

# SOUTH RIM FILING NO. ONE

A REPLAT OF THE BLUFFS WEST AS RECORDED IN PLAT BOOK 11 PAGE 267  
AND PORTIONS OF ADJOINING PARCELS AS DESCRIBED BELOW

## PLAT DEDICATION

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Lowe Development Corp., a California Corporation, is the owner of that real property situated in the SW1/4 of Section 8, Township 1 South, Range 1 West of the Ute Meridian, and being a replat of The Bluffs West Subdivision as recorded in Plat Book 11 Page 267, and portions of adjoining parcels as further described, all located in the County of Mesa, State of Colorado, being more particularly described as follows: (being a portion of the property as described in Warranty Deed Book 1531, Pages 87-90)

Beginning at the Mesa County Brass Cap at the Northwest corner of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 8, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, whence the Mesa County Brass Cap at the Northeast corner of the Southeast Quarter Southwest Quarter (SE1/4 SW1/4) bears N 89°47'07" E, 1319.34 feet for a basis of bearings with all bearings contained herein relative thereto;

THENCE North 89 degrees 58 minutes 09 seconds West (N 89°58'09" W), a distance of 787.74 feet along the Northerly boundary of Palace Verdes Estates Filing No. 3, to the Southeast corner of Vista Villa Subdivision; THENCE along the Easterly boundary of Vista Villa Subdivision the following five (5) courses; (1) North 18 degrees 30 minutes 09 seconds West (N 18°30'09" W), a distance of 103.56 feet; (2) North 17 degrees 34 minutes 51 seconds East (N 17°34'51" E), a distance of 98.64 feet; (3) North 26 degrees 38 minutes 51 seconds East (N 26°38'51" E), a distance of 103.18 feet; (4) North 17 degrees 14 minutes 51 seconds East (N 17°14'51" E), a distance of 162.75 feet; (5) North 17 degrees 03 minutes 51 seconds East (N 17°03'51" E), a distance of 36.46 feet; THENCE leaving said boundary North 90 degrees 00 minutes 00 seconds East (N 90°00'00" E), a distance of 442.96 feet; THENCE North 00 degrees 00 minutes 00 seconds East (N 00°00'00" E), a distance of 75.17 feet; THENCE North 90 degrees 00 minutes 00 seconds East (N 90°00'00" E), a distance of 267.29 feet; THENCE South 00 degrees 00 minutes 00 seconds East (S 00°00'00" E), a distance of 163.64 feet; THENCE South 10 degrees 16 minutes 26 seconds East (S 10°16'26" E), a distance of 100.00 feet; THENCE South 42 degrees 16 minutes 13 seconds East (S 42°16'13" E), a distance of 97.51 feet; THENCE South 40 degrees 00 minutes 51 seconds East (S 40°00'51" E), a distance of 105.85 feet; THENCE South 28 degrees 33 minutes 10 seconds East (S 28°33'10" E), a distance of 153.50 feet; THENCE along a curve to the right having a radius of 588.89 feet, arc length of 87.01 feet, delta angle of 8 degrees 28 minutes 6 seconds (08°28'06"), a chord bearing of South 65 degrees 40 minutes 52 seconds West (S 65°40'52" W), and a chord length of 86.93 feet; THENCE South 26 degrees 14 minutes 59 seconds West (S 26°14'59" W), a distance of 27.62 feet; THENCE along a curve to the right having a radius of 592.25 feet, arc length of 16.97 feet, delta angle of 1 degree 38 minutes 30 seconds (01°38'30"), a chord bearing of South 16 degrees 35 minutes 41 seconds East (S 16°35'41" E), and a chord length of 16.97 feet; THENCE South 74 degrees 13 minutes 33 seconds West (S 74°13'33" W), a distance of 52.00 feet; THENCE South 69 degrees 53 minutes 56 seconds West (S 69°53'56" W), a distance of 120.13 feet; THENCE North 00 degrees 02 minutes 09 seconds West a distance of 132.00 feet to the point of beginning. Said parcel containing 10.366 acres as described.

That said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat which is a part of a Planned Common Interest Community known as SOUTH RIM PLANNED UNIT DEVELOPMENT as follows:

All Streets and Rights-of-way to the Public for the use of the public forever;

All Private Open Space to the South Rim Homeowners Association, a Colorado non-profit corporation, for the purposes of the Association, including but not limited to landscaping and signs.

All Multi-Purpose Easements to the Public for the use of the public utilities as perpetual non-exclusive 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 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 Public for the use of public utilities as perpetual non-exclusive 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 sewer lines, water lines, and telephone lines.

All Irrigation Easements a set forth on this plat to the South Rim Homeowners Association, as perpetual non-exclusive easements for the installation, operation, maintenance and repair of private irrigation systems;

All Pedestrian Easements and rights-of-way to Mesa County as perpetual non-exclusive easements for ingress and egress use by the general public pedestrian;

All Drainage Easements hereby platted to the South Rim Homeowners Association Inc., as perpetual non-exclusive 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;

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. 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 owner, have caused their names to be hereunto subscribed this 7<sup>th</sup> day of MARCH, A.D. 1994.

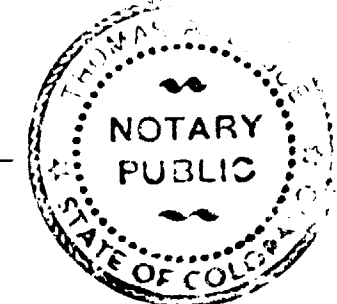
David G. Behrhorst  
Lowe Development Corporation  
A California Corporation  
By: David G. Behrhorst  
Vice President

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Lowe Development Corporation, a California Corporation, this 7<sup>th</sup> day of MARCH, A.D., 1994. Witness my hand and official seal:

My Commission Expires Nov. 26, 1997

Thomas A. Aguirre  
Notary Public



### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 25<sup>th</sup> day of FEBRUARY, A.D., 1994, by the County Planning Commission of the County of Mesa, State of Colorado.

Quincy B. Smith  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 15<sup>th</sup> day of MARCH, A.D., 1994, by the Board of County Commissioners of the County of Mesa, State of Colorado.

John French  
Chairman

### UTILITIES COORDINATION COMMITTEE CERTIFICATE

Approved this 9<sup>th</sup> day of MARCH, A.D., 1994, by the Utilities Coordinating Committee of the County of Mesa, State of Colorado.

J. Dale Clawson  
Chairman

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 9:31 o'clock A.M., MARCH 15, A.D., 1994 and was duly recorded in Plat Book No. 14, Page No. 198 & 199

Barbara A. Brewer  
Deputy Clerk and Recorder

Reception # 1674492  
Drawer # AA68  
Fee \$ 20.00

### SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF SOUTH RIM FILING NO. ONE, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUBDIVISION AND 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 EFFECTING COMMON INTEREST COMMUNITIES.

Dennis W. Johnson  
DENNIS W. JOHNSON, PLS  
COLORADO PROFESSIONAL SURVEYOR NO. 16835  
DATE 2/28/94

SOUTH RIM FILING NO. ONE  
A REPLAT OF THE BLUFFS WEST  
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  
JOB NO. 9340 SHEET 1 OF 2

12/10/93  
REV 2/6/94  
REV 2/15/94

# SOUTH RIM FILING NO. ONE

A REPLAT OF THE BLUFFS WEST AS RECORDED IN PLAT BOOK 11 PAGE 267 AND PORTIONS OF ADJOINING PARCELS

### GENERAL NOTES

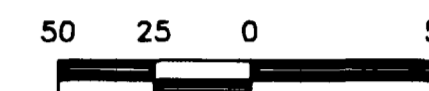
Note 1. Greenbelt Drive as Recorded in Book 1061, Page 892, is vacated within the hatched portions as shown on this plat, per Mesa County Planning Department Resolution MCM 94-12, dated Jan. 18, 1994. The remaining portions are to be re-dedicated as a Public Pedestrian Right-of-Way and Road Right-of-Way for South Rim Drive.

Note 2. All foundation construction must meet the requirements contained within "Subsurface Soils Exploration" by Lincoln-Devore, Inc. as dated August 3, 1993, and as amended Dec. 7, 1993.

Future Development South Rim Subdivision



SCALE: 1"=50'



### LEGEND

- MESA COUNTY OR BLM SURVEY MONUMENT
- CALCULATED POSITION (NOT SET)
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835, SET IN CONCRETE
- FOUND PROPERTY CORNER AS NOTED
- REBAR AND CAP TO BE SET AT ALL LOT CORNERS

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.

### BASIS OF BEARINGS

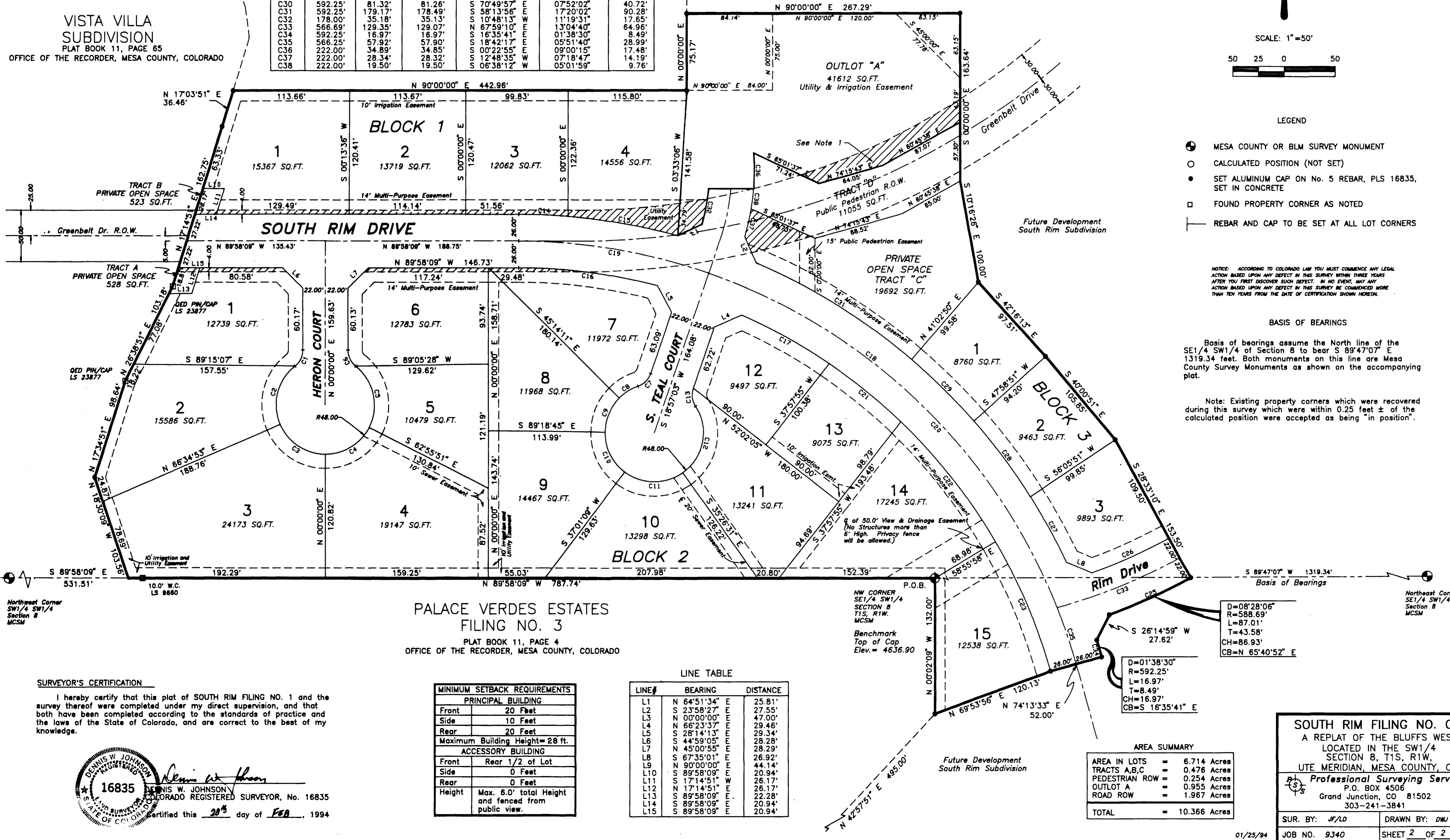
Basis of bearings assume the North line of the SE 1/4 SW 1/4 of Section 8 to bear S 89°47'07" E 1319.34 feet. Both monuments on this line are Mesa County Survey Monuments as shown on the accompanying plat.

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".

### CURVE DATA TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	20.00'	18.10'	17.49'	S 25°55'40" W	51°51'20"	9.72'
C2	48.00'	63.08'	58.62'	N 14°13'06" E	75°16'27"	37.01'
C3	48.00'	55.78'	52.69'	N 56°42'34" E	66°14'53"	31.51'
C4	48.00'	52.72'	50.11'	N 58°32'05" E	62°55'51"	29.37'
C5	48.00'	66.12'	61.01'	S 12°23'35" E	78°55'29"	39.52'
C6	20.00'	18.10'	17.49'	N 25°55'40" W	51°51'20"	9.72'
C7	20.00'	18.10'	17.49'	S 44°52'43" W	51°51'20"	9.72'
C8	48.00'	21.82'	21.63'	N 57°47'06" E	26°02'33"	11.10'
C9	48.00'	36.93'	36.02'	N 22°43'32" E	44°04'34"	19.43'
C10	48.00'	44.96'	43.34'	N 26°08'48" E	53°40'06"	24.28'
C11	48.00'	60.70'	56.74'	S 89°12'41" E	72°27'40"	35.17'
C12	48.00'	73.27'	66.36'	S 10°49'36" W	87°27'45"	45.92'
C13	20.00'	18.10'	17.49'	N 06°58'37" W	51°51'20"	9.72'
C14	592.25'	48.33'	48.31'	S 87°37'54" E	04°40'31"	24.18'
C15	592.25'	108.82'	108.87'	S 80°01'48" E	10°31'40"	54.56'
C16	540.25'	137.14'	136.77'	S 82°41'49" E	14°32'40"	68.94'
C17	540.25'	97.73'	97.59'	S 60°58'52" E	10°21'52"	49.00'
C18	566.25'	733.28'	683.09'	S 52°52'18" E	74°11'42"	428.21'
C19	566.25'	189.29'	188.41'	S 80°23'32" E	19°09'13"	95.54'
C20	566.25'	543.97'	523.29'	S 43°17'41" E	55°02'29"	295.03'
C21	540.25'	90.12'	90.01'	S 51°01'13" E	09°33'27"	45.16'
C22	540.25'	149.61'	149.13'	S 38°18'28" E	15°52'01"	75.29'
C23	540.25'	137.67'	137.29'	S 23°04'27" E	14°36'01"	69.21'
C24	20.00'	30.48'	27.62'	S 25°14'59" E	87°19'52"	19.09'
C25	588.69'	87.01'	86.93'	S 65°40'52" E	08°28'06"	43.58'
C26	544.69'	82.43'	82.35'	S 65°46'57" E	08°40'15"	41.29'
C27	592.25'	73.10'	73.05'	S 28°49'16" E	07°04'19"	36.60'
C28	592.25'	92.16'	92.07'	S 36°48'54" E	08°54'58"	46.17'
C29	592.25'	85.71'	85.64'	S 45°25'09" E	08°17'32"	42.93'
C30	592.25'	81.32'	81.26'	S 70°49'57" E	07°52'02"	40.72'
C31	592.25'	179.73'	178.99'	S 58°13'56" E	17°20'02"	90.28'
C32	178.00'	35.18'	35.13'	S 10°48'13" W	11°19'31"	17.65'
C33	566.69'	129.35'	129.07'	S 67°59'10" E	13°04'40"	64.96'
C34	592.25'	16.97'	16.97'	S 16°35'41" E	01°38'30"	8.49'
C35	566.25'	57.92'	57.90'	S 18°42'17" E	05°51'40"	28.99'
C36	222.00'	34.89'	34.85'	S 00°22'55" W	09°00'15"	17.48'
C37	222.00'	28.34'	28.32'	S 12°48'35" W	07°18'47"	14.19'
C38	222.00'	19.50'	19.50'	S 06°38'12" W	05°01'59"	9.76'

VISTA VILLA SUBDIVISION  
PLAT BOOK 11, PAGE 65  
OFFICE OF THE RECORDER, MESA COUNTY, COLORADO



PALACE VERDES ESTATES  
FILING NO. 3  
PLAT BOOK 11, PAGE 4  
OFFICE OF THE RECORDER, MESA COUNTY, COLORADO

**SURVEYOR'S CERTIFICATION**  
I hereby certify that this plat of SOUTH RIM FILING NO. 1 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.

16835 DENNIS W. JOHNSON  
REGISTERED SURVEYOR, No. 16835  
COLORADO REGISTERED SURVEYOR, No. 16835  
Certified this 20th day of Feb, 1994

### MINIMUM SETBACK REQUIREMENTS

PRINCIPAL BUILDING	
Front	20 Feet
Side	10 Feet
Rear	20 Feet
Maximum Building Height=28 ft.	
ACCESSORY BUILDING	
Front	Rear 1/2 of Lot
Side	0 Feet
Rear	0 Feet
Height	Max. 6.0' total Height and fenced from public view.

### LINE TABLE

LINE#	BEARING	DISTANCE
L1	N 64°51'34" E	25.81'
L2	S 23°58'27" E	27.55'
L3	N 00°00'00" E	47.00'
L4	N 66°23'37" E	29.46'
L5	S 28°14'13" E	29.34'
L6	S 44°59'05" E	28.28'
L7	N 45°00'55" E	28.29'
L8	S 67°35'01" E	26.92'
L9	N 90°00'00" E	44.14'
L10	S 89°58'09" E	20.94'
L11	S 17°14'51" W	26.17'
L12	N 17°14'51" E	26.17'
L13	S 89°58'09" E	22.28'
L14	S 89°58'09" E	20.94'
L15	S 89°58'09" E	20.94'

### AREA SUMMARY

AREA IN LOTS	= 6.714 Acres
TRACTS A,B,C	= 0.476 Acres
PEDESTRIAN ROW	= 0.254 Acres
OUTLOT A	= 0.955 Acres
ROAD ROW	= 1.967 Acres
TOTAL	= 10.366 Acres

**SOUTH RIM FILING NO. ONE**  
A REPLAT OF THE BLUFFS WEST  
LOCATED IN THE SW 1/4  
SECTION 8, T1S, R1W,  
UTE MERIDIAN, MESA COUNTY, CO  
Professional Surveying Services  
P.O. BOX 4506  
Grand Junction, CO 81502  
303-241-3841