"	48.00'	120.45'	146.75'	91.24'	S 76°49'47" E
C6	43°46'59"	48.00'	36.68'	19.29'	35.79'	S 16°57'00" W
C7	76°23'28"	20.00'	26.67'	15.74'	24.73'	N 00°38'46" E
C8	08°22'38"	545.23'	79.72'	39.93'	79.65'	N 57°15'09" E
C9	08°12'37"	589.23'	84.43'	42.29'	84.36'	N 57°20'12" E
C10	16°33'03"	335.10'	96.80'	48.74'	96.46'	S 21°47'44" E
C11	18°05'40"	379.10'	119.72'	60.36'	119.23'	S 22°34'02" E
C12	51°51'20"	20.00'	18.10'	9.72'	17.49'	S 12°24'27" W
C13	48°00'33"	48.00'	40.22'	21.38'	39.05'	N 14°19'50" E
C14	67°23'33"	48.00'	56.46'	32.01'	53.26'	N 43°22'13" W
C15	54°55'05"	48.00'	46.01'	24.94'	44.27'	N 75°28'28" E
C16	68°05'58"	48.00'	57.05'	32.44'	53.75'	S 13°57'57" W
C17	45°17'30"	48.00'	37.94'	20.03'	36.96'	S 42°43'48" E
C18	51°51'20"	20.00'	18.10'	9.72'	17.49'	N 39°26'53" W
C19	51°51'20"	20.00'	18.10'	9.72'	17.49'	S 79°50'47" E
C20	51°16'32"	48.00'	42.96'	23.04'	41.54'	S 79°33'24" E
C21	58°17'50"	48.00'	48.84'	26.77'	46.76'	N 45°39'25" E
C22	60°58'36"	48.00'	51.08'	28.26'	48.71'	N 13°58'47" W
C23	57°38'41"	48.00'	48.29'	26.41'	46.28'	S 73°17'26" E
C24	55°31'00"	48.00'	46.51'	25.26'	44.71'	S 50°07'43" W
C25	51°51'20"	20.00'	18.10'	9.72'	17.49'	N 48°17'53" E

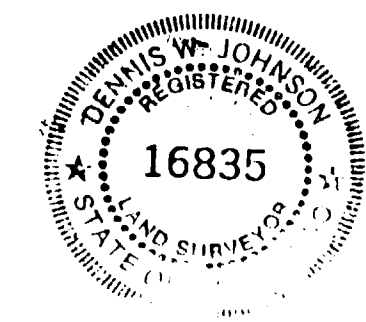
Front Yard = 25 Feet, EXCEPT at Corner Lots = 20 Feet
Side Yard = 10 Feet
Rear Yard = 20 Feet
EXCEPT Lot 3 and Lot 4, Block 1 (See Building Envelopes on Plat)
Maximum Building Height = 28'
EXCEPT Lots 3 and 4, Block 1 = 18'
ACCESSORY BUILDING
Front Yard = Rear Half of Lot
Side Yard = 0 Feet
Rear Yard = 0 Feet
Height
Max. 6' Total Height and fenced from Public View

AREA IN LOTS	= 13.866 Acres
ROAD ROW	= 3.021 Acres
TOTAL	= 16.887 Acres

- LEGEND
- MESA COUNTY OR BLM SURVEY MONUMENT
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835, IN CONCRETE
 - FOUND REBAR AND CAP AS NOTED
 - SET #5 REBAR AND CAP AT ALL LOT CORNERS LS 16835

SURVEYOR'S CERTIFICATE

I, Dennis W. Johnson, do hereby certify that the accompanying plat of SOUTH RIM, FILING NO. TWO, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and applicable laws of the State of Colorado.



Dennis W. Johnson 6-14-94
DENNIS W. JOHNSON, PLS
COLORADO PROFESSIONAL LAND SURVEYOR # 16835

Basis of bearings assume the North line of the SE1/4 SW1/4 of Section 8 to bear S 89°47'07" W 1319.34 feet. Both monuments on this line are Mesa County Survey Monuments as shown on the accompanying plat.

Note: Existing property corners which were recovered during this survey which were within 0.25 feet of the calculated position were accepted as being "in position".

NOTE:
ALL EASEMENTS SHOWN ARE 10' UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS, UNLESS NOTED OTHERWISE.

SOUTH RIM FILING NO. TWO
LOCATED IN THE SW1/4
SECTION 8, T1S, R1W,
UTE MERIDIAN, MESA COUNTY, CO

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

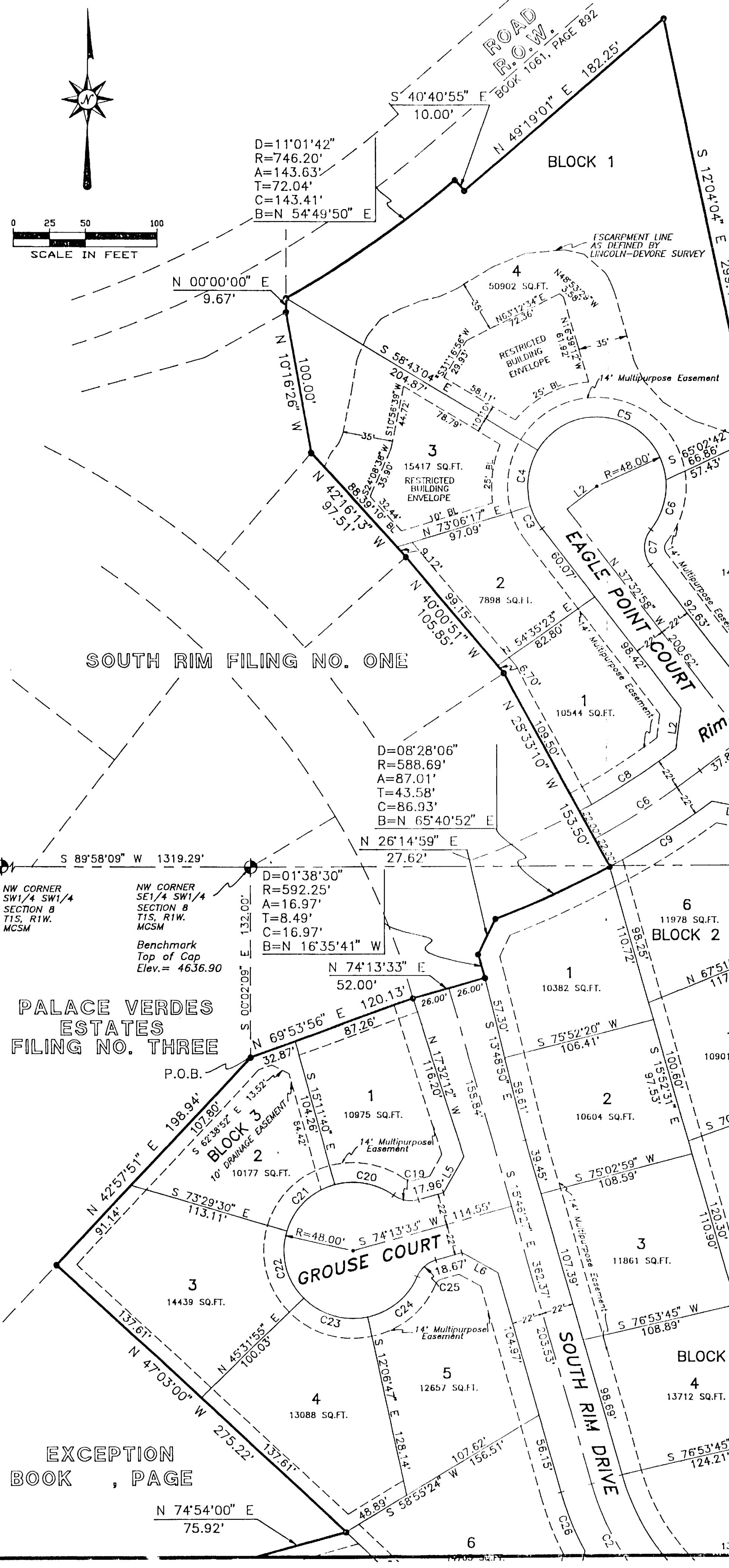
SUR. BY: JF/LD DRAWN BY: DWJ/RSK
JOB NO. 94012 SHEET 2 OF 3

06/07/94
04/28/94
03/22/94

EXCEPTION BOOK PAGE

SOUTH RIM FILING NO. TWO

LOCATED IN THE
SW1/4, SECTION 8, T1S, R1W, UTE MERIDIAN,
MESA COUNTY, COLORADO



CENTERLINE CURVE TABLE						
CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C6	08°51'03"	566.69'	87.54'	43.86'	87.45'	N 57°01'18" E
C7	24°09'48"	357.10'	150.60'	76.44'	149.49'	S 25°36'06" E

CENTERLINE LINE TABLE		
LINE#	BEARING	DISTANCE
L2	N 52°27'02" E	26.00'

LOT LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N 82°28'36" W	28.25'
L2	N 07°45'26" E	28.44'
L3	N 10°29'27" E	26.82'
L4	S 78°25'11" E	29.89'
L5	N 29°13'32" E	29.26'
L6	S 60°46'27" E	28.85'

LOT CURVE TABLE						
CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C3	20°39'15"	48.00'	17.30'	8.75'	17.21'	N 27°13'21" W
C4	48°10'39"	48.00'	40.36'	21.46'	39.18'	N 07°11'37" E
C5	14°34'59"	48.00'	120.45'	146.75'	91.24'	S 76°49'47" E
C6	43°46'59"	48.00'	36.68'	19.29'	35.79'	S 16°57'00" W
C7	76°23'28"	20.00'	26.67'	15.74'	24.73'	N 00°38'46" E
C8	08°22'38"	545.23'	79.72'	39.93'	79.65'	N 57°15'09" E
C9	08°12'37"	589.23'	84.43'	42.29'	84.36'	N 57°20'12" E
C10	16°33'03"	335.10'	96.80'	48.74'	96.46'	S 21°47'44" E
C11	18°05'40"	379.10'	119.72'	60.36'	119.23'	S 22°34'02" E
C12	51°51'20"	20.00'	18.10'	9.72'	17.49'	S 12°24'27" W
C13	48°00'33"	48.00'	40.22'	21.38'	39.05'	N 14°19'50" E
C14	67°23'33"	48.00'	56.46'	32.01'	53.26'	N 43°22'13" W
C15	54°55'05"	48.00'	46.01'	24.94'	44.27'	N 75°28'28" E
C16	68°05'58"	48.00'	57.05'	32.44'	53.75'	S 13°57'57" W
C17	45°17'30"	48.00'	37.94'	20.03'	36.96'	S 42°43'48" E
C18	51°51'20"	20.00'	18.10'	9.72'	17.49'	N 39°26'53" W
C19	51°51'20"	20.00'	18.10'	9.72'	17.49'	S 79°50'47" E
C20	51°16'32"	48.00'	42.96'	23.04'	41.54'	S 79°33'24" E
C21	58°17'50"	48.00'	48.84'	26.77'	46.76'	N 45°39'25" E
C22	60°58'36"	48.00'	51.08'	28.26'	48.71'	N 13°58'47" W
C23	57°38'41"	48.00'	48.29'	26.41'	46.28'	S 73°17'26" E
C24	55°31'00"	48.00'	46.51'	25.26'	44.71'	S 50°07'43" W
C25	51°51'20"	20.00'	18.10'	9.72'	17.49'	N 48°17'53" E

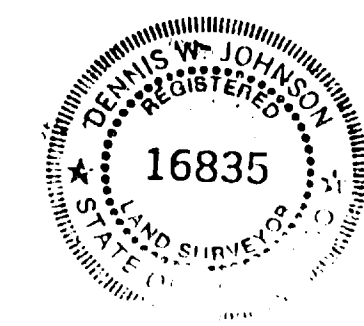
BUILDING SETBACK TABLE	
Front Yard	= 25 Feet, EXCEPT at Corner Lots = 20 Feet
Side Yard	= 10 Feet
Rear Yard	= 20 Feet EXCEPT Lot 3 and Lot 4, Block 1 (See Building Envelopes on Plat)
Maximum Building Height	= 28' EXCEPT Lots 3 and 4, Block 1 = 18'
ACCESSORY BUILDING	
Front Yard	= Rear Half of Lot
Side Yard	= 0 Feet
Rear Yard	= 0 Feet
Height	Max. 6' Total Height and fenced from Public View

AREA SUMMARY	
AREA IN LOTS	= 13.866 Acres
ROAD ROW	= 3.021 Acres
TOTAL	= 16.887 Acres

- LEGEND**
- MESA COUNTY OR BLM SURVEY MONUMENT
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835, IN CONCRETE
 - FOUND REBAR AND CAP AS NOTED
 - SET #5 REBAR AND CAP AT ALL LOT CORNERS LS 16835

SURVEYOR'S CERTIFICATE

I, Dennis W. Johnson, do hereby certify that the accompanying plat of SOUTH RIM, FILING NO. TWO, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and applicable laws of the State of Colorado.



Dennis W. Johnson 6-14-94
 DENNIS W. JOHNSON, PLS
 COLORADO PROFESSIONAL LAND SURVEYOR # 16835

Basis of bearings assume the North line of the SE1/4 SW1/4 of Section 8 to bear S 89°47'07" W 1319.34 feet. Both monuments on this line are Mesa County Survey Monuments as shown on the accompanying plat.

Note: Existing property corners which were recovered during this survey which were within 0.25 feet of the calculated position were accepted as being "in position".

NOTE:
 ALL EASEMENTS SHOWN ARE 10' UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS, UNLESS NOTED OTHERWISE.

SOUTH RIM FILING NO. TWO
 LOCATED IN THE SW1/4
 SECTION 8, T1S, R1W,
 UTE MERIDIAN, MESA COUNTY, CO

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

SUR. BY: JF/LD	DRAWN BY: DWJ/RSK
JOB NO. 94012	SHEET 2 OF 3

06/07/94
 04/28/94
 03/22/94

SOUTH RIM FILING NO. TWO

LOCATED IN THE
SW1/4, SECTION 8, T1S, R1W, UTE MERIDIAN,
MESA COUNTY, COLORADO

LINE#	BEARING	DISTANCE
L1	S 89°54'17" E	26.00'

CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	77°37'39"	179.77'	243.56'	144.61'	225.36'	S 54°35'17" E
C2	24°47'56"	179.77'	77.81'	39.52'	77.20'	S 28°10'25" E
C3	52°49'42"	179.77'	165.75'	89.29'	159.94'	S 66°59'15" E
C4	56°26'31"	123.84'	121.99'	66.46'	117.12'	N 28°07'32" E
C5	51°18'46"	144.02'	128.98'	69.18'	124.72'	S 59°18'35" E

LINE#	BEARING	DISTANCE
L7	S 13°56'58" W	27.51'
L8	S 87°00'43" E	24.35'
L9	S 11°20'48" W	28.28'
L10	S 78°39'12" E	28.28'

CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C26	12°30'25"	201.77'	44.04'	22.11'	43.96'	N 22°01'40" W
C27	76°06'26"	157.77'	209.57'	123.50'	194.50'	S 53°49'40" E
C28	22°57'01"	201.77'	80.82'	40.96'	80.28'	S 61°53'25" E
C29	29°20'37"	145.84'	74.69'	38.18'	73.88'	N 41°40'29" E
C30	27°05'54"	145.84'	68.98'	35.15'	68.33'	N 13°27'14" E
C31	34°17'56"	48.00'	28.73'	14.81'	28.31'	N 17°03'15" W
C32	58°19'09"	48.00'	48.86'	26.78'	46.78'	S 63°21'48" E
C33	58°05'59"	48.00'	48.67'	26.66'	46.61'	N 58°25'38" E
C34	54°11'34"	48.00'	45.40'	24.56'	43.73'	S 02°16'52" W
C35	49°56'18"	48.00'	41.84'	22.35'	40.52'	S 49°47'04" E
C36	87°19'19"	20.00'	30.48'	19.09'	27.62'	N 31°05'33" W
C37	43°46'41"	101.84'	77.81'	40.92'	75.93'	N 34°27'27" E
C38	07°06'41"	166.02'	20.61'	10.32'	20.59'	N 37°12'33" W
C39	25°23'50"	166.02'	73.59'	37.41'	72.99'	S 53°27'48" E
C40	43°03'19"	20.00'	15.03'	7.89'	14.68'	S 44°38'03" E
C41	57°13'35"	48.00'	47.94'	26.18'	45.97'	S 51°43'11" E
C42	61°07'21"	48.00'	51.21'	28.34'	48.81'	N 69°06'21" E
C43	59°01'16"	48.00'	49.45'	27.17'	47.29'	S 09°02'02" W
C44	60°00'00"	48.00'	50.27'	27.71'	48.00'	S 50°28'36" E
C45	44°42'06"	48.00'	37.45'	19.74'	36.51'	N 77°10'21" E
C46	65°41'58"	20.00'	22.93'	12.91'	21.70'	N 87°40'18" E
C47	25°49'31"	122.02'	55.00'	27.98'	54.54'	N 46°33'58" W

PALACE VERDES
ESTATES
FILING NO. THREE

EXCEPTION
BOOK , PAGE

FUTURE DEVELOPMENT
SOUTH RIM

CHAMBERLAIN
ESTATES

HAAS SUBDIVISION

Front Yard = 25 Feet, EXCEPT at Corner Lots = 20 Feet
Side Yard = 10 Feet
Rear Yard = 20 Feet EXCEPT Lot 3 and Lot 4, Block 1 (See Building Envelopes on Plat)
Maximum Building Height = 28' EXCEPT Lots 3 and 4, Block 1 = 18'
ACCESSORY BUILDING
Front Yard = Rear Half of Lot
Side Yard = 0 Feet
Rear Yard = 0 Feet
Height Max. 6' Total Height and fenced from Public View

AREA IN LOTS	= 13.866 Acres
ROAD ROW	= 3.021 Acres
TOTAL	= 16.887 Acres

Basis of bearings assume the North line of the SE1/4 SW1/4 of Section 8 to bear S 89°47'07" W 1319.34 feet. Both monuments on this line are Mesa County Survey Monuments as shown on the accompanying

Note: Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

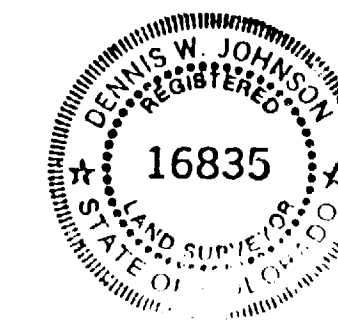
NOTE:
ALL EASEMENTS SHOWN ARE 10' UTILITY,
DRAINAGE, AND IRRIGATION EASEMENTS,
UNLESS NOTED OTHERWISE.

LEGEND

- MESA COUNTY OR PLM SURVEY MONUMENT
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835, IN CONCRETE
- FOUND REBAR AND CAP AS NOTED
- SET #5 REBAR AND CAP AT ALL LOT CORNERS
LS 16835

SURVEYOR'S CERTIFICATE

I, Dennis W. Johnson, do hereby certify that the accompanying plat of SOUTH RIM, FILING NO. TWO, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and applicable laws of the State of Colorado.



Dennis W. Johnson 6-17-94
DENNIS W. JOHNSON, PLS
COLORADO PROFESSIONAL LAND SURVEYOR # 16835

SOUTH RIM FILING NO. TWO
LOCATED IN THE SW1/4
SECTION 8, T1S, R1W,
UTE MERIDIAN, MESA COUNTY, CO

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

SUR. BY: JT/LD
DRAWN BY: LWD/RSK
JOB NO. 94012
SHEET 3 OF 3

06/07/94
04/28/94
03/31/94

01121703.tif