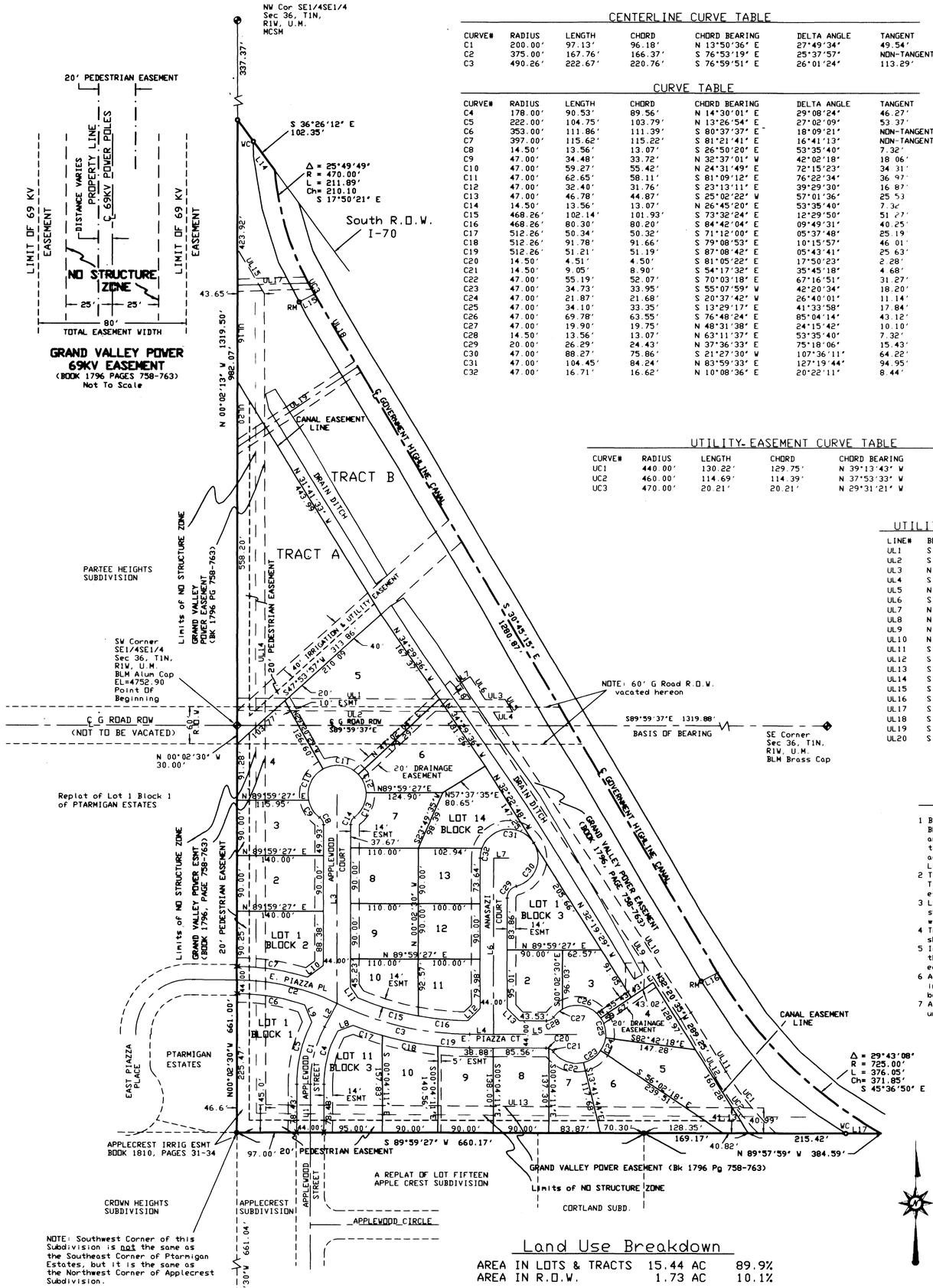
VISTA DEL NORTE



CENTERLINE CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	200.00'	97.13'	96.18'	N 13°50'36" E	27°49'34"	49.54'
C2	375.00'	167.76'	166.37'	S 76°53'19" E	25°37'57"	NON-TANGENT
C3	490.26'	222.67'	220.76'	S 76°59'51" E	26°01'24"	113.29'

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C4	178.00'	90.53'	89.56'	N 14°30'01" E	29°08'24"	46.27'
C5	222.00'	104.75'	103.79'	N 13°26'54" E	27°02'09"	53.37'
C6	353.00'	111.86'	111.39'	S 80°37'37" E	18°09'21"	NON-TANGENT
C7	397.00'	115.62'	115.22'	S 81°21'41" E	16°41'13"	NON-TANGENT
C8	14.50'	13.56'	13.07'	S 26°50'20" E	53°35'40"	7.32'
C9	47.00'	34.48'	33.72'	N 32°37'01" W	42°02'18"	18.06'
C10	47.00'	59.27'	55.42'	N 24°31'49" E	72°15'23"	34.31'
C11	47.00'	62.65'	58.11'	S 81°09'12" E	76°22'34"	36.97'
C12	47.00'	32.40'	31.76'	S 23°13'11" E	39°29'30"	16.87'
C13	47.00'	46.78'	44.87'	S 25°02'22" W	57°01'36"	25.53'
C14	14.50'	13.56'	13.07'	N 26°45'20" E	53°35'40"	7.32'
C15	468.26'	102.14'	101.93'	S 73°32'24" E	12°29'50"	51.27'
C16	468.26'	80.30'	80.20'	S 84°42'04" E	09°49'31"	40.25'
C17	512.26'	50.34'	50.32'	S 71°12'00" E	05°37'48"	25.19'
C18	512.26'	91.78'	91.66'	S 79°08'53" E	10°15'57"	46.01'
C19	512.26'	51.21'	51.19'	S 87°08'42" E	05°43'41"	25.63'
C20	14.50'	4.51'	4.50'	S 81°05'22" E	17°50'23"	2.28'
C21	14.50'	9.05'	8.90'	S 54°17'32" E	35°45'18"	4.68'
C22	47.00'	55.19'	52.07'	S 70°03'18" E	67°16'51"	31.27'
C23	47.00'	34.73'	33.95'	S 55°07'59" W	42°20'34"	18.20'
C24	47.00'	21.87'	21.68'	S 20°37'42" W	26°40'01"	11.14'
C25	47.00'	34.10'	33.35'	S 13°29'17" E	41°33'58"	17.84'
C26	47.00'	69.78'	63.55'	S 76°48'24" E	85°04'14"	43.12'
C27	47.00'	19.90'	19.75'	N 48°31'38" E	24°15'42"	10.10'
C28	14.50'	13.56'	13.07'	N 63°11'37" E	53°35'40"	7.32'
C29	20.00'	26.29'	24.43'	N 37°36'33" E	75°18'06"	15.43'
C30	47.00'	88.27'	75.86'	S 21°27'30" W	107°36'11"	64.22'
C31	47.00'	104.45'	84.24'	N 83°59'33" E	127°19'44"	94.95'
C32	47.00'	16.71'	16.62'	N 10°08'36" E	20°22'11"	8.44'

UTILITY-EASEMENT CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE
UC1	440.00'	130.22'	129.75'	N 39°13'43" W	16°57'26"
UC2	460.00'	114.69'	114.39'	N 37°53'33" W	14°17'06"
UC3	470.00'	20.21'	20.21'	N 29°31'21" W	02°27'48"

UTILITY EASEMENT LINE TABLE

LINE#	BEARING	DISTANCE
UL1	S 89°43'57" E	378.04'
UL2	S 89°43'57" E	391.31'
UL3	N 89°43'57" W	32.56'
UL4	S 89°43'57" E	31.27'
UL5	N 30°45'00" W	23.34'
UL6	S 33°22'57" E	44.64'
UL7	N 56°37'03" E	20.00'
UL8	N 33°22'57" W	31.33'
UL9	N 33°22'57" W	596.41'
UL10	N 33°22'57" W	583.56'
UL11	S 30°45'00" E	111.17'
UL12	S 30°45'00" E	110.72'
UL13	S 89°43'07" E	788.43'
UL14	S 00°09'53" E	1315.99'
UL15	S 30°45'00" E	80.87'
UL16	S 00°02'13" E	155.68'
UL17	S 88°15'56" W	115.08'
UL18	S 30°45'15" E	137.08'
UL19	S 56°19'51" W	234.20'
UL20	S 00°02'13" E	106.06'

GENERAL NOTES

1 Basis Of Bearing is S89°59'37"E between BLM Monuments at the SE Corner Sec 36 and SW Corner SE1/4SE1/4 Sec 36 as noted to match West line of "Benson Property" according to Grand Valley Rural Power Lines, Inc. at Book 1796 Page 761.
2 Title information from First American Title Company, Commitment No. 114881, effective date: November 23, 1992.
3 Lots 2 & 3, 4 & 5, and 6 & 7 of Block 3 shall be zero lot line, attached, common wall, single family units.
4 Tract A and Tract B are not intended as and shall not be building sites.
5 Ingress-egress easement over and across that portion of Grand Valley Rural Power easement crossing Tract A to benefit Tract B.
6 According to COLORADO GEOLOGICAL SURVEY individually engineered foundations will be required.
7 All easements are multi-purpose easements unless otherwise specified.

LEGEND

- BLM MONUMENT AS NOTED
- MESA COUNTY SURVEY MARKER
- FOUND REBAR WITH NO CAP IN CONC
- SET REBAR & CAP IN CONCRETE L.S. 18469
- WC - WITNESS CORNER
- RM - REFERENCE MARKER
- X - X IN CONCRETE

Land Use Breakdown

AREA IN LOTS & TRACTS	15.44 AC	89.9%
AREA IN R.O.W.	1.73 AC	10.1%
TOTAL AREA	17.17 AC	100.0%

TOTAL NUMBER OF LOTS = 26

SCALE: 1"= 100'

0' 100' 200' 300'

CENTERLINE LINE TABLE

LINE#	BEARING	DISTANCE
L1	S 00°04'11" E	78.46'
L2	S 27°45'23" W	42.79'
L3	S 00°02'30" E	339.45'
L4	S 89°59'27" W	38.93'
L5	S 89°59'27" W	135.00'
L6	S 00°02'30" E	285.65'
L7	N 89°57'30" E	25.00'

LINE TABLE

LINE#	BEARING	DISTANCE
L8	N 70°20'34" E	26.39'
L9	S 22°15'02" E	30.19'
L10	N 53°30'57" E	32.29'
L11	S 33°39'59" E	22.15'
L12	N 45°10'20" E	28.39'
L13	S 45°01'31" E	28.28'
L14	S 36°26'12" E	58.84'
L15	N 62°36'20" E	27.88'
L16	N 62°57'49" E	29.69'
L17	S 89°57'59" E	57.03'

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Dale G. Cole, is the owner of two parcels of land being a part of the SE1/4 of Section 36, Township 1 North, Range 1 West of the Ute Meridian, and a part of the NE1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian and being more particularly described as follows:

All that part of Jaynes Subdivision in Section 1, Township 1 South, Range 1 West and in Section 36, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, previously described by instrument at Reception Number 1677096, in Book 2060 at Page 911, Mesa County Records, and more particularly described as follows:

Beginning at a BLM aluminum monument for the SW Corner of the SE1/4SE1/4 of said Section 36 from whence a BLM brass monument for the SE Corner of said Section 36 bears S89°59'37"E; thence N00°02'13"W 982.07 feet to the southerly right-of-way line of U.S. Highway I-70; thence on said right-of-way line S36°26'12"E 102.35 feet to the centerline of the U.S. Government Highline Canal; thence on said centerline on the arc of a 470.00 foot radius curve to the left through a central angle of 25°49'49" for a distance of 211.89 feet to the point of tangent; thence S30°45'15"E 1280.87 feet to the beginning of a 725.00 foot radius curve to the left; thence on the arc of said curve through a central angle of 29°43'08" for a distance of 376.05 feet to the south line of the NE1/4NE1/4 of said Section 1; thence leaving said canal centerline N89°57'59"W 384.59 feet to the NE Corner of Cortland Subdivision; thence S89°59'27"W 660.17 feet to the NW Corner of Applecrest Subdivision; thence N00°02'30"W 661.00 feet to the beginning.

That said owner has caused the said real property to be laid out and surveyed as VISTA DEL NORTE, Mesa County, Colorado.

That said owner does hereby dedicate to the City of Grand Junction, on behalf of itself and of the public, all streets and right-of-ways as shown on the accompanying plat, for the use of the public forever; that said owner does hereby dedicate to the City of Grand Junction, on behalf of itself and of the public, all pedestrian easements as perpetual easements for ingress and egress by the general public pedestrian; that said owner does hereby dedicate to the City of Grand Junction, on behalf of itself and of the public for the installation, operation, maintenance and repair of utilities, which shall include but not be limited to electric facilities, sanitary sewer facilities, telephone facilities and natural gas facilities, together with the right of ingress and egress on, along, over, under, through, and across said easements, and also together with the right to trim interfering trees and brush; provided, however that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner; that said owner does hereby dedicate to the City of Grand Junction, on behalf of itself and the public, that real property which is labeled as drainage easement on the accompanying plat for the conveyance of storm runoff, together with the right of ingress and egress on, along, over, under, through and across said easement, and also together with the right to dredge and to remove and/or trim interfering vegetation.

That 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 owner has caused its name to be hereunto subscribed this _____ day of _____ A.D. 1994.

_____
Dale G. Cole

_____

STATE OF COLORADO)
) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 1994.

My commission expires: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 11:10 o'clock A.M., this 24th day of January A.D. 1995 and is duly recorded as Reception Number 1701289 in Plat Book 14, Page 322 through _____ inclusive.

_____ _____ #10
Clerk and Recorder Deputy Fees

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
Approved this 11th day of January A.D. 1995.

R T Mantle
President of Council

City Manager

Ken Nesbitt as leinholder encumbering the above described property, consent to this subdivision plat.

Ken Nesbitt

Nov 21, 1994
Date

SURVEYOR'S CERTIFICATE
I, Richard A. Mason, do hereby certify that the accompanying plat of VISTA DEL NORTE, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

COLORADO REGISTERED RICHARD A. ANDREW MASON 18469 PROFESSIONAL LAND SURVEYOR

Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

11-18-94
Date

Drawer BB1

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 hereon.

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

Vista Del Norte Subdivision

Located: SE1/4 Sec 36, T1N, R1W, U.M., & NE1/4 Sec 1, T1S, R1W, U.M., MESA COUNTY, COLORADO

Designed TDR	Checked RAM	VDN-PLAT.DWG	Sheet 1	
Drawn CFO	Date 3/94	REV 11/17/94	Of 1	

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